

East Providence
Zoning Board of Review

DIMENSIONAL VARIANCE FORM
(Ref. 19-47)

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: 508-833-4043 x. 309

1. LOCATION OF PROPERTY 88 Walnut AVENUE STREET
MAP 106 BLOCK 3 PARCEL 45 ZONING DISTRICT R-6

2. OWNER Marcus & Evelyn D. Wonger
ADDRESS 88 Walnut street, East Providence, RI 02914
DATE OF PURCHASE 06/08/20
PROPOSED LESSEE/PURCHASER _____
ADDRESS _____
ATTORNEY _____
ADDRESS 1048 South Main st., Bellingham, MA 02019
REPRESENTING Carlos Victor Coelho - Outdoor Personnel

3. DIMENSIONS OF SITE 30' 115' 9,200 SF
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1) <u>2 sty Dwelling</u>	<u>33.5'</u>	<u>1,912 SF</u>	<u>residential</u>
(2) <u>shed (to be removed)</u>			<u>Accessory Buid.</u>
(3) <u>shed (to be removed)</u>			<u>Accessory Buid</u>

4. LIST OF PROPOSED CONSTRUCTION AND USES:

Use	Height	No. of Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family	
					No. of Bedrooms/Unit	Type of Construction
(1) <u>storage shed</u>	<u>16.5'</u>	<u>1</u>	<u>NQ</u>	<u>324 SF</u>	<u>0</u>	<u>Accessory Buid.</u>
(2)						
(3)						

(Over)

THIS VARIANCE APPLICATION RELATES TO:

Principal Building (s) Accessory Building Lot Area

CHECK ONE OR MORE:

- Setback Requirement
- Lot/Building Coverage
- Landscaping
- Amount Parking or Loading
- Location/Dimensions of Parking or Loading
- Extension of Nonconforming Structure
- Number of Dwelling Units
- Floor Area
- Height
- Signs/Billboards
- Other: _____

6. VARIANCE SOUGHT: List each applicable section of the Zoning Ordinance for which Variance is sought plus a brief description of the nature of the variance (s):

Section Number	Description Variance
	Build on site a 16' x 24' storage shed with a gable roof on each gable end. Structure to have a victorian style to match existing house.

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed

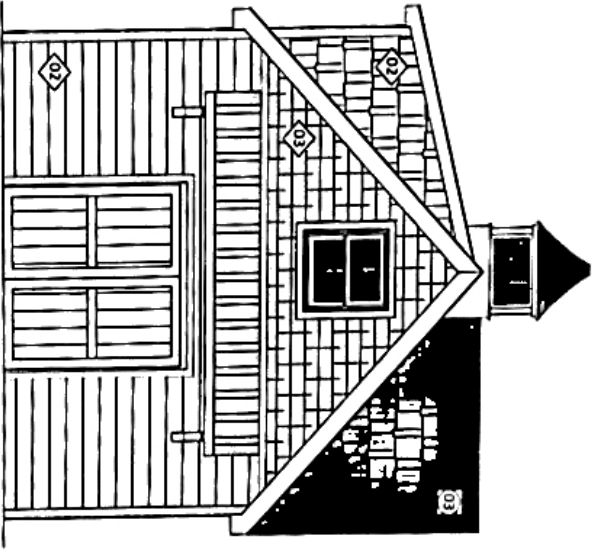
8. DESCRIBE THE UNIQUE CHARACTERISTICS OR OTHER PECULIARITIES OF THE PROPERTY WHICH CREATE HARDSHIP.

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

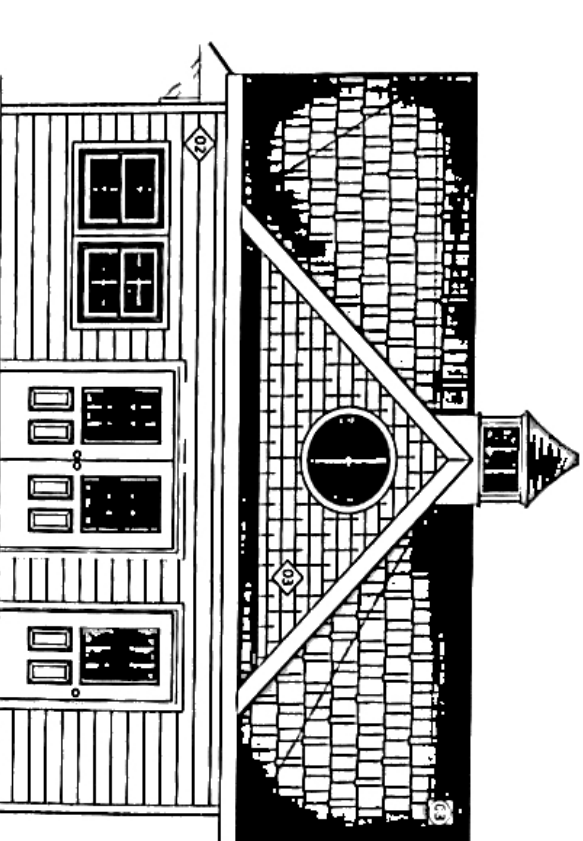
I, the undersigned, swear that all information given above to the best of my knowledge is complete and correct.

