

**CITY OF PROVIDENCE
BUILDING BOARD OF REVIEW**

APR 11 2025

**APPLICATION APPEALING THE DECISION OF THE BUILDING OFFICIAL, OR
FOR A VARIATION OR MODIFICATION FROM CERTAIN SECTIONS OF THE RI STATE BUILDING CODE**

Check Type of Building Board Application:

- Variance – variation from, or modification of, certain sections of the RI State Building Code
- Appeal of a decision of the Building Official

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

Applicant: Peter Casale **Applicant Mailing Address**
Email: casalecode@gmail.com **Street:** 250 Gano St, Suite 1
Phone: 401-617-6740 **City, State, Zip:** Providence, RI 02906

Owner: Alessandro & Carmela Corte **Owner Mailing Address**
Email: cortealex@gmail.com **Street:** 66 Old Quarry Rd
Phone: 401-699-6708 **City, State, Zip:** North Scituate, RI 02857

Appellant: _____ **Appellant Mailing Address**
Email: _____ **Street:** _____
Phone: _____ **City, State, Zip:** _____

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

1. **Subject Department of inspection + Standards Permit Number:** BLDG-25-72
2. **Street Address of Subject Property:** 208 Sunbury St, Providence, RI 02908
Assessor's Plat and Lot Numbers of Subject Property: AP 79 LOT 160
3. **Base Zoning District(s):** R-2
Overlay District(s): _____

4. Date owner purchased the Property: 5/31/2017

5. Building construction type(s): VB

6. Dimensions of each lot:

Lot # <u>160</u>	Width <u>80</u>	Depth <u>80</u>	Total area <u>6400</u> sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.

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

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>1096 SF</u>	Area of Footprint _____
Overall Height <u>30'</u>	Overall Height _____
# of Stories <u>2</u>	# of Stories _____

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

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

9. Present Legal Zoning Use of the Property: 2 Family

10. Proposed Zoning Use of the Property: 2 Family with an ADU

11. Number of Parking Spaces:

of existing spaces 3 # of proposed spaces 3

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

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

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

Convert the former rec room to an ADU.

14. If application is for variance, list RI State Building Code Sections from which a variance is sought:

<u>Section Number</u>	<u>Section Title + Required relief (e.g. dimensional deficiency of 6" on a landing)</u>
<u>3404.1</u>	<u>Please see attached refusal report with deficiencies.</u>
<u>420.4</u>	_____
<u>903.2.8</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____

QUESTIONS 15 AND 16 TO BE ANSWERED ONLY IF APPLICATION IS AN APPEAL

15. IF application is an appeal of a decision of the Building Official, please indicate if:

- Appellant is the Owner of the subject Property
- Appellant is an aggrieved party that is not the Owner of the subject Property

16. IF application is an appeal of a decision of the Building Official, please indicate the grounds for the appeal:

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

The undersigned acknowledge(s) and agree(s) that members of the Building Board of Review and its staff may enter upon 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 for any false statements.***

Owner(s):

Alessandro Corte

Type Name



Alessandro Corte (Apr 10, 2025 12:34 EDT)

Signature

Carmela Barone Corte

Type Name



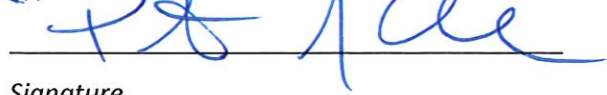
Carmela Barone Corte (Apr 10, 2025 12:39 EDT)

Signature

Applicant(s)/Appellant(s):

PETER J. CASALE

Type Name



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.

Please contact the Office of the Boards of Review with questions:

Telephone – 401-680-5375

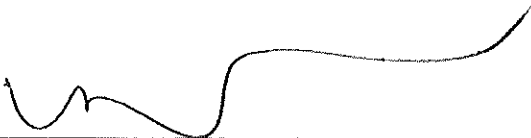
Email – bsath@providenceri.gov

A fillable PDF copy of this document can be found online at the Boards of Review webpage linked from the Department of Inspection + Standards: <https://www.providenceri.gov/inspection-standards/>

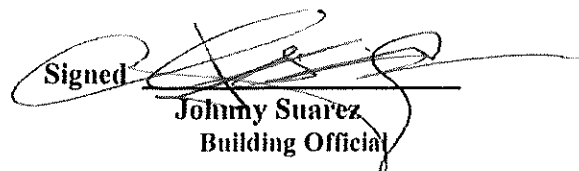
NOTICE OF REFUSAL OF PERMIT APPLICATION	CITY OF PROVIDENCE DEPT OF INSPECTIONS AND STANDARDS 444 Westminster Street - Providence, RI. 02903 Joseph A. Doorley - Municipal Building		APPLICATION DATE 01/16/2025	APPLICATION NO. BLDG-25-72
			DATE OF REFUSAL 04/09/2025	A P P E A L F E E \$440
LOCATION 208 Sunbury St. Providence, RI 02908		PAGE NUMBER 1 of 1		
APPLICANT Peter Casale	TITLE Applicant	ADDRESS 250 Gano St. Providence RI 02906		
PROPERTY OWNER'S NAME Alessandro Corte & Carmela Barone Corte		PROPERTY OWNER'S FULL ADDRESS 56 Cushing St. Providence, RI 02904		
THE APPLICATION FOR A CERTIFICATE OF OCCUPANCY FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE RHODE ISLAND STATE CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS.				
SCOPE OF PERMIT: For interior alteration to change use from two-family dwelling to three-family dwelling.				
BUILDING DESCRIPTION: <u>Three (3) story, existing structure.</u>				
USE GROUP(S): <u>R-2 - Three dwelling units</u>		TYPE OF CONSTRUCTION: <u>V-B (Existing)</u>		
LOCATION OF SPRINKLERS (IF ANY): <u>N/A</u>		C.O. REQUIRED: <u>YES</u>		
FLOOR AREAS / USES First Floor: 1141 Square Feet/Residential Unit #1&Common space Second Floor: 537 Square Feet / Residential Unit #2 Third Floor: 537 Square Feet / Residential Unit #3				
Has the proposed scope of work been completed? <input type="radio"/> Yes <input checked="" type="radio"/> No Has a violation been noted for this property? <input type="radio"/> Yes <input checked="" type="radio"/> No				
RISBC-1 Rhode Island Building Code (510-RICR-00-00-1)		CODE SECTIONS AND REASONS FOR REFUSAL		
Section 3404.1		Alterations Except as provided by section 3401.4 or this section, alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structure is no less complying with the provisions of this code than the existing building or structure was prior to the alteration.		
Section 420.4		Automatic sprinkler system. Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8.		
Section 903.2.8		Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.		
**		Whereas, No fire suppression system is proposed.		

