

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

INSPECTION & STANDARDS
RECEIVED

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

SEP 13 2024

Check Each Type Zoning Relief Sought:

- Variance – Use*
- Variance – Dimensional*
- Special Use Permit**

* Attach APPENDIX A to apply for a Use or Dimensional Variance
** Attach APPENDIX B to apply for a Special Use Permit

If a section of the application is not applicable, please indicate this by using N/A in that field.

Applicant: Hector Cabrera Applicant Mailing Address
Email: generation.escogida@icloud.com Street: 2 batcheller ave
Phone: 4016440786 City, State, Zip: Providence RI 02904

Owner: DMJ Services LLC Owner Mailing Address
Email: generation.escogida@icloud.com Street: 2 Batcheller Ave
Phone: 4016440786 City, State, Zip: Providence, RI 02904

Lessee: _____ Lessee Mailing Address
Email: _____ Street: _____
Phone: _____ City, State, Zip: _____

Attorney: _____ Attorney Mailing Address
Email: _____ Street: _____
Phone: _____ City, State, Zip: _____

Does the proposal require review by any of the following:

- Downtown Design Review Committee
- I-195 Redevelopment District Commission
- Capital Center Commission
- Historic District Commission

1. Street Address of Subject Property: 135 Flora St
Plat and Lot Numbers of Subject Property: Plot 72 lot 484

2. Base Zoning District(s): R-3
Overlay District(s): _____

3a. Date owner purchased the Property: 7/3/2024

3b. Month/year of lessee's occupancy: Not Applicable

4. Dimensions of each lot:

Lot # <u>1</u>	Width <u>238"</u>	Depth <u>80"</u>	Total area <u>19,860</u> sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.

5a. Size of existing structure(s) located on the Property:

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>0</u>	Area of Footprint <u>0</u>
Overall Height <u>0</u>	Overall Height <u>0</u>
# of Stories <u>0</u>	# of Stories <u>0</u>

5b. Size of proposed structure(s) located on the Property:

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>0</u>	Area of Footprint <u>0</u>
Overall Height <u>0</u>	Overall Height <u>0</u>
# of Stories <u>0</u>	# of Stories <u>0</u>

6a. Existing Lot Coverage:

Building Coverage (area of all roofed structures) 0

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 0

Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) 0

Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 0

6b. Proposed Lot Coverage:

Building Coverage (area of all roofed structures) 0

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 0

Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) 0

Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 0

7a. Present Zoning Use of the Property: Raw land / Unused

7b. Legal Zoning Use of the Property as recorded in the Dept. of Inspection & Standards:
Vacant

8. Proposed Zoning Use of the Property: Parking Lot

9. Number of Parking Spaces:

of existing spaces 0 # of proposed spaces 53

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

____ Zoning Ordinance ____ RI State Building or Property Maintenance Code(s)

11a. List all Zoning Ordinance Sections from which a variance is sought:

<u>Section Number</u>	<u>Section Title + Quantity of relief, if applicable (eg. 4' setback where 6' required)</u>
1202.V2	Table 12-1 Parking Lot Special Permit

11b. Identify the section(s) of the Zoning Ordinance that provide for the special use permit, and list all section(s) which provide Use Standards for the proposed Special Use(s):

<u>Section Number</u>	<u>Section Title</u>
1202.V2	Table 12-1 Parking Lot Special Permit

12. Summarize any changes proposed for the Property (use, construction/renovation, site alteration):

We will build a fenced/gated parking lot.

No Structures are to be built, only pavement.

The undersigned acknowledge(s) and agree(s) that members of the Zoning Board of Review and its staff may enter upon the exterior of the Property in order to view the Property prior to any hearing on the application.

The undersigned further acknowledge(s) that the statements herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. Owner(s)/Applicant(s) are jointly responsible with their attorneys for any false statements. As indicated on the instructions page, this application may not be signed by an attorney on behalf of their client(s).

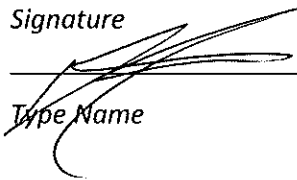
Owner(s):

DMJ Services

Type Name

Hector Cabrera

Signature



Type Name

Signature

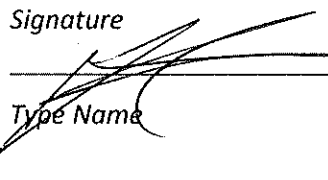
Applicant(s):

Hector Cabrera

Type Name

Hector Cabrera

Signature



Type Name

Signature

All applicable requirements listed and described on the Instruction Sheet shall be met or this application will not be considered complete.

