

# East Providence Zoning Board of Review

Use 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 _____

1. LOCATION OF PROPERTY 0 Colwell Street AVENUE/STREET  
MAP 307 BLOCK 36 PARCEL 16 ZONING DISTRICT R-6

2. OWNER Patricio Vally Pinto  
ADDRESS \_\_\_\_\_  
DATE OF PURCHASE 8/02/2017  
PROPOSED LESSEE/PURCHASER \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
ATTORNEY Timothy J. Chapman, Esquire  
ADDRESS 349 Warren Avenue, East Providence, Rhode Island 02914  
REPRESENTING Owner

3. DIMENSIONS OF SITE 203.28 88.35 17,681  
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>Vacant Land</u>			
(2) _____			
(3) _____			

4. LIST OF PROPOSED CONSTRUCTION AND USES:

Use	No. of Height	No. of Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family No. of Bedrooms/Unit	Type of Construction
(1) <u>Indoor Garage</u>			<u>No</u>	<u>3,500</u>	<u>n/a</u>	<u>Steel</u>
(2) _____						
(3) _____						

(Over)

5. THIS VARIANCE APPLICATION RELATES TO:

- Principal Building (s)     
  Accessory Building     
  Land

CHECK ONE OR MORE:

- Use       Extension of Nonconforming Use  
 Change Nonconforming Use       Other-Please Specify \_\_\_\_\_

6. IF CHANGE OF NONCONFORMING USE, WHAT IS EXISTING USE?

\_\_\_\_\_

7. LIST EACH APPLICABLE SECTION OF THE ZONING ORDINANCE FOR WHICH VARIANCE IS SOUGHT PLUS A BRIEF DESCRIPTION OF THE NATURE OF THE VARIANCES:

SECTION NUMBER	DESCRIPTION VARIANCE
Section 19-45	Variance
_____	_____
_____	_____
_____	_____

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

The Applicant proposes to construct an indoor garage for the storage of  
registered automobiles to support the Applicant's primary business located  
approximately 1/2 miles away on Warren Avenue. This property is unique  
because it is (1) located adjacent to an existing service station; (2) directly  
abutting the C-4 zone; (3) located on a dead-end street; and (4) located  
across the street from a commercial parking lot which services the adjacent  
donut shop.

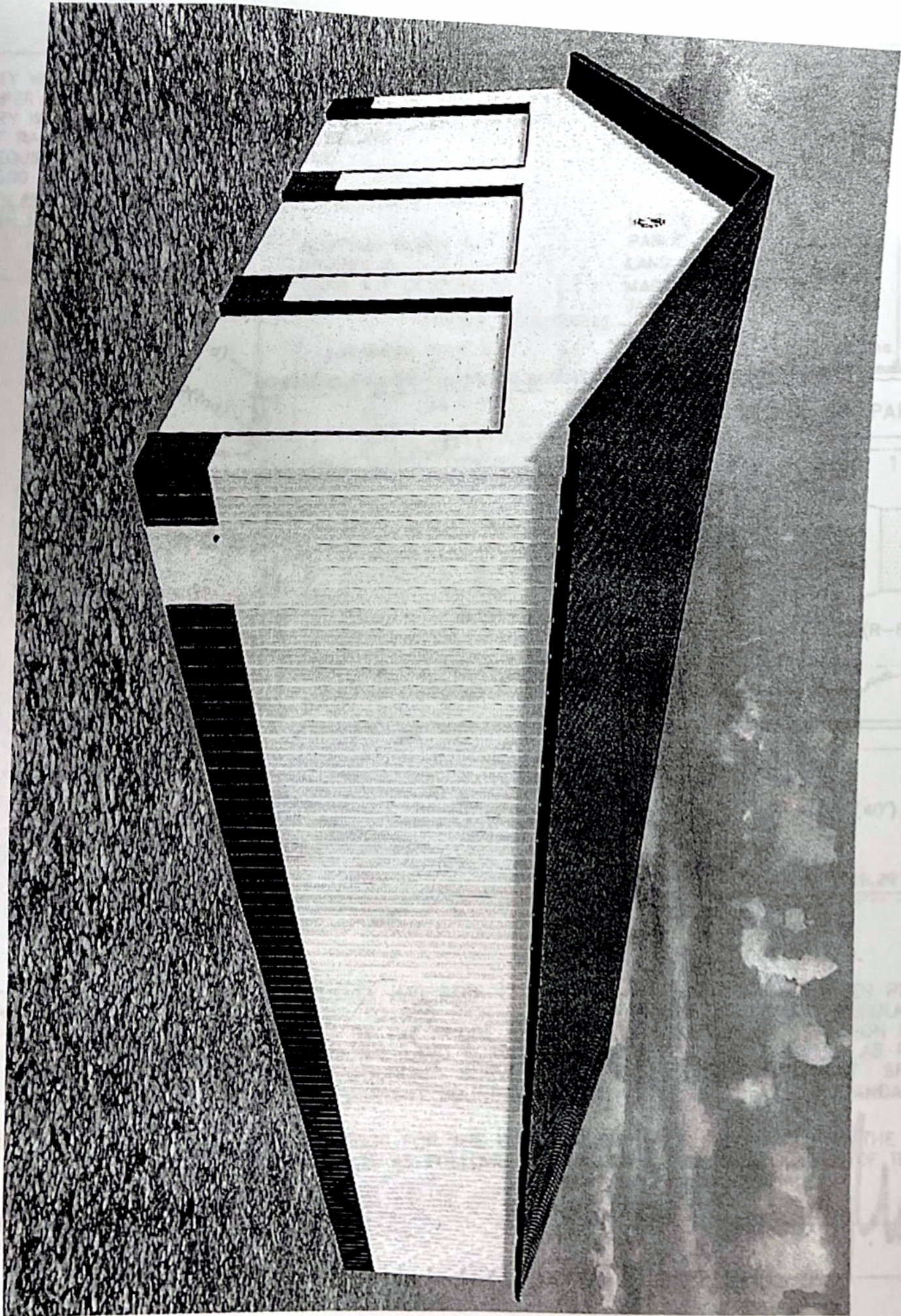
NOTE: PLANS ACTED UPON BY THE BOARD BECOME INCORPORATED AS PART OF THE DECISION AND ARE FINAL.

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

OWNER(S) SIGNATURE: *Patricia Piro*      DATE 05/17/2017  
 \_\_\_\_\_      DATE \_\_\_\_\_

Agent/Attorney *[Signature]*      Address 349 Warren Avenue, East Providence, RI 02914





PARCEL

17,681

DW  
25'

R-6 ZONE)

40) UNIMPRO

PREPARED  
FOR  
FOLLOWING  
SPECIFIC  
REAR

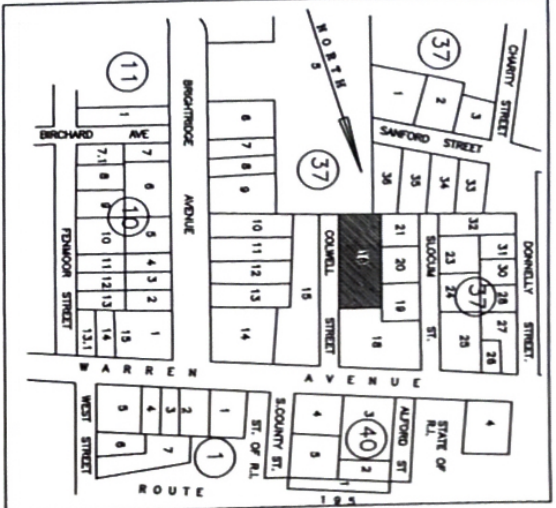
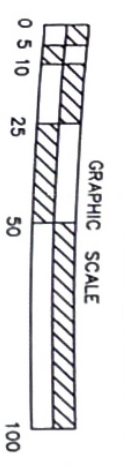
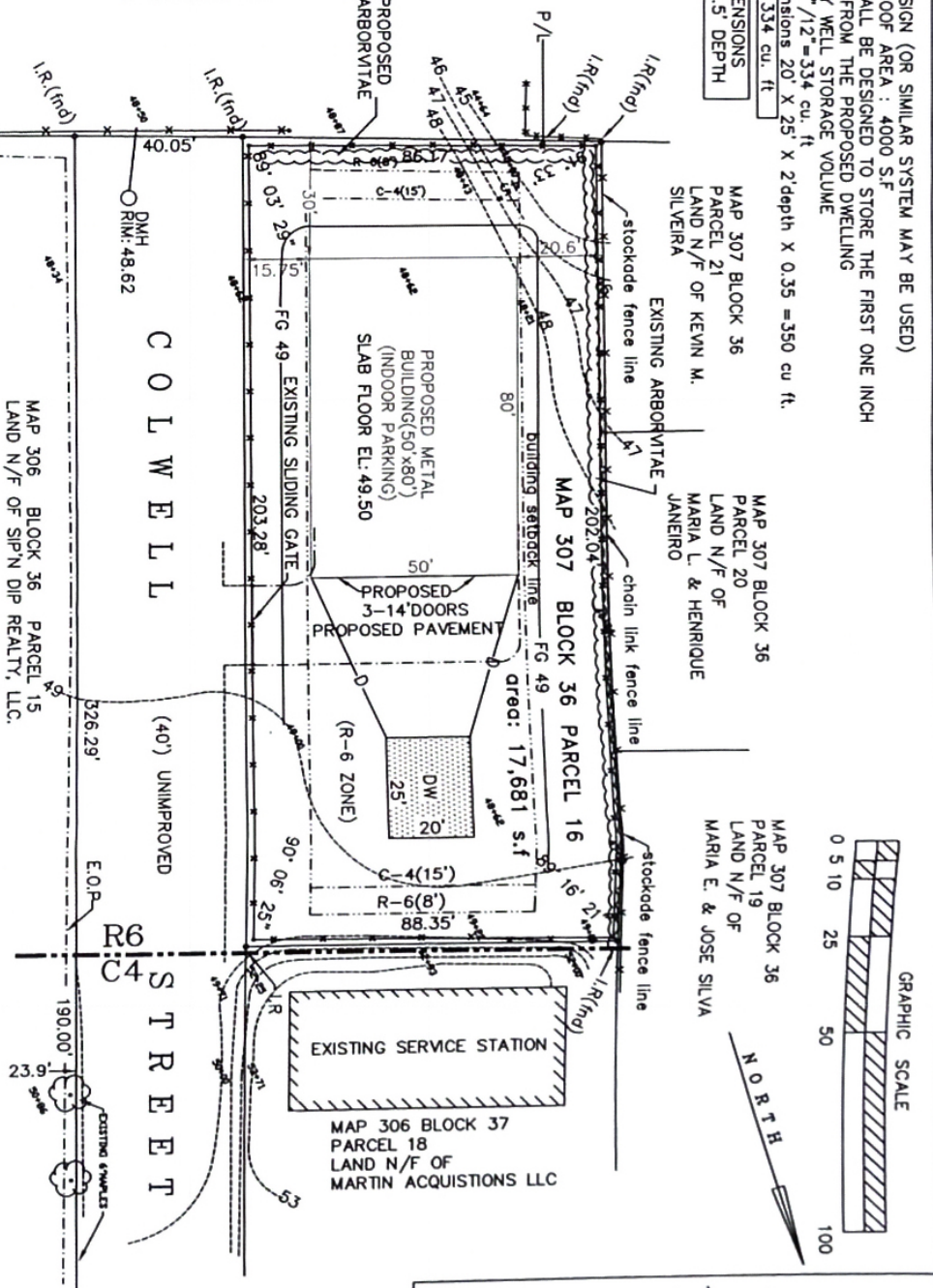
THE FRONT  
OF THE



DRY WELL DESIGN (OR SIMILAR SYSTEM MAY BE USED)  
 IMPERVIOUS ROOF AREA : 4000 S.F.  
 DRY WELL SHALL BE DESIGNED TO STORE THE FIRST ONE INCH  
 OF RAINFALL FROM THE PROPOSED DWELLING  
 REQUIRED DRY WELL STORAGE VOLUME  
 $4000 \text{ S.F.} \times 1 \frac{1}{2} \text{\"} = 334 \text{ cu. ft.}$   
 DRY well dimensions 20' X 25' X 2depth X 0.35 = 350 cu ft.  
 $350 \text{ cu ft.} > 334 \text{ cu. ft.}$

DRY WELL DIMENSIONS  
 20' X 25' X 2.5' DEPTH

MAP 307 BLOCK 36 PARCEL 5  
 LAND N/F OF HOLY GHOST BROTHERHOOD  
 OF CHARITY, INC.



**ZONING**

C-4 ZONE 15,000 S.F. LOT WIDTH: 100.00'  
 LOT DEPTH: 100.00'  
 BUILDING SETBACKS  
 FRONT: 15.00' SIDE: 15.00' REAR: 20.00'

R-6 ZONE 5000 S.F. LOT WIDTH: 50.00'  
 LOT DEPTH: 100.00'  
 BUILDING SETBACKS  
 FRONT: 15.00' SIDE: 8' REAR: 20.00'  
 MAX. BLDG COVERAGE = 25% C-4 50%  
 EXISTING = 0%  
 PROPOSED = 23%  
 MAX. IMPERVIOUS COVERAGE : 45% C-4 75%  
 EXISTING = 0%  
 PROPOSED = 35%

**CERTIFICATION**

JOHN J. BARKER, JR.  
 REGISTERED  
 LAND SURVEYOR  
 1885  
 GRAND DIVISION, ARIZONA

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 NOV. 25, 2015 AS FOLLOWS:  
 TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION LIMITED CONTENT BOUNDARY SURVEY CLASS 1 STANDARD

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE PROPOSED LOCATION OF THE PROPOSED BUILDING W/IN ZONING SETBACKS

JOHN J. BARKER, JR.  
 REGISTERED  
 LAND SURVEYOR  
 1885  
 GRAND DIVISION, ARIZONA

REV: 1 ADDED ARBORVITAE ALONG SOUTH P/L, FLOOR ELEVATION & DRY WELL STORAGE DRAINAGE 11/2/2023 JWB

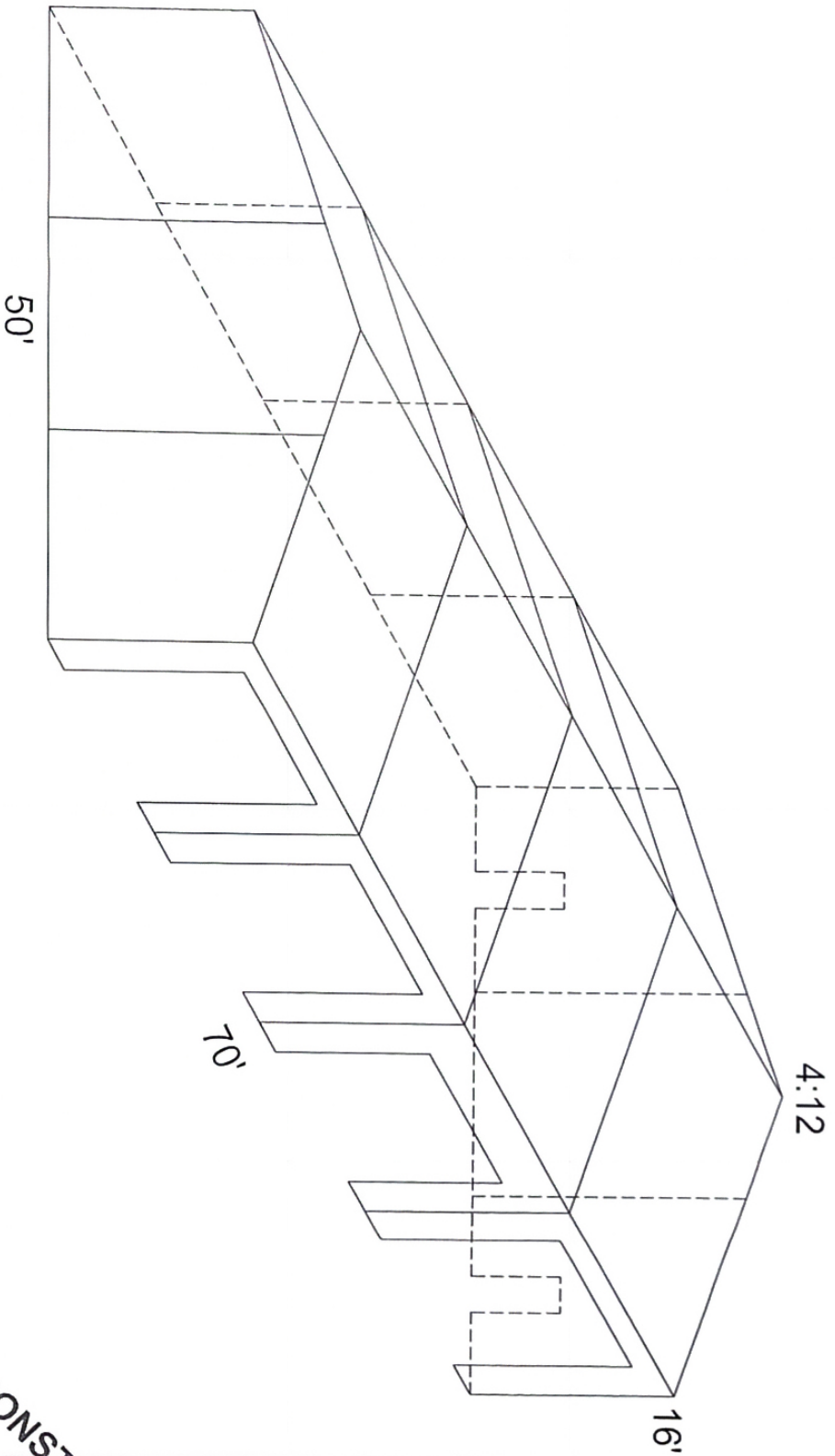
**PROPOSED SITE PLAN**  
 for  
**PROPOSED BUILDING**

owner: VALLY AUTO SERVICE INC.  
 517 WARREN AVENUE, EAST PROVIDENCE  
 MAP 307 BLOCK 36 PARCEL 16  
 SCALE 1"=30' DATE: 10/19/23 DWG # 170801





50'x70'x16'  
Preliminary Drawings



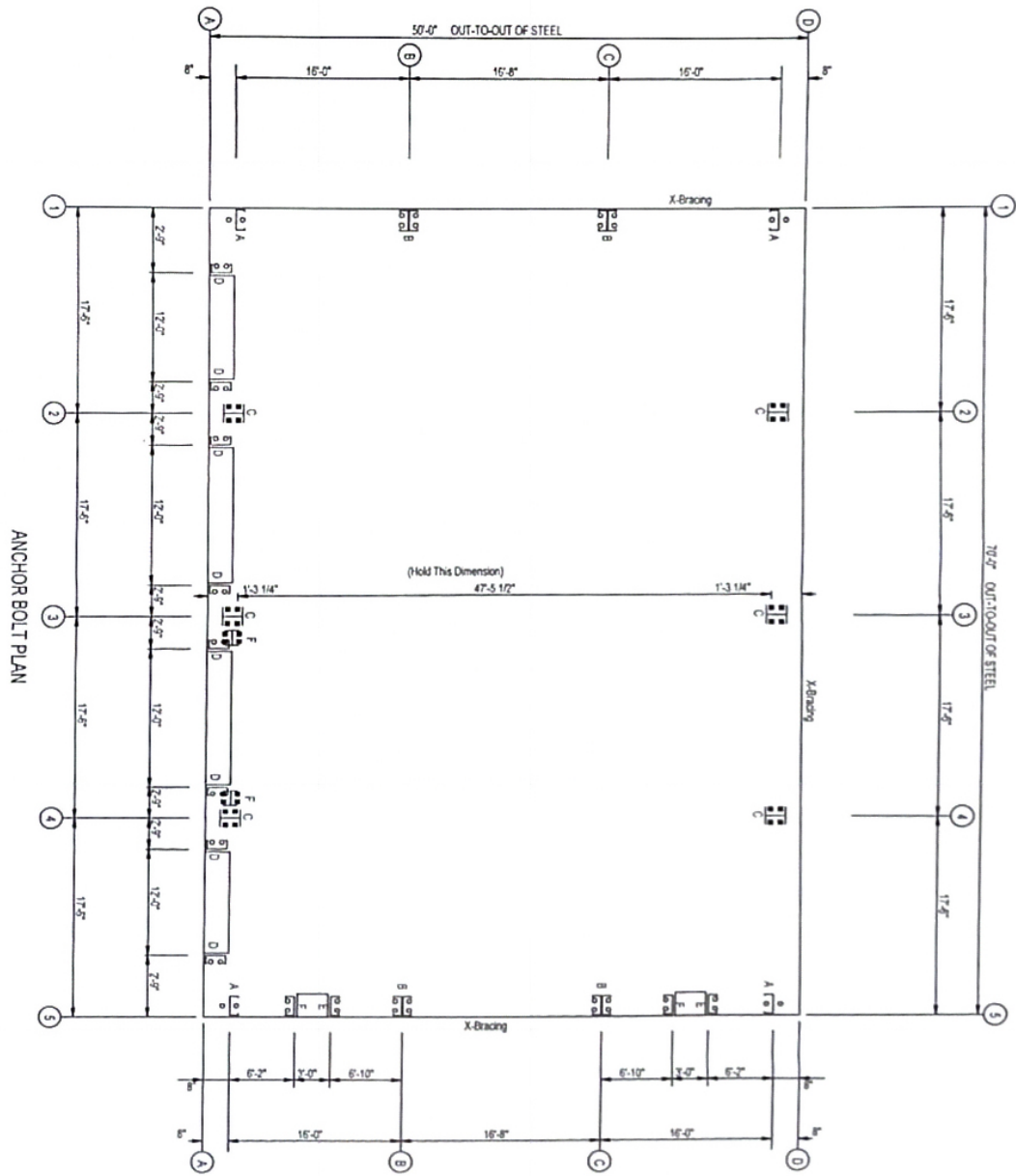
213725868

Building Layout

10/10/19

NOT FOR CONSTRUCTION

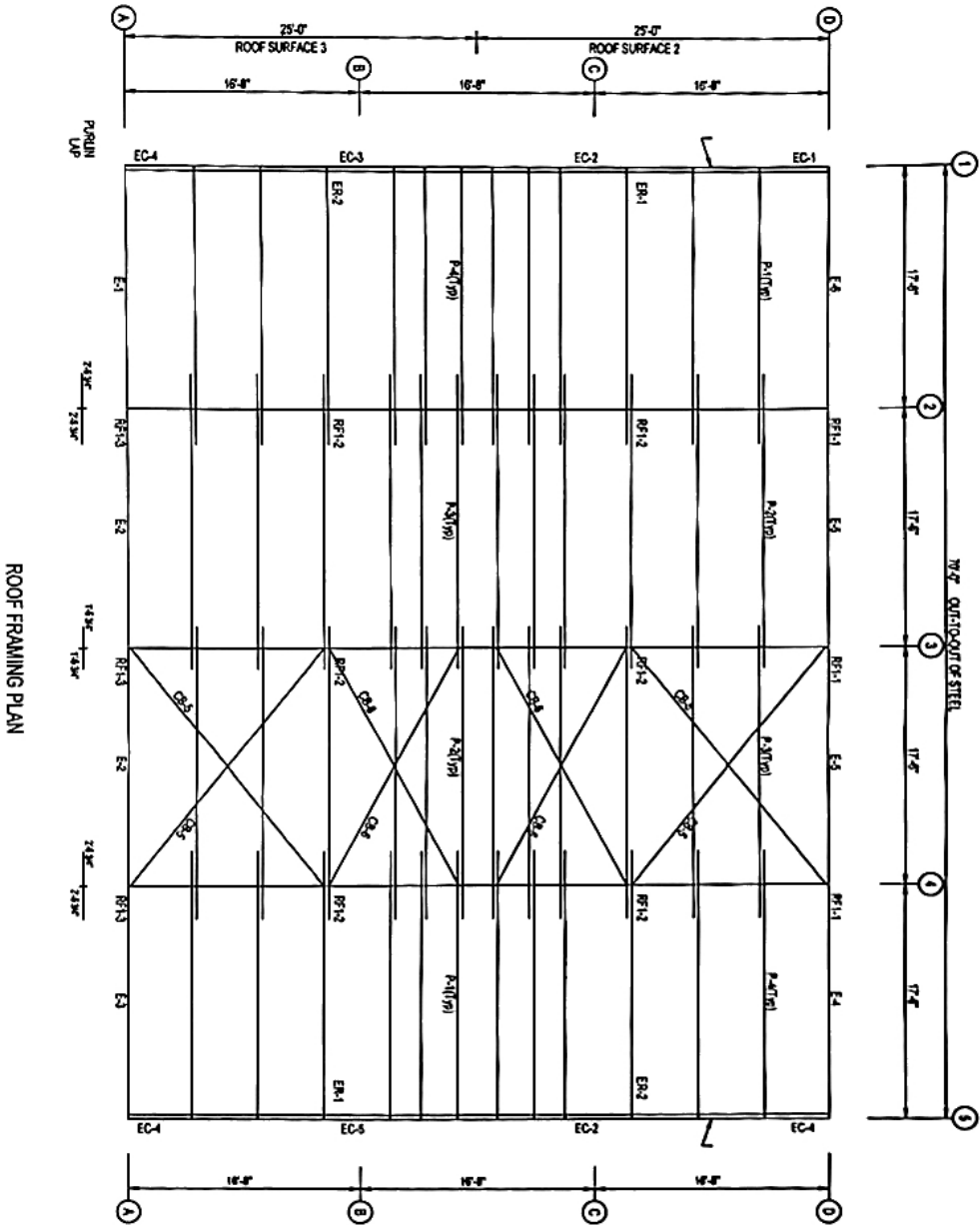




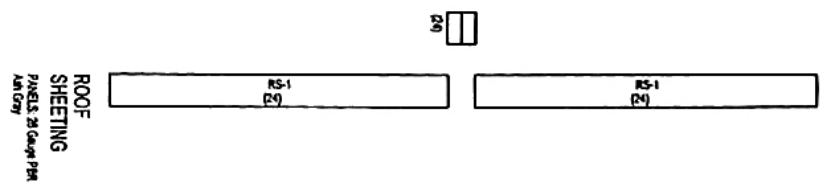
○ 1/2" dia 3/4"  
 ■ 1/2" dia 3/4"

NOT FOR CONSTRUCTION





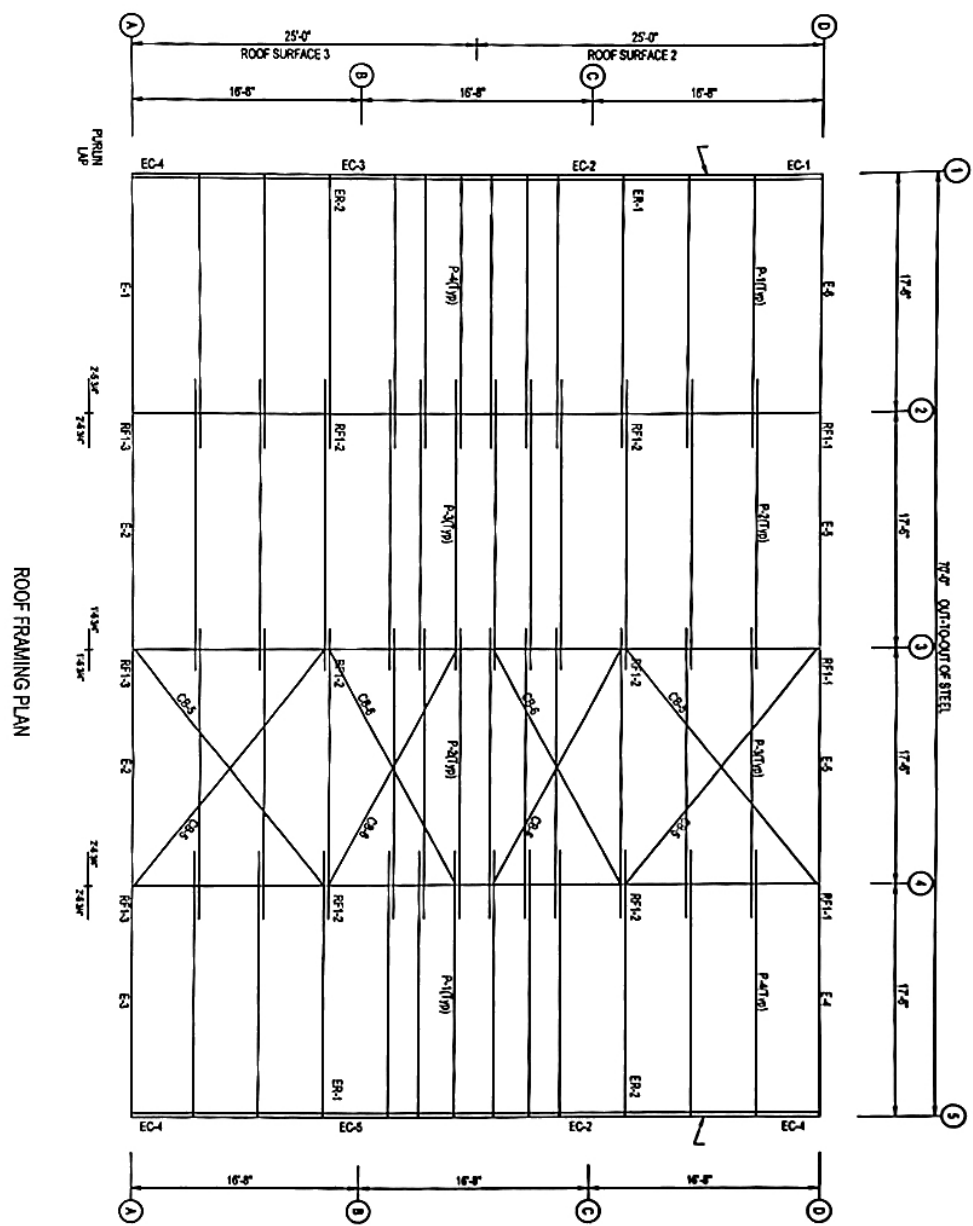
ROOF FRAMING PLAN



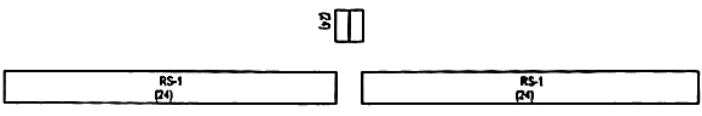
ROOF SHEETING  
PAGES 28, 29, 30 PER  
ARCH

NOT FOR CONSTRUCTION



