

East Providence
Zoning Board of Review

SPECIAL USE PERMIT FORM
(Ref. #19-42)

This Form must be completed in full prior to
being considered by the Zoning Board of Review.

File #	_____
Date of Filing	_____
Received By	_____
Date of Hearing	_____
Action	_____
Recorded	_____ Bk. _____ Pg. _____

Phone Number: 401-438-8211
Gregory S. Dias, Esquire

1. LOCATION OF PROPERTY 21 Arlington Street Avenue/Street
Map 106 Block 30 Parcel 007 Zoning District Residential 6

2. Owner Karolina Gomez
Address 21 Arlington Street
Date of Purchase 10/25/2021
Proposed Lessee/Purchaser _____
Attorney Gregory S. Dias, Esquire
Phone Number 438-8211
Address 349 Warren Avenue, East Providence, RI 02914
Representing Karolina Gomez

3. DIMENSIONS OF SITE 50 100 5,000
WIDTH DEPTH AREA (SQ.FT.)

LIST OF ALL EXISTING BUILDINGS AND USES:

Building Type	Height	Area (SQ.FT.) (Building Footprint)	USE
(1) Residential		28' X 22'	3 Family
(2)			
(3)			

4. SPECIAL USE PERMIT SOUGH PER SECTION 19-98, SCHEDULE OF USE:

Three Family House in Residential 6 Zoning District
Type of Use

5. DESCRIPTION OF PROPOSAL: Describe the proposed use, include information on the scale and size of proposal.

See attached.

6. PRECEDENT STANDARDS: List the Sections of Chapter 19 which include precedent standards applicable to the proposed use. Describe how the proposal will meeting the standards.

SECTION NUMBER	STANDARD	DESCRIBE COMPLIANCE
Special Use Permit	19-39	Dormers
_____	_____	_____
_____	_____	_____
_____	_____	_____

NOTE: PLANS ACTED UPON BY THE BOARD BECOME INCORPORATED AS PART OF THE DECISION AND ARE FINAL.

OWNER(S) SIGNATURE Karolina Gomez DATE 4-27-2023
Karolina Gomez DATE _____

AGENT/ATTORNEY Gregory S. Dias, Esquire
ADDRESS 349 Warren Avenue, East Providence, RI 02914
Phone Number 401-438-8211

Special Use Permit Form – 21 Arlington Street, East Providence, RI

#5. The Petitioner seeks a Special Use Permit as the request is an intensification of the non-conforming use of this property which recently received a zoning variance to acknowledge and permit the continuation of the three-unit residence.

This request is to comply with the requirement of obtaining all necessary building and fire permits.

RECEIVED:
SEP 15, 2021 02:00 PM
Samantha Burnett
CITY OF EAST PROVIDENCE City Clerk

CITY OF EAST PROVIDENCE
ZONING BOARD OF REVIEW
DECISION

Date: 14 September 2021

This is to certify that at the East Providence Zoning Board of Review meeting held on 4 August 2021, the Board considered the following request:

Applicant: Yasmani Balcazar Vaca
Owner of Property: Yasmani Balcazar Vaca
Subject Premises: 21 Arlington Street
Map: 106 Block: 30 Parcel: 007.00
Case Number: 6851



DOC # 202100007702 Pages: 2
BK: 4491 PG: 114
Recorded: 09/15/2021 01:59 PM
City of East Providence, Rhode Island
Samantha Burnett, City Clerk

Zoning District: Residential 6 District

Requested Action: Seek a Use Variance, to permit retention of a three (3) unit multifamily residential building, Zoning Officer being unable to properly document the pre-existing nonconforming status of third, upper-story residential unit, thereby being deemed prohibited pursuant to Section 19-98 'Schedule of Use Regulations'.

Zoning Board of Review Members Voting on Application in Question: Eugene Saveory, Michael Beauparlant, Gary Pascoa, Richard Croke, and Matthew W. Robinson.

Documents and other material submitted in regard to the subject application: Completed application and supporting project description; Class I Surveyed site plan entitled 'Boundary Stake-Out Survey,' prepared by Ocean State Planners, Inc., Job No. 9911, and dated 3 March 2021; Appraisal Compliance Certificate; Appraisal of Real Property Report; Aerial Photo, documenting the multitude of surrounding multi-unit residences, for purposes of evidencing neighborhood compatibility, designated Exhibit No. 1; Tax Assessment record(s); Planning Department staff report, dated 27 July 2021; 200-Foot Radius Map; Abutters List; Copy of Legal Advertisement; Certified return receipts acknowledging abutters within 200' of the subject property were appropriately notified; and all written and recorded minutes of the 4 August 2021, Zoning Board of Review Meeting.

The Zoning Board of Review hereby grants in a four (4) to one (1) vote, with Mr. Beauparlant voting Nay, the above-described relief in accordance with the submitted application subject to the following:

1. Petitioner(s) obtaining any, and all, necessary permits.
2. Compliance with the submitted site plan (or amended site plan as it may be applicable), all exhibits, and entire testimony provided during the respective hearing.

The aforementioned relief is valid for six (6) months during which the applicant shall exercise the right granted by the decision; otherwise said relief shall expire on 14 March 2022. The Zoning Board of Review may upon application within the six-month period and for good cause shown, extend the limitation for one additional six-month period.

Stated relief has been granted by the Zoning Board of Review as the application has entered evidence to the satisfaction of "Section 19-47 Application process", "Section 19-45(a)(1-4) Variances – Findings required", and "Section 19-45(b)(1) Additional Standards".


The Zoning Board of Review members voting in favor, after reviewing the documents and other materials submitted in regard to the subject application and receiving testimony, hereby finds as follows:

1. 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. The Board concluded that failure to grant the requested relief would result in hardship amounting to loss of all beneficial use, considering there was more than sufficient evidence to document the long-standing presence of the three (3) units. It could not be conclusively determined when the third-unit was introduced. The Board was satisfied that the unit had been present for many years, without incident.
2. The Board further concluded that the primary desire was not financial gain, but merely retention of a long-standing multi-unit residential facility, which would actually be modified to realize compliance with all building and fire code regulations. It was also evidenced that there is great need for such small, apartment units. A denial would actually realize inconsistency with various Comprehensive Plan – Housing Element goals and objectives.
3. The Board finally concluded that the associated hardship was not the result of any personal prior actions of the applicant, having purchased the property as described. In fact, if the mandated zoning certificate ordinance was still in effect, this would have been recognized prior to her purchasing the property. The Board understood that she was not at fault, and there would be no harm in now supporting much-needed housing that would realize code and safety compliance.

Mr. Beauparlant, the sole member voting against the petition simply believed that better due diligence should have been demonstrated, although he too had no other reservations.

Any party aggrieved by this decision may file an appeal in accordance with Title 45, Chapter 24, Section 69 of the Rhode Island General Laws and the City of East Providence Zoning Ordinance, Chapter 19, Section 38(b), within twenty (20) days from the date of the recording of this decision.

ZONING BOARD OF REVIEW


EUGENE SAVEORY, CHAIRMAN

Recorded in the City of East Providence Land Evidence Records

Book: _____ Page: _____

Date: _____

DORMER ADDITION
21 ARLINGTON STREET
EAST PROVIDENCE R.I. 02914



FOR CONSTRUCTION
 P. SQUARED, LLC
 1500 W. MAIN STREET
 PROVIDENCE, RI 02908

Mrs. KAROLINA GONZALEZ
 21 ARLINGTON STREET
 EAST PROVIDENCE, RI 02914

21 ARLINGTON STREET
 EAST PROVIDENCE, RI 02914
 DORMER ADDITION

2023-010 5001 0

DESIGN CRITERIA

DESIGN CODE: 2018 International Residential Code (IRC)

- Design Dead Load 10 p.s.f.
- Design Live Load 40 p.s.f.
- Design Ground Snow Load 30 p.s.f.
- Wind Speed 140 m.p.h.
- Exposure Category B
- Height and Exposure adjustment 1.0

- 2. Manual of Steel Construction Eighth Edition
- Max. Allowable Deflection L/360

STRUCTURAL STEEL

All work shall conform to the American Institute of Steel Construction (AISC) Specifications and its code of standard practice.

Permanent framing and final connection details are shown of the drawings. The contractor shall be responsible for the erection sequences, means, and methods. Structural drawings shall be used in conjunction with existing conditions, the general contractor is responsible to check and coordinate dimensions, clearances, ect. with the work of other trades.

- square and Rectangular HSS ASTM A500, GRADE B (50 k.s.i.)
- Shapes, MISC, Plates & Bars ASTM A36
- bolts ASTM A325
- Anchor Rods ASTM F 1554, Grade 36
- colled Shaps: ASTM A572 Gr.50 Fy=50k.s.i. F=65k.s.i.

DESIGN PROCEDURE

- 1. The Contractor will contract with the truss fabricator, who will supply a truss layout and a structural design of each significant element of the roof system. The truss plate manufacturer's engineer reviews and seals the individual truss designs on behalf of the truss fabricator.

ROOF TRUSS

- 1. The roof truss manufactures engineering design drawings bearing the seal of the Registered Professional Engineer preparing the design, shall be provided to the Engineer of Record for his approval.
- 2. Species grade or better: No. 1 KD Southern Yellow Pine No. 1 and better Douglas Fir 2100 Fb=1.8E Machine Stress Rated (MSR) lumber.
- 3. The roof truss spans represent truss overall lengths, assuming 3 1/4" bearing at each end.
- 4. The minimum truss span-to-live load deflection is L/360.
- 5. Truss designs shall be in accordance with the latest version of ANS/ITPI National Design Standards for Metal Plates Connected Wood Construction, a publication of Truss Plate Institute and generally accepted engineering practice.
- 6. Delivery, handling, and erection of the roof truss shall be in accordance with the "TPI Quality Standard for Metal Plates Connected Wood Trusses" published by the Truss Plate Institute.
- 7. Roof Truss connector plates to be manufactured under rigid quality control using structural Grade C hot-dipped, galvanized steel meeting ASTM Specification A653.

CONNECTOR PLATES

Connector plates shall be approved by the following recognizes national and regional model building code groups, based on extensive structural testing:

- 1. BOCA National Building Code Building Officials and Code Administrators, (BOCA) Research Report No. 96-31, 96-67.
- 2. Uniform Building Code (UBC) International Conference of Building Officials (ICBO) Report No. 3907 and 4922.
- 3. Standard Building Code (SBC) Southern Building Code Congress International (SBCCI) Report NO. 9667 and 9432A.
- 4. Federal Housing Administration (FHAAHUD) U.S. Department of Housing and Urban Development (HUD) Truss Connector Bulletin No. TCB 17.08.

TEMPORARY BRACING

Temporary or installation bracing is the responsibility of the installer. Temporary bracing shall remain in place as long as necessary for the safe and acceptable completion of the roof or floor and may remain in place after permanent bracing is installed.

STORAGE

Trusses shall be stored in a stable position to prevent toppling and / or shifting. If trusses are stored horizontally, the blocking should be eight foot centers to prevent lateral bending. If truss bundle is to be stored for more than one week, the solid blocking, should be of sufficient height to lessen moisture gain from the ground. During long term storage, trusses should be protected from the elements in a manner that provides for adequate ventilation of the truss. If tarpaulins are used, the ends should be left open for ventilation. If trusses are made with interior rated fire retardant lumber, care should be taken to limit outside exposure.

GENERAL NOTES

- 1. All work is to be performed to the requirements of the Rhode Island State Building Code and it's applicable referenced standards.
- 2. The contractor shall coordinate all dimensions and elevations with existing conditions prior to construction. Any discrepancies shall be brought to the immediate attention of the Engineer of Record.
- 3. Structural members shall not be modified in the field without written approval of the Engineer of Record.
- 4. In case of conflict between notes, details and specifications, the most stringent requirements shall govern. The contractor shall not make deviations from the contract documents without written approval from the Engineer of Record.
- 5. Job safety and construction procedures are the responsibility of the contractor.
- 6. All cost of investigation and/or redesign, due to the contractor's incorrect location of structural elements or other lack of conformance with the project documents shall be at the contractor's expense.
- 7. These drawings represent the completed project which has been designed for the weights of the materials indicated on the drawings and for the superimposed loads indicated in the Design Criteria. It is the responsibility of the contractor to determine allowable construction loads and to provide proper design and construction of falsework, falsework staging, bracing, sheeting and shoring, ECT.
- 8. Typical details apply repetitively on the project, the contractor shall coordinate the general requirements of the typical details with the project conditions, plans, specifications and sections.

STRUCTURAL LUMBERROUGH CARPENTRY

- 1. All work shall be in conformance with the American Forest and Paper Association Standards.
- 2. Unless otherwise noted all dimensional lumber shall be Douglas Fir-Larch North No.2 or better (19% moisture content or less. All lumber exposed to the weather shall be southern yellow pine NO.2 or better with ACQ pressure treatment preservative and a moisture content of 19% or lower.
- 3. Provide Simpson metal hangers at all flush connections.
- 4. All fasteners shall be in conformance with the fastener schedule in the 2018 International building code, unless otherwise noted. Fasteners exposed to the weather shall be hot-dip galvanized or stainless steel.
- 5. Provide 1"x4" cross-briding for all solid sawn wood joist and 2x solid blocking between joists at all supports and partitions.

ROOF TRUSS

14.14

FOR CONSTRUCTION

P. SQUARED LLC

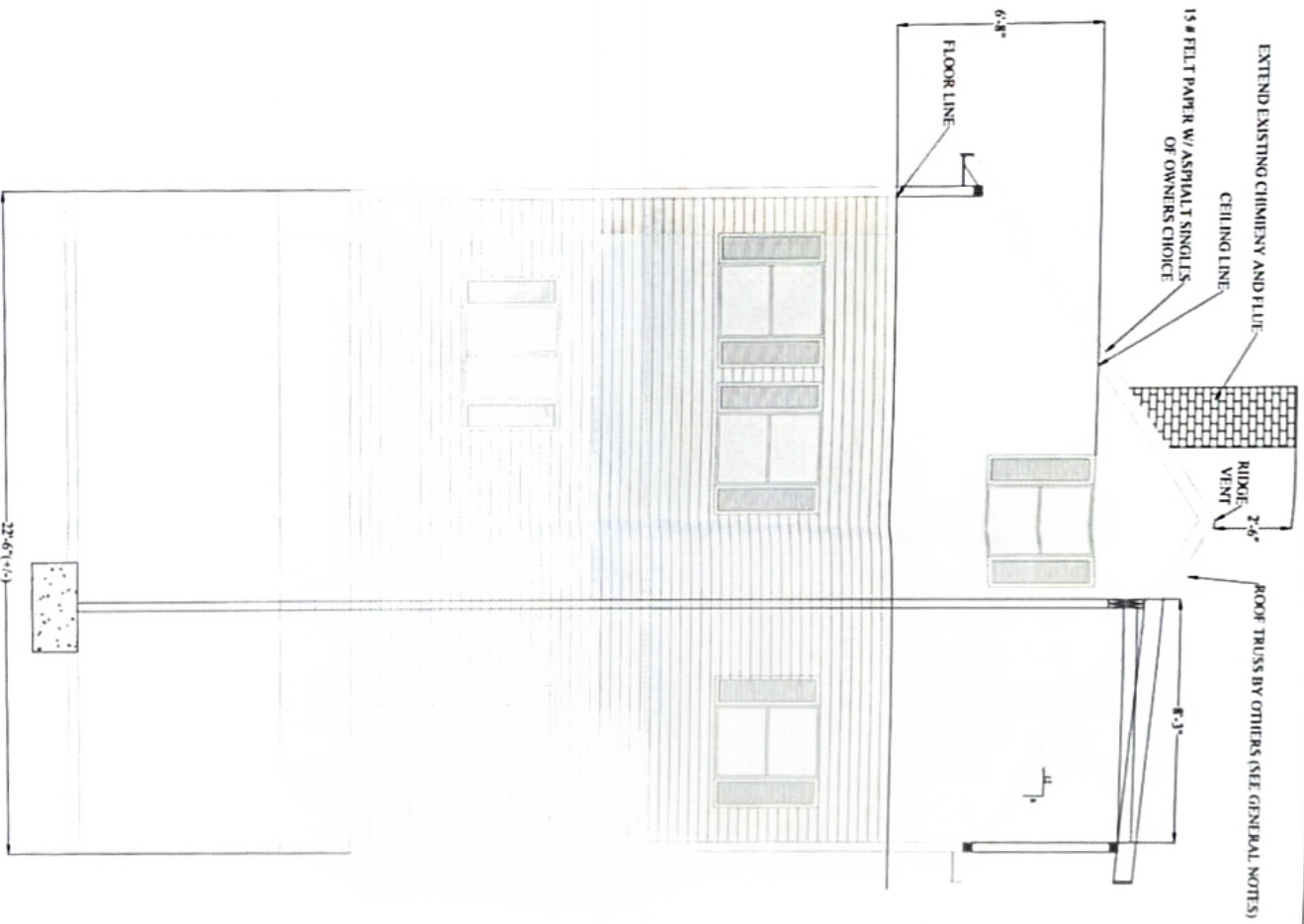
NO. 1400 W. MAIN STREET
EAST PROVIDENCE, RI 02914

21 HILTON STREET
EAST PROVIDENCE, RI 02914

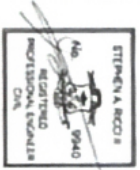
DORNEA ADRIAN

2023-010

0



FRONT ELEVATION
SCALE: 1/2" = 1'-0"

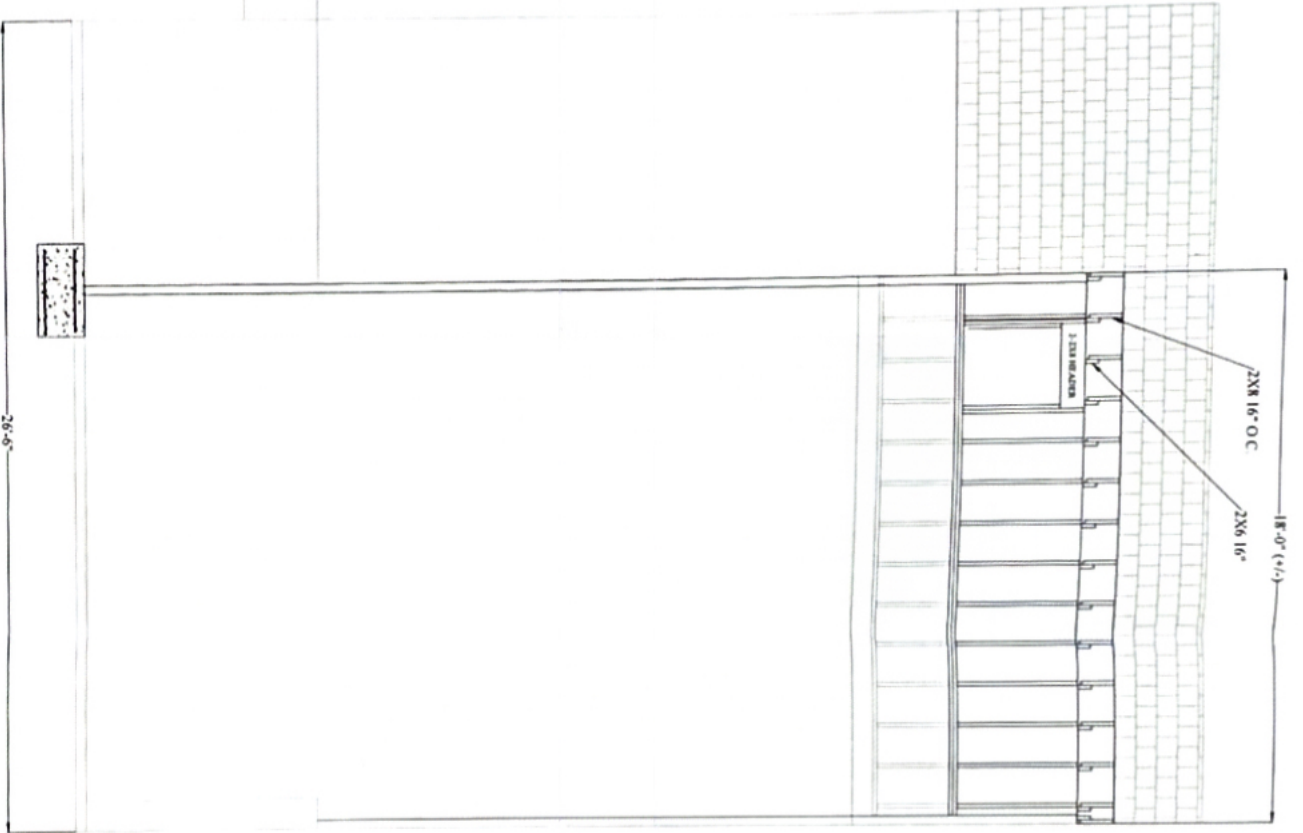


FOR CONSTRUCTION
R. SQUARERO, LLC
5 FALCON CT
WEST FALCON
N. SHARPLEY LIE

MR. KARRINA GONZALEZ
21 ARLINGTON STREET
EAST PROVIDENCE, RI 02914

21 ARLINGTON STREET
EAST PROVIDENCE, RI 02914
DORMER ADDITION

DATE: 02/11/2023
SCALE: 1/2" = 1'-0"
PROJECT: 2023-010
SHEET: 003
0



SECTION B-B
SCALE: 1/2"=1'-0"

NO. 10



FOR CONSULTATION

(R²)
R-SQUARED LLC
1 N. LAKE ST.
PO BOX 61283
MILWAUKEE, WI 53261

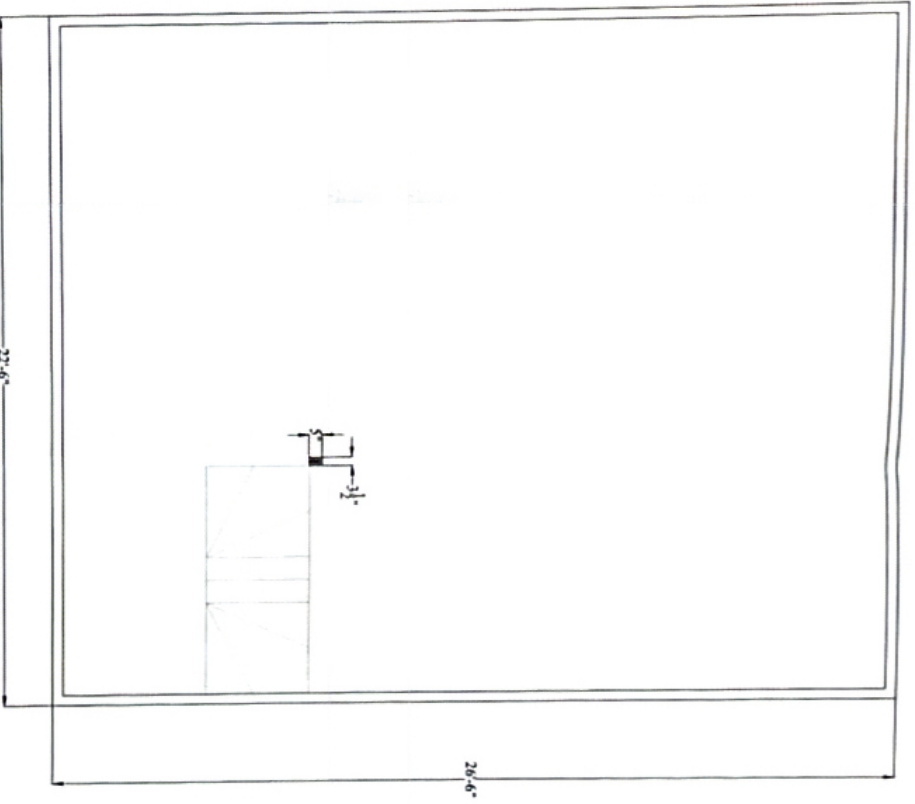
MS. KAMRINA GORGZ
21 ARLINGTON STREET
EAST PROVISION, WI 52944

21 ARLINGTON STREET
EAST PROVISION, WI 52944

DORMER ADDITION

2023-010 SC05

0



FIRST FLOOR

SCALE: 1/2"=1'-0"



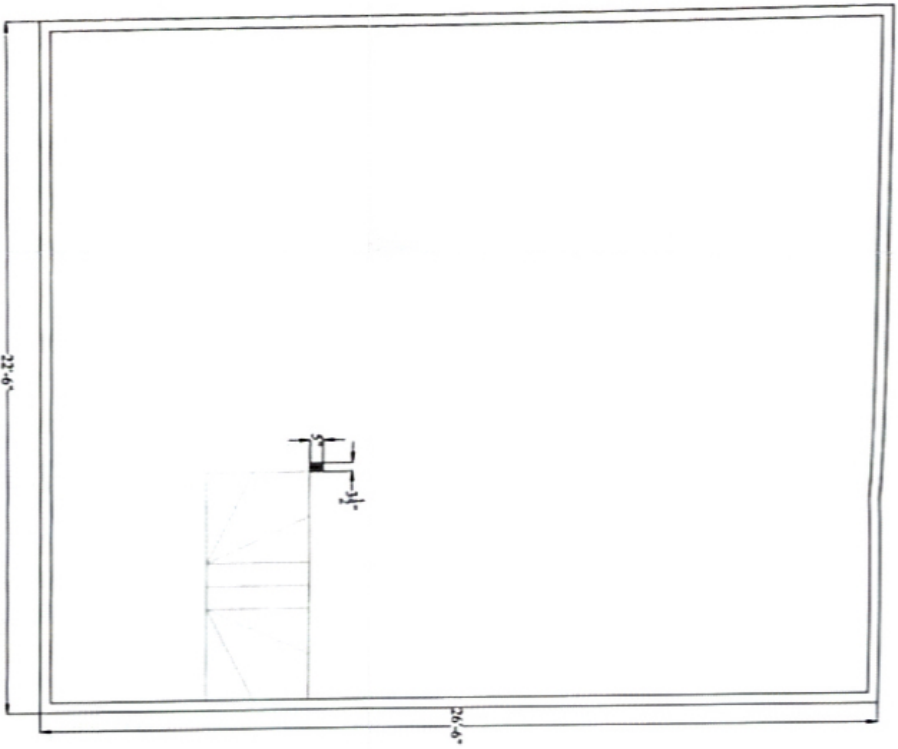
FOR CONSTRUCTION

(R²)
 P SQUARE LLC
 1144 W. 10TH ST.
 WARRIOR, RI 02883
 401-298-2302

NO. KAROLINA GARDEZ
 21 ARLINGTON STREET
 EAST PROVIDENCE, RI 02914

21 ARLINGTON STREET
 EAST PROVIDENCE, RI 02914
 DENVER ADDITION

DATE	2023-01-10	SCALE	1/2"=1'-0"	SHEET NO.	0
TOTAL SHEETS	1	DATE	02/17/2023	NO.	5006



SECOND FLOOR
SCALE: 1/2"=1'-0"



FOR CONSTRUCTION

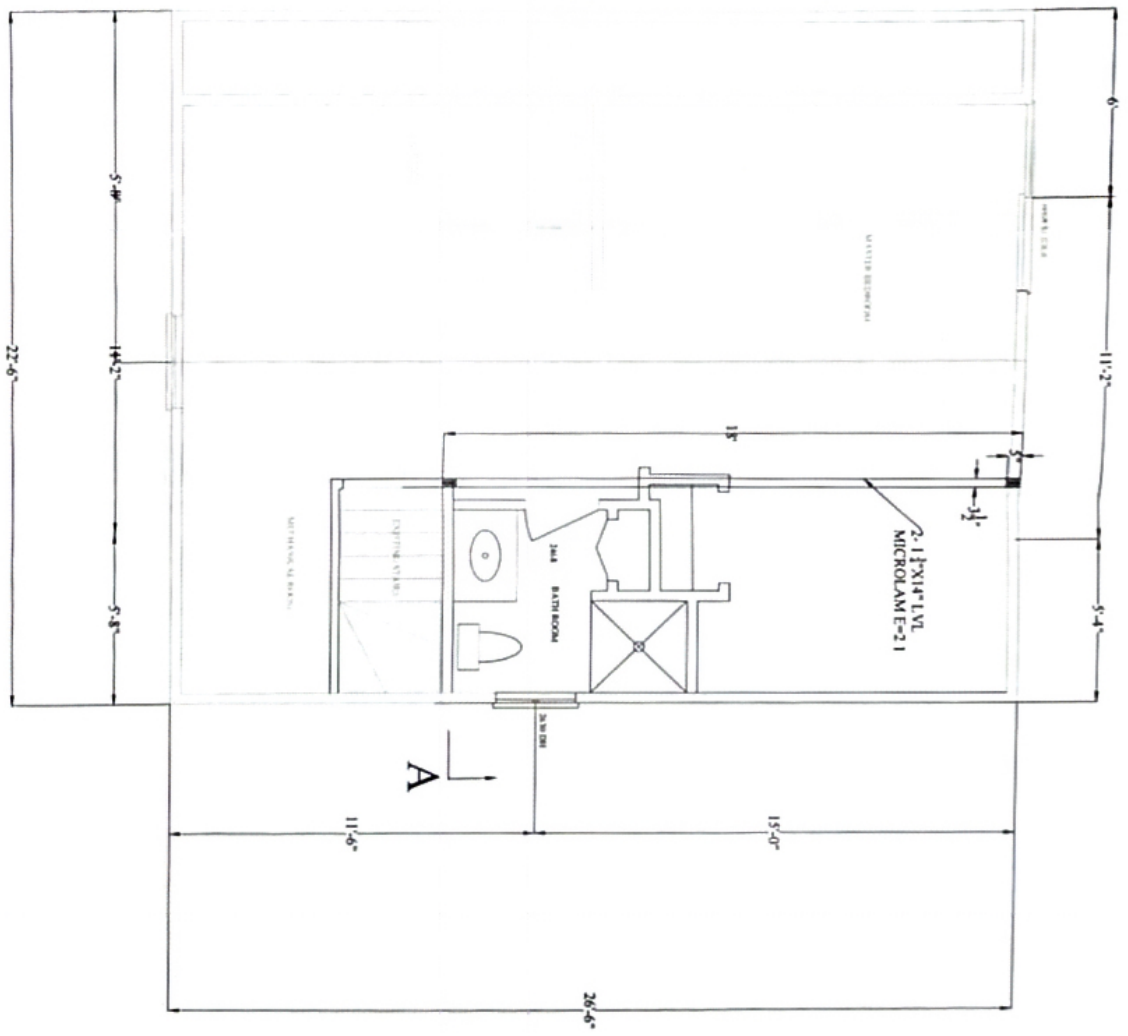
(R²)
 R SQUARED LLC
 11340 N. 113th St.
 Scottsdale, AZ 85258

MR. KAROLINA GONZALEZ
 21 ARLINGTON STREET
 EAST PROVIDENCE, RI 02914

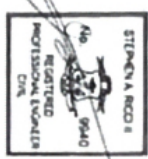
21 ARLINGTON STREET
 EAST PROVIDENCE, RI 02914

PERMITS DEPARTMENT

DATE: 02/17/2023 10:48 AM
 2023-010 3007 0



THIRD FLOOR PLAN
 SCALE: 1/2"=1'-0"

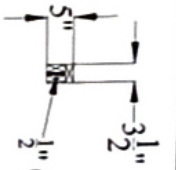


FOR CONSTRUCTION
 R SQUARED LLC
 11420 W. 13TH ST.
 WEST B. RD.
 B. KAPLAN, LLC
 401.236.1111

MR. KAROLINA GONZALEZ
 21 ARLINGTON STREET
 EAST PROVIDENCE, RI 02914

DECKING ADDITION
 21 ARLINGTON STREET
 EAST PROVIDENCE, RI 02914

DATE	2023-01-10	NO.	0
PROJECT	2023-01-10	SCALE	1/2"=1'-0"
PROJECT	2023-01-10	SCALE	1/2"=1'-0"
PROJECT	2023-01-10	SCALE	1/2"=1'-0"

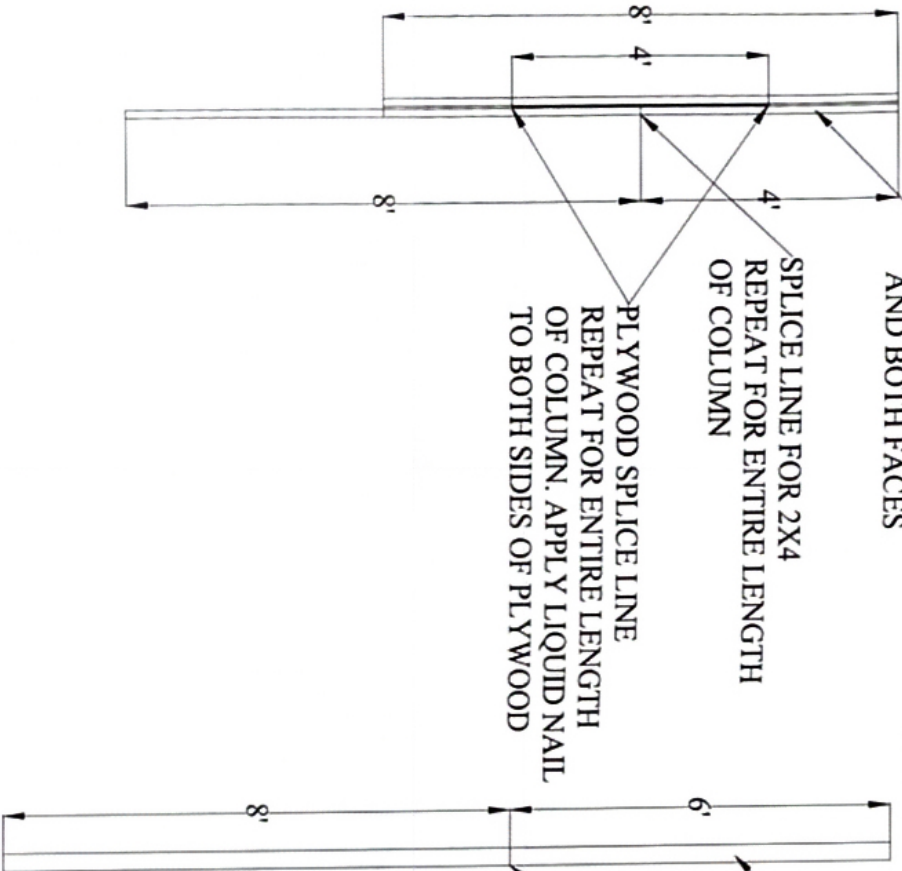


1/2" CDX PLYWOOD

USE 16D COMMON NAILS
EVERY 12" STAGER FROM BOTH SIDES
AND BOTH FACES

SPLICE LINE FOR 2X4
REPEAT FOR ENTIRE LENGTH
OF COLUMN

PLYWOOD SPLICE LINE
REPEAT FOR ENTIRE LENGTH
OF COLUMN. APPLY LIQUID NAIL
TO BOTH SIDES OF PLYWOOD



USE 16D COMMON NAILS
EVERY 12" STAGER FROM BOTH SIDE
AND BOTH FACES

SPLICE LINE
REPEAT FOR ENTIRE LENGTH
OF COLUMN

COLUMN SPLICE DETAIL

SCALE: 1"=1'-0"