Discipline: --Building Code-

Signed

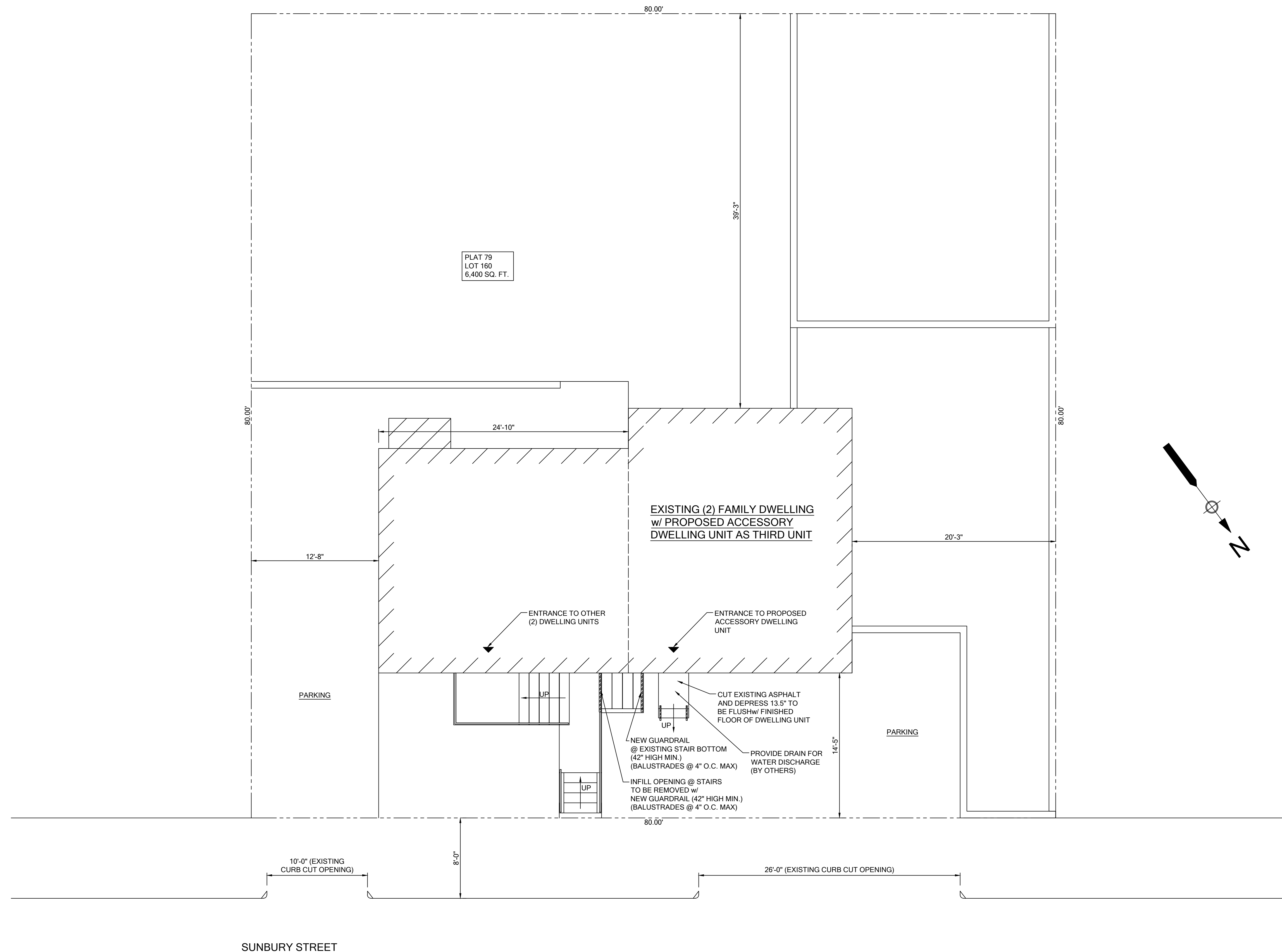

 Yaniv Eini-Gal
 Senior Plan Examiner

Signed


 Johnny Suarez
 Building Official

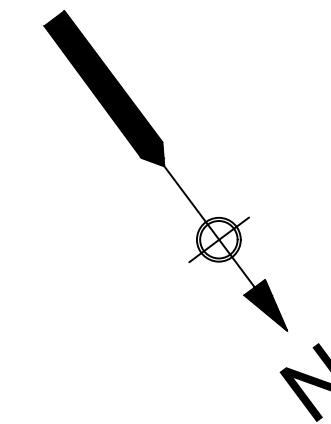
Applicant

Property Owner



PROPOSED PLOT PLAN
SCALE: 3/16" = 1'-0"

THIS PLOT PLAN IS BASED ON SITE MEASUREMENTS AND
NOT ON A SURVEY BY A REGISTERED LAND SURVEYOR.