APPENDIX B

APPLICATION FOR SPECIAL USE PERMIT

In accordance with Rhode Island General Laws § 45-24-42(b), Section 1901 of the Zoning Ordinance requires that the Applicant for a special use permit demonstrate:

1. That the proposed special use is set forth in the ordinance and complies with the applicable use standards for the authorization of a special use permit;
2. That the proposed special use will not substantially injure the use and enjoyment of nor significantly devalue neighboring property; and
3. That the proposed special use will not be detrimental or injurious to the general health or welfare of the community.

Please provide the following information:

1. **Indicate the Ordinance section(s) which provide Use Standards for the proposed Special Use(s); and State all facts that demonstrate that the proposed special use will be in conformance with the Use Standards for the proposed Special Use(s):**

Parking lot is currently allowed in this zone, we request permission to fence, gate and pave lot to be used as community center parking lot.

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

Lot will add value to neighbors as it will now be safe, secured and monitored. This will prevent vandalism.

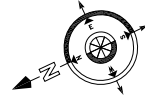
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3. **State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community:**

Fenced and secure lot will prevent this land from being vandalized.
Gated lot, will control access to this land.
Lot will be monitored 24/7 with hi tech surveillance cameras.

IF MORE ROOM IS NEEDED TO ANSWER ANY OF THE ABOVE QUESTIONS, PLEASE SUBMIT AN ADDENDUM TO THIS APPENDIX WITH COMPLETE RESPONSES.

COMMUNITY CENTER PARKING LOT

135 FLORA ST. PROVIDENCE, RI. 02904



PARKING LOT
SCALE: 3/32" = 1'-0"

NOTE
Paved surfaces should have a minimum 1-percent slope. Gravel or aggregate areas should have a minimum slope of 2 percent.

PLOT : 72
LOT : 484
ZONE : R-4
LOT AREA : 19,860 SQFT



BALD CYPRESS



EASTERN REDBUD



KOUSA DOGWOOD



PAW PAW TREE



LILAC TREE



PIN OAK TREE



SHADE TOLERANT



BLUE LIRIOPE



DROUGHT TOLERANT

PROPOSED TREE
SCALE: NOT SCALE

VALLEY FORGE ELM
BALD CYPRESS
EASTERN REDBUD
KOUSA DOGWOOD
LILAC TREE

PAW PAW
PIN OAK TREE
PRINCETON ELM
SHADE TOLERANT
BLUE LIRIOPE
DROUGHT TOLERANT

CHANGE OF USE

4 EDWARD ST.
PROVIDENCE, RI 02904

OWNER:
DMJ SERVICES LLC
401-644-0786
4 EDWARD ST.
PROVIDENCE, RI 02904

PLOT: 72
LOT: 136
ZONING: R3
LEGAL USE: INDUSTRIAL
PROPOSED USE:
COMMUNITY CENTER

CONTRACTOR:

DMJ SERVICES LLC
401-644-0786
4 EDWARD ST.
PROVIDENCE, RI 02904

ARCHITECT:
DANTE MARINARO



TEL. (401) 300-7275
arch06dfm@gmail.com

GENERAL NOTE:
DO NOT MEASURE THESE DRAWINGS UNLESS OTHERWISE SPECIFIED.
USE ANNOTATED DIMENSIONS IN FIELD (V.I.F.).
IN CASE OF VARIANCES OR DISCREPANCIES
NOTIFY DESIGNER FOR RESOLUTION PRIOR TO COMMENCEMENT OF THE WORK.

