

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

INSPECTION & STANDARDS
RECEIVED

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

OCT 28 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: Derek Simpson Applicant Mailing Address
 Email: dsimpson@residentialproperties.com Street: 730 Elmgrove Ave
 Phone: 401-487-2620 City, State, Zip: Providence, RI, 02906

Owner: Derek Simpson Owner Mailing Address
 Email: dsimpson@residentialproperties.com Street: 730 Elmgrove Ave
 Phone: 401-487-2620 City, State, Zip: Providence, RI, 02906

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: 730 Elmgrove Ave
 Plat and Lot Numbers of Subject Property: AP 92 Lot 194

2. Base Zoning District(s): 1-A
Overlay District(s): _____

3a. Date owner purchased the Property: 7/2/24

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

4. Dimensions of each lot:

Lot # <u>194</u>	Width <u>96.53</u>	Depth <u>100.29</u>	Total area <u>10415</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>2250 sf</u>	Area of Footprint <u>434 sf</u>
Overall Height <u>35'6"</u>	Overall Height <u>18'</u>
# of Stories <u>3</u>	# of Stories <u>1</u>

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

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint _____	Area of Footprint <u>356 sf</u>
Overall Height _____	Overall Height <u>10'6"</u>
# of Stories _____	# of Stories <u>1</u>

6a. Existing Lot Coverage:

Building Coverage (area of all roofed structures)	<u>2684 sf</u>
Total Impervious Coverage Area (area of all roofed structures and impervious surfaces)	<u>4715 sf</u>
Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard)	<u>1844 sf</u>
Front Yard Impervious Coverage (area of structures and impervious surface in front yard)	<u>187 sf</u>

6b. Proposed Lot Coverage:

Building Coverage (area of all roofed structures)	<u>3040 sf</u>
Total Impervious Coverage Area (area of all roofed structures and impervious surfaces)	<u>5080 sf</u>
Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard)	<u>1853 sf</u>
Front Yard Impervious Coverage (area of structures and impervious surface in front yard)	<u>187 sf</u>

7a. Present Zoning Use of the Property: 1-A - Single Family Residence

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

8. Proposed Zoning Use of the Property: Single Family Residence

9. Number of Parking Spaces:

of existing spaces 4 # of proposed spaces 4

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>
402	Dimensional Standards, Rear Setback - 0' setback where 30' is required

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>

12. Summarize any changes proposed for the Property (use, construction/renovation, site alteration):
see extra space paragraphs at the end...

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):

Derek Simpson

Type Name

Derek Simpson

Signature

Derek Simpson dotloop verified
10/24/24 5:50 PM EDT
ZH1U-9G3Q-2UTB-GC42

Type Name

Derek Simpson

Signature

Applicant(s):

Derek Simpson

Type Name

Derek Simpson

Signature

Derek Simpson dotloop verified
10/24/24 5:50 PM EDT
ISHJ-6RSA-3KL2-YXMF

Type Name

Derek Simpson

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?

see extra space paragraphs at the end...

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

see extra space paragraphs at the end...

3. (a) Is the hardship caused by an economic disability? Yes _____ No X
- (b) Is the hardship caused by a physical disability? Yes _____ No X
- (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. 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

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:

With the finished basement having an interior stair that is not up to modern code and design, having a safer and easier to use stairway to access the Basement as well as a weatherproof Garage entry to the house is important for basic safety and use and enjoyment of the property as well as for my elderly Mother to visit. The existing exterior bulkhead stairs can be reworked for a better entry without being relocated. Having a storage area that is fully enclosed and weather and pest-proof for the Trash and Recycling bins is very important for rodent and pest control in the neighborhood as currently there is no good method beyond bins being stored out-of-doors which squirrels and raccoons and rats access the bins, chew holes in them, etc. Being able to maintain my property via Gardening, Snow removal, Leaf removal, etc will be significantly more difficult without storage space for the equipment and supplies as it would require using the Garage for storage of equipment and supplies rather than vehicles as it is intended to be used as the early 1900's garage interior size can barely fit two modern vehicles there is not room for trash bins or yard / snow equipment.

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

730 Elmgrove Ave, Providence, RI

City of Providence Zoning Board of Review

Application for a Dimensional Variance --- ADDENDUM #1

“Extra Space” for Application Questions:

MAIN APPLICATION QUESTIONS

12. Summarize any changes proposed for the Property (use, construction/renovation, site alteration): The Zoning Dimensional Variance is being requested for my (the Owner's) desire to build a single-story greenhouse-style connector from the Main House to the Garage. The Garage and the rear of the house sit entirely within the rear setback - both of which were originally constructed well before the Zoning Ordinance was implemented. The greenhouse connector is to provide an all-weather connection from the Garage to the House, and as the Garage interior is quite small and barely fits two modern vehicles, it will house the trash bins, yard waste, and household recycling; gardening tools and supplies and snow removal equipment would be stored there as well. Within the greenhouse connector there is also a small closet and area over top of the trash/recycling storage to serve as an actual Mud Room function. The covered space would allow for a larger stairway entry into the Basement of the house as the current internal stairway does not meet current Building Code and is quite tight and has use hazards. By slightly enlarging the length of the bulkhead stairs, removing the bulkhead exterior door assembly, and adding a railing these stairs would provide a wide, comfortable, easy entry into the finished basement. As there is no Shed of any kind on the property, and in lieu of requesting permission for one, the smallest intrusion into the Rear Setback that accommodates the need for storage of gardening and snow equipment, weatherproof connection to the Garage, and a better and safer entry into the Basement of the house is this greenhouse connector structure as it has been laid out by the Civil Engineer. All of the desired features that this modest addition would provide are able to be accomplished in this small area as the House and Garage entry points, Basement Stair Access, and Driveway (for trash & recycling, snow equipment & salt) and Rear Patio/Yard (gardening/lawn equipment) are all within a very short distance of each other.

The greenhouse connector structure has a flat roof to minimize the volume of the space. The greenhouse connector has been designed to take up the least amount of space to accomplish the goals listed above and sits entirely on an existing hard-scaped patio (large slate pavers). The greenhouse connector has been designed with no operable windows facing the nearest neighbor and the use of the greenhouse connector is intended to be used for Gardening needs, access to the Basement of the House and Entry to/from the Garage and Main House. The trash and equipment enclosures are generally positioned facing the driveway. The existing patio area and use-patterns would not change from the current with the exception of the space on the patio absorbed into the greenhouse connector so there should be no changes detrimental to an Abutter. There would be two exterior doors - one on the Driveway side, and the other on the Patio side, continuing the current existing circulation pattern. In the area between the greenhouse connector and the rear fence & property line there is no Patio or occupiable space. This is filled with new decorative trees and hydrangea shrubs replacing a mature vegetated area that was there previously with many of the old plants nearing the end of their useful lives.

Additionally, as part of this proposed connector, the existing Hot Tub within the Rear Setback near the fence would be removed in its entirety from the property.

Currently at the Rear of the property there is a 6-7' high wood screening fence with tall vegetation on both sides of the fence (trees - ornamental as well as tall evergreens, tall hydrangea trees, and new shrubbery that will fill volume) helping to provide screening from both sides.