OWNER(S) SIGNATURE: _____ DATE _____
_____ DATE 03/08/2023

Agent/Attorney



○ ELEVATION VIEW 01
SCALE 1/4"=1'-0"

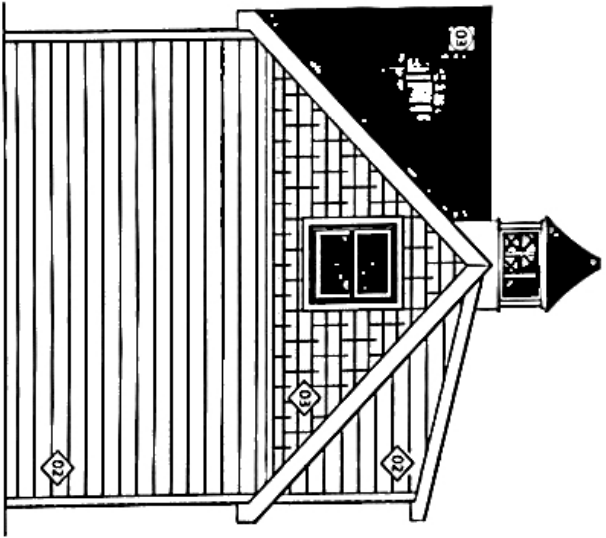


○ ELEVATION VIEW 02
SCALE 1/4"=1'-0"

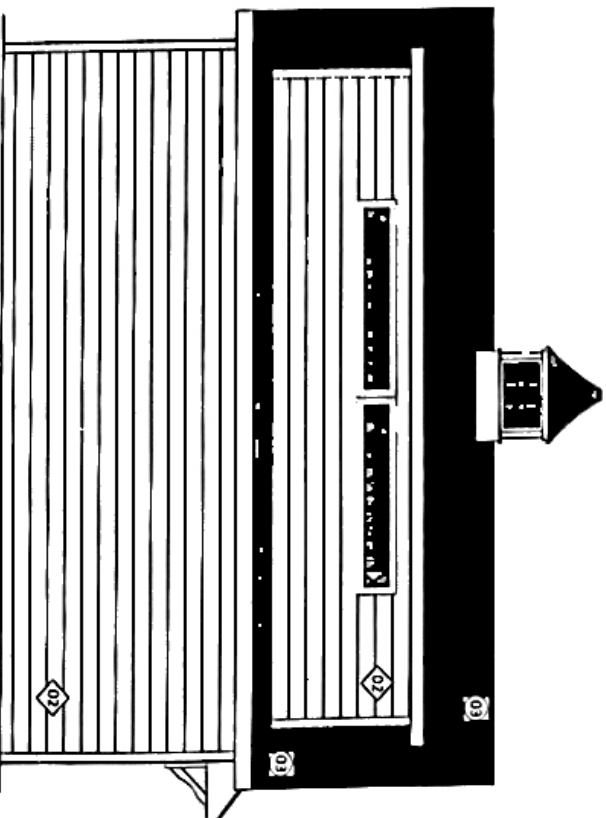
MATERIAL SCHEDULE	
FLOOR	01 CONCRETE FLOORING
	02 PLYWOOD FLOORING
WALL	01 OPEN STUD WALL FINISH W/ BLUE BOARD INSULATION
	02 CLAPBOARD SIDING C.R. TBD
	03 HARDIE SHAKE SIDING C.R. TBD
	01 OPEN CEILING UNFINISHED
	02 STANDING SEAM METAL ROOF
ROOF/CEILING	03 30T ARCH SHINGLES CHOSEN FROM BAYSTATE'S STANDARD SELECTION C.R. TBD

Sheet	B01/08	Project Name	16'X24' STORAGE SHED
Scale	1/4" = 1'-0"	Scale	16'X24' STORAGE SHED ELEVATION VIEW 01 AND VIEW 02
Drawn by	CARLOS COLLINO	Client	WENDRA MARCUS
Project Address	88 WALNUT STREET, EAST PROVIDENCE, RI 02914		

BAYSTATE OUTDOOR PERSONA <small>TOTAL SQUARE FOOTAGE: 300 - 343 - 400</small>	



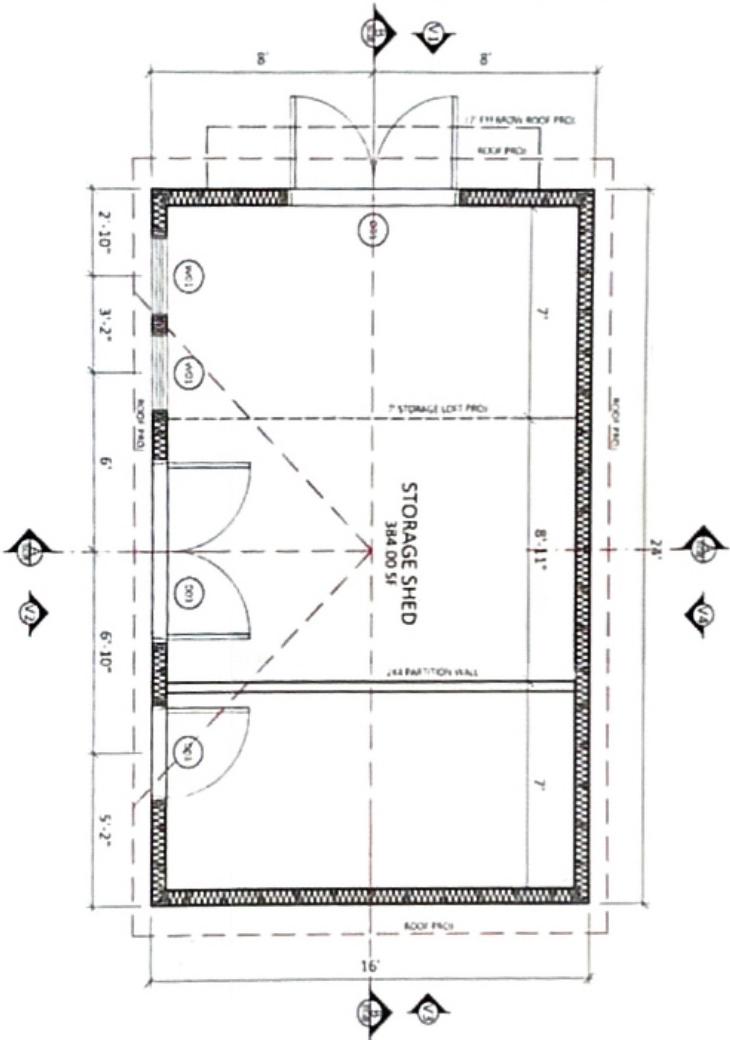
○ ELEVATION VIEW 03
SCALE 1/4"=1'-0"