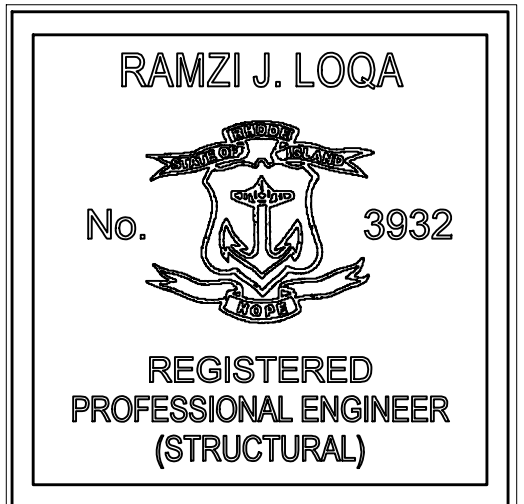


**PROPOSED LEGALIZATION OF
ACCESSORY DWELLING UNIT
208 SUNBURY STREET
PROVIDENCE, RHODE ISLAND**

DRAWN BY:
MGL

CHECKED BY:
RJL

LOQA ENGINEERS, LLC
CONSULTING ENGINEERS
49 BATCHELLER AVENUE
PROVIDENCE, RI 02904
rjloqa@verizon.net



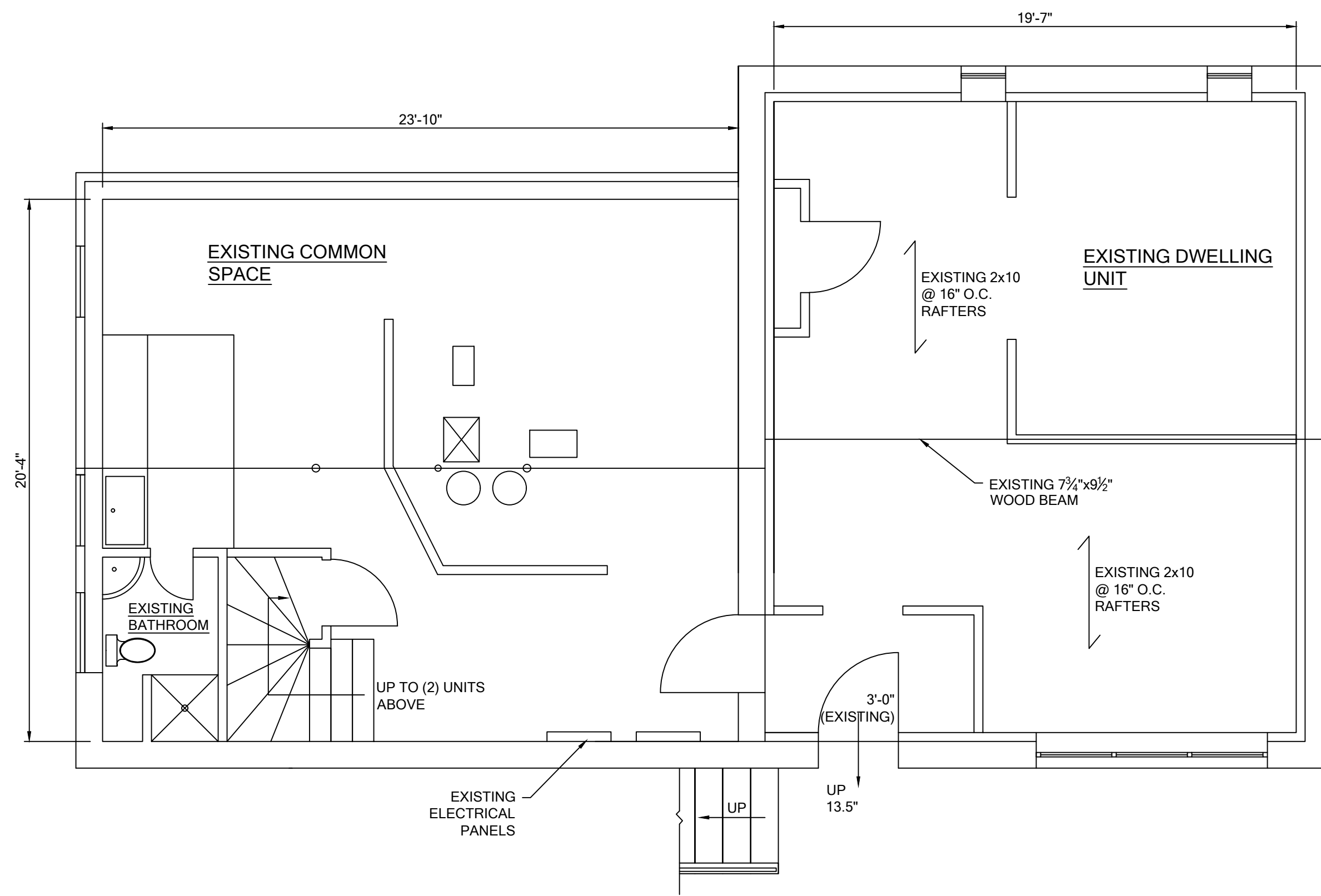