Contextually, this addition connecting the Garage to the House would not be wholly unusual for the area or look out of place. The construction is designed to be non-offensive and complimentary to the house. There are numerous houses in the neighborhood with Garages that appear to have been connected to their House at some point after original construction. While other properties past histories obviously do not grant absolution in terms of a Zoning Variance request, the design and layout of the addition is trying to fit in and not be obtrusive within the fabric of the neighborhood.

APPENDIX "A"

1. ***What is the specific hardship from which the applicant seeks relief?*** The property is an existing lot and house with a freestanding garage adjacent to the house, built prior to municipal zoning. The property has a very small garage, a non-code compliant interior basement stairway, no sheds or exterior storage for lawn/snow equipment, and no mudroom for family entry into the house. The Garage and Rear Wall of the House are entirely within the Side or Rear Setbacks for the house. I am seeking Relief from the Rear Setback Dimensional Requirement for the lot.
2. ***Specify all unique characteristics of the land or structure that cause the hardship:*** Per the attached PLS performed survey, the entirety of the rear of the house and the driveway of the house and the Garage are within the Side or Rear setbacks. The Garage is dated in its construction and is very small for modern vehicles - able to barely contain two vehicles and no lawn or snow removal equipment, trash and recycling, etc are able to be stored within. The house's interior basement stair is non-code compliant and there is an exterior bulkhead at the Rear of the House near the Garage that could be modestly enlarged to provide a significantly safer and easier access to the Basement. The size and shape of the lot combined with current Zoning Dimensional Standards for lot-line setbacks make it physically impossible to add even a modest Zoning Compliant structure to provide a weatherproof path from Garage to House, a Mudroom space (the house currently has no Mudroom - the side door enters directly into the Kitchen), storage of Trash and Recycling bins in a secured and animal/weatherproof enclosure, Gardening and Snow Removal Equipment storage, and weatherproof access to a modestly enlarged exterior Basement Stair. The only yard space not within a setback is on the far side, furthest away from any entry door or the Garage / Driveway.

730 ELMGROVE AVE, PROVIDENCE

ZONING DIMENSIONAL VARIANCE APPLICATION

SITE PHOTOS, PROPOSED STRUCTURE SKETCH, AND PHOTOGRAPHIC NOTES



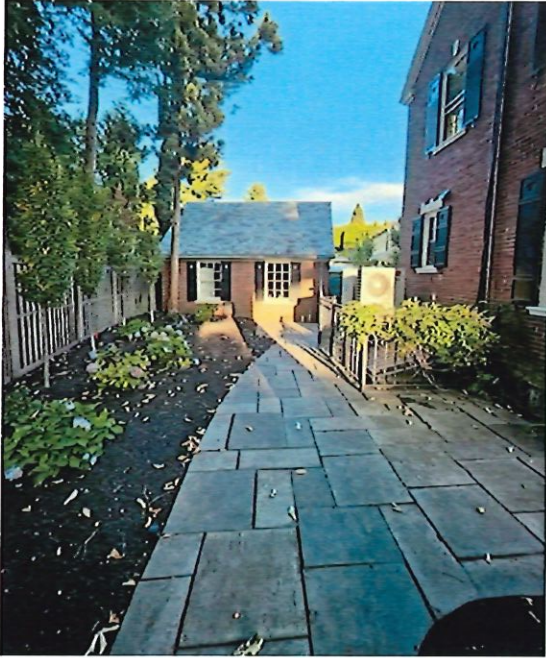
Proposed Greenhouse Connector from Garage to House. Connector to be mostly glass-walled with the exception fully enclosed painted panel structure to house Trash and Recycling bins, Snow Blower, Misc Gardening equipment, and Lawn Maintenance tools. Structure to have a flat roof to minimize the volume of the space. There will be plenty of transparency to see the house finishes behind the Greenhouse glass walls.



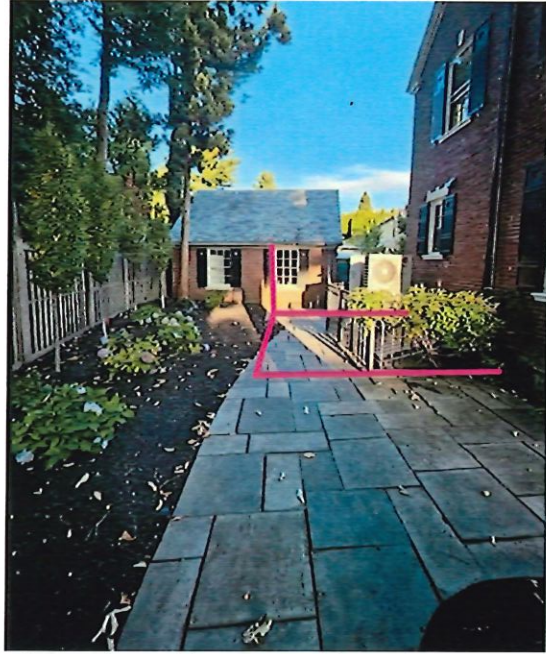
Current Rear Patio View to back
After new plantings installed.
New plantings will fill space
Similar to old look.



Driveway view with mature rear yard plantings before new
Plantings were installed and elderly plantings removed.