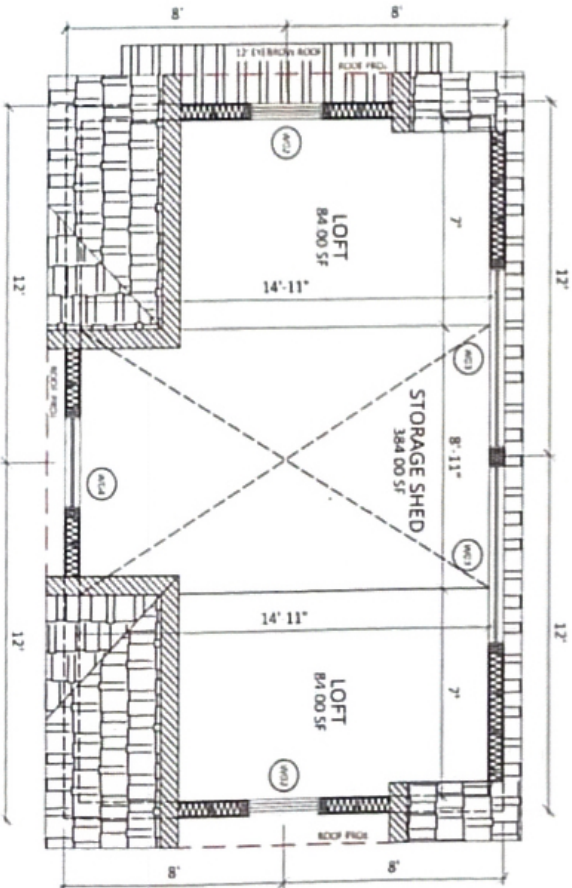
○ ELEVATION VIEW 04
SCALE 1/4"=1'-0"

MATERIAL SCHEDULE	
FLOOR	01 CONCRETE FLOOR
	02 PLYWOOD FLOORING
WALL	01 OPEN STUD WALL FINISH W/ BLUE BOARD INSULATION
	02 CLAPBOARD SIDING CLR TBD
	03 HORIZONTAL SHAKE SIDING CLR TBD
ROOF/CEILING	01 OPEN CEILING, UNFINISHED
	02 STANDING SEAM METAL ROOF
	03 30Y ARCH SHINGLES - CHOSEN FROM BAYSTATE'S STANDARD SELECTION CLR TBD

Sheet	Project Name		 BAYSTATE OUTDOOR PERSONA <small>1000 South Union Street Bay St Louis, MO 63033</small>	Date Issued/Revised Date
B02/08	16'X24' STORAGE SHED			
Scale	Drawn by	Checked	Project Address	
1/4"=1'-0"	CAULDS COLLINS	WENDIE MARCUS	88 WILMINGTON STREET EAST PROVIDENCE, RI 02914	



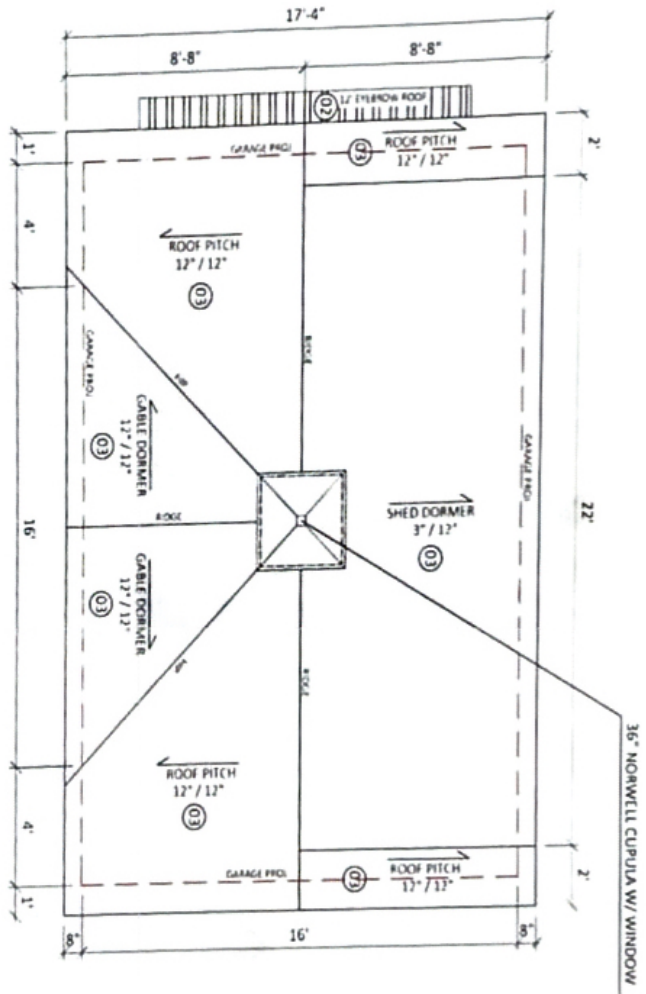
SHED FLOOR PLAN
SCALE: 1/4"=1'-0"



