

ZONING BOARD OF REVIEW
444 Westminister Street, 1st Floor
Providence, Rhode Island 02903
(401) 680-5375 or (401) 680-5376

APPLICATION FOR VARIANCE AND/OR SPECIAL USE PERMIT

INSTRUCTIONS

- Submit **two** typewritten applications.¹
- Applications must be signed by the Applicant and the Owner. *An applicant must be a person with a financial interest in the property, **not** the architect, engineer, draftsman, contractor, or attorney.* Examples include a current or potential tenant or purchaser.
- All applicants for a *variance* must also complete **Appendix A** to the application.
All applicants for a *special use permit* must also complete **Appendix B** to the application.
- **APPLICATIONS MUST BE COMPLETE AND ACCURATE. BEFORE YOU MAKE THE REQUIRED COPIES, SUBMIT YOUR ORIGINAL APPLICATION AND ATTACHMENTS (SEE BELOW) TO THE SECRETARY OF THE BOARD FOR PRELIMINARY REVIEW.** Review of Applications is by APPOINTMENT ONLY. Note that the Board and staff accept no responsibility for correcting or completing any application. Nor is the staff permitted to provide specific advice or recommendations regarding any particular application. However, staff may be able point out deficiencies before the finalized application is submitted, and to assist in explaining the application process, requirements, and general content requirements.
- If your proposal requires review by another board or commission, you must obtain the board or commission's review before submitting an application for a zoning variance or special use permit. See Providence Zoning Ordinance Section 1800D; See also R.I. Gen.Laws § 45-23-61(regarding submission of proposed subdivisions to City Plan Commission).
- **Legal counsel and professional representatives**

There is no requirement that applicants be represented by legal counsel either during the application process or when appearing before the Board. While the Zoning Board does not recommend either for or against the hiring of legal counsel, the Board does caution all applicants that zoning law can be complex. Applicants may choose to have an architect, draftsman, traffic engineer, zoning, or real estate expert testify at the hearing before the Board. **However, the applicant must still appear at the hearing and offer the presentation/testimony of the witness.**

Zoning Board members and staff are not permitted to make referrals or recommendations regarding legal or other professionals.

- Zoning Board approval of an application does not automatically indicate that you will receive a building permit. To shorten the length of the process, it is strongly recommended that you initiate the building permit review process by submitting your construction plans to the DIS when you submit your application for a variance or special use permit. Your plans should detail **exactly** what you intend to do.
- Zoning Board approval **does not** address issues such as leaching systems/sewers, flood plain, fire safety, DEM Wetlands and/or Coastal Resources Management Commission requirements.

¹ Handwritten applications will not be accepted. However, the City abides by the Americans with Disabilities Act and will provide assistance to those who are disabled thereunder.

CHECKLIST OF SUPPORTING DOCUMENTATION REQUIRED FOR APPLICATION

The following documents must be provided WITH your application. An application will not be considered “complete” until all documents and the filing fee are submitted.

- _____ Most current deed on file in the office of the Recorder of Deeds
- _____ Three (3) complete sets of plans (scaled architectural drawings of the proposed building(s) or alteration(s); site plans; parking plans, landscaping plans, etc.).
- _____ For all proposals that will provide more than four (4) parking spaces, three (3) sets of on-site parking plans showing parking spaces, proposed landscaping and curb cut(s).
- _____ For all proposals for signs/signage: three (3) colored and scaled representations of the proposed signage, including a drawing representing scaled size in relationship to the appurtenant structure(s).
- _____ Ten (10) 200’ radius plans drawn to a scale of 1”= 50’ from all corners of the lot or lots in question. Show all lot numbers, owners’ names, street numbers and buildings (if any) on each lot within the radius, present use (example: parking lot, vacant lot, gas station, number of families, etc.) zone boundaries (including overlay districts), tax assessor’s plat boundaries and indicate new construction and additions. If the 200’ radius line intersects or is close to any lot(s) such lot(s) must be included fully within the radius. **(see attached sample)**
- _____ Two (2) copies of a list containing the following information, consistent with the latest data available in the office of the Providence Tax Assessor:
 - a. Each plat and lot number that appears within the 200 foot radius plan
 - b. The corresponding names and MAILING addresses, including zip codes, of all property owners of each plat and lot number listed
- _____ Two (2) sets of mailing labels with names and full mailing addresses of each property owner within the 200 foot radius
- _____ **Four (4) photographs of the Property** taken from different angles, taken within seven (7) calendar days of the filing of the complete application. If there are any changes to the Property between the filing of the application and the date of the hearing, the applicant must submit at the hearing photographs reflecting any such changes.

All plans must be signed by the author and must contain the author’s full name, address and telephone number.

APPLICATION FEES

The application fee consists of an advertising fee and a processing fee, and is provided for by Ordinance.