Rear patio looking towards Garage



Same view with proposed footprint

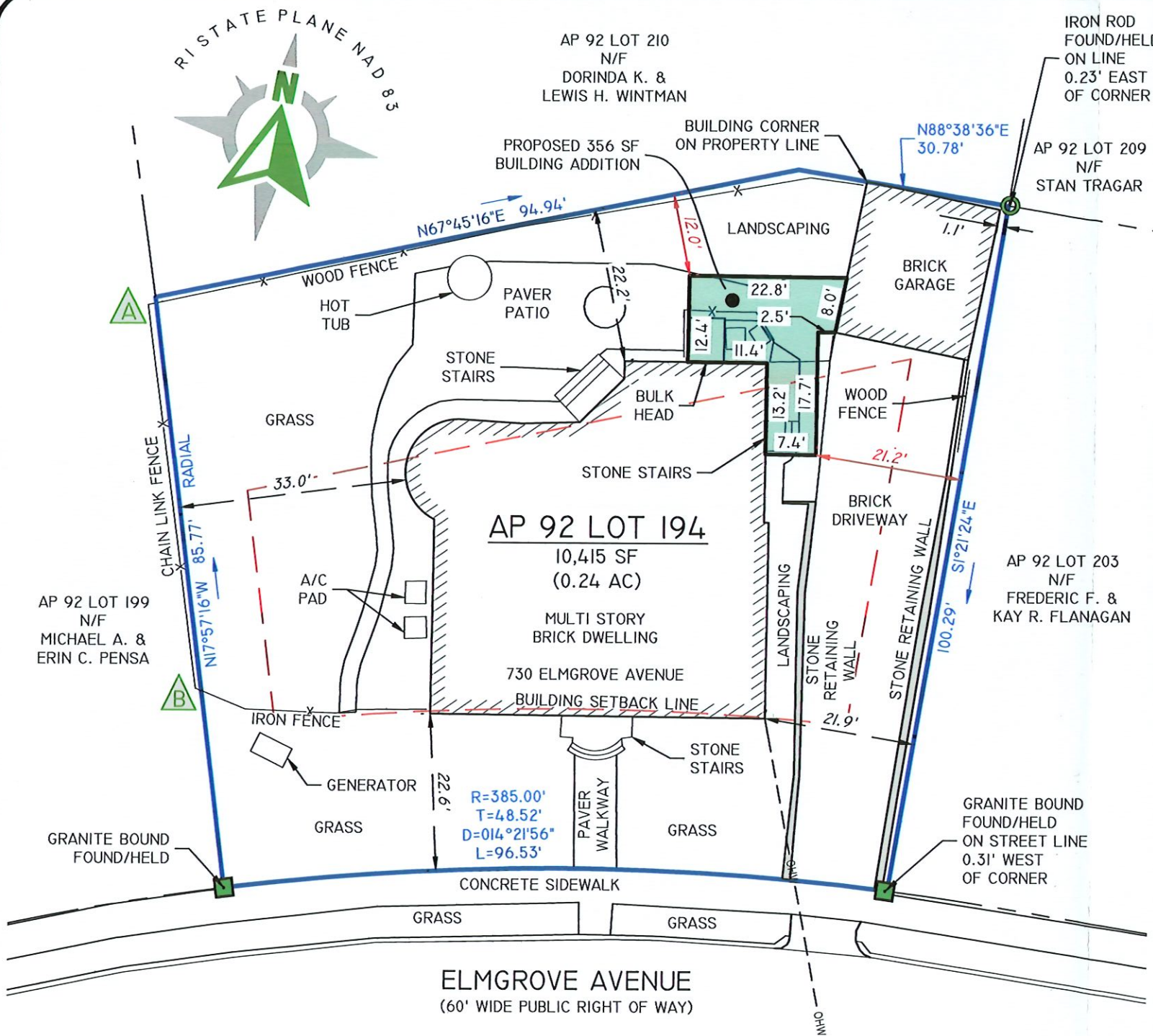


Rear of Garage/Fence Corner looking South



Same view as above, but with the older mature plants that were just removed to plant new ones that will fill out and last longer.

z:\domain\projects\2654-012 elm Grove Avenue 730\autocad drawings\2654-012-ppln.dwg Plotted: 9/19/2024



GENERAL NOTES

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 92, LOT 194 IN THE CITY OF PROVIDENCE, PROVIDENCE COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK I4169, PAGE 283 IS DEREK SIMPSON.
3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0307J, MAP REVISED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
5. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON AUGUST 22, 2024. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
7. SITE IS SUBJECT TO RESTRICTIONS SET FORTH IN DEED BOOK 718, PAGE 226, DATED OCTOBER 2, 1928.

PLAN REFERENCES

1. PLAT OF LAND BELONGING TO BLACKSTONE BOULEVARD REALTY CORPORATION, DATED OCTOBER, 1923, SCALE 1"=100', PLAN BY W.H.G. TEMPLE, RECORDED IN PLAT BOOK 35, PAGE 80.
2. PLAT OF THREE PARCELS OF LAND IN THE CITY OF PROVIDENCE MARKED A. B. C. RESPECTIVELY, BELONGING TO THE PROPRIETORS OF SWAN POINT CEMETERY, DATED NOVEMBER, 1945, SCALE 1"=20', PLAN BY J.J. CROMPTON, RECORDED IN PLAT BOOK 40, PAGE 43.
3. HARTSHORN PLAT, OWNED BY THE PROPRIETORS OF SWAN POINT CEMETERY, PROVIDENCE, R.I., DATED OCTOBER, 1947, SCALE 1"=40', PLAN BY JOHN J. CROMPTON, RECORDED IN PLAT BOOK 40, PAGE 49.

ZONING NOTES

1. THE PARCEL IS ZONED R-1A PER THE ASSESSOR'S ONLINE DATABASE.
2. THE ZONING ORDINANCE SECTION 402 LISTS THE DIMENSIONAL REGULATIONS AS FOLLOWS:

MINIMUM LOT AREA	NONE (7,500 SF NEW SUBDIVISION)	
MINIMUM FRONTAGE	NONE	
MAXIMUM BUILDING HEIGHT	40 FEET (NOT TO EXCEED 3 STORIES)	
MAXIMUM BUILDING COVERAGE	EXISTING - 26%	PROPOSED - 29%
MAXIMUM IMPERVIOUS COVERAGE		
FRONT YARD	33%	
REAR YARD	50%	
TOTAL	EXISTING - 53%	PROPOSED - 53%
MINIMUM PERVIOUS COVERAGE	1,000 SQUARE FEET	
MINIMUM FRONT SETBACK	BUILD-TO-ZONE (23 FEET)	
MINIMUM SIDE SETBACK	10 FEET	
MINIMUM REAR SETBACK	30 FEET	
HOUSE FOOTPRINT	2250 SF	
GARAGE FOOTPRINT	434	
ROOFED AREA	EXISTING 2684 SF	PROPOSED 3040 SF
FRONT YARD IMPERVIOUS	EXISTING 187 SF	PROPOSED 187 SF
REAR YARD IMPERVIOUS	EXISTING 1844 SF	PROPOSED 1853 SF

THE ABOVE NOTES ARE BASED ON INFORMATION FROM THE CITY OF PROVIDENCE ASSESSOR'S ONLINE DATABASE AND THEIR ZONING ORDINANCE ONLY. ANY SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.

LIST OF POSSIBLE ENCROACHMENTS

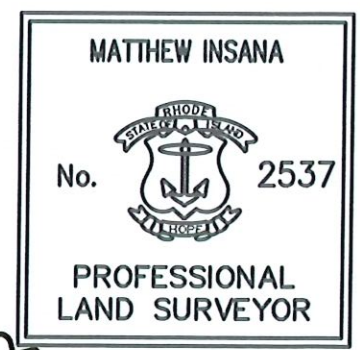
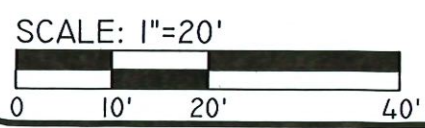
- ▲ WOOD FENCE 1.2' OVER PROPERTY LINE
- ▲ IRON FENCE 0.8' OVER PROPERTY LINE

SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- LIMITED CONTENT BOUNDARY SURVEY (BUILDING LOCATION) CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: DEPICT THE RELATIONSHIP BETWEEN THE LOT LINES AND PROPOSED BUILDING FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT



Matthew Insana 9/19/24
 MATTHEW INSANA, RIPLS #2537, COA #LS.000A160

DiPrete Engineering

Two Stafford Court Cranston, RI 02920
 tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport

BUILDING PLOT PLAN

730 ELMGROVE AVENUE

PROVIDENCE, RHODE ISLAND

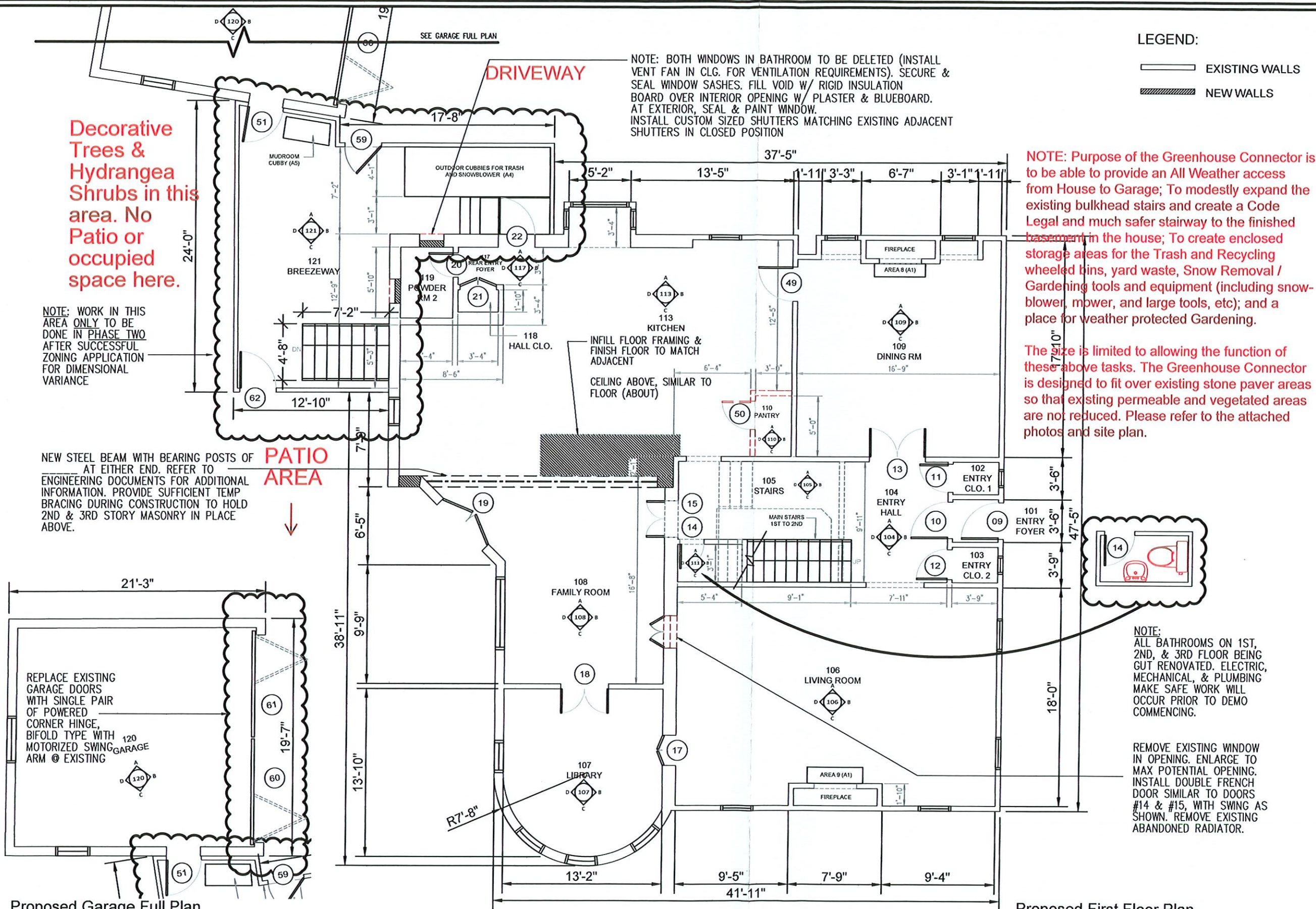
APPLICANT: **HILL AND HARBOR DESIGN + BUILD**

110 MAIN STREET, SUITE 305, EAST GREENWICH, RI 02818

DATE: 9/18/24
 REVISED: 9/19/24

DE Job No: 2654-012 COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET | OF 1



LEGEND:
 ——— EXISTING WALLS
 ▨ NEW WALLS

NOTE: BOTH WINDOWS IN BATHROOM TO BE DELETED (INSTALL VENT FAN IN CLG. FOR VENTILATION REQUIREMENTS). SECURE & SEAL WINDOW SASHES. FILL VOID W/ RIGID INSULATION BOARD OVER INTERIOR OPENING W/ PLASTER & BLUEBOARD. AT EXTERIOR, SEAL & PAINT WINDOW. INSTALL CUSTOM SIZED SHUTTERS MATCHING EXISTING ADJACENT SHUTTERS IN CLOSED POSITION

NOTE: Purpose of the Greenhouse Connector is to be able to provide an All Weather access from House to Garage; To modestly expand the existing bulkhead stairs and create a Code Legal and much safer stairway to the finished basement in the house; To create enclosed storage areas for the Trash and Recycling wheeled bins, yard waste, Snow Removal / Gardening tools and equipment (including snow-blower, mower, and large tools, etc); and a place for weather protected Gardening.

The size is limited to allowing the function of these above tasks. The Greenhouse Connector is designed to fit over existing stone paver areas so that existing permeable and vegetated areas are not reduced. Please refer to the attached photos and site plan.

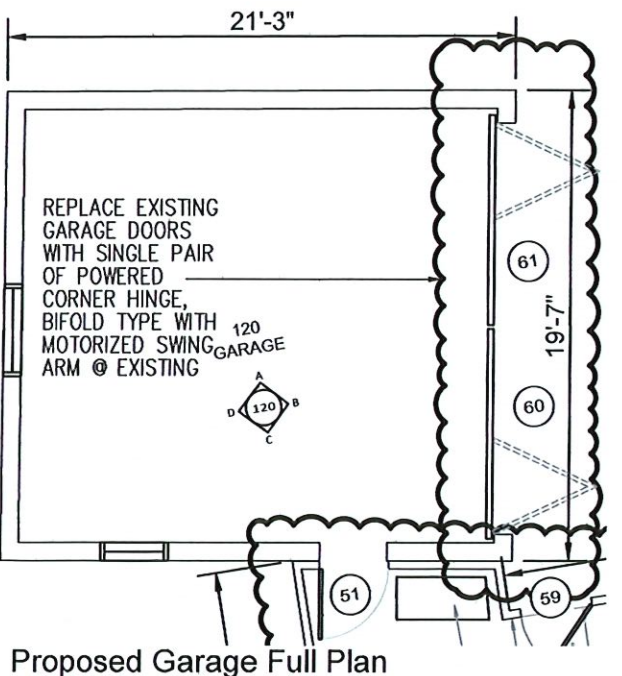
NOTE: ALL BATHROOMS ON 1ST, 2ND, & 3RD FLOOR BEING GUT RENOVATED. ELECTRIC, MECHANICAL, & PLUMBING MAKE SAFE WORK WILL OCCUR PRIOR TO DEMO COMMENCING.

REMOVE EXISTING WINDOW IN OPENING. ENLARGE TO MAX POTENTIAL OPENING. INSTALL DOUBLE FRENCH DOOR SIMILAR TO DOORS #14 & #15, WITH SWING AS SHOWN. REMOVE EXISTING ABANDONED RADIATOR.

Decorative Trees & Hydrangea Shrubs in this area. No Patio or occupied space here.