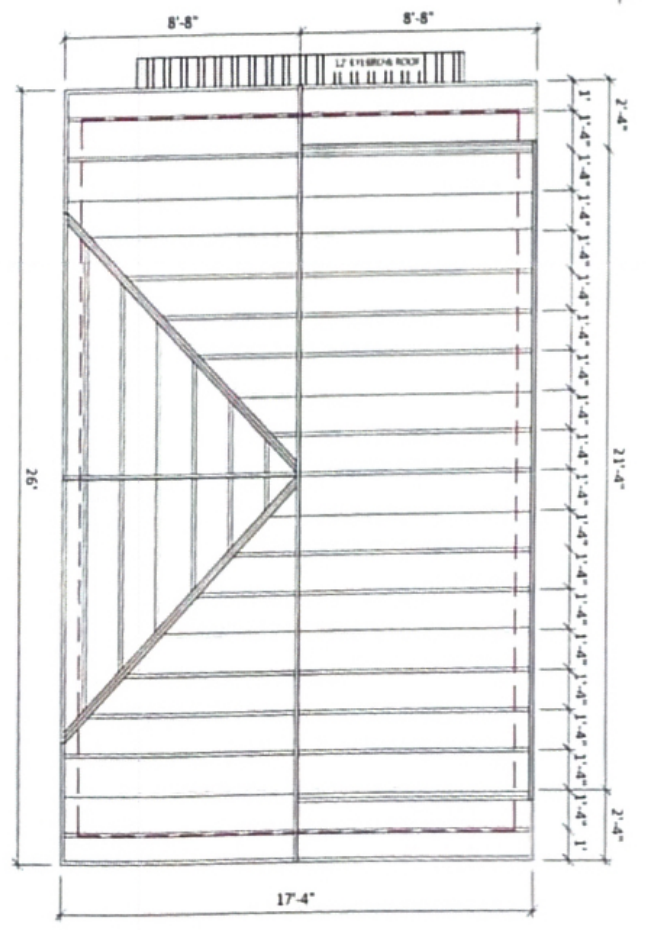
SHED LOFT FLOOR PLAN
SCALE: 1/4"=1'-0"

DOOR SCHEDULE		WINDOW SCHEDULE	
SYM. QTY	DESCRIPTION	SYM. QTY	DESCRIPTION
D01 01	DOUBLE SWING DOOR, CL. W/HT	W01 01	DOUBLE VERTICAL SLIDING WINDOW, CL. W/HT
D02 01	DOUBLE INSULATED SWING DOOR, CL. W/HT	W02 01	DOUBLE VERTICAL SLIDING WINDOW, CL. W/HT
D03 01	TRIPLE INSULATED SWING DOOR, CL. W/HT	W03 01	TRIPLE INSULATED WINDOW, CL. W/HT
D04 01	TRIPLE INSULATED SWING DOOR, CL. W/HT	W04 01	TRIPLE INSULATED WINDOW, CL. W/HT

Project Name	16'X24' STORAGE SHED		
Sheet Name	SHED FLOOR PLAN, AND LOFT FLOOR PLAN		
Drawn By	CARLOS COLUCCI	Client	WINDLER, MARCUS
Project Address	88 WALNUT STREET, EAST PROVIDENCE, RI 02914		
Scale	1/4"=1'-0"	Project Number	B03/08
 BAYSTATE OUTDOOR PERSONNA			
1048 South Main Street Bellingham, MA 02019 508-663-4043			



SHED ROOF PLAN
SCALE 1/4"=1'-0"



SHED ROOF FRAME PLAN
SCALE 1/4"=1'-0"

MATERIAL SCHEDULE	
FLOOR	01 CONCRETE FLOOR
	02 PLYWOOD FLOORING
WALL	01 OPEN STUD WALL FINISH W/ BLUE BOARD INSULATION
	02 CLAPBOARD SIDING CLR. TBD
	03 HARDIE SHAKE SIDING CLR. TBD
ROOF/CEILING	01 OPEN CEILING - UNFINISHED
	02 STANDING SEAM METAL ROOF
	03 30Y ARCH SHINGLES - CHOSEN FROM BAYSTATE S STANDARD SELECTION CLR. TBD

- 2X6 ROOF RAFTERS @ 16" O.C WITH 1/2" CDX PLYWOOD, & 15 LB FELT PAPER
- 2X6 COLLAR TIE ON 4FT O.C
- ROOF PITCHING 12/12
- 12' OVERHANG GABLE, 8" OVERHANG EAVE
- ROOF FINISH TO BE 30Y ARCH SHINGLES, CHOSEN FROM BAYSTATE S STANDARD SELECTION, CLR. TBD
- 22' SHED DORMER - ROOF PITCHING 3/12
- 16' REVERSED GABLE DORMER - ROOF PITCH 12/12

Sheet
B04/08

Project Name
16'X24' STORAGE SHED

Scale
1/4"=1'-0"

Drawn by
CARLOS CORLEA

Client
WICKER MARCUS

Project Address
88 WALNUT STREET,
EAST PHOENIX, AZ 85014

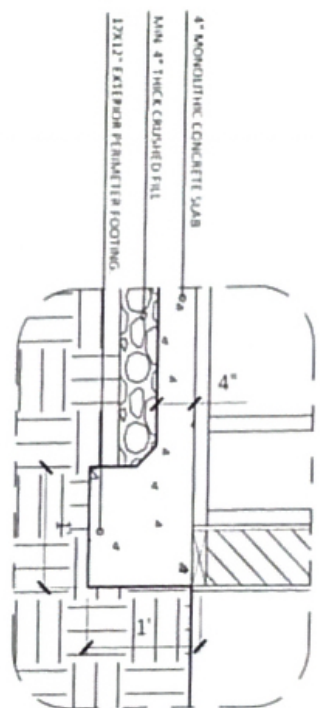
BAYSTATE OUTDOOR PERSONA
1048 South Main Street
Birmingham, AL 35203
205-982-0043

