

CITY OF PROVIDENCE  
ZONING BOARD OF REVIEW

INSPECTION & STANDARDS  
RECEIVED

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

JUL 24 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: MARK RAPOZA Applicant Mailing Address  
Email: MRAPOZA@PROVIDENCE.EDU Street: 1 CUNNINGHAM SQUARE  
Phone: 401-865-2064 City, State, Zip: PROVIDNCE, RI,02918

Owner: PROVIDENCE COLLEGE Owner Mailing Address  
Email: SAME Street: SAME  
Phone: SAME City, State, Zip: \_\_\_\_\_

Lessee: N/A Lessee Mailing Address  
Email: \_\_\_\_\_ Street: \_\_\_\_\_  
Phone: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

Attorney: N/A 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: 36 ANNIE STREET  
Plat and Lot Numbers of Subject Property: AP81 LOT478

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

3a. Date owner purchased the Property: APPROX. 1953

3b. Month/year of lessee's occupancy: \_\_\_\_\_

4. Dimensions of each lot:

Lot # <u>478</u>	Width <u>160'</u>	Depth <u>380'</u>	Total area <u>60,800</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>17,786 sq. ft.</u>	Area of Footprint _____
Overall Height <u>12 ft.</u>	Overall Height _____
# of Stories _____	# of Stories _____

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

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>17,786 sq. Ft.</u>	Area of Footprint <u>495 sq.ft.</u>
Overall Height <u>20 ft.</u>	Overall Height <u>11 ft</u>
# of Stories <u>1</u>	# of Stories <u>1</u>

6a. Existing Lot Coverage:

Building Coverage (area of all roofed structures) 17,786 sq. ft.

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 28,389 sq.ft.

Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) n/a

Front Yard Impervious Coverage (area of structures and impervious surface in front yard) n/a

6b. Proposed Lot Coverage:

Building Coverage (area of all roofed structures) 18,281 sq. ft.

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 28,389 sq.ft.

Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) n/a

Front Yard Impervious Coverage (area of structures and impervious surface in front yard) n/a

7a. Present Zoning Use of the Property: I-2

7b. Legal Zoning Use of the Property as recorded in the Dept. of Inspection & Standards:  
I-2

8. Proposed Zoning Use of the Property: I-2

9. Number of Parking Spaces:  
# of existing spaces N/A # of proposed spaces N/A

10. Are there outstanding violations concerning the Property under any of the following:  
n/a Zoning Ordinance n/a 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>
1302.L.2	ROOF-MOUNTED EQUIPMENT VISUAL BARRIER DUE TO NOT BEING ABLE TO MEET THE SET-BACK REQUIREMENT.

**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>
N/A	

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

THE INSTALLATION OF NEW CHILLERS NECESSITATES INCREASING THE BUILDING HEIGHT BY 8 FEET AND ADDING A 20' X 25' MECHANICAL ROOM TO THE EAST SIDE OF THE STRUCTURE. THIS PROJECT WILL INCLUDE THE INSTALLATION OF TWO COOLING TOWERS THAT WILL EXTEND 27' ABOVE THE ROOF LINE OF THE STRUCTURE.

*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):**  
PROVIDENCE COLLEGE

Type Name

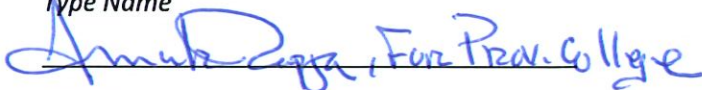
Signature

Type Name

Signature

**Applicant(s):**  
MARK RAPOZA

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.**

## APPENDIX A

### APPLICATION FOR VARIANCE(S)

Rhode Island General Laws § 45-24-41(d) and (e) require 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(a)(16);
2. That the hardship is not the result of any prior action of the applicant;
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; and
4. (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, meaning that the relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted.

Please provide the following information:

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

Adding a visual barrier to the roof would add cost and delay to a very time-sensitive project as the barrier would need to be designed and engineered.

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2. **Specify all unique characteristics of the land or structure that cause the hardship:**

THE BUILDING HOUSES THE CENTRAL POWER PLANT AND CHILLER EQUIPMENT THAT SERVICES THE WHOLE CAMPUS. THE BUILDING IS INTERNAL TO THE CAMPUS AND THE COOLING TOWERS WOULD BE, IN LARGE PART, NOT VISIBLE FROM THE 200 FT. RADIUS LINE TO THE N/NE. THE BALANCE OF THE LOT IS SURROUNDED BY PROVIDENCE COLLEGE PROPERTY.

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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 X \_\_\_\_\_

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

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5. 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:

N/A

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6. 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:

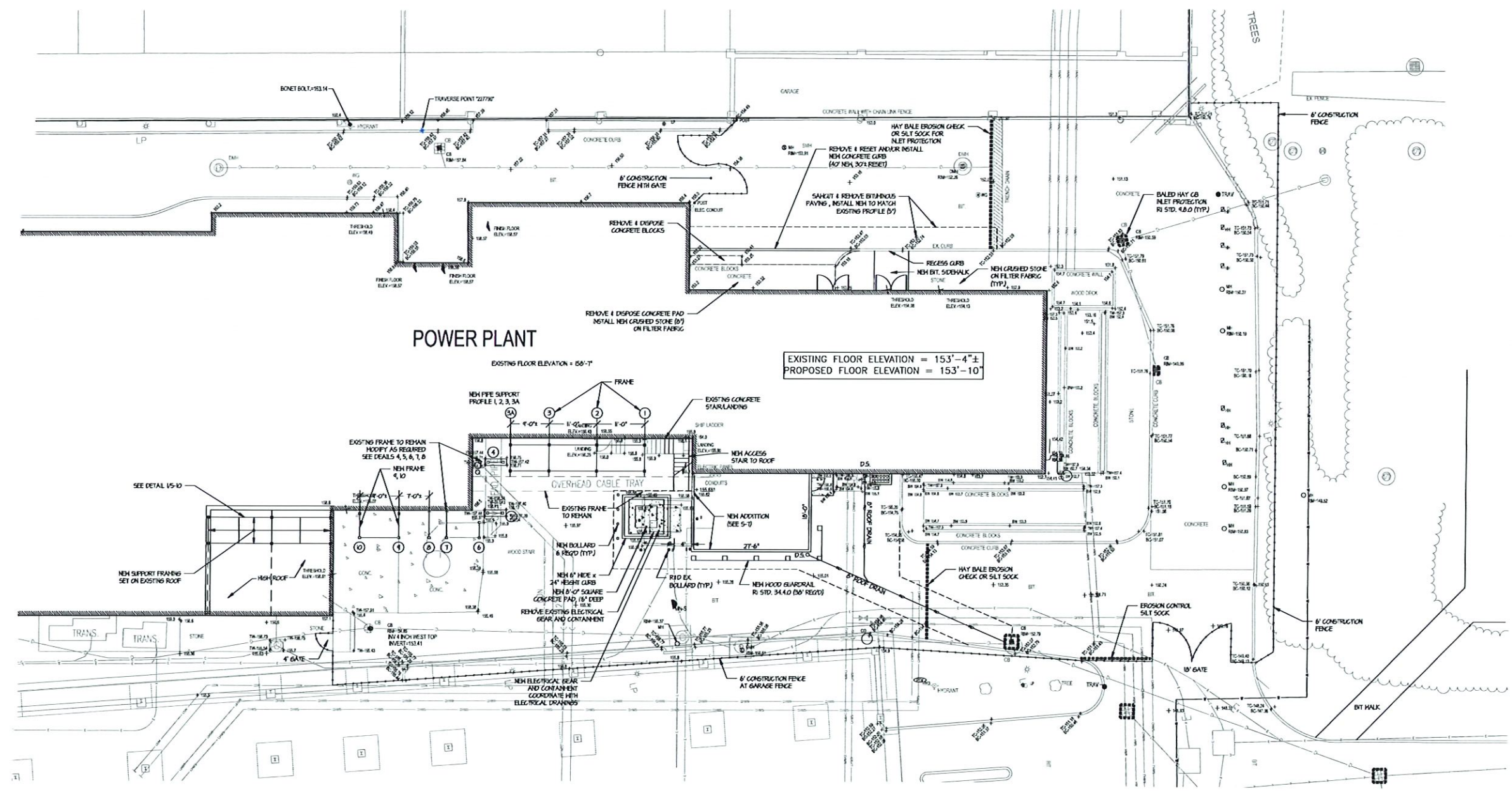
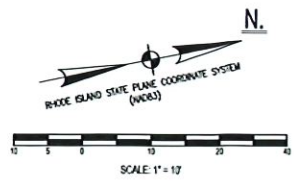
IF NOT GRANTED, THE OWNEER WOULD NEED TO GO THROUGH A REDESIGN OF THE PROJECT TO ACCOMMODATE SECURING A VISUAL BARRIER TO THE ROOF TO HIDE THE ROOF-TOP MECHANICAL TOWERS FROM OURSELVES. THE COST AND DELAY WOULD SET BACK THE PROJECT PREVENTING THE START UP AND USE OF THE NEW EQUIPMENT TO SUPPLY THE CAMPUS. THIS DELAY WOULD NECESSITATE THE COLLEGE IN HAVING TO SPEND TIME AND DOLLARS ON TEMPORARY EQUIPMENT TO ALLOW THE BUILDING TO REMAIN COOLED AND DEHUMIDIFIED TO ALLOW FOR BUILDING USE AND THE PREVENTION OF MOLD/MILDEW GROWTH AND THE PROTECTION OF COLLEGE ASSETS FROM HUMID AIR (MUSICAL INSTRUMENTS, FURNISHINGS ETC.).