A. Advertising Fee for each application:	\$115.00
If the application must be re-advertised (e.g. due to a continuance of the hearing, amendment or modification of an application), the applicant must pay an additional advertisement fee.	
B. Processing fees for each application:	
One Family Dwelling	\$175.00
Two Family Dwelling	\$345.00
Three Family Dwelling	\$430.00
Multi-family Dwelling	
For first four units	\$520.00
For each additional unit over four	\$ 80.00
All other uses	\$870.00

Where there are mixed use codes, the higher fee shall govern.

In no case shall the sum of the advertisement fee and the processing fee exceed two thousand six hundred (\$2,600.00) dollars.

MAKE CHECK PAYABLE TO: PROVIDENCE CITY COLLECTOR.

3. Dimensions of each lot:

Lot # _____ Frontage _____ depth _____ Total area _____ sq. ft.
Lot # _____ Frontage _____ depth _____ Total area _____ sq. ft.
Lot # _____ Frontage _____ depth _____ Total area _____ sq. ft.

4. Size of each structure located on the Property:

Principal Structure: Total gross square footage _____
Footprint _____ Height _____ Floors _____

Accessory Structure: Total gross square footage _____
Footprint _____ Height _____ Floors _____

5. Size of proposed structure(s): Total gross square footage: _____
Footprint _____ Height _____ Floors _____

6a. Existing Lot coverage: (include all buildings, decks, etc.) _____

6b. Proposed Lot coverage: (include new construction) _____

7a. Present Use of Property (each lot/structure):

7b. Legal Use of Property (each lot/structure) as recorded in Dept. of Inspection & Standards:

8. Proposed Use of Property (each lot/structure):

9. Number of Current Parking Spaces: _____

10. Describe the proposed construction or alterations (each lot/structure):

11. Are there outstanding violations concerning the Property under any of the following:

- _____ Zoning Ordinance
- _____ RI State Building Code
- _____ Providence Housing Code

12. List all Sections of the Zoning Ordinance from which relief is sought and description of each section:

APPENDIX A

APPLICATION FOR VARIANCE(S)

Rhode Island General Laws § 45-24-41(c) requires that the Applicant for a variance demonstrate:

- (1) That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(16);
- (2) That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain;
- (3) That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based;
- (4) That the relief to be granted is the least relief necessary; and
- (5) (a) For a **use variance**: That the land or structure cannot yield any beneficial use if it is required to conform to the provisions of the zoning ordinance;
- (b) For a **dimensional variance**, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience.

Please provide the following information:

1. What is the specific hardship from which the applicant seeks relief?

2. Specify any and all unique characteristics of the land or structure that cause the hardship?

3. (a) Is the hardship caused by an economic disability? Yes _____ No _____
- (b) Is the hardship caused by a physical disability? Yes _____ No _____
- (c) If the response to subsection (b) is "yes," is the physical disability covered by the Americans with Disabilities Act of 1990 (ADA), 42 U.S.C. § 12101 et seq.?
Yes _____ No _____
4. Did the owner/applicant take any prior action with respect to the Property that resulted in the need for the variance requested? (Examples include, but are not limited to, any changes the owner/applicant made to the structure(s), lot lines, or land, or changes in use of the Property)?
Yes _____ No _____

If "yes," describe any and all such prior action(s), and state the month/year taken.

5. **State any and all facts to support your position that the applicant is not seeking the variance(s) primarily in order to obtain greater financial gain.**

6. **State any and all facts that support your position that you are seeking the least relief necessary to lessen or eliminate the hardship (for example, why there are no viable alternatives to your proposed plan).**

7. **If you are seeking a USE VARIANCE, set forth all facts that demonstrate that the Property cannot have any beneficial use if you are required to use it in a manner allowed in the zoning district.**

8. **If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if the variance is not granted, the hardship the owner/applicant will suffer is more than a mere inconvenience.**

APPENDIX B

APPLICATION(S) FOR SPECIAL USE PERMIT

1. Identify the section(s) of the Ordinance that provides for the special use permit.

2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property.

3. State all facts that demonstrate that the proposed special use will not significantly devalue neighboring property.

4. State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community.

**IF THE APPLICANT IS AN EDUCATIONAL OR HEALTH CARE INSTITUTION,
COMPLETE PAGE 10 BELOW**

HEALTH CARE INSTITUTIONS OR EDUCATIONAL FACILITIES ONLY

5. Date on which you last filed an Institutional Master Plan (“IMP”) with the City:

Date on which the City issued final approval of your most recent IMP:

6. Specify the manner in which the proposed use conforms with your IMP.

7.a. Identify all dimensional requirements that apply to the proposed institutional use (you may refer to sections of the Ordinance).

b. Does the proposed use comply with all the dimensional requirements listed above?

_____ Yes _____ No

c. If your answer to subsection b is “no,” state why the special use cannot be established without a dimensional variance.

8. Identify the sections of the Ordinance that govern parking for the proposed use.

Describe the manner in which the institution is providing for parking for the proposed use. (or attach proposed parking plan).

9. State why the proposed use cannot be located on your existing property within an institutional district in which the use is permitted.

10. State facts to support that the proposed use is in conformance with the objectives of the Comprehensive Plan. Include references to the specific objectives of the Plan.