Date
04/15/2022

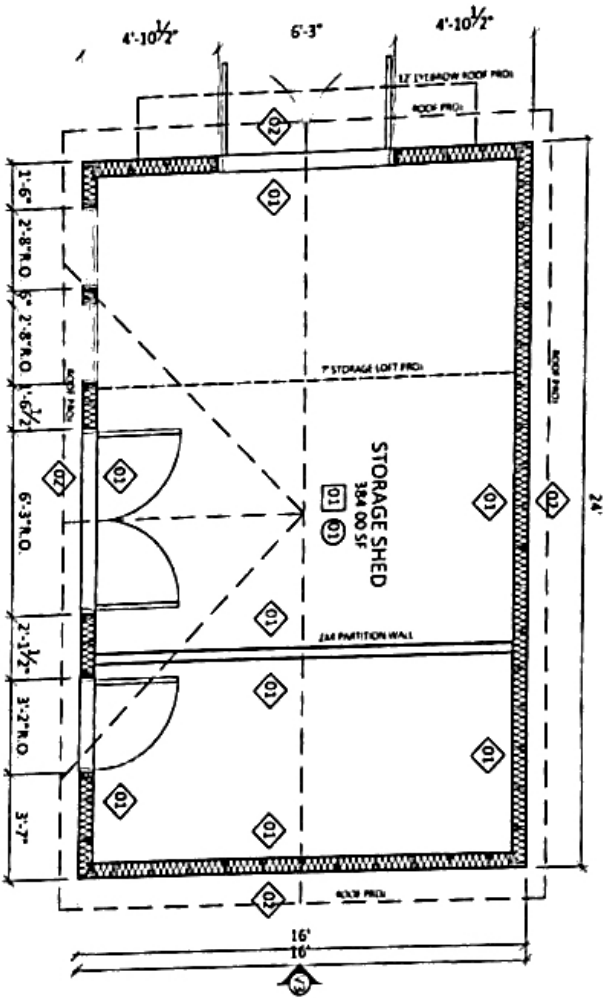
SHED FOUNDATION PLAN
SCALE 1/4"=1'-0"



DET.01 - FOOTING
SCALE: 1"=1'-0"



Sheet B05/08	Project Name 16'X24' STORAGE SHED	Scale 1/4"=1'-0"
Drawn By CARLOS CORIHO	Client WINGIER, MARCUS	Project Address 88 WAWANUET STREET EAST PROVIDENCE, RI 02914
Scale 1/4"=1'-0"	Project Name 16'X24' STORAGE SHED	Sheet Name SHED FOUNDATION PLAN, AND DET 01
Client WINGIER, MARCUS	Project Address 88 WAWANUET STREET EAST PROVIDENCE, RI 02914	Scale 1/4"=1'-0"
<p>BAYSTATE OUTDOOR PERSONA</p> <p>1048 South Main Street Box 5078 Warwick, RI 02886</p>		
Rev.	Description/Change	Date



○ SHED MATERIAL PLAN
SCALE 1/4"=1'-0"

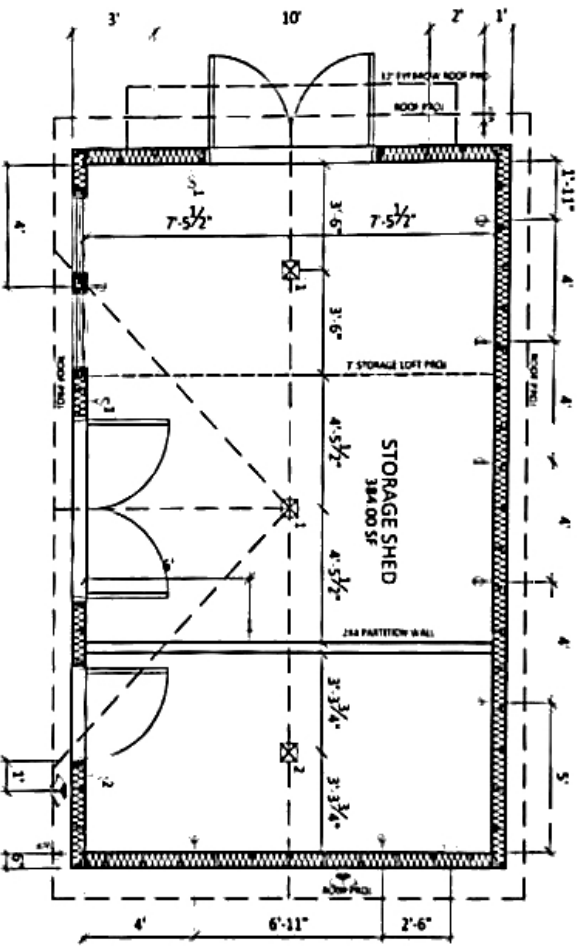
MATERIAL SCHEDULE

FLOOR	01	CONCRETE FLOORING
	02	PLYWOOD FLOORING
	01	OPEN STUD WALL FINISH W/ BLUE BOARD INSULATION
	02	GABBOARD SIDING C.I.F. TBD
	03	HARDIE SHAKE SIDING C.I.F. TBD
	01	OPEN CEILING UNFINISHED
	02	STANDING SEAM METAL ROOF
	03	30V ARCH SHINGLES - CHOSEN FROM BAYSTATE'S STANDARD SELECTION C.I.F. TBD
WALL		
ROOF/CEILING		