NOTE: WORK IN THIS AREA ONLY TO BE DONE IN PHASE TWO AFTER SUCCESSFUL ZONING APPLICATION FOR DIMENSIONAL VARIANCE

NEW STEEL BEAM WITH BEARING POSTS OF AT EITHER END. REFER TO ENGINEERING DOCUMENTS FOR ADDITIONAL INFORMATION. PROVIDE SUFFICIENT TEMP BRACING DURING CONSTRUCTION TO HOLD 2ND & 3RD STORY MASONRY IN PLACE ABOVE.



Proposed Garage Full Plan
 Scale = 1/8" = 1'-0"

Proposed First Floor Plan
 Scale = 1/8" = 1'-0"

Simpson Residence
 Renovation of Existing Structure
 730 Elm Grove Avenue, Providence, RI 02906
 Proposed Floor Plan
 First Floor
 Scale: As Noted
 Reviewed by: TMT
 Drawn by: TMT

HILL & HARBOR
 DESIGN + BUILD
 110 Main St. Unit 305, E. Greenwich, RI
 401-388-0685

Drawing No.:
A105
 Drawing 6 of 24
 PERMIT SET
 Date Issued: 09.12.24
 Date Revised: 00.00.00

NEW 3'X10'
PYRAMIDAL SKYLIGHT

NOTE: WORK IN THIS
AREA ONLY TO BE
DONE IN PHASE TWO
AFTER SUCCESSFUL
ZONING APPLICATION
FOR DIMENSIONAL
VARIANCE

EPDM ROOFING SYSTEM
OVER ROOFING BOARD OVER
3/4" T&G ROOF DECK.
COPPER OR ARCHITECTURAL
METAL TERMINATION STRIPS,
FASCIA, HALF ROUND
GUTTER & TRANSITION TRIM.
COLOR MATCHED 3" ROUND
RAIN LEADERS

FILL IN ABANDONED DOOR
OPENINGS, PATCH &
MATCH FLOORS, WALLS, &
CEILINGS AS REQUIRED.
NEW LAUNDRY CLOSET
PLUMBING FOR STANDARD
W/D ATTACHING
NEW DOUBLE DOOR
HEAT DETECTOR

INFILL FLOOR FRAMING &
FINISH FLOOR TO MATCH
ADJACENT
CEILING ABOVE, SIMILAR TO
FLOOR (ABOUT)

BATHROOM TO BE GUT
RENOVATED. ELECTRIC,
MECHANICAL, & PLUMBING
MAKE SAFE WORK WILL
OCCUR PRIOR TO DEMO
COMMENCING.

DRIVEWAY

Flat Roof
Structure

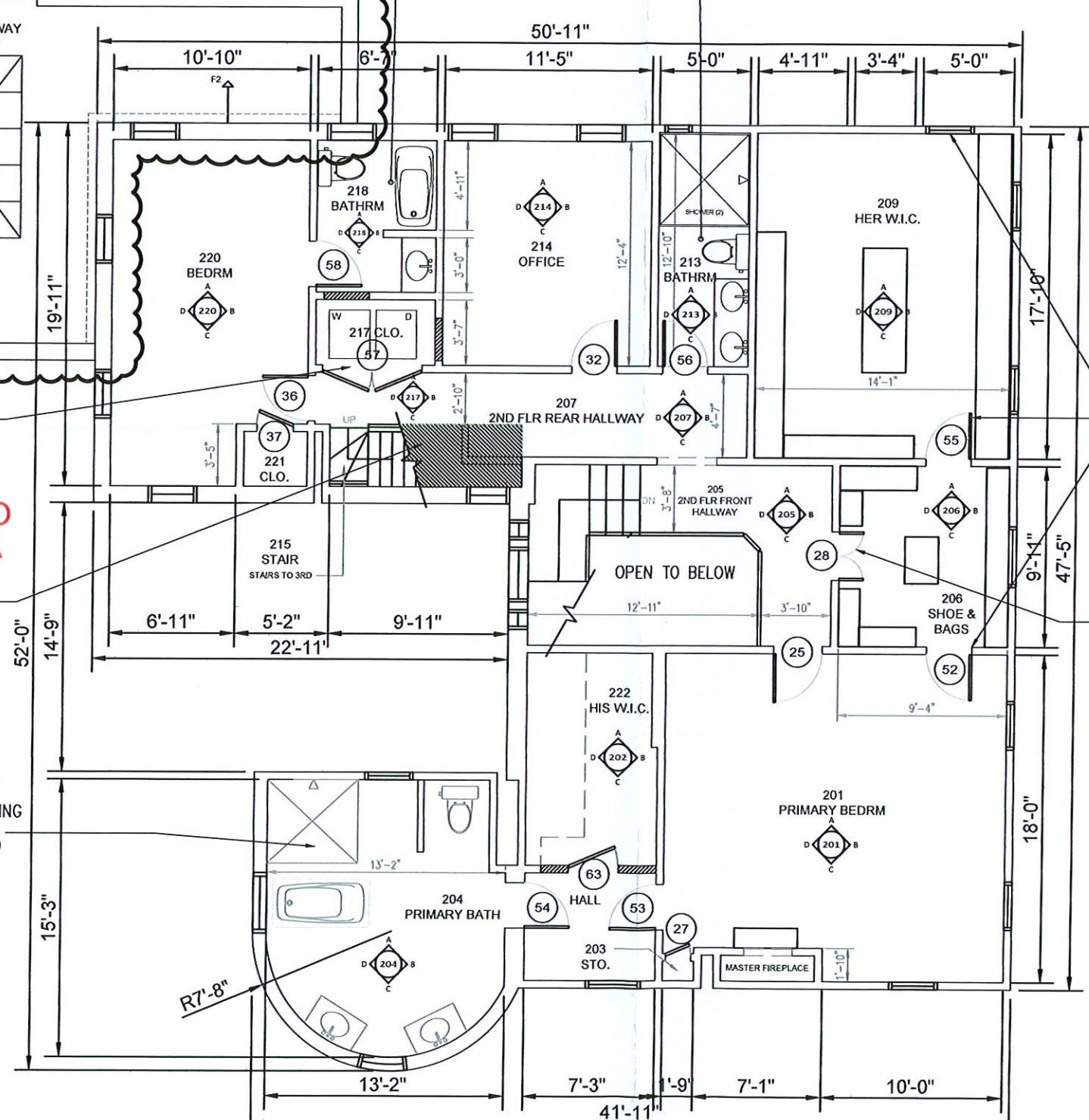
BREEZEWAY
ROOF

PATIO
AREA

BATHROOM TO BE GUT
RENOVATED. ELECTRIC,
MECHANICAL, & PLUMBING
MAKE SAFE WORK WILL
OCCUR PRIOR TO DEMO
COMMENCING.

LEGEND:

- EXISTING WALLS
- NEW WALLS



ALIGN NEW DOORS WITH
EXISTING WINDOW AT FAR
END OF ROOM
209 - HER W.I.C.

NEW FRENCH DOOR
SLABS IN EXISTING OPENING

NOTE:
ALL BATHROOMS ON 1ST,
2ND, & 3RD FLOOR BEING
GUT RENOVATED. ELECTRIC,
MECHANICAL, & PLUMBING
MAKE SAFE WORK WILL
OCCUR PRIOR TO DEMO
COMMENCING.

Simpson Residence
Renovation of Existing Structure
730 Elm Grove Avenue, Providence, RI 02906

Proposed Floor Plan
Second Floor

Scale: As Noted
Reviewed by: TMT

Drawn by: TMT

**HILL &
HARBOR**
DESIGN + BUILD
110 Main St. Unit 305, E. Greenwich, RI
401-388-0685

Drawing No.:

A106

Drawing 7 of 24

PERMIT SET

Date Issued:
09.12.24

Date Revised:
00.00.00

Proposed Second Floor Plan

Scale = 1/8" = 1'-0"



Existing Front Elevation

Scale = 3/32" = 1'-0"



Existing Right Elevation

Scale = 3/32" = 1'-0"

Simpson Residence
 Renovation of Existing Structure
 730 Elm Grove Avenue, Providence, RI 02906

Existing Exterior Elevations
 Front & Right Elevation

Scale: As Noted
 Reviewed by: TMT
 Drawn by: TMT

HILL & HARBOR
 DESIGN + BUILD

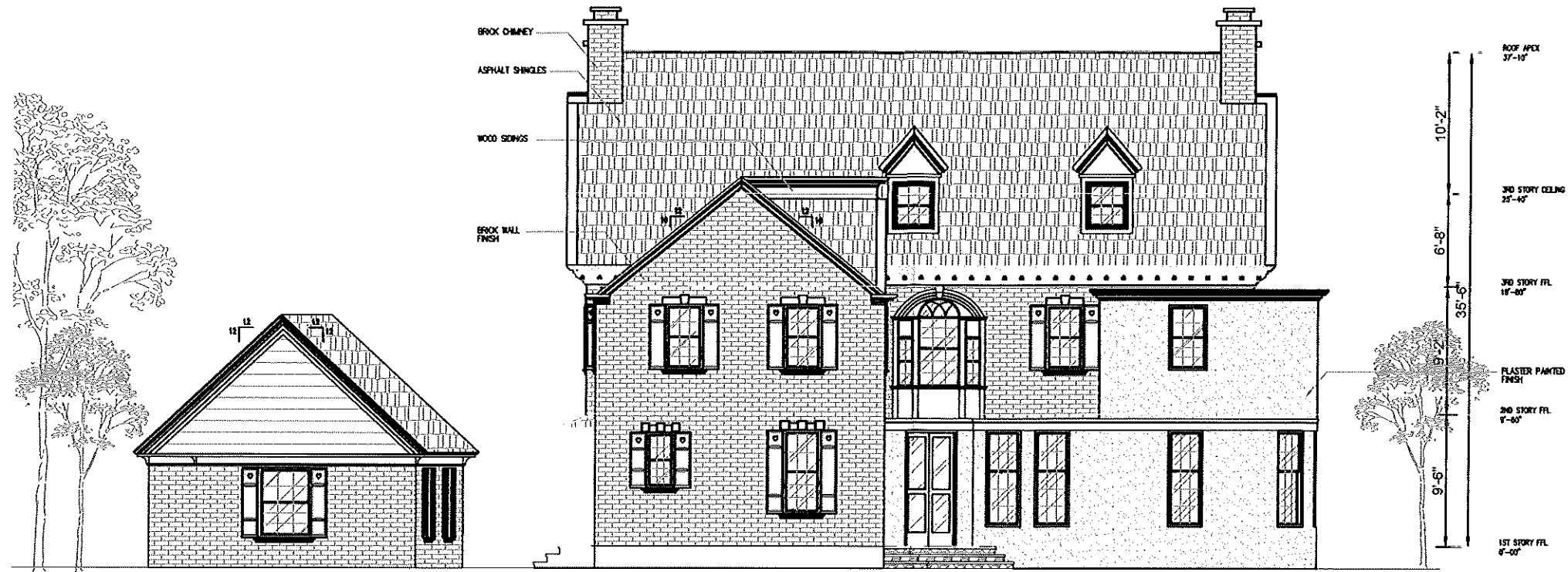
110 Main St. Unit 305, E. Greenwich, RI
 401-388-0685

Drawing No.:
A201

Drawing 13 of 24

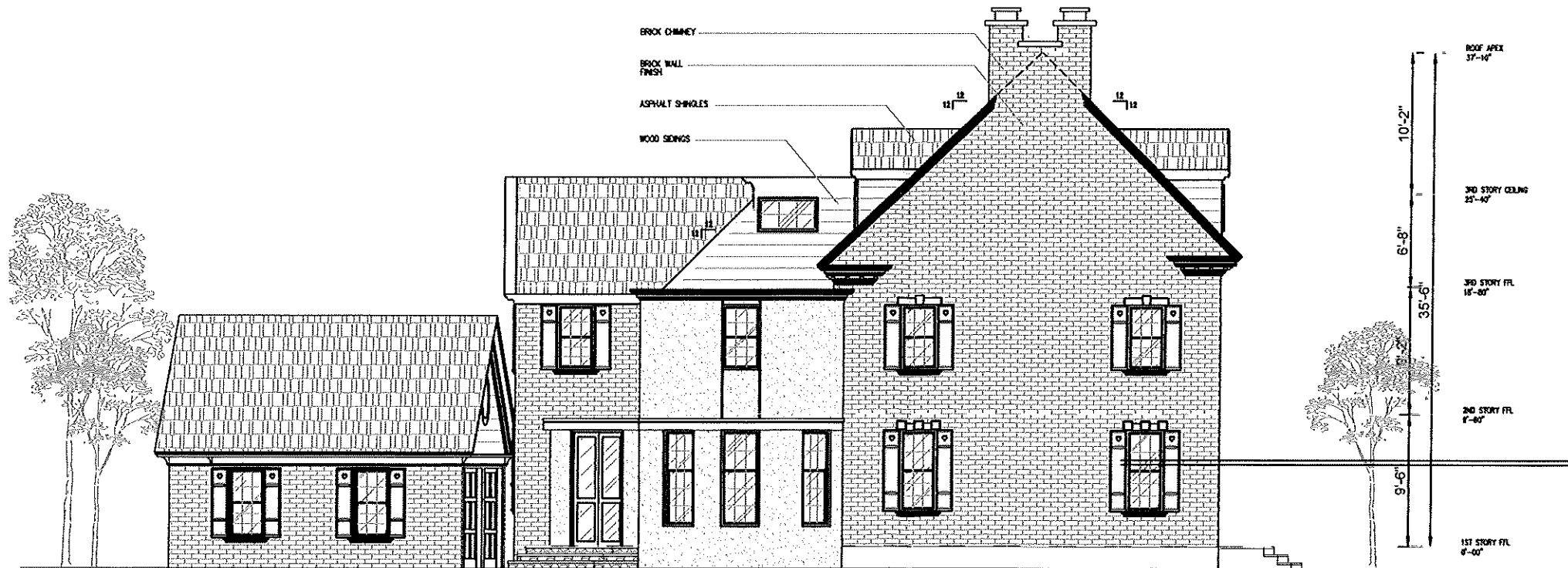
PERMIT SET

Date Issued: 09.12.24
 Date Revised: 00.00.00



Existing Rear Side Elevation

Scale = 3/32" = 1'-0"



Existing Left Side Elevation

Scale = 3/32" = 1'-0"

Simpson Residence
 Renovation of Existing Structure
 730 Elmgrove Avenue, Providence, RI 02906
 Existing Exterior Elevations
 Rear & Left Side Elevation
 Scale: As Noted
 Reviewed by: TMT Drawn by: TMT

HILL & HARBOR
 DESIGN + BUILD
 110 Main St. Unit 305, E. Greenwich, RI
 401-388-0685

Drawing No.:

A202

Drawing 14 of 24

PERMIT SET

Date Issued: 09.12.24 Date Revised: 00.00.00



Note: Single story Greenhouse connector between the House and the Garage is to be constructed with a flat EPDM roof to minimize volume of the connector. Footprint is to remain over the existing stone paver patio.

Proposed Front Elevation

Scale = 3/32" = 1'-0"



Note: Greenhouse connector shall have mostly clear glass for its exterior wall system, with the exception of the closest portion to the neighbor which shall be painted stucco system, as well as the exterior accessible storage cubbies which shall be painted wood paneling to match the existing adjacent exterior painted wood features.

Proposed Right Elevation

Scale = 3/32" = 1'-0"

Simpson Residence
Renovation of Existing Structure
730 Elm Grove Avenue, Providence, RI 02906

Proposed Exterior Elevations
Front & Left Side Elevation

Scale: As Noted
Reviewed by: TMT
Drawn by: TMT

HILL & HARBOR
DESIGN + BUILD

110 Main St. Unit 305, E. Greenwich, RI
401-388-0685

Drawing No.:

A203

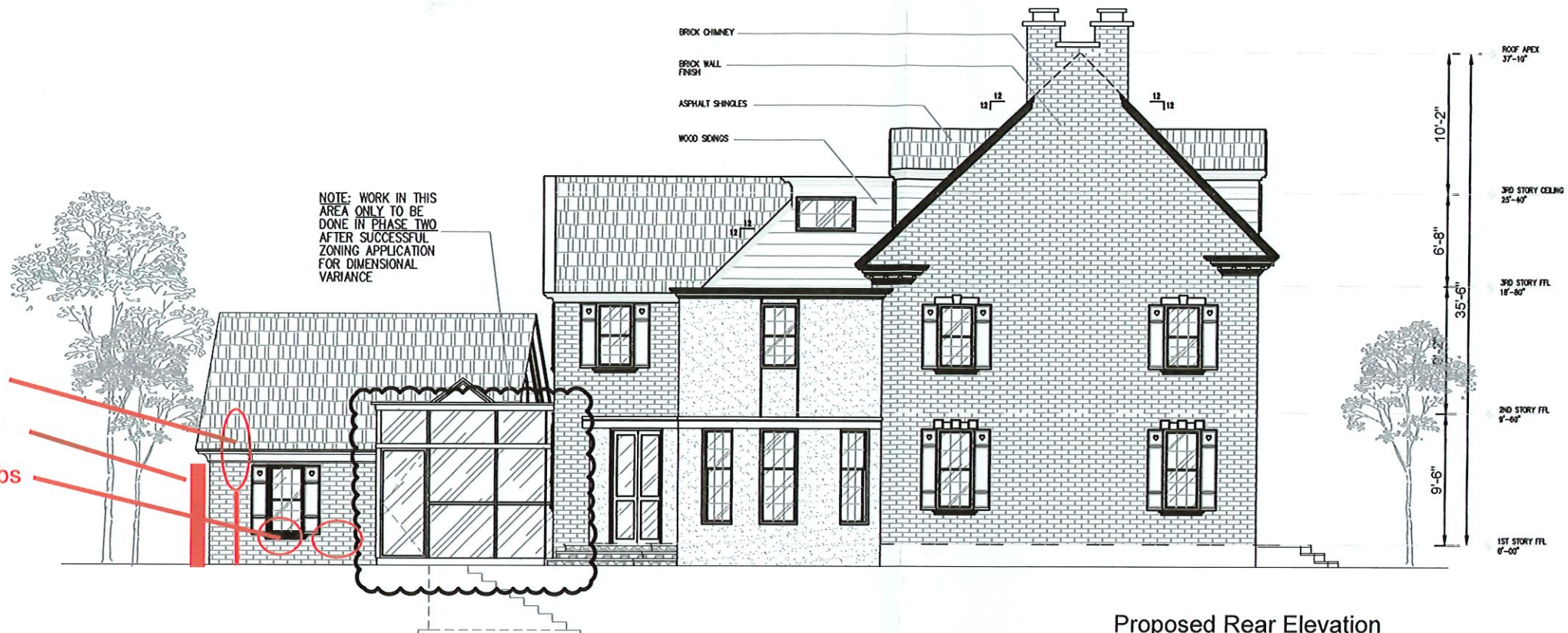
Drawing 15 of 24

PERMIT SET

Date Issued: 09.12.24
Date Revised: 00.00.00

Decorative Tree
 Fence (Existing)
 Hydrangea Shrubs

NOTE: WORK IN THIS AREA ONLY TO BE DONE IN PHASE TWO AFTER SUCCESSFUL ZONING APPLICATION FOR DIMENSIONAL VARIANCE

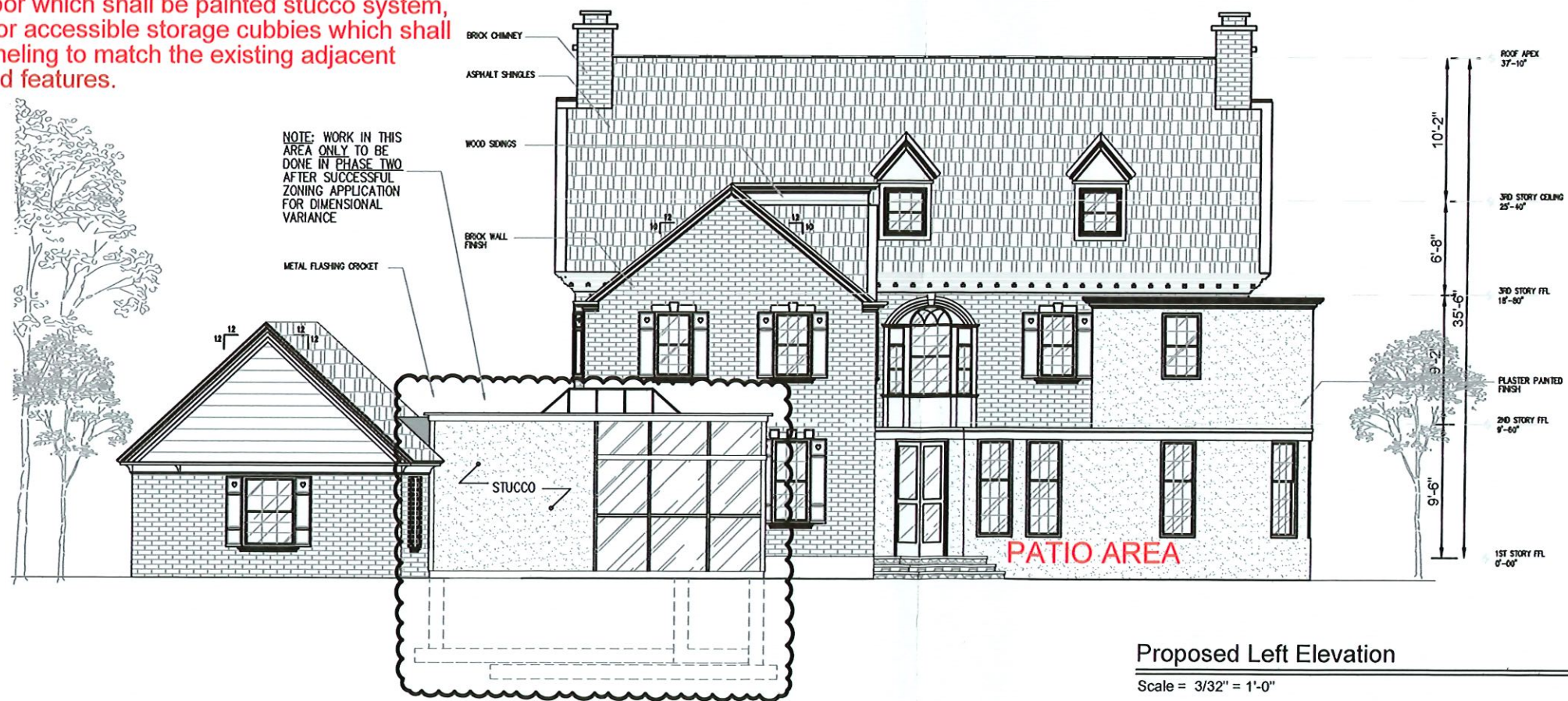


Proposed Rear Elevation

Scale = 3/32" = 1'-0"

Note: Greenhouse connector shall have mostly clear glass for its exterior wall system, with the exception of the closest portion to the neighbor which shall be painted stucco system, as well as the exterior accessible storage cubbies which shall be painted wood paneling to match the existing adjacent exterior painted wood features.

NOTE: WORK IN THIS AREA ONLY TO BE DONE IN PHASE TWO AFTER SUCCESSFUL ZONING APPLICATION FOR DIMENSIONAL VARIANCE



Proposed Left Elevation

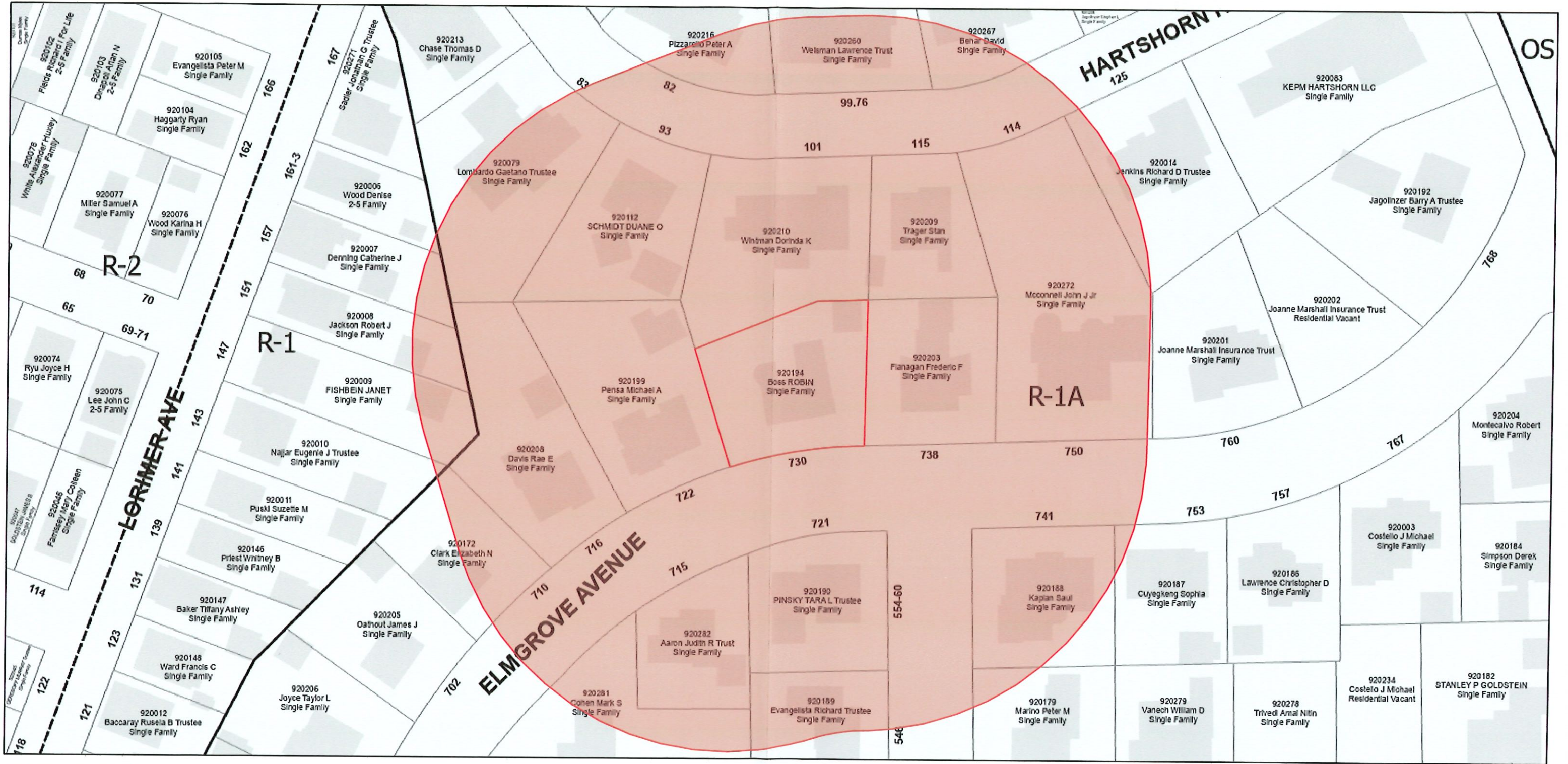
Scale = 3/32" = 1'-0"

Simpson Residence
 Renovation of Existing Structure
 730 Elmgrove Avenue, Providence, RI 02906
 Proposed Exterior Elevations
 Rear & Left Elevation
 Scale: As Noted
 Reviewed by: TMT Drawn by: TMT





HILL & HARBOR
 DESIGN + BUILD
 110 Main St. Unit 305, E. Greenwich, RI
 401-388-0685

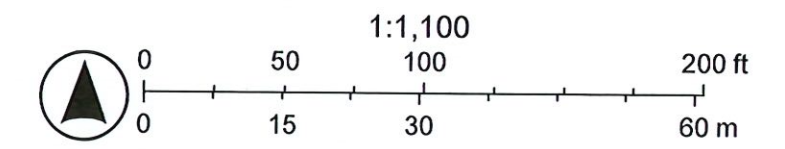
Drawing No.:
A204
 Drawing 16 of 24
 PERMIT SET
 Date Issued: 09.12.24 Date Revised: 00.00.00

200' Radius Map - 730 Elmgrove Avenue



9/5/2024, 10:19:29 AM

-  Plat Boundaries
-  Zoning
-  Parcels
-  Buildings



Esri Community Maps Contributors, University of Rhode Island, City of East Providence, City of Providence, MassGIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS