

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

OWNER WILL RECONSTRUCT AND RENOVATE EXISTING STRUCTURES TO INCLUDE PROPER CEILING HEIGHT OF SECOND FLOOR. OWNER WILL PROVIDE OFF STREET PARKING WHERE CURRENTLY NONE EXIST.

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
19-278		PARKING IN FRONT
19-413 (a)		intestification of non conforming use

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

OWNER(S) SIGNATURE Anna Bente, Mr DATE 1/6/23
DATE

AGENT/ATTORNEY BRUCE H. COX
ADDRESS 1481 WAMPANOAG TRAIL, EAST PROVIDENCE, RI 02915
Phone Number 401-437-1100

East Providence
Zoning Board of Review

DIMENSIONAL VARIANCE FORM
 (Ref. 19-47)

File #	
Date of Filing	
Received By	
Date of Hearing	
Action	
Received By	
BK	Pg

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

PHONE NUMBER: 401-437-1100

1. LOCATION OF PROPERTY 24 & 22 RIVER STREET AVENUE/STREET
 MAP 312 BLOCK 67 PARCEL 1 ZONING DISTRICT R4

2. OWNER BENTHOUSE LLC
 ADDRESS 218 GALLATIN STREET, PROVIDENCE, RI
 DATE OF PURCHASE _____
 PROPOSED LESSEE/PURCHASER _____
 ADDRESS _____
 ATTORNEY BRUCE H. COX
 ADDRESS 1481 WAMPANOAG TRAIL, EAST PROVIDENCE, RI 02915
 REPRESENTING ERIC BENTO, MANAGERS

3. DIMENSIONS OF SITE 80 71 5620
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

	Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1)	SINGLE FAMILY	18	672	WOOD FRAME
(2)				
(3)	SINGLE FAMILY	18	624	WOOD FRAME

4. LIST OF PROPOSED CONSTRUCTION AND USES:

	Use	No. of Height	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family No. of Bedrooms/Unit	Type of Construction
(1)	SINGLE FAMILY	24	2	Y	6720	3BR WOOD FRAME
(2)						
(3)		24	2	Y	624	3BR WOOD FRAME

(Over)

5. THIS VARIANCE APPLICATION RELATES TO:

- Principal Building (s) Accessory Building Lot Area

CHECK ONE OR MORE:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Setback Requirement | <input checked="" type="checkbox"/> Number of Dwelling Units |
| <input type="checkbox"/> Lot/Building Coverage | <input type="checkbox"/> Floor Area |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Height |
| <input type="checkbox"/> Amount Parking or Loading | <input type="checkbox"/> Signs/Billboards |
| <input checked="" type="checkbox"/> Location/Dimensions of Parking or Loading | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Extension of Nonconforming Structure | |

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
19-145	Existing non conforming structures to be rehabilitated to bring into conformity with the improving conditions of the area.

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed	Relief
19-145 Depth	100'	71'	29'
Front Yard	15'	4.17	10.83'
side yard	8'	2.72	5.28'

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

Two existing houses on one lot are in need of rehabilitation and renovation. These houses preexist zoning and are located on or close to boundaries. Applicant as part of the rehabilitation will be providing off street parking where currently none exists.

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: Eric Bents, Mrs DATE 1/6/22

Agent/Attorney: Bernard G. Address 1481 Wempson Trail
East Providence, RI

22 RIVER ST.
RIVERSIDE, RI 02915
PLAT: 777 & LOT: 777
ZONING: R-7

NEW CONSTRUCTION
SINGLE FAMILY
2-STORY

DESIGNER
EUGENIO CIVILLE
401.744.2204
eugenio@eugenioarchitect.com

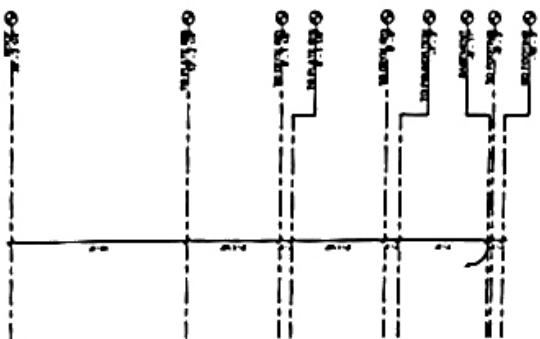
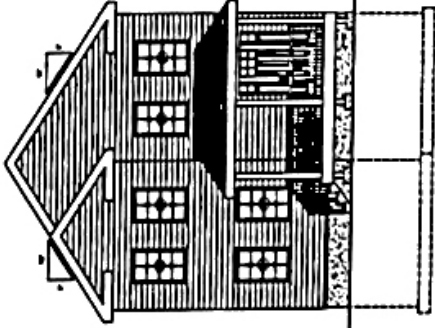
REVISIONS