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

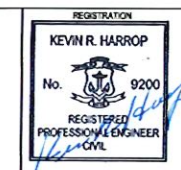


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SITE PLAN

**CE #005**



**CONFORMED SET**  
 5-31-2024

REV. DATE DESIGNED BY PURPOSE OF ISSUE/REVISION



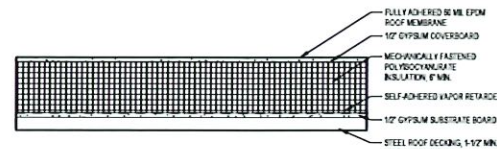
505 NARRAGANSETT PARK DR  
 PARTNICKET, RI 02861  
 WWW.ARDENING.COM  
 TEL (401) 727-3000  
 FAX (401) 727-3540

SCALE: AS SHOWN

PROJECT NAME:  
**PC CENTRAL CHILLER PLANT  
 UPGRADES & RENOVATIONS**

DRAWING NAME:  
**LAYDOWN/SITE PLAN**

ARDEN PROJECT NUMBER	DRAWING NUMBER	DATE
83382	C-1	05/30/24



H6 ERA-1  
SCALE: 1/4" = 1'-0"

**ROOF CONSTRUCTION PLAN GENERAL NOTES**

1. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES AND REGULATIONS.
2. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.
3. ANY CONFLICTS BETWEEN SITE CONDITIONS AND DRAWINGS SHALL BE BROUGHT TO THE MAJOR ATTENTION OF THE ARCHITECT'S OFFICE.
4. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY TO EACH OTHER. WHAT IS REQUIRED FOR ONE DRAWING SHALL BE AS SHOWN AS IF REQUIRED FOR ALL.
5. PRIOR TO DOING ANY WALLS OR CEILING, ALL SYSTEMS (MECH, PLUMBING, ELECTRICAL) SHALL BE INSPECTED, AND WHERE REQUIRED, TESTING BY CONTRACTOR ENGINEERS AND BY PROPER AUTHORITIES HAVING JURISDICTION TO INSURE THEIR PROPER INSTALLATION AND FUNCTION.
6. MAINTAIN EXIST'G EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES DURING CONSTRUCTION.
7. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DRANGE DURING CONSTRUCTION.
8. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH OWNER TO ENSURE SECURITY.
9. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE ARCHITECT.
10. ALL DIMENSIONS ARE NOMINAL, U.O.A.
11. ALL ROOF SLOPES TO UTTER TO BE 1/4" PER FOOT U.O.A.
12. CRICKET SLOPE TO BE 1/2" PER FOOT U.O.A.
13. PROVIDE ROOF CURBS AT ALL ROOF TOP EQUIPMENT AS REQUIRED. SEE DETAILS ON A-501 AND MECHANICAL DRAWINGS FOR INFORMATION.
14. SEE PLUMBING DRAWINGS FOR LOCATIONS OF PIPE PENETRATIONS.
15. SEE MECHANICAL DRAWINGS FOR LOCATIONS OF EXHAUST FANS, COOLERS, AIR INTAKES, AND OTHER MECHANICAL EQUIPMENT.
16. SEE ELECTRICAL DRAWINGS FOR CONDUIT PENETRATIONS.
17. SEE STRUCTURAL DRAWINGS FOR HSB TUBE PENETRATIONS FOR EQUIPMENT SUPPORT AND GUARDRAILS.
17. PROVIDE TAPERED FROD INSULATION CRICKETS AT ALL ROOF PENETRATIONS AS REQUIRED TO MAINTAIN POSITIVE DRAINAGE.
18. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF ROOF TOP EQUIPMENT AND HVAC UNITS WITH OPENING LOCATIONS AS DEFINED BY STRUCTURAL DRAWINGS.

**CONSTRUCTION LEGEND**

- CRICKET
- ROOF WALKWAY PAD
- DRAINAGE DIRECTION
- EXTERIOR ROOF ASSEMBLY TYPE

**PROVIDENCE COLLEGE**  
PC CENTRAL CHILLER PLANT UPGRADES AND RENOVATIONS  
1 DUNNINGHAM SQUARE, PROVIDENCE, RI 02908

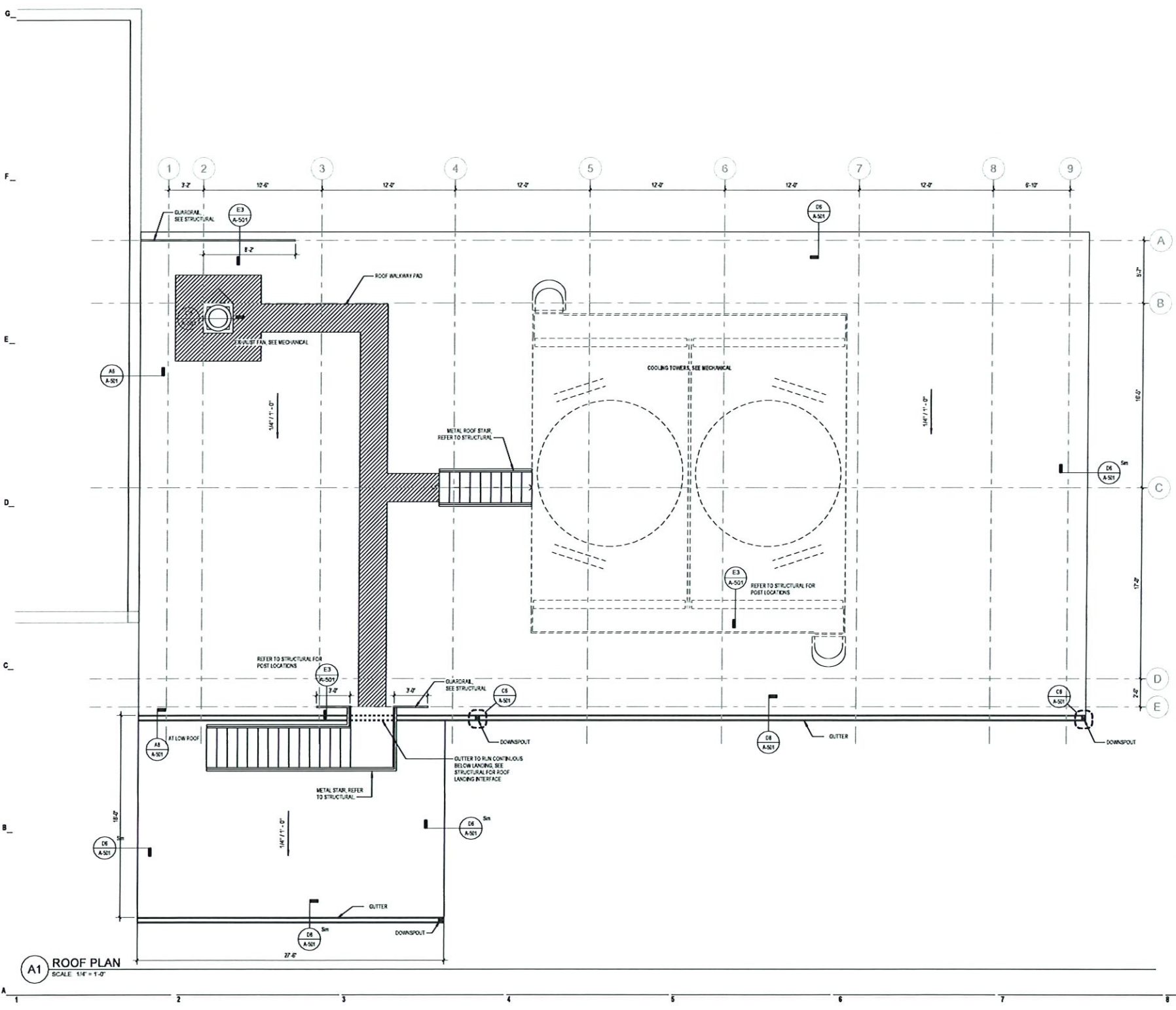
DATE	ISSUED BY	DESCRIPTION

**CE #003**

SCALE	As Indicated
DRAWN BY	AS
CHECK BY	ALF
PROJECT MANAGER	JED
PROJECT MANAGER	NK