FOR ENGINEERING ONLY

SCALE:
AS NOTED

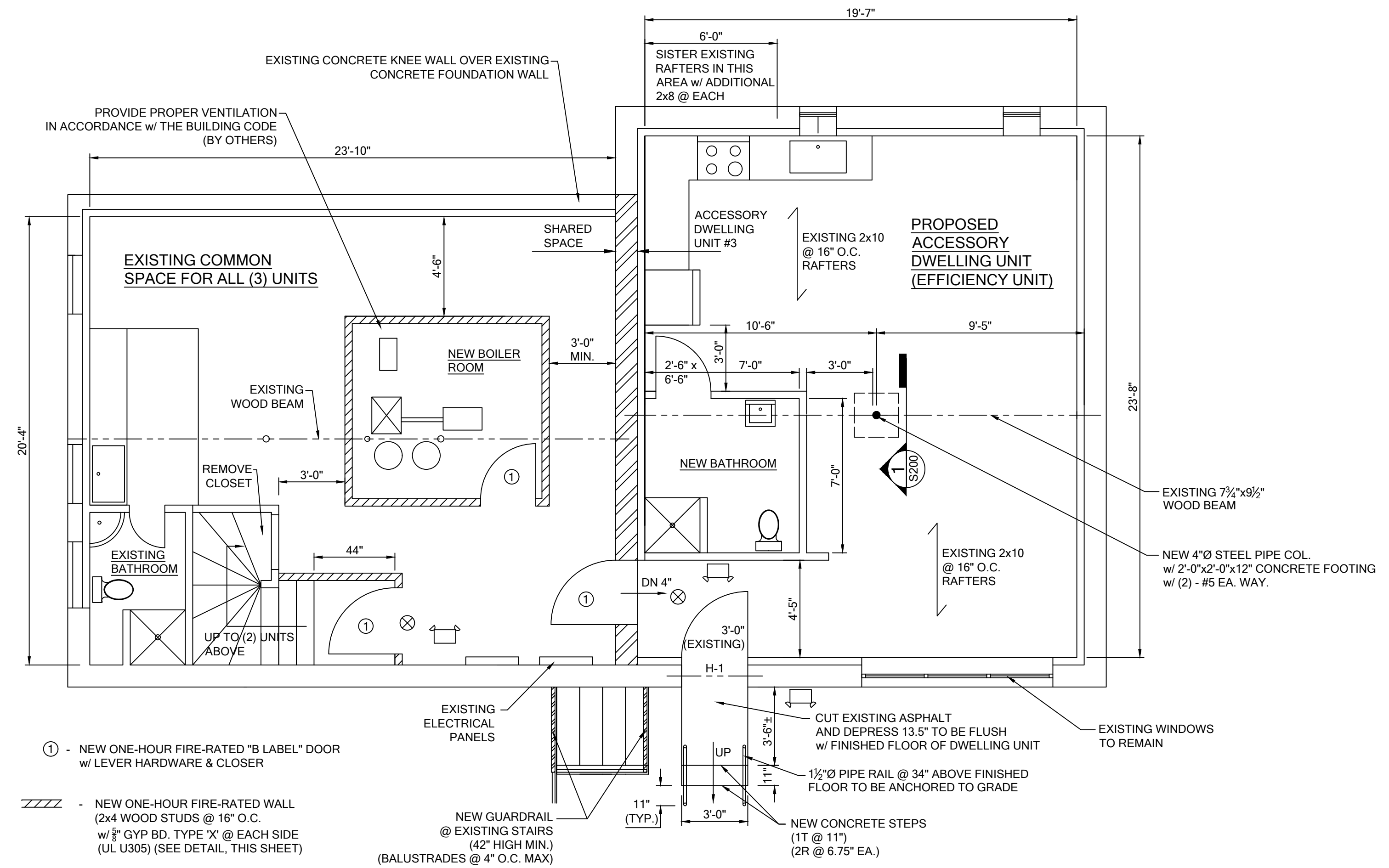
CONTENTS:
PLOT PLAN

DATE:
MARCH 2025

SHEET NO:
C100



EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



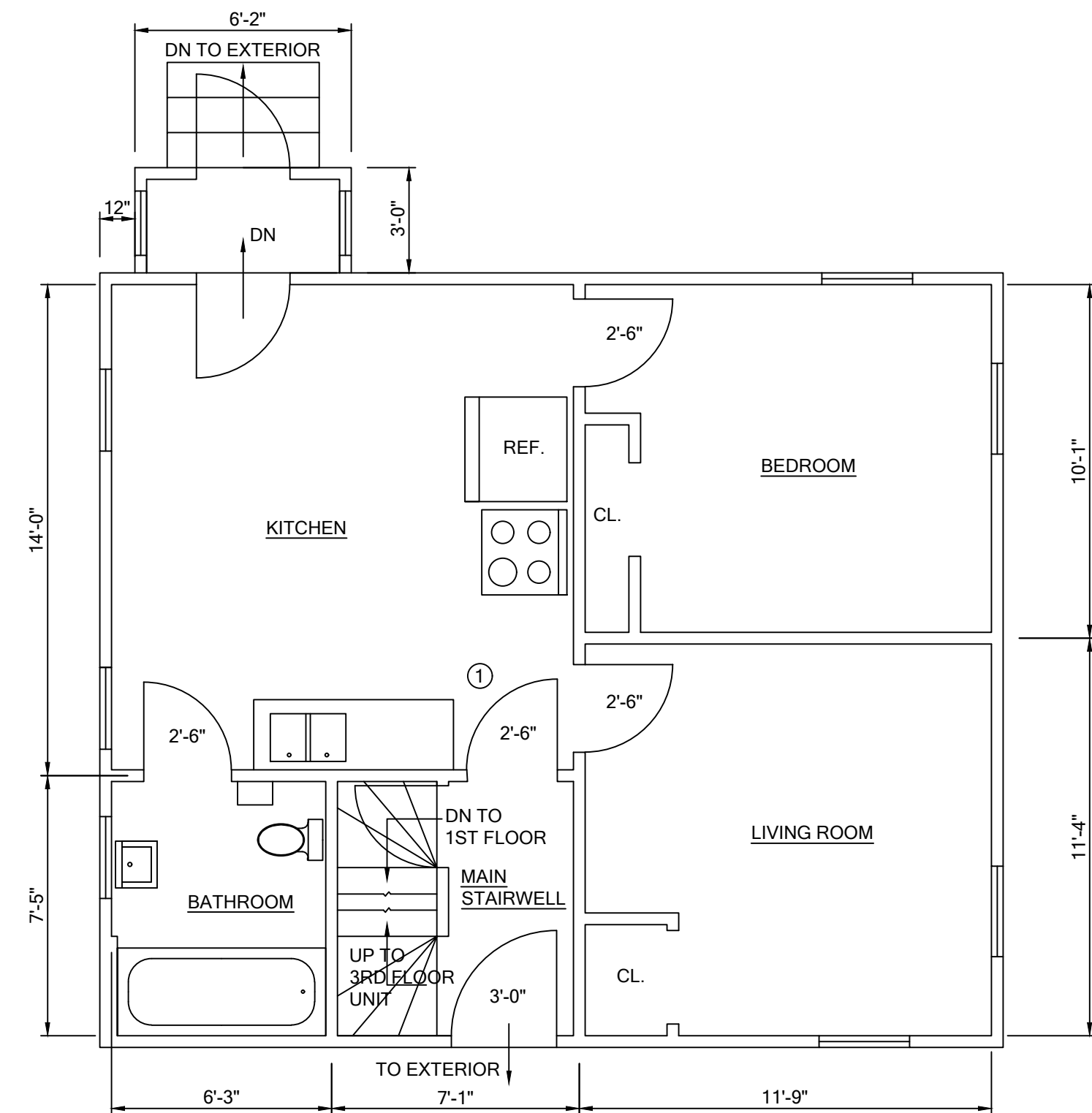
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

- ① - NEW ONE-HOUR FIRE-RATED "B LABEL" DOOR w/ LEVER HARDWARE & CLOSER
- ▨ - NEW ONE-HOUR FIRE-RATED WALL (2x4 WOOD STUDS @ 16" O.C. w/ 5/8" GYP. BD. TYPE 'X' @ EACH SIDE (UL U305) (SEE DETAIL, THIS SHEET)
- ▨ - ADD 5/8" GYP. BD. TYPE 'X' TO EACH SIDE OF EXISTING CONCRETE FOUNDATION WALL w/ ASSUMED 2x4 @ 16" O.C. WALL TO CREATE NEW ONE-HOUR FIRE-RATED WALL
- H-1 - NEW (2) - 2x8 w/ 1/2" PLYWOOD INFILL
- ⊗ - EXIT SIGN
- ⊞ - EMERGENCY LIGHTING

BUILDING CODE ANALYSIS IN ACCORDANCE w/ THE RI STATE BUILDING CODE / 2022 FOR THE LEGALIZING OF THE THIRD UNIT @ THE LOWER LEVEL

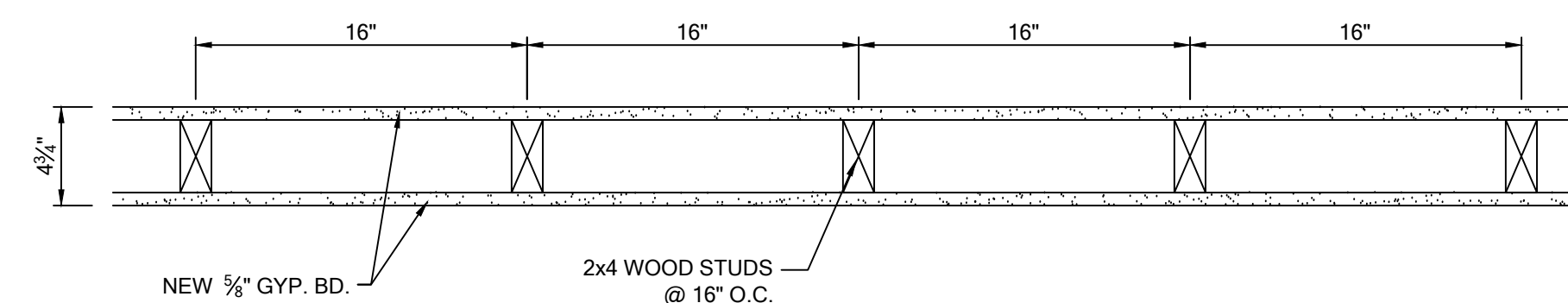
- USE OF BUILDING = TWO FAMILY IN THE FRONT BUILDING & LEGALIZING THE ADU THIRD UNIT IN THE ONE STORY LEFT SECTION.
- AREA OF BUILDING @ LOWER LEVEL = 1,141 SQ. FT. GROSS
- AREA OF THE 3RD UNIT (ADU) = 586 SQ. FT. GROSS
- EXISTING TYPE OF CONSTRUCTION = VB (UNSPRINKLED)
- HEIGHT OF BUILDING = (3) STORIES
- A VARIANCE FROM THE SPRINKLER REQUIREMENT MUST BE SOUGHT IN ACCORDANCE w/ CHAPTER 9 (AUTOMATIC FIRE SUPPRESSION)
- THE NEW UNIT IN THE ONE STORY SECTION HAS AN EGRESS DOOR THAT DISCHARGES DIRECTLY TO THE EXTERIOR FACING SUNBURY STREET. THE UNIT WILL BE OPEN AT THE INTERIOR.
- A ONE HOUR RATED FIRE SEPARATION WALL MUST BE INSTALLED BETWEEN THE NEW UNIT AND THE BASEMENT OF THE (3) STORY BUILDING.
- THE INTERIOR OF THIS UNIT MUST COMPLY w/ THE ENERGY REQUIREMENTS.
- THE THREE STORY BUILDING, WHERE THE OTHER LEGAL TWO DWELLING UNITS EXIST, MUST HAVE TWO REMOTE MEANS OF EGRESS. A FIRE ESCAPE IS AN ACCEPTABLE MEANS OF EGRESS.
- ALL EXTERIOR WALLS FOR ACCESSORY DWELLING UNIT MUST HAVE 2x4 STUDS @ PERIMETER w/ R-21 INSULATION (TYP.)