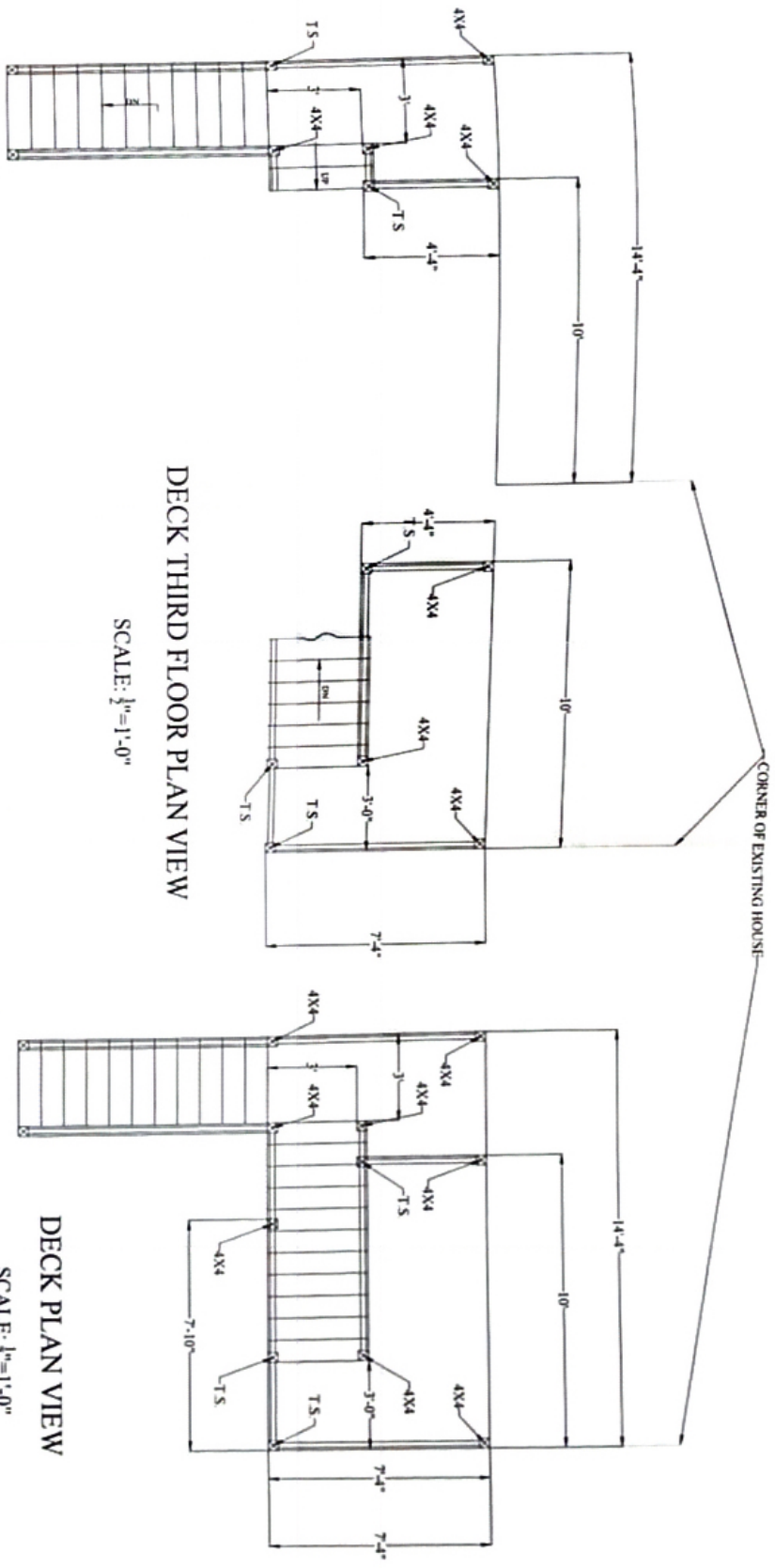
FOR CONSTRUCTION
P. AQUAS/ED LLC
1111 W. 11th St.
B. Kentland LLC
401 29th Street

MR. KAROLINA GONZALEZ
21 ARLINGTON STREET
EAST PROVIDENCE, RI 02914

21 ARLINGTON STREET
EAST PROVIDENCE, RI 02914

THIRD FLOOR ADDITION

2023-010 5009 0



DECK SECOND FLOOR PLAN VIEW

SCALE: 1/2"=1'-0"

DECK THIRD FLOOR PLAN VIEW

SCALE: 1/2"=1'-0"

DECK PLAN VIEW

SCALE: 1/2"=1'-0"

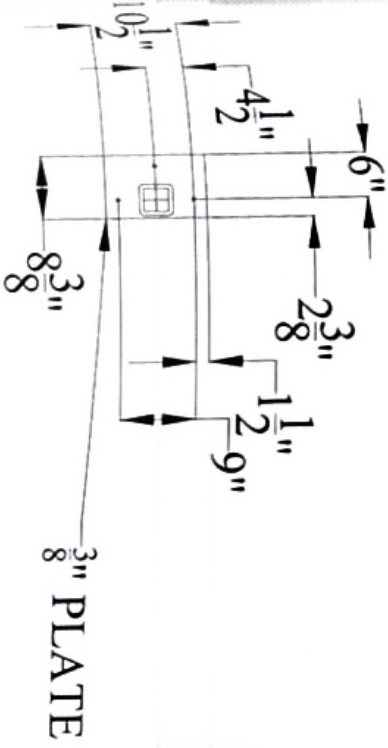


FOR CONSTRUCTION
R: SQUARED LLC
174-0101
1000 W. 200th St.
B Squared LLC RI 02914

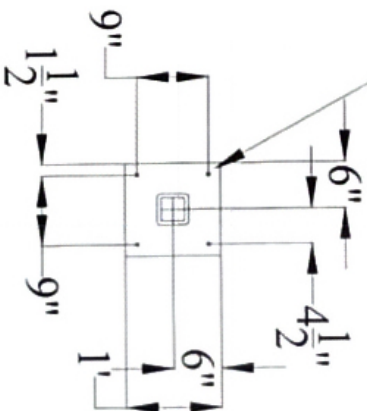
MS KAROLINA GOMEZ
21 ARLINGTON STREET
EAST PROVIDENCE, RI 02914

21 ARLINGTON STREET
EAST PROVIDENCE, RI 02914

DATE	2022-01-14	ISSUED	0	REV	0
PROJECT	DECK PLAN				
NO.	S011				



3/8" PLATE TYP. (3 PLACES)



3/8" PLATE

BASE PLATES

SCALE: 1 1/2" = 1'-0"



FOM CONSTRUCTION

F-SQAFED LLC

1555 S. 10th St.
 #200
 East Providence, RI 02914

MS. KAROLINA GONZALEZ
 21 ARLINGTON STREET
 EAST PROVIDENCE, RI 02914

21 ARLINGTON STREET
 EAST PROVIDENCE, RI 02914

DECK PLAN

DATE	DESCRIPTION	BY	CHKD
2022-01-14	S012		0