Sheet	B06/08	Project Name	16'X24' STORAGE SHED
Scale	1/4" = 1'-0"	Sheet Name	SHED MATERIAL PLAN AND LOFT MATERIAL PLAN
Drawn by	CARLOS COLLADO	Client	WT NCFR VANOUS
Project Address	88 WALNUT STREET, EAST PROVIDENCE, RI 02914		

**BAYSTATE
OUTDOOR
PERSONA**

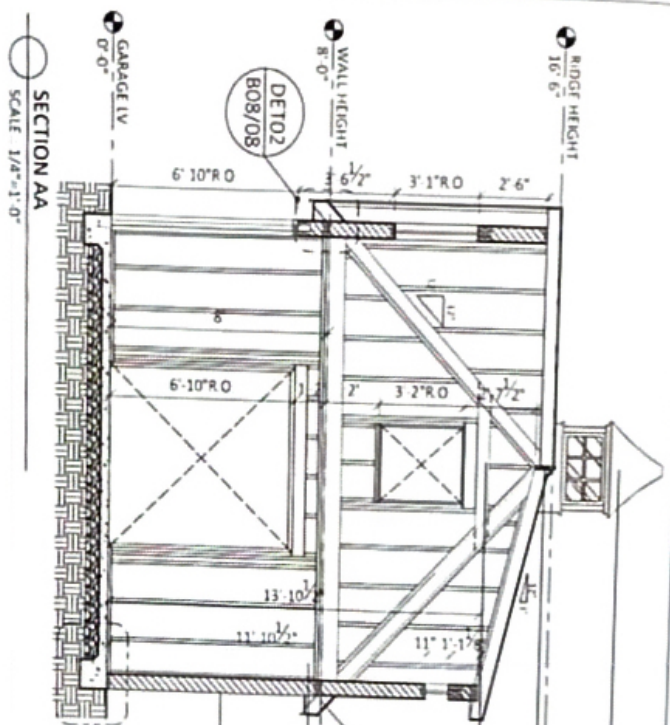
1048 South Main Street
 Middletown, RI 02018
 401-863-4043



○ SHED ELECTRICAL FIXTURE PLAN
SCALE 1/4"=1'-0"

SYMBOLS	QTY	DESCRIPTIONS
(L1)	01	CIRCUIT PANEL W/ 4 BREAKERS
↔	09	DOUBLE STANDARD OUTLET @ 18" CENTERED OF FINISHED FLOOR EXCEPT OTHERWISE
↔	02	EXTERIOR DOUBLE WATERPROOF STANDARD OUTLET @ 18" CENTERED OF FINISHED FLOOR EXCEPT OTHERWISE
↔	03	SINGLE STANDARD POLE SWITCH
⊗	03	PROJECTION LIGHT POINT W/ SWITCH
⊗	02	EXTERIOR PROJECTION LIGHT POINT @ 96" CENTERED FROM FINISHED FLOOR
⊗	02	EXTERIOR DOUBLE EMERGENCY LIGHT

Sheet	B07/08			Project Name	16'X24' STORAGE SHED	
Scale	1/4"=1'-0"			Drawn by	CARLOS CORUHO	
				Checked	WICKIE WARRIS	
				Project Location	RETAIL CENTER, EAST PROSPERITY, IL 62914	
				Drawn/Revised/Issued		
				Date		



36" NONWELL CUPOLA W/ WINDOW

2X8 RIDGE

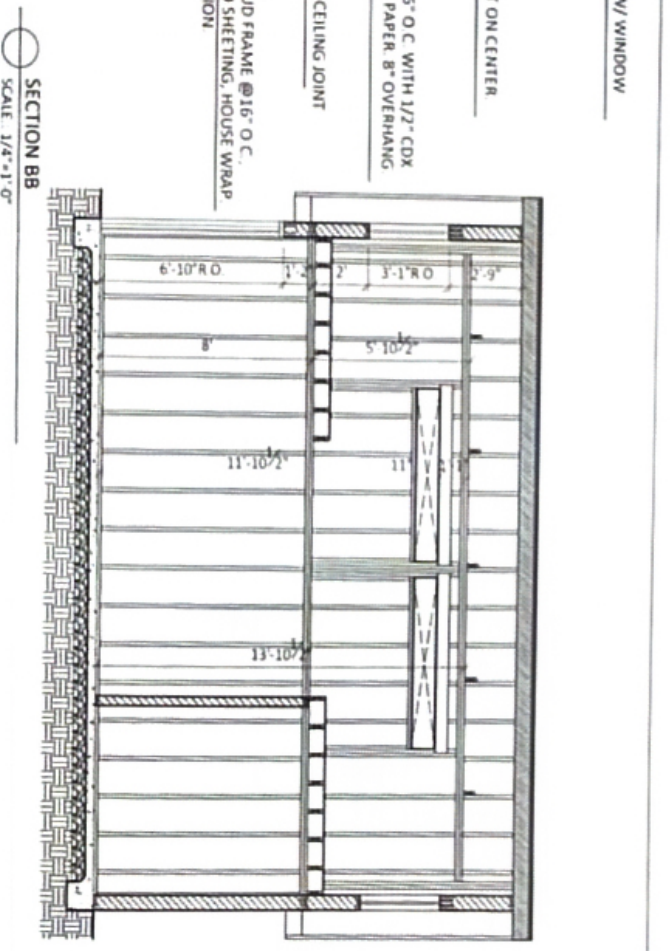
2X6 COLLAR TIES ON 4 FT ON CENTER

2X8 ROOF RAFTERS @ 16" O.C. WITH 1/2" CDX PLYWOOD, & 15 LB FELT PAPER, 8" OVERHANG

7 FT STORAGE LOFT - 2X8 CEILING JOIST

2X6 WALL, STANDARD STUD FRAME @ 16" O.C. WITH 1/2" CDX PLYWOOD SHEETING, HOUSE WRAP W/ BLUE BOARD INSULATION

SECTION AA
SCALE 1/4" = 1'-0"