ALL CEILINGS, COLUMNS & WOOD BEAMS IN BOTH THE EXISTING COMMON SPACE & NEW ACCESSORY DWELLING UNIT TO BE COVERED w/ ONE LAYER OF 5/8" GYP. BD. TYPE 'X'.



EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

- THE 3RD & 4TH FLOORS ARE A ONE UNIT DWELLING AND HAS ACCESS TO THE MAIN STAIRWAY. THIS UNIT HAS ACCESS TO AN EXISTING FIRE ESCAPE AS A SECOND MEANS OF EGRESS. (SEE SIDE ELEVATION ON SHEET S200.)
- ① - ALL INTERIOR DOORS TO THE MAIN STAIRWELL WILL BE CHANGED TO 60 MINUTE RATED DOORS w/ METAL FRAME & CLOSERS.

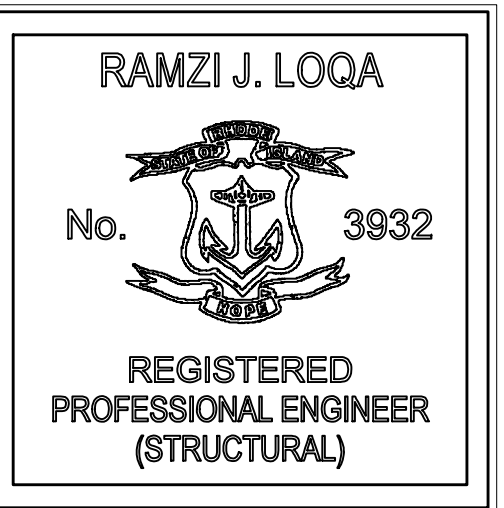


UL U305 - INTERIOR WOOD STUD PARTITION (ONE HOUR RATING)

