

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

DEC 10 2024

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

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: AB Truck Trailer LLC Applicant Mailing Address
 Email: _____ Street: 927 Great Rd. No. Smithfield, RI
 Phone: _____ City, State, Zip: No. Smithfield, RI 02896

Owner: AB Truck Trailer LLC Owner Mailing Address
 Email: _____ Street: 927 Great Rd. No. Smithfield, RI
 Phone: _____ City, State, Zip: No. Smithfield, RI 02896

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: 93 Ayrault Street, Providence, RI 02908
 Plat and Lot Numbers of Subject Property: _____

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

3a. Date owner purchased the Property: 2022

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

4. Dimensions of each lot:

Lot # <u>439</u>	Width <u>44.56'</u>	Depth <u>40'</u>	Total area <u>1,831</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>26' x 36'</u>	Area of Footprint _____
Overall Height <u>30'</u>	Overall Height _____
# of Stories <u>3</u>	# of Stories _____

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

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

6a. Existing Lot Coverage:

Building Coverage (area of all roofed structures) 52.4%
Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) _____
Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) _____
Front Yard Impervious Coverage (area of structures and impervious surface in front yard) _____

6b. Proposed Lot Coverage:

Building Coverage (area of all roofed structures) 52.4%
Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) _____
Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) _____
Front Yard Impervious Coverage (area of structures and impervious surface in front yard) _____

7a. Present Zoning Use of the Property: Three-family

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

8. Proposed Zoning Use of the Property: Three-family

9. Number of Parking Spaces:

of existing spaces Two # of proposed spaces Two

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>
14-1	Required parking spaces
_____	_____
_____	_____
_____	_____

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):

General interior renovations to legalize 3rd floor apartment.
Build new front stairs from 2nd to 3rd floor.
Upgrade rated doors, handrails, and smoke detectors.
We are trying to legalize the existing 3rd floor apartment. The three-family use is allowed, as per zoning.
Due to the small size of this lot, we can fit only two (2) parking spaces, and the zoning requires three (3) parking spaces. We are installing landscaping and fencing as shown.

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):

AB Truck Trailer LLC

Type Name



Signature

Type Name

Signature

Applicant(s):

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?**

The lot size is not compatible to properly fit 3 cars.

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

This lot is quite unique due to its size and shape. It is only 1,831 sq. ft. in lot area.

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. 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:

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:

The three-family use is allowed by zoning, but due to the small lot size we are unable to show 3 acceptable parking spaces. The request is for dimensional relief only.

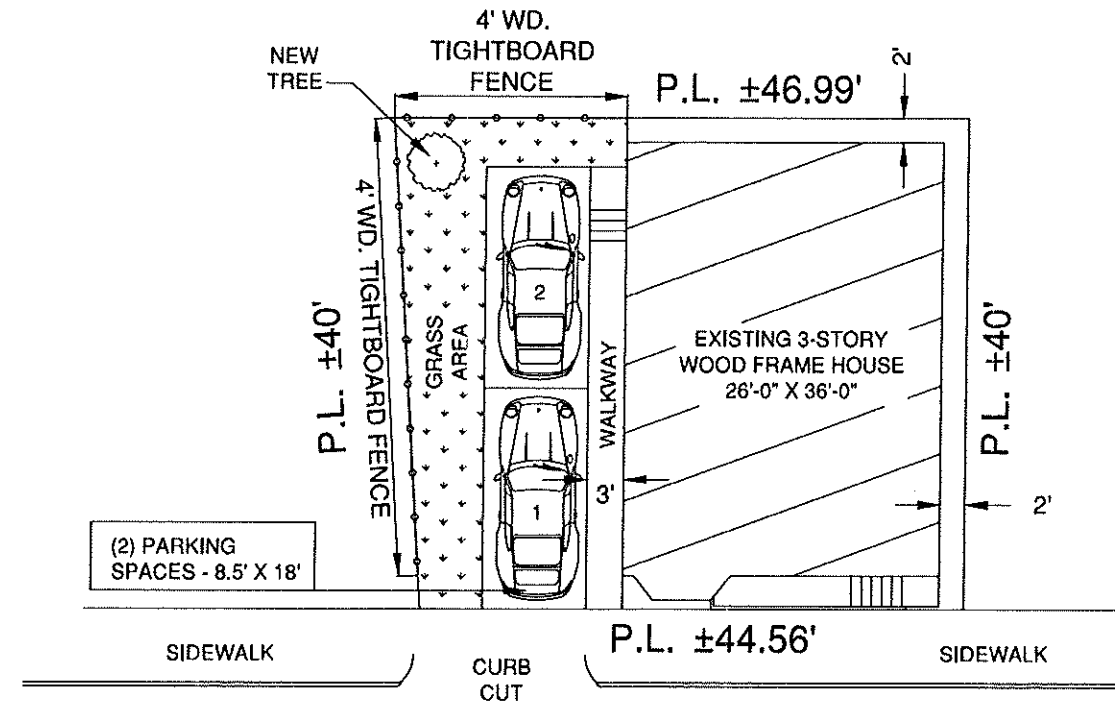
If this dimensional variance is not granted, the owner will not be allowed this legally allowed use, and this would be more than a mere inconvenience.

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

PROPOSED
3-FAMILY HOUSE
93 AYRAULT STREET
PROVIDENCE, RI

GENERAL NOTES:

- INTERIOR RENOVATIONS TO LEGALIZE 3RD APT. - TO CHANGE USE FROM 2 APTS TO 3 APTS
- EXTEND FRONT STAIRWAY FROM 2ND FLOOR UP TO 3RD FLOOR AS PER PLANS. TO REPLACE EXISTING FRONT FIRE ESCAPE
- ALL APT. ENTRANCE DOORS TO BE SOLID CORE WOOD DOORS EQUIPPED WITH CLOSERS (MIN. 20 MINUTE RATING)
- ELECTRONICALLY CONNECTED SMOKE & CARBON MONOXIDE DETECTORS AS PER CODE REQUIREMENTS
- ALL ELECTRICAL WORK BY LICENSED ELECTRICIAN
- ALL PLUMBING TO BE DONE BY LICENSED PLUMBER
- ALL MECHANICAL WORK TO BE DONE BY LICENSED CONTRACTOR



SITE/PARKING PLAN

SCALE: 1" = 10'

NOTES:

LOCATION: 93 AYRAULT STREET
 PROVIDENCE, R.I.
 PLAT: 66
 LOT: 439
 ZONE: R-3
 AREA: 1,831 S.F.
 CONSTRUCTION: WOOD FRAMED
 BUILD. HEIGHT: 3 STORIES
 USE GROUP: R-2 THREE FAMILY HOUSE

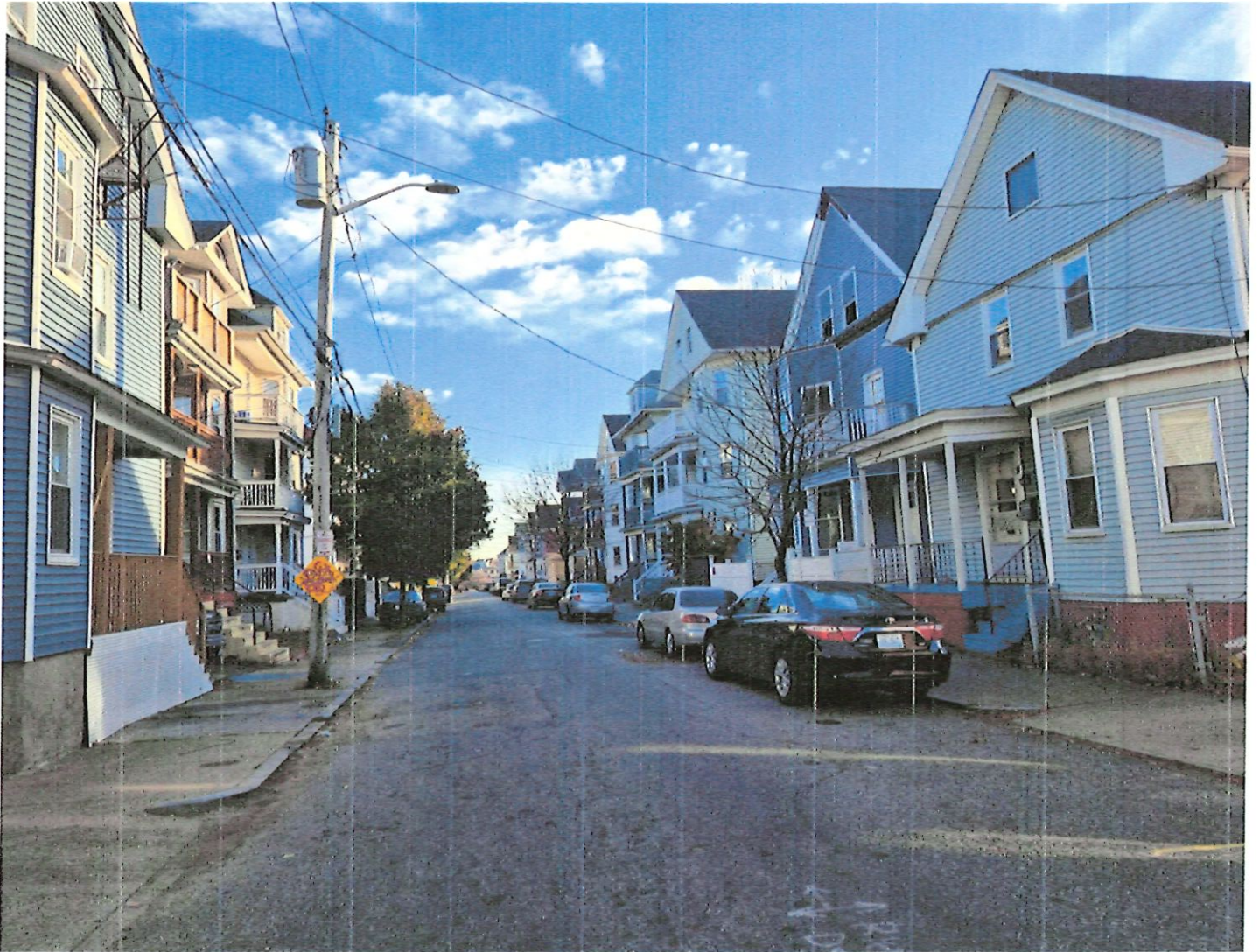
PROPOSED 3-FAMILY HOUSE 93 AYRAULT STREET PROVIDENCE, RI	DATE: 02-08-24 DRAWN: MCM CHECKED: REVISED: 08-13-24
MCM DESIGN ARCHITECTURAL DESIGN & CONSULTANT RESIDENTIAL/COMMERCIAL PLANNING	
MCM PROJECT NO.	SHEET NO. C1



FRONT LEFT OF
SUBJECT PROPERTY



FRONT RIGHT OF
SUBJECT PROPERTY



AYRAULT STREET USES
NOTE MANY THREE
FAMILY HOUSES