ISSUED FOR		
NO.	DESCRIPTION	DATE

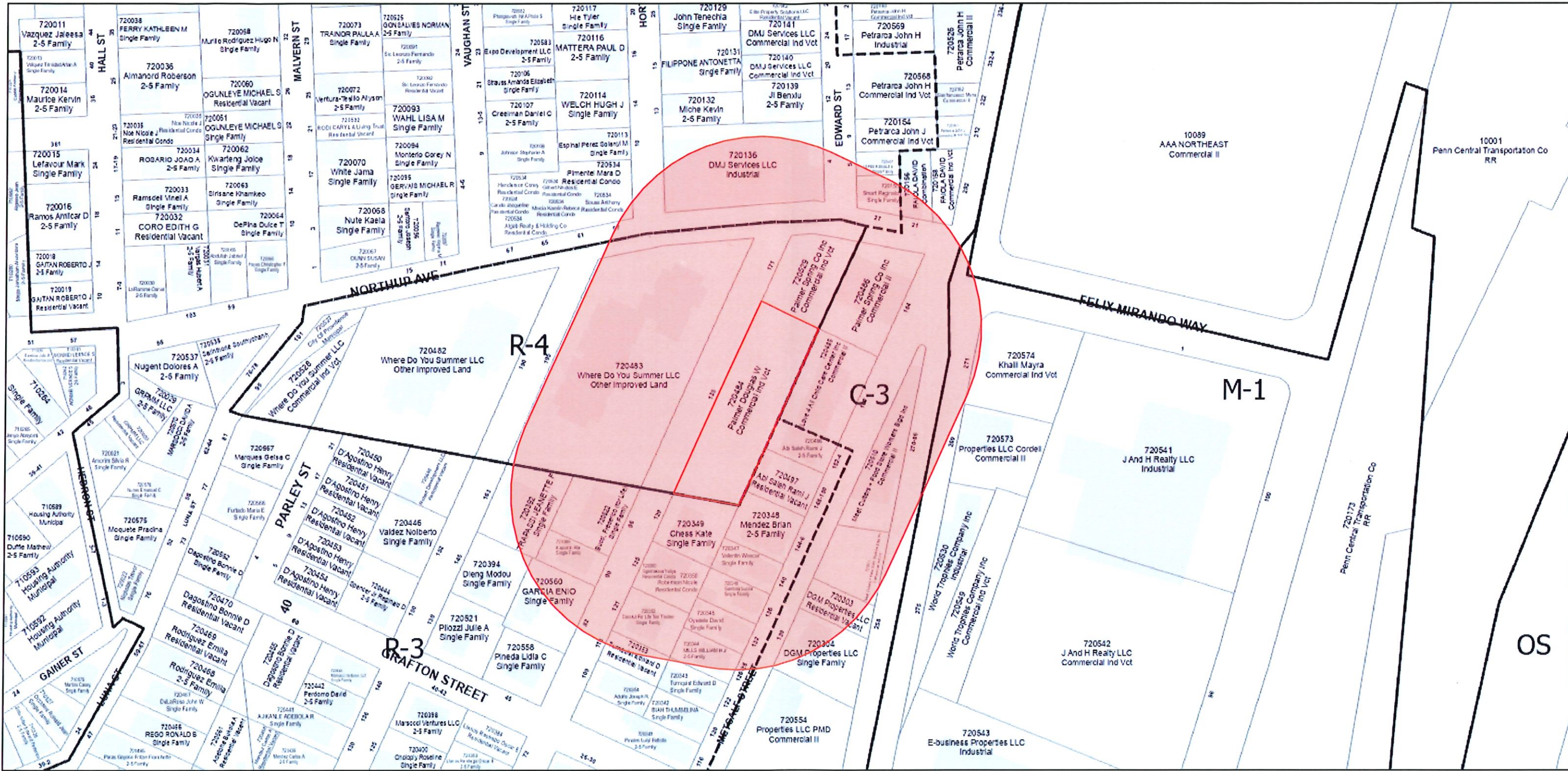
REVISIONS		
NO.	DESCRIPTION	DATE

DRAWN BY: SCALE: AS NOTED
PROJECT No.: DATE: JULY, 2024

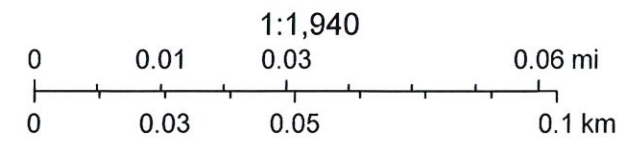
SHEET NAME:
PARKING LOT

SHEET No.
1 of 1

Radius Map - 135 Flora St. Providence, RI 02904



8/15/2024, 10:07:27 AM



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