JOB NO.	2402

**ROOF CONSTRUCTION PLAN**

**A-101**



**A1 ROOF PLAN**  
SCALE: 1/4" = 1'-0"







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GENERAL NOTES

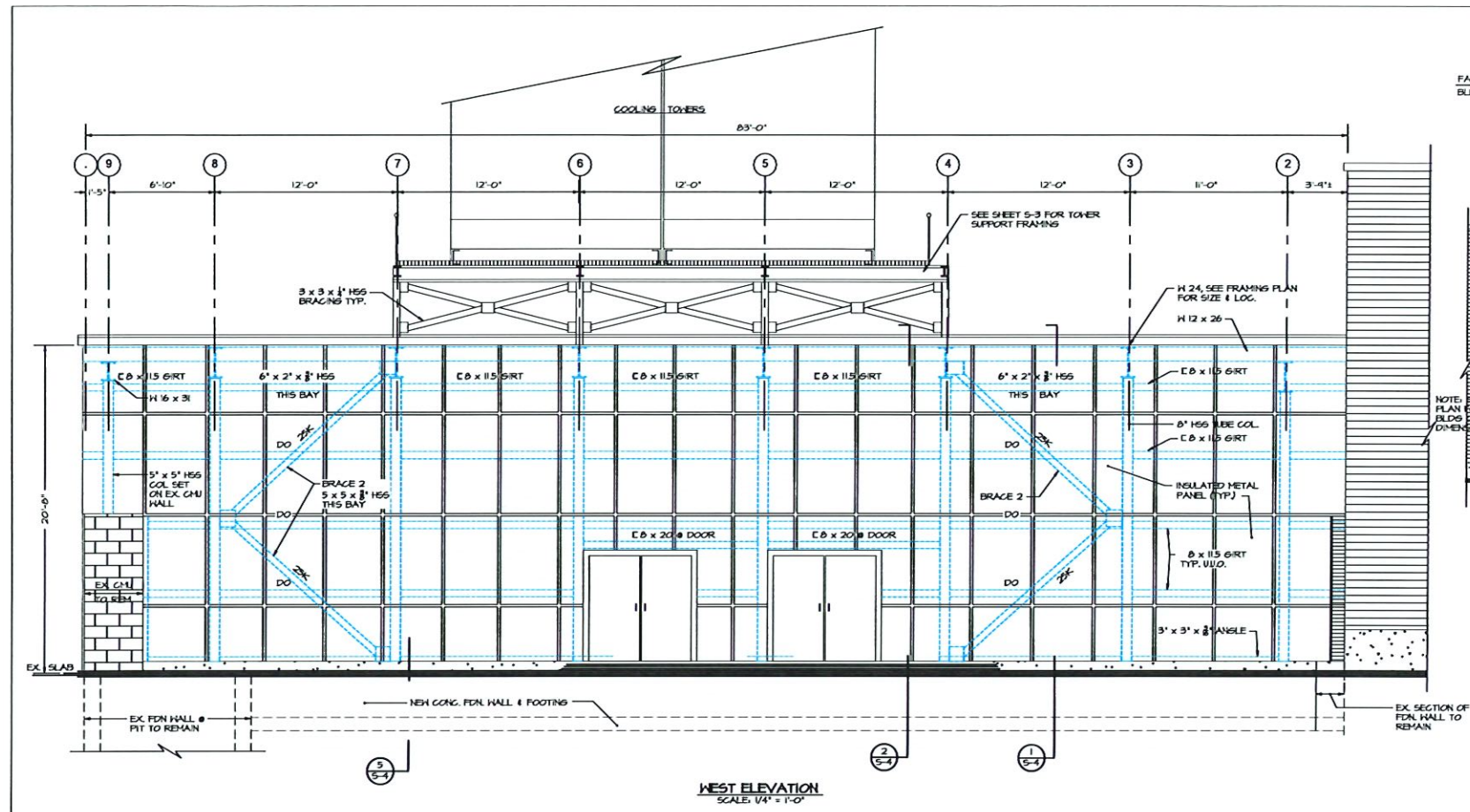
DRAWING NOTES

**Caputo & Wick**  
 CIVIL ENGINEERING, SURVEYING, ENVIRONMENTAL, EROSION CONTROL, ENVIRONMENTAL, 1200 Pawtucket Avenue, Pawtucket, RI 02861, (401) 727-3000, www.cw.com

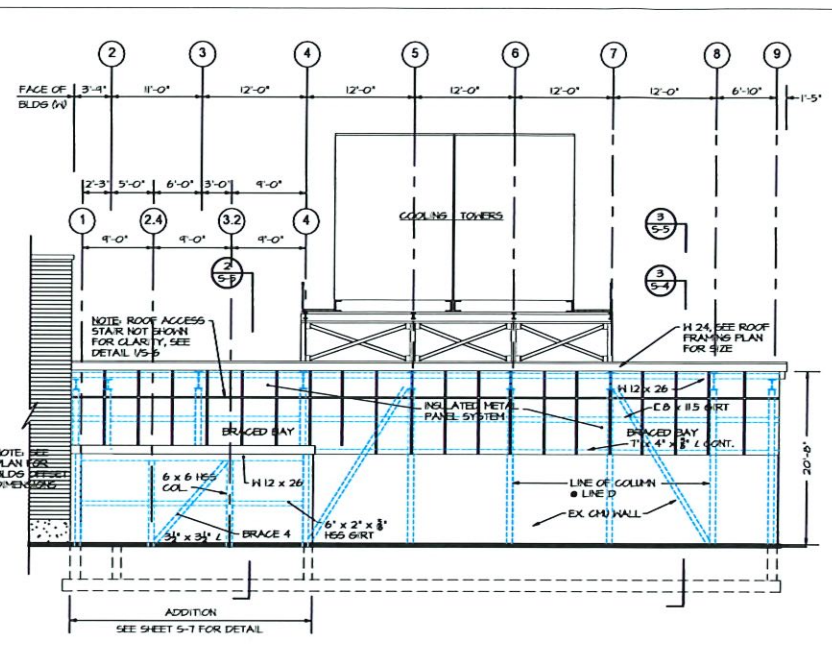
**REGISTRATION**  
 KEVIN R. HARROP  
 No. 9200  
 REGISTERED PROFESSIONAL ENGINEER - CIVIL

**CONFORMED SET**  
 5-31-2024

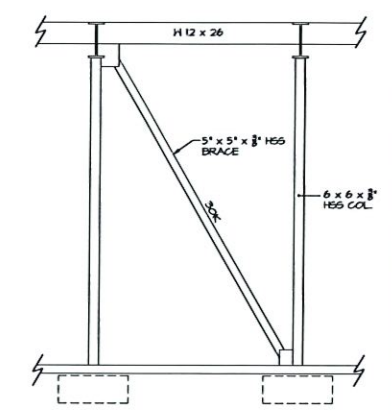
REV	DATE	DESIGNED BY	PURPOSE OF REVISION
 An Arden Building Company 505 NARRAGANSETT PARK DR PAWTUCKET, RI 02861 WWW.ARDEN-ENG.COM TEL (401) 727-3000 FAX (401) 727-3540			
SCALE: AS SHOWN			
PROJECT NAME: PC CENTRAL CHILLER PLANT UPGRADES & RENOVATIONS			
DRAWING NAME:			
ARDEN PROJECT NUMBER	DRAWING NUMBER	DATE	
83382	S-6	05/30/24	



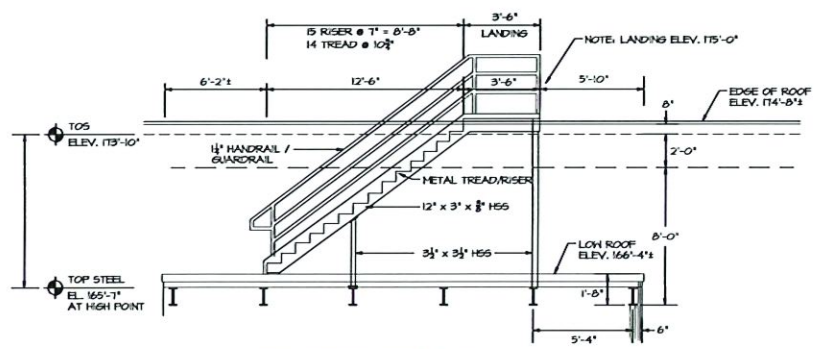
**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



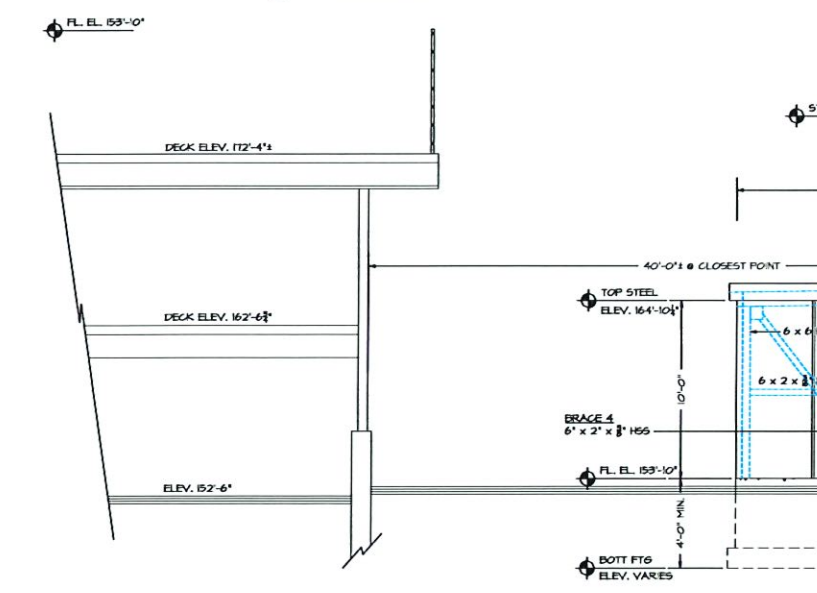
**EAST ELEVATION**  
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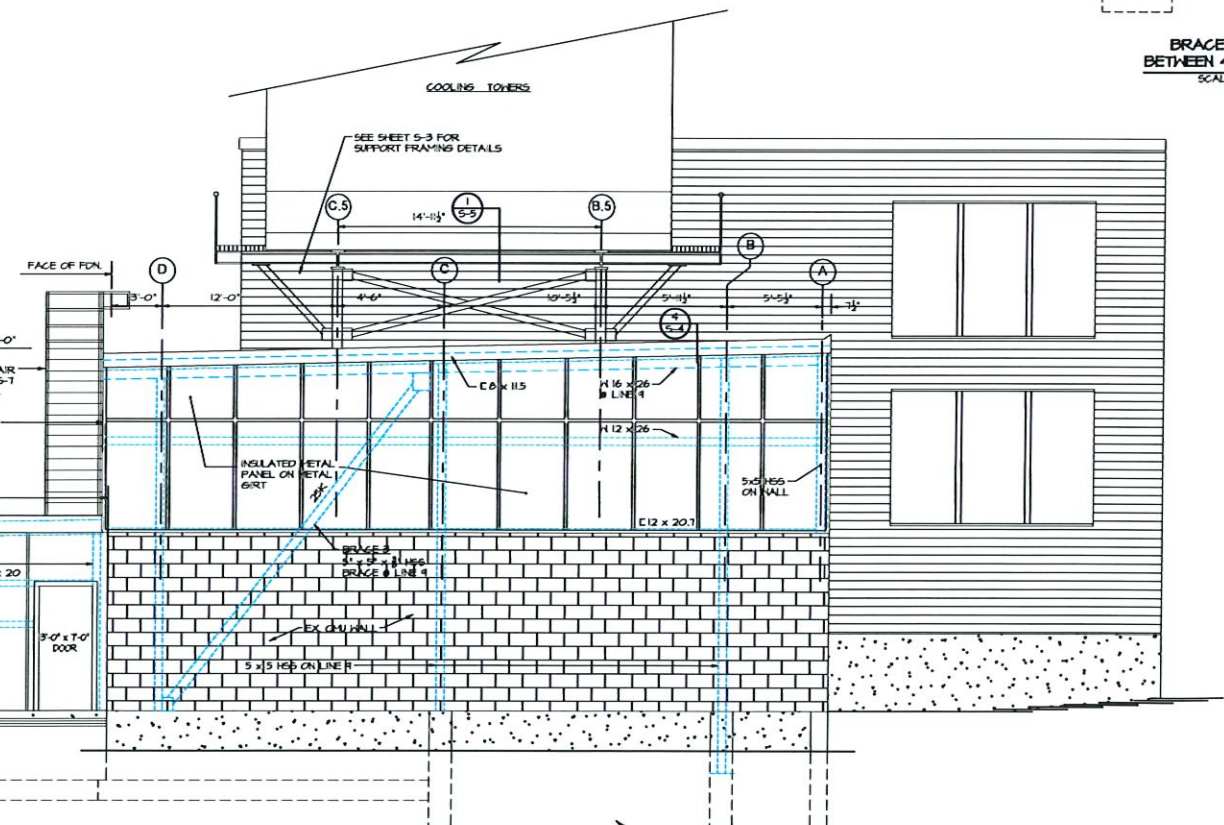
**BRACE 1 (LINE D) BETWEEN 4&5, 7&8 OFF**  
 SCALE: NONE



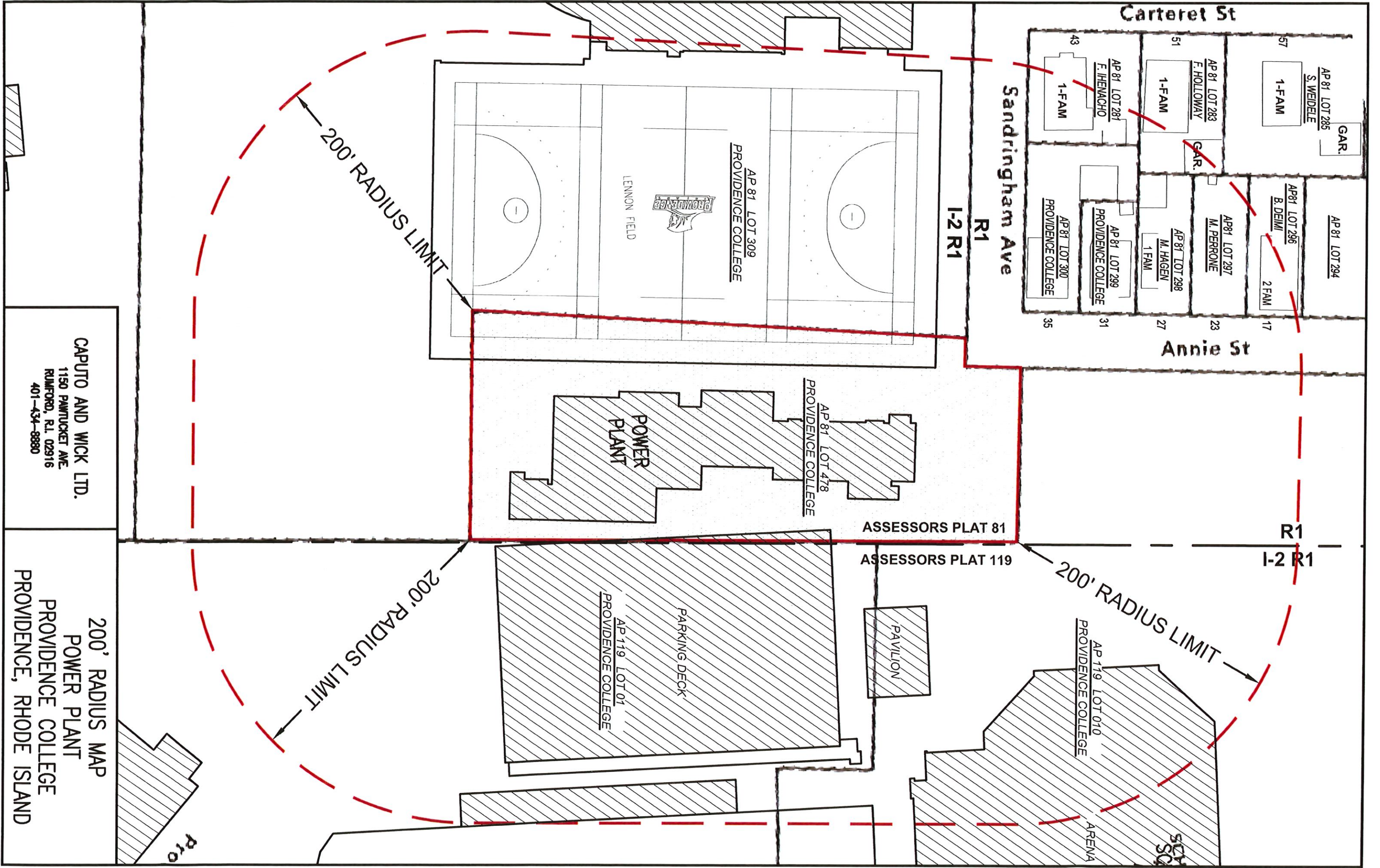
**ACCESS STAIR DETAIL**  
 SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"







CAPUTO AND WICK LTD.  
 1150 PAWTUCKET AVE.  
 RUMFORD, R.I. 02916  
 401-434-8880

200' RADIUS MAP  
 POWER PLANT  
 PROVIDENCE COLLEGE  
 PROVIDENCE, RHODE ISLAND

P10



SEMN NORTH WEST





FROM NORTH EAST





FROM SOUTHWEST





From South