NO.	DESCRIPTION

OWNER / CLIENT
ENRICK BENTO
401.744.2204
enrickenr@gmail.com

East

A201



© 2011 Eugenio Civille

FRONT

22 RIVER ST.
RIVERSIDE, RI 02881
PLAT: 777 & LOT:
ZONING: R-7

NEW CONSTRUCTION
SINGLE FAMILY
2-STORY

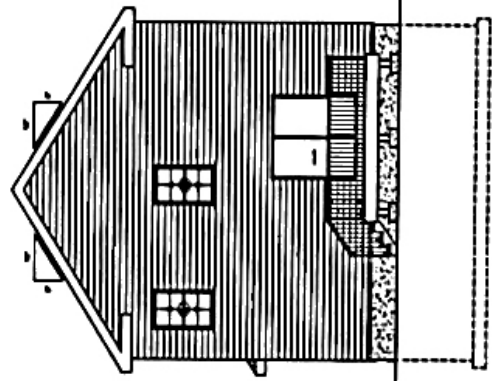
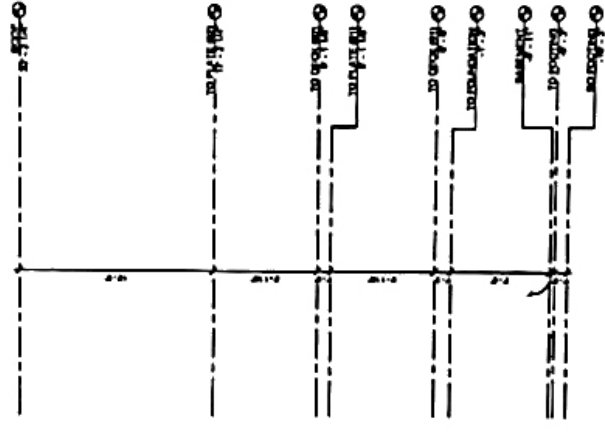
DESIGNER
EUGENIO OVALLE
(401) 330-0588
eugeniovalledesigner@gmail.com

REVISIONS

OWNER / CLIENT
ERICK BENTO
401-744-0204
ebento_bhp@gmail.com

West

A203



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

BACK

22 RIVER ST.
RIVERSIDE, RI 02915
PLAT: 777 & LOT: 777
ZONING: R-7

NEW CONSTRUCTION
SINGLE FAMILY
2- STORY

DESIGNER

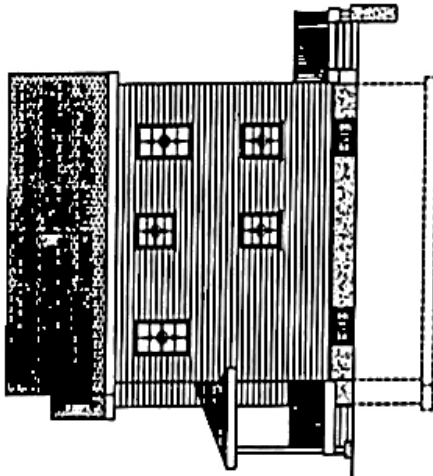
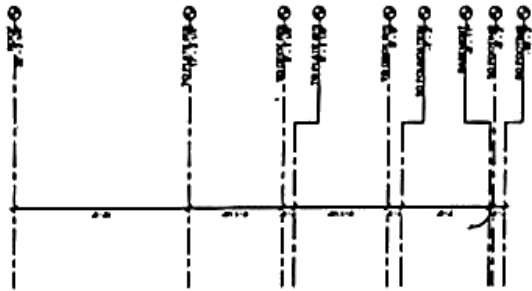
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(401) 338-0248
e-projects@eluciano.com

REVISIONS

OWNER / CLIENT
ERICK BEVITO
401-744-8204
erickb_bevito@gmail.com

North

A202



© 2014 Eluciano

RIGHT

22 RIVER ST.
RIVERSIDE, RI 02915
PLAT: 777 & LOT: 777
ZONING: R-7

NEW CONSTRUCTION
SINGLE FAMILY
2- STORY

DESIGNER

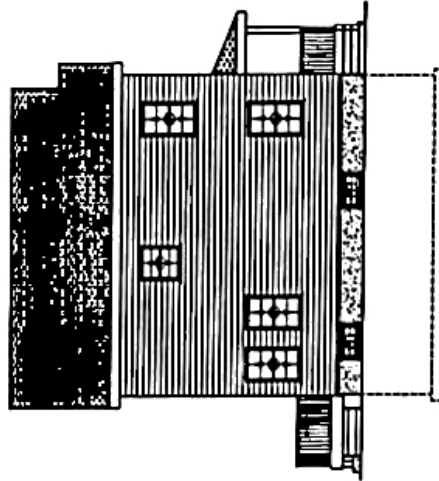
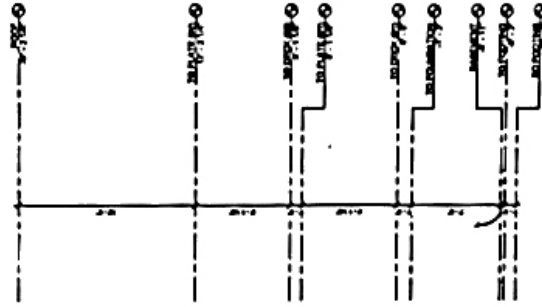
EUGENIO OVALLE
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REVISIONS

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401-744-0204
emento.br@gmail.com

South

A204



LEFT (from River)
(Front from Stowe)

0-11/17/2018

22 RIVER ST.
RIVERSIDE, RI 02915
PLAT. 777 & LOT. 777
ZONING R-7

NEW CONSTRUCTION
SINGLE FAMILY
2- STORY

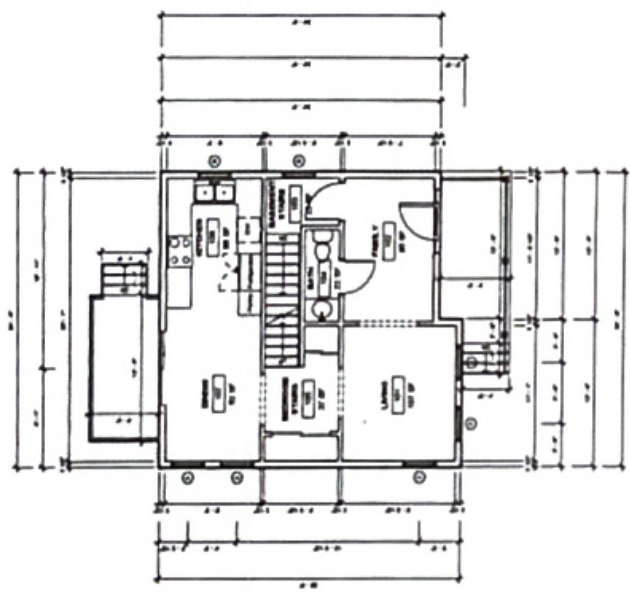
DESIGNER
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eugenio@eovalle.com

REVISIONS

OWNER / CLIENT
ERICK BENTO
44-608
ebento134@gmail.com

FIRST FLOOR PLAN

A101



0-lighting.com

22 RIVER ST.
RIVERSIDE, RI 02915
PLAT: 777 & LOT: 777
ZONING: R-7

NEW CONSTRUCTION
SINGLE FAMILY
2- STORY

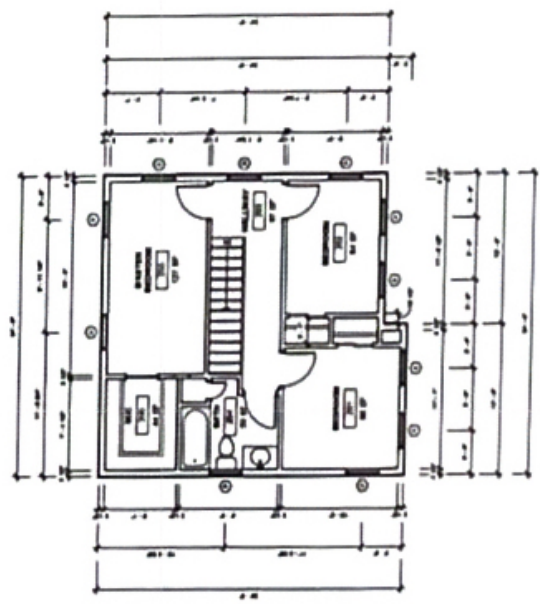
DESIGNER
EUGENIO OVALLE
148 N. Main Street
eovalle@eovalle.com

OWNER / CLIENT
ERICK BENTO
401. 744-6204
ebento@eovalle.com

SECOND FLOOR
PLAN

A102

NO.	DESCRIPTION	DATE



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22 RIVER ST.
RIVERSIDE, RI 02915
PLAT. 777 & LOT. 777
ZONING R-7

NEW CONSTRUCTION
SINGLE FAMILY
2- STORY

DESIGNER

EUGENIO OVALLE
1871433-0588
eovalle@engr.com

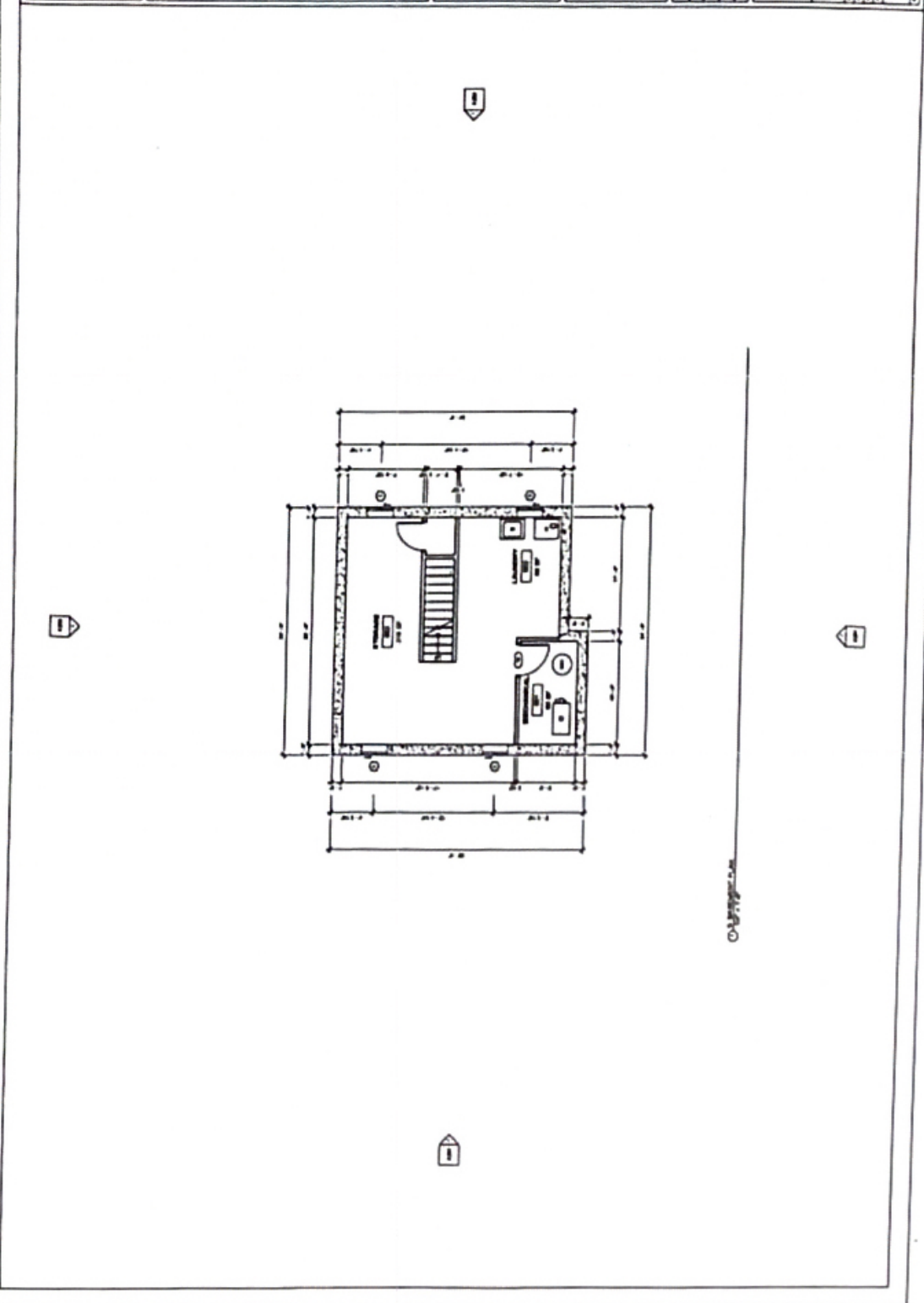
REVISIONS

NO.	DESCRIPTION	DATE

OWNER / CLIENT
ERICK BENTO
401-744-8204
ebento13@gmail.com

BASEMENT FLOOR
PLAN

A100



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BENTO EXHIBIT for relief requested.

As a corner lot it has two front yards. This table identifies the relief required looking first from River Street and then from Stowe Avenue.

VIEWED FROM RIVER STREET

	REQUIRED	PROPOSED	RELIEF REQUESTED
#24 CORNER HOUSE			
FRONT YARD	15'	10.3	4.7' (Deck 15' -5.9' requiring 9.1' relief)
SIDE YARD	8'	3	5'
#22			
FRONT YARD	15'	5.5	9.5' pre-exisitng condition

VIEWED FROM STOWE AVENUE

#24 CORNER HOUSE			
FRONT YARD	15'	3'	12'
SIDE YARD	8'	10.8	NONE (Deck 8-5.9 = 2.1' relief)
#22			
FRONT YARD	15'		NONE
SIDE YARD	8'	3.8'	4.2' pre-exisitng condition
REAR YARD	20'	10.3'	9.7' pre-exisitng condition

22 RIVER ST.
RIVERSIDE, RI 02915
PLAT: 777 & LOT: 777
ZONING: R-7

NEW CONSTRUCTION
SINGLE FAMILY
2- STORY

DESIGNER

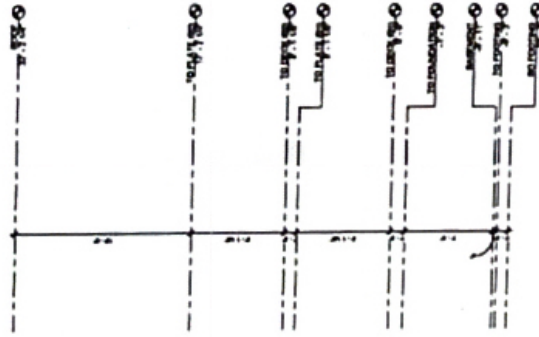
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eovalle@redesigner.com

REVISIONS

OWNER / CLIENT
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ebento_bent@gmail.com

South

A201



FRONT

on River Street

© 2012 Eugenio Ovalle

22 RIVER ST.
RIVERSIDE, RI 02915
PLAT: 777 & LOT: 777
ZONING: R-7

NEW CONSTRUCTION
SINGLE FAMILY
2- STORY

DESIGNER
EUGENIO OVALLE
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eovalle@ovalledesigner@gmail.com

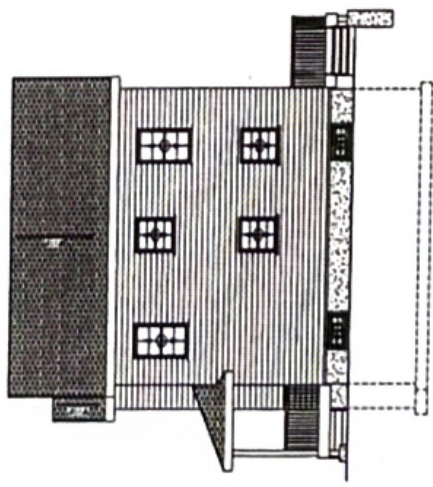
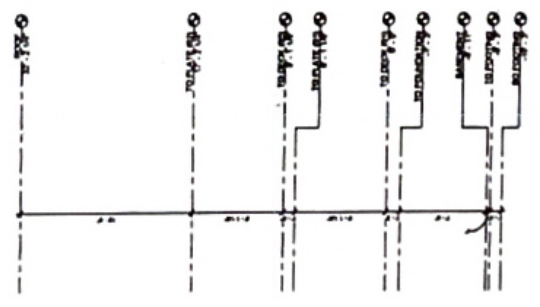
REVISIONS

NO.	DESCRIPTION

OWNER / CLIENT
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ebento_bhd@gmail.com

Fast

A202



RIGHT
on River Street

22 RIVER ST.
RIVERSIDE, RI 02915
PLAT. 777 & LOT: 777
ZONING: R-7

NEW CONSTRUCTION
SINGLE FAMILY
2- STORY

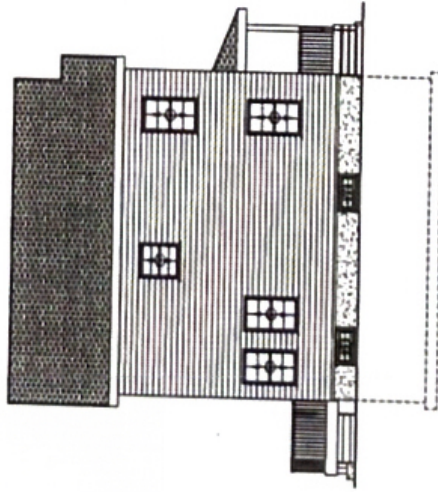
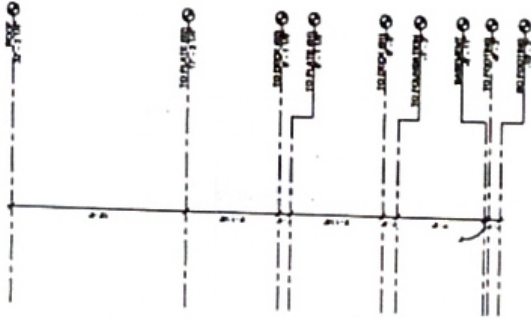
DESIGNER
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eovalle@designer@gmail.com

REVISIONS

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ebento_brent@gmail.com

West

A204



LEFT (from River)
(Front from Stowe)

© 2014 E. Ovaller

22 RIVER ST.
RIVERSIDE, RI 02915
PLAT: 777 & LOT: 777
ZONING: R-7

NEW CONSTRUCTION
SINGLE FAMILY
2- STORY

DESIGNER

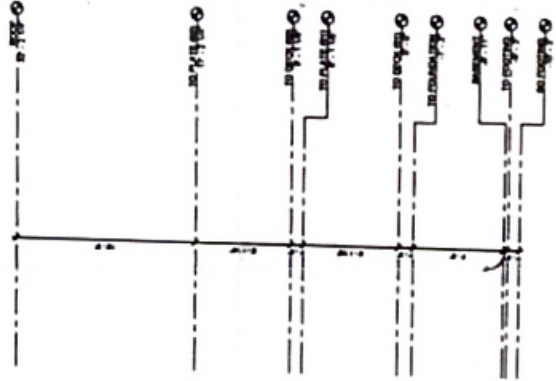
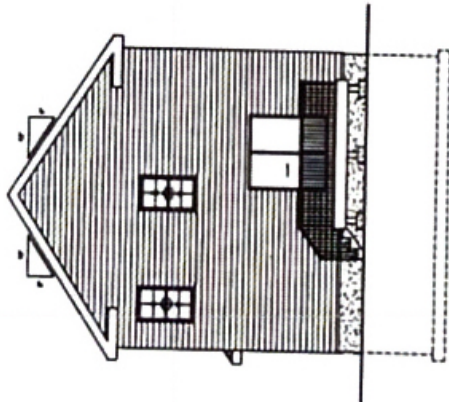
EUGENIO OVALLE
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REVISIONS

OWNER / CLIENT

ERICK BENTO
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ebento19@gmail.com

A203



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

BACK
from River Street

22 RIVER ST.
RIVERSIDE, RI 02915
PLAT: 777 & LOT: 777
ZONING: R-7

NEW CONSTRUCTION
SINGLE FAMILY
2- STORY

DESIGNER

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eugenio.osvalle@designer.com

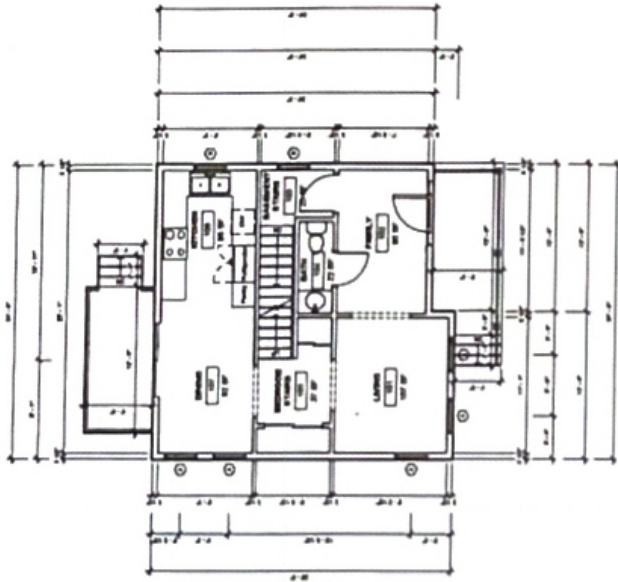
REVISIONS

OWNER / CLIENT

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401.744-0204
ebento_pj@gmail.com

FIRST FLOOR PLAN

Scale:	1/8" = 1'-0"
Date:	07/23/2013
Sheet:	A101
Project:	22 RIVER ST.



© 2013 Eugenio Osvalle

22 RIVER ST.
RIVERSIDE, RI 02915
PLAT: 777 & LOT: 777
ZONING: R-7

NEW CONSTRUCTION
SINGLE FAMILY
2- STORY

DESIGNER

EUGENIO O'VALLE
(401)430-0598
eugeniovalledesigner@gmail.com

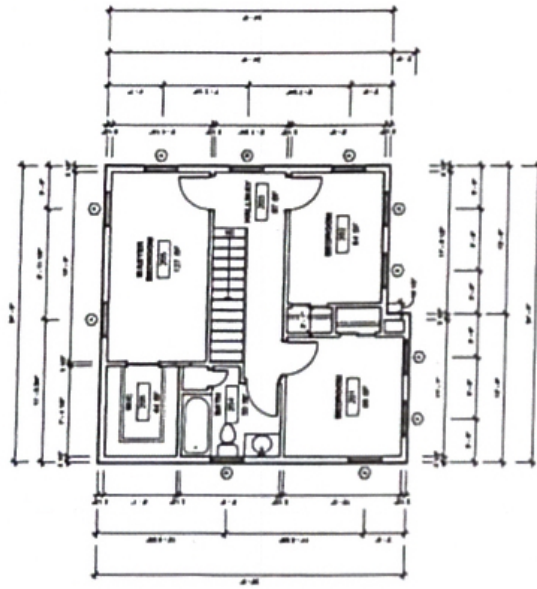
REVISIONS

OWNER / CLIENT
ERICK BENTO
401-744-0204
ebento.lh@gmail.com

SECOND FLOOR
PLAN

NO.	DATE	BY	APP.	DESCRIPTION
1	11/17/17	EO	EB	ISSUED FOR PERMIT

A102



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22 RIVER ST.
RIVERSIDE, RI 02915
PLAT: 777 & LOT: 777
ZONING: R-7

NEW CONSTRUCTION
SINGLE FAMILY
2-STORY

DESIGNER

EUGENIO PAVALE
1811A 30th Ave
eugenio@eugenio.com

REVISIONS

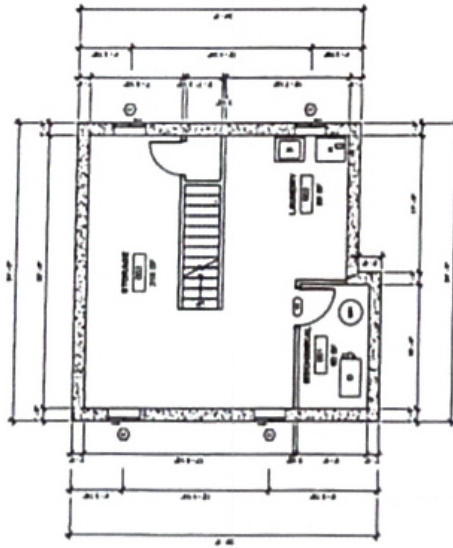
OWNER / CLIENT

ERICK BENTO
40 E. 744-0204
ebento18@gmail.com

BASEMENT FLOOR
PLAN

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A100



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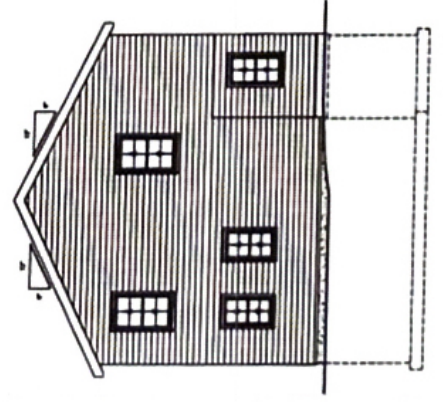
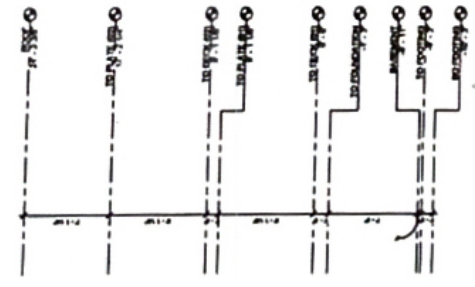
24 RIVER ST.
RIVERSIDE, RI 02915
PLAT: 777 & LOT: 777
ZONING: R-7

SECOND FLOOR ADDITION TO AN
EXISTING SINGLE FAMILY TO ADD
BEDROOMS & A BATHROOM

REVISIONS	

OWNER / CLIENT
ERICK BENTO
401-744-0204
ebento.bmg@gmail.com

South
DATE: 11/17/17
SCALE: 1/8" = 1'-0"
SHEET: 21
PROJECT: A201



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FRONT
on River Street

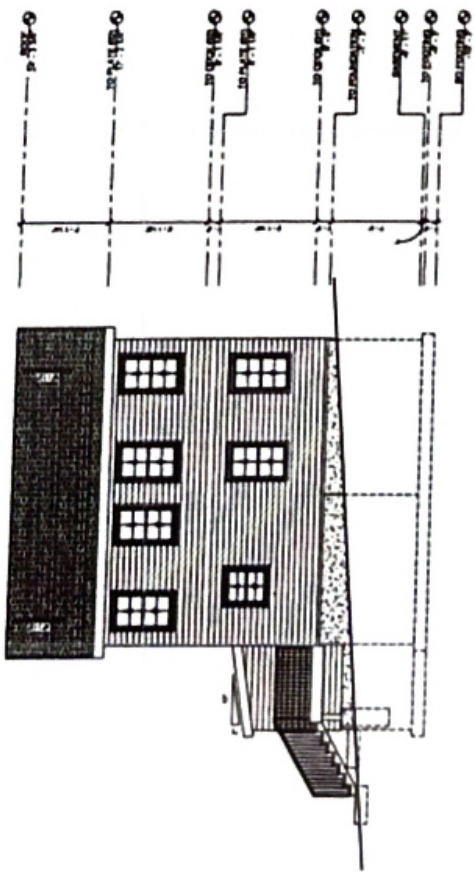
24 RIVER ST.
RIVERSIDE, RI 02915
PLAT: 777 & LOT: 777
ZONING: R-7

SECOND FLOOR ADDITION TO AN
EXISTING SINGLE FAMILY TO ADD
BEDROOMS & A BATHROOM

REVISIONS	

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10/25/21
A204



LEFT
from River Street

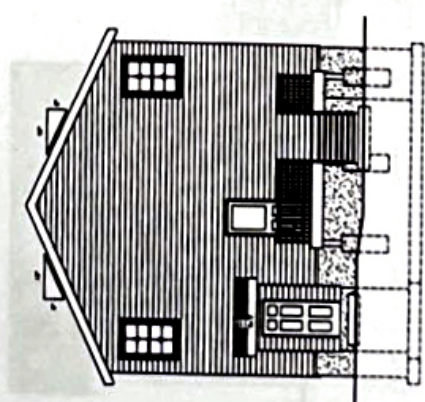
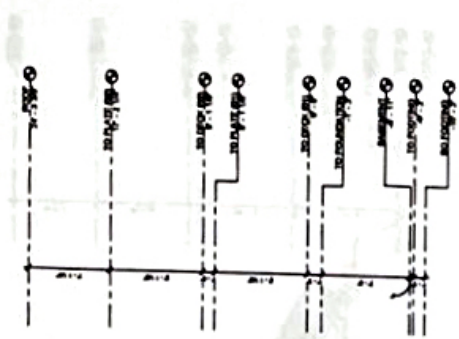
© 2021 ERICK BENTO ARCHITECTURE

24 RIVER ST.
RIVERSIDE, RI 02915
PLAT: 777 & LOT: 777
ZONING: R-7

SECOND FLOOR ADDITION TO AN
EXISTING SINGLE FAMILY TO ADD
BEDROOMS & BATHROOM

REVISIONS	

OWNER / CLIENT
ERICK BENTO
401-744-0204
erickb.bent@gmail.com
North
A203



BACK
from River Street

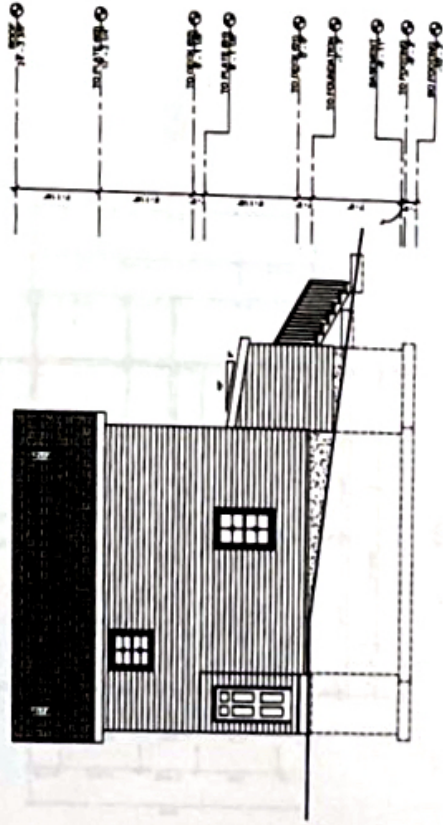
24 RIVER ST.
RIVERSIDE, RI 02915
PLAT: 777 & LOT: 777
ZONING: R-7

SECOND FLOOR ADDITION TO AN
EXISTING SINGLE FAMILY TO ADD
BEDROOMS & A BATHROOM

REVISIONS

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A202



RIGHT from River Street
Back from Stowe Avenue

© 2012 ERICH BEATO ARCHITECT

24 RIVER ST.
RIVERSIDE, RI 02915
PLAT: 777 & LOT: 777
ZONING: R-2

SECOND FLOOR ADDITION TO AN
EXISTING SINGLE FAMILY TO ADD
BEDROOMS & A BATHROOM

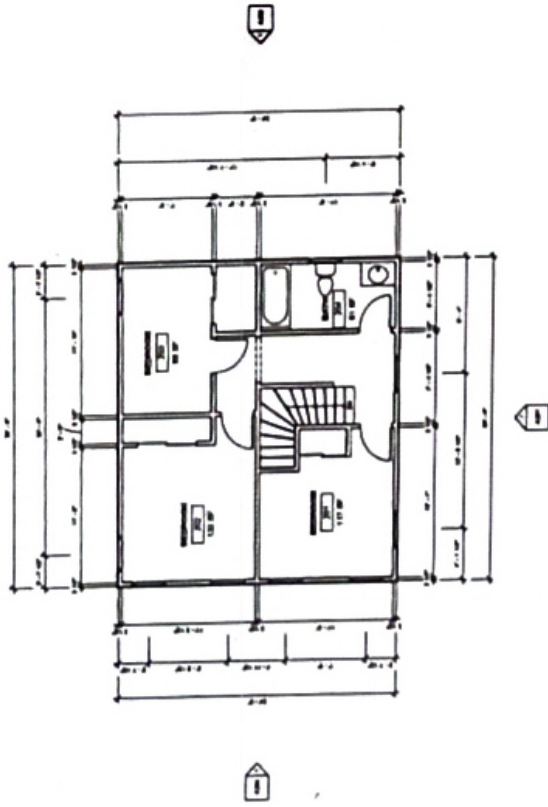
REVISIONS

OWNER / CLIENT
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PROPOSED SECOND
FLOOR PLAN

DATE: 11/11/11
SCALE: 1/8" = 1'-0"

A102



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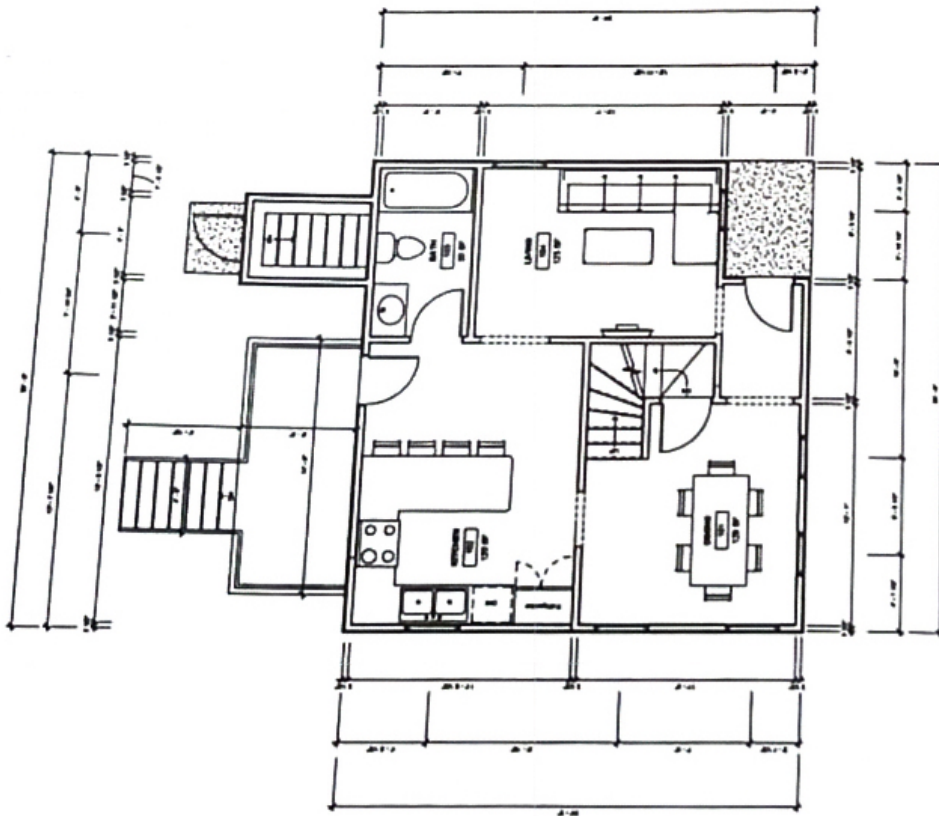
24 RIVER ST.
RIVERSIDE, RI 02915
PLAT: 777 & LOT: 777
ZONING: R-7

SECOND FLOOR ADDITION TO AN
EXISTING SINGLE FAMILY TO ADD
BEDROOMS & BATHROOM

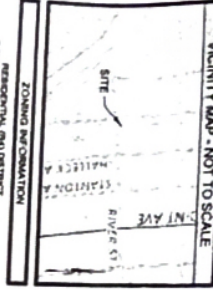
REVISIONS

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PROPOSED FIRST
FLOOR PLAN

A101



VICINITY MAP - NOT TO SCALE



ZONING INFORMATION

RESIDENTIAL, SINGLE-FAMILY
CITY OF EAST PROVIDENCE ZONING BYLAW

ITEMS	REQUIRED
MIN LOT AREA	5,000 SF
MIN LOT WIDTH	50'
MIN LOT DEPTH	50'
MIN FRONT YARD	15'
MIN SIDE YARD	5'
MIN REAR YARD	20'
MAX BUILDING STORY	2
MAX % OF COVER	35%

NOTE: ZONING CENTRAL DISTRICT AND BAYD REFERENCE ONLY. SURRENDER AND PRESENTED FOR LOCAL ZONING OFFICIAL AND LOCAL CODES TO NON-COMMERCIAL PURPOSES.

GENERAL NOTES

1. PROPERTY BOUNDARY LOT 1 AS SHOWN ON THE CITY OF EAST PROVIDENCE PROVIDENCE COUNTY, STATE OF RHODE ISLAND PLAN NO. 792.
2. AREA = 5,873 SQUARE FEET OR 0.13 ACRES
3. LOCATION OF UNDERGROUND UTILITIES AND APPROXIMATE LOCATIONS AND DEPTHS ARE SHOWN ON AND THE BOUNDARY LINES ARE SHOWN STRONGLY WITH VISIBLE ACCESSIBLE MARKERS. ALL BOUNDARY LINES AND UTILITY MARKERS DO NOT EXIST. ALL UNDERGROUND UTILITIES WERE RECORDED BY THE CITY OF EAST PROVIDENCE IN 2018. ALL UNDERGROUND UTILITIES WERE RECORDED BY THE CITY OF EAST PROVIDENCE IN 2018. ALL UNDERGROUND UTILITIES WERE RECORDED BY THE CITY OF EAST PROVIDENCE IN 2018.
4. THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONDUCT THIS SURVEY: RECORDED PLANS AND RECORDS, FIELD MEASUREMENTS, MONUMENTS, AND PHOTOGRAPHIC EVIDENCE. THE BOUNDARY SOLUTION IS THE COMBINED RESULT OF THE ABOVE EVIDENCE. THE BOUNDARY SOLUTION IS THE COMBINED RESULT OF THE ABOVE EVIDENCE.
5. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AS ENACTED BY THE RELATIVE OF CONSENT. ALL EXISTING MONUMENTS SHALL BE CONSIDERED THEREIN.
6. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A BOLD WHITE CLAY SAND OR SANDY LAMBERT.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
8. THIS SURVEY DOES NOT SHOW THE EXISTENCE OF METEOROLOGICAL DATA.

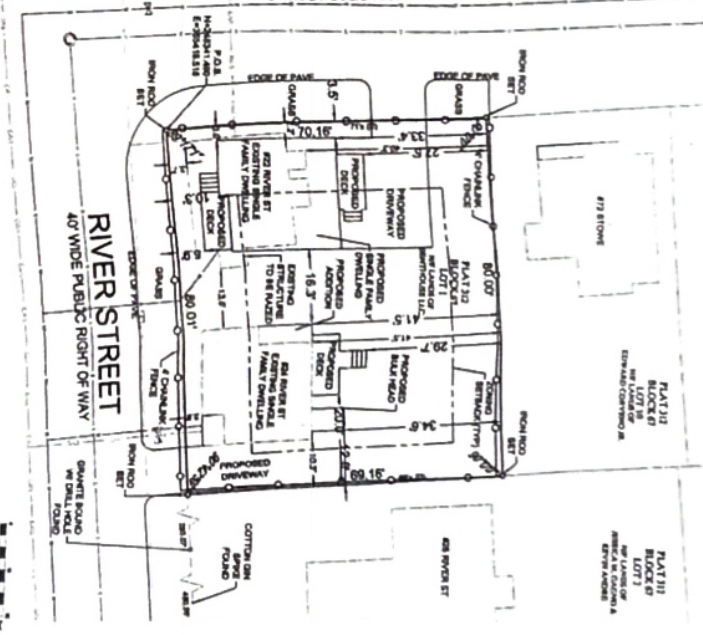
FLOOD NOTE

BY GRANTING PLOTTING DATA PROPERTY IS LOCATED IN FLOOD HAZARD ZONE 1 (VHA) DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN PER FEMA MAP 48027 C001 N, EFFECTIVE DATE SEPTEMBER 1, 2013.

N STATE PLANE COORDINATE SYSTEM - NAD83

STOWE AVENUE

40' WIDE PUBLIC RIGHT OF WAY



RIVER STREET

40' WIDE PUBLIC RIGHT OF WAY

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED BY NICHOLAS VETTRI, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF RHODE ISLAND, REGISTERED UNDER LICENSE NO. 1719, ON NOVEMBER 21, 2018. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

NICHOLAS VETTRI
PROFESSIONAL LAND SURVEYOR
No. 1719

NICHOLAS VETTRI
PROFESSIONAL LAND SURVEYOR
No. 1719

PROJECT:
22-24 RIVER STREET
AP 312 BLOCK 67 LOT 1
PREPARED FOR:
BENTHOUSE LLC
67 WOODMAN STREET
PROVIDENCE, RI 02907

N. VETTRI SURVEY, INC.
SURVEY - LAND PLANNING
67 WOODMAN STREET
PROVIDENCE, RI 02907
nvettri@vettrisurvey.com

EVERYDAY DRAFTING, LLC
111 WOODMAN STREET
PROVIDENCE, RI 02907
EVERYDAYDRAFTING.COM

DIMENSIONAL VARIANCE SURVEY PLAN