2X6 WALL, STANDARD STUD FRAME @ 16" O.C. WITH 1/2" CDX PLYWOOD SHEETING, HOUSE WRAP

2X8 DORMER ROOF RAFTERS, @ 16" O.C. W/ 1/2" CDX PLYWOOD, & 15 LB FELT PAPER

ALUMINUM DRIp EDGE

2X8 FASCIA W/ 1X8 TRIM COLOR: WHITE

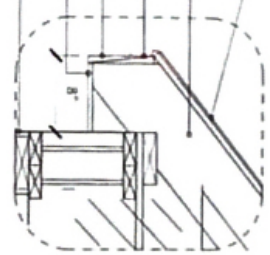
VINYL SOFFIT VENT.

2X6 WALL STANDARD STUD FRAME @ 16" O.C. WITH 1/2" CDX PLYWOOD SHEETING, HOUSE WRAP

ROOF FINISH TO BE ARCH ASPHALT SHINGLES CHOSEN FROM BAYSTATE'S STANDARD SELECTION CLR TBD

SECTION BB
SCALE 1/4" = 1'-0"

DET.02 - OVERHANG
SCALE: 1" = 1'-0"



Sheet	Project Name	Drawn By	Checked	Project Address	 BAYSTATE OUTDOOR PERSONA 1048 Salem Main Street Beverly, MA 02709 508-883-4643
B08/08	16'X24' STORAGE SHED	CARLOS COLLADO	W/NGLR MANCUS	88 WALNUT STREET, LAST POND/TRACT R.02914	
Scale	Sheet Name	Section	Section	Section	Scale
1/4" = 1'-0"	B08/08	SECTION AA, SECTION BB AND DET 02	SECTION AA, SECTION BB AND DET 02	SECTION AA, SECTION BB AND DET 02	1/4" = 1'-0"

ABUTTERS LIST
 88 Walnut Street
 106-3-45

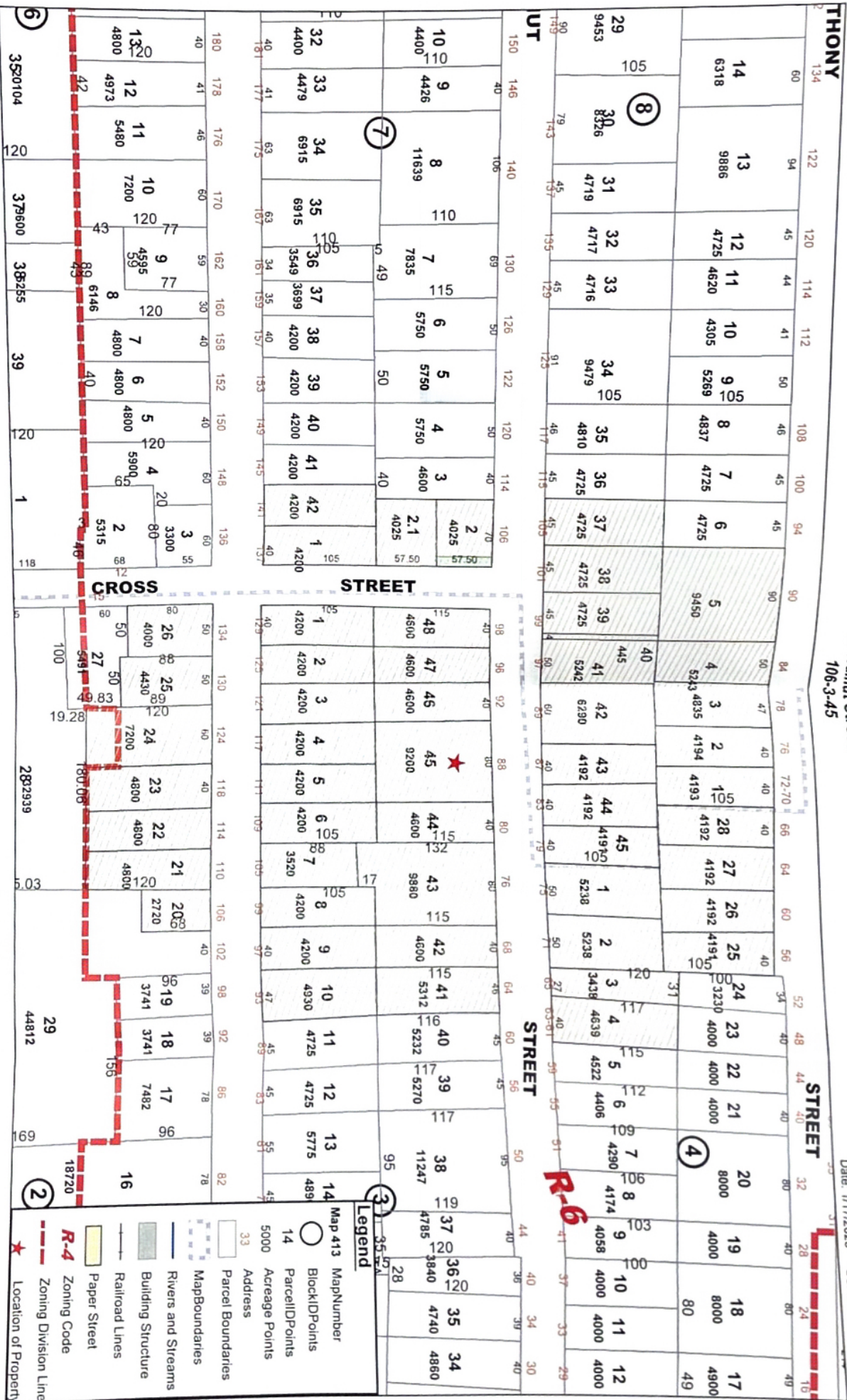
PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
105-07-001.00	DIGRANES, JON CARTER & ALVA M	11002 NW 18TH PLACE	PLANTATION, FL 33322-3453	137 SUMMIT ST
105-07-002.00	BRUSCH, CRYSTAL & MILES, DARRIN	20 CROSS ST	EAST PROVIDENCE, RI 02914	20 CROSS ST
105-07-042.00	MARSHALL, ROGER A & DAWN A	141 SUMMIT ST	E PROVIDENCE, RI 02914	141 SUMMIT ST
105-08-001.00	LOPES, LOUISETTE G	72 ANTHONY ST	E PROVIDENCE, RI 02914	70-72 ANTHONY ST
105-08-002.00	NORTE, JOSEPH R. & DIANE L	45 VILLAGE CIRCLE	TAUNTON, MA 02780	76 ANTHONY ST
105-08-003.00	FRANCIS, RENEE J	78 ANTHONY ST	EAST PROVIDENCE, RI 02914	78 ANTHONY ST
105-08-004.00	TWOMBLY, ALEXANDER LELAND	84 ANTHONY STREET	E PROVIDENCE, RI 02914	84 ANTHONY ST
105-08-005.00	CUNHA, JOSEPH M & MARIA G	90 ANTHONY ST	E PROVIDENCE, RI 02914	90 ANTHONY ST
105-08-037.00	MARTINS, ANTONIO & SUSANA	140 ALABAMA AVE	PROVIDENCE, RI 02905	105 WALNUT ST
105-08-038.00	MARTINS, MATTHEW F	160 PIG HILL RD	GREENE, RI 02827	101-103 WALNUT ST
105-08-039.00	SAGGS, RICHARD	95-99 WALNUT ST	E PROVIDENCE, RI 02914	95-99 WALNUT ST
105-08-040.00	CITY OF E PROVIDENCE	145 TAUNTON AVE	E PROVIDENCE, RI 02914	0 WALNUT ST
105-08-041.00	LEWIS, LASHANNA	97 WALNUT ST	East Providence, RI 02914	97 WALNUT ST
105-08-042.00	ISAAC, CATHERINE MAC	91 WALNUT ST FLOOR 2	EAST PROVIDENCE, RI 02914	89-91 WALNUT ST
105-08-043.00	CLARK, PATRICIA M	87 WALNUT ST	E PROVIDENCE, RI 02914	87 WALNUT ST
105-08-044.00	QUATTRINI, KERRIE J	83 WALNUT ST	E PROVIDENCE, RI 02914	83 WALNUT ST
105-08-045.00	DINIZ, MARY	79 WALNUT ST	EAST PROVIDENCE, RI 02914	79 WALNUT ST
106-02-020.00	ARMSTRONG PROPERTIES, LLC	151 S BROW ST	EAST PROVIDENCE, RI 02914	106 SUMMIT ST
106-02-021.00	ARMSTRONG PROPERTIES, LLC	151 S BROW ST	E PROVIDENCE, RI 02914	110 SUMMIT ST
106-02-022.00	MOTA, MANUE/RI HOUSING & MTG FINANCE	114 SUMMIT ST	EAST PROVIDENCE, RI 02914	114-116 SUMMIT ST
106-02-023.00	DACONCEICAO, KEVIN J & CONCEICAO, PATRICIA M	118 SUMMIT ST	EAST PROVIDENCE, RI 02914	118 SUMMIT ST
106-02-024.00	MIGUEL, CAROL & THOMAS	124 SUMMIT ST	East Providence, RI 02914	124 SUMMIT ST
106-02-025.00	SMITH, PHILIP & JAMY L	130 SUMMIT ST	EAST PROVIDENCE, RI 02914	130 SUMMIT ST
106-02-026.00	PRAK, SOPHY & HAYMAN, DANIEL	134 SUMMIT ST	EAST PROVIDENCE, RI 02914	134 SUMMIT ST
106-03-001.00	FERREIRA, MARIO A & SUSAN L	414 COUNTRY ST	SEEKONK, MA 02771	129 SUMMIT ST
106-03-002.00	REZENDES, MARGARET & MCVICKER,	125 SUMMIT ST	East Providence, RI 02914	125 SUMMIT ST
106-03-003.00	MOTA, DINART P ETAL W/LIF EST	121 SUMMIT ST	EAST PROVIDENCE, RI 02914	121 SUMMIT ST
106-03-004.00	DALOMBA, ANA	117 SUMMIT ST	EAST PROVIDENCE, RI 02914	117 SUMMIT ST
106-03-005.00	FONSECA, TADEU M & YOLANDA N	111 SUMMIT ST	E PROVIDENCE, RI 02914	111 SUMMIT ST
106-03-006.00	SOUSA, ANNA MARIA	109 SUMMIT ST	EAST PROVIDENCE, RI 02914	109 SUMMIT ST
106-03-007.00	MOISE, MARYSE K	105 SUMMIT ST	EAST PROVIDENCE, RI 02914	105 SUMMIT ST



200' RADIUS MAP

88 Walnut Street
106-3-45

Date: 1/17/2023 SCALE=N.T.S.



Legend

- Map 413 MapNumber
- BlockIDPoints
- ParcelIDPoints
- Acresage Points
- Address
- Parcel Boundaries
- MapBoundaries
- Rivers and Streams
- Building Structure
- Railroad Lines
- Paper Street
- Zoning Code
- Zoning Division Line
- Location of Property