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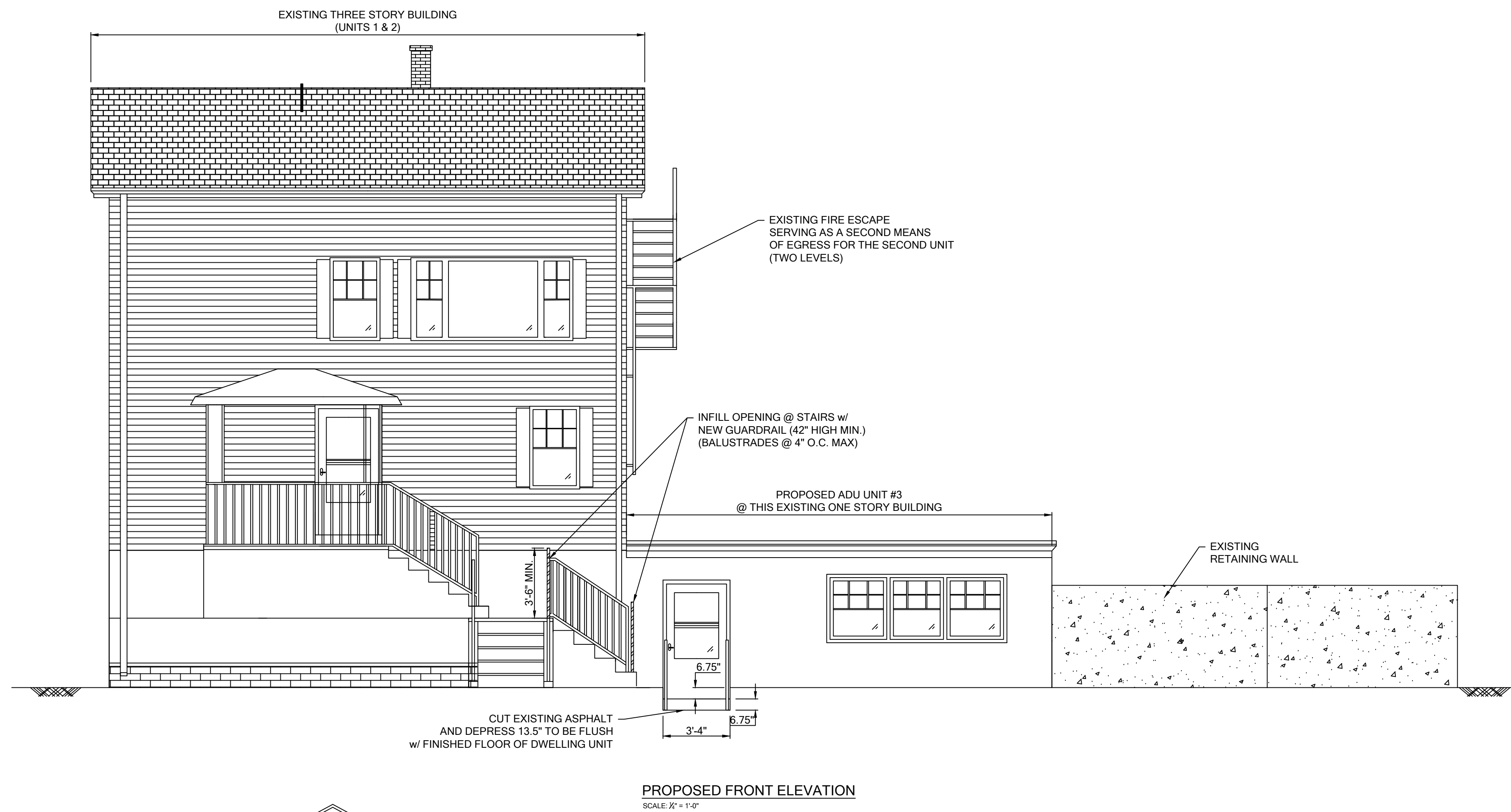
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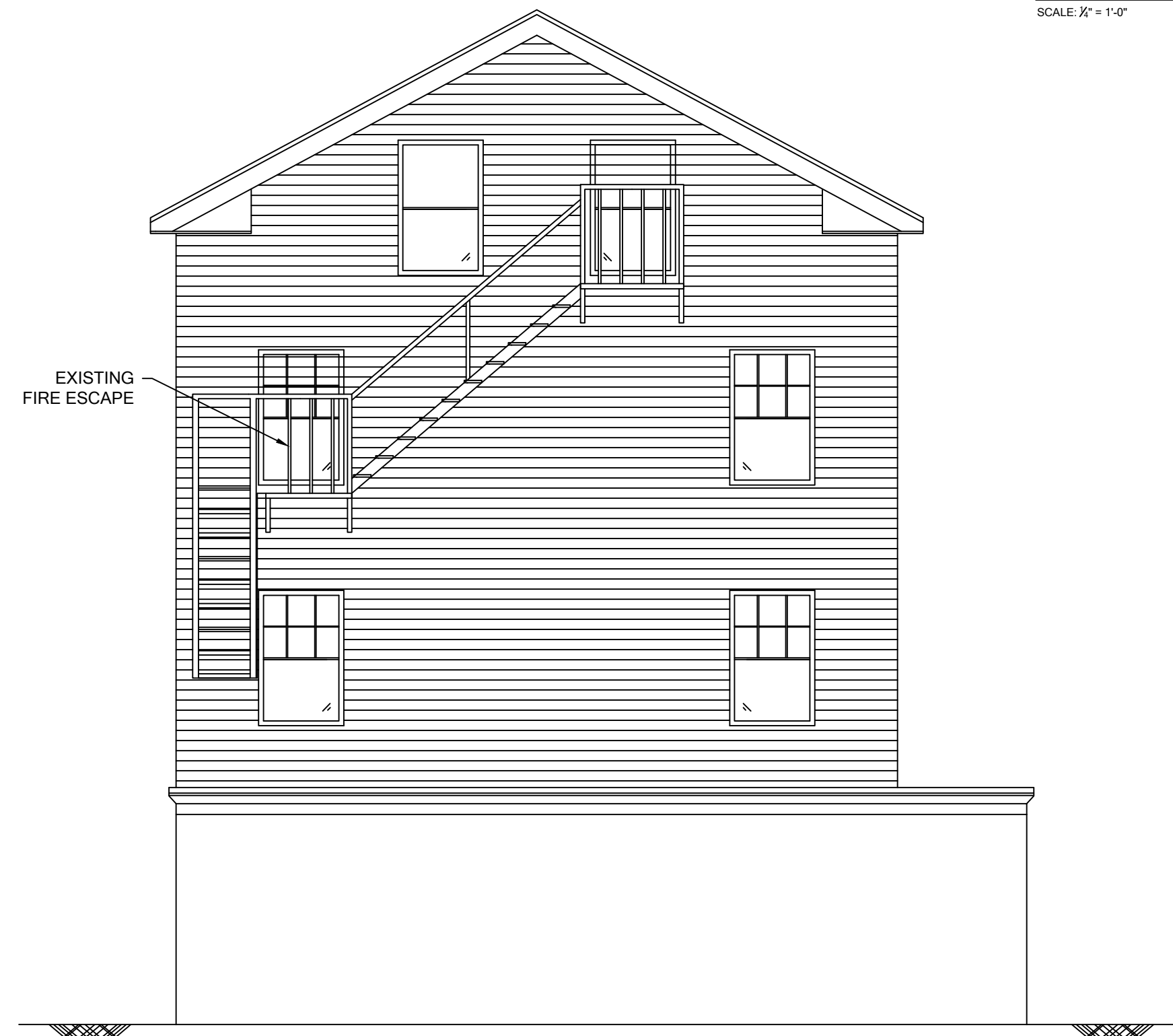
CONTENTS:
FLOOR PLANS

DATE:
MARCH 2025

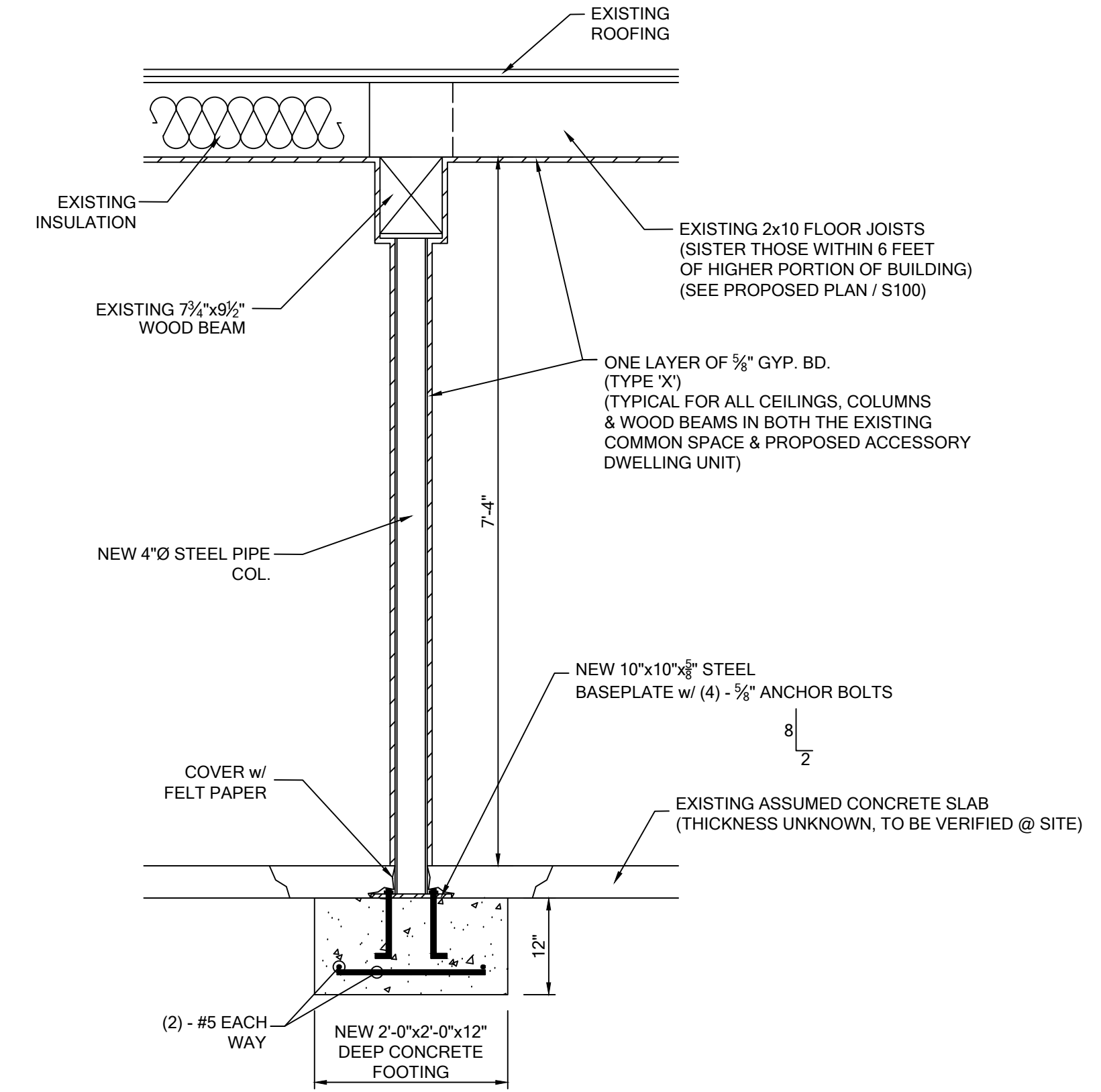
SHEET NO:
S100



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



SECTION 1
SCALE: 3/4" = 1'-0"

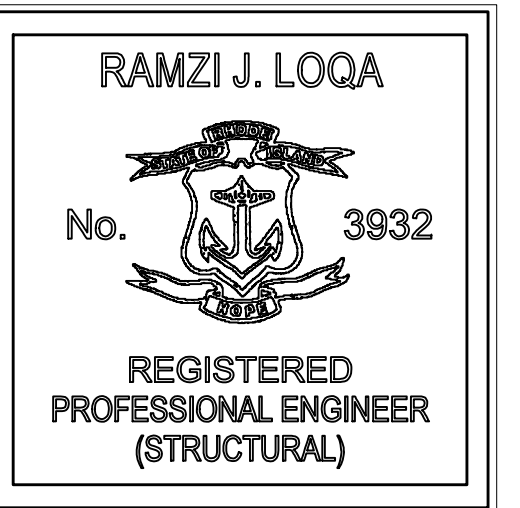
GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE RHODE ISLAND STATE BUILDING CODE / 2022 AND ITS APPLICABLE REFERENCED STANDARDS.
2. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL SHORE, BRACE OR OTHERWISE SUPPORT THE STRUCTURE AS REQUIRED IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES. (MASONRY, STEEL, WOOD, ETC.)
4. CONTRACTOR WILL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES IN THE DRAWINGS AND WILL NOT PROCEED WITH WORK IN THOSE AREAS UNTIL DISCREPANCIES ARE RESOLVED.
5. ANY DEVIATIONS FROM THE CONTENTS OF THESE PLANS WITHOUT WRITTEN CONSENT OF THIS ENGINEER WOULD MAKE IT NULL AND VOID.
6. THIS ENGINEER HAS NO CONTRACT WITH OWNER TO SUPERVISE OR OBSERVE THE CONSTRUCTION OF THIS PROJECT. IT IS THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO ENSURE FULL COMPLIANCE AND NOT OF THIS ENGINEER.
7. THIS ENGINEER IS NOT RESPONSIBLE FOR MECHANICAL, PLUMBING, AND ELECTRICAL WORK OR DESIGN.
8. LOCATIONS OF ALL UTILITIES MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATING BY THE CONTRACTOR. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
9. NOTIFY THE ENGINEER OF ANY FIELD CONDITIONS WHICH DIFFER FROM THOSE SHOWN IMPLIED ON THE DRAWINGS.
10. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THIS STRUCTURE IN A SAFE WAY. ALL SERVICE EQUIPMENT, MEANS OF EGRESS DEVICES AND SAFE GUARDS WHICH ARE REQUIRED BY THE R.I. STATE BUILDING CODE OF IRC SHALL BE MAINTAINED IN GOOD WORKING ORDER.
11. THIS ENGINEER IS NOT RESPONSIBLE FOR ANY HIDDEN STRUCTURAL PROBLEMS.
12. THE USE OF THIS STAMP IS FOR ENGINEERING ONLY.

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DRAWN BY:
MGL
CHECKED BY:
RJL

LOQA ENGINEERS, LLC
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PROVIDENCE, RI 02904
rjloqa@verizon.net



FOR ENGINEERING ONLY

SCALE:
AS NOTED

CONTENTS:
DETAILS

DATE:
MARCH 2025

SHEET NO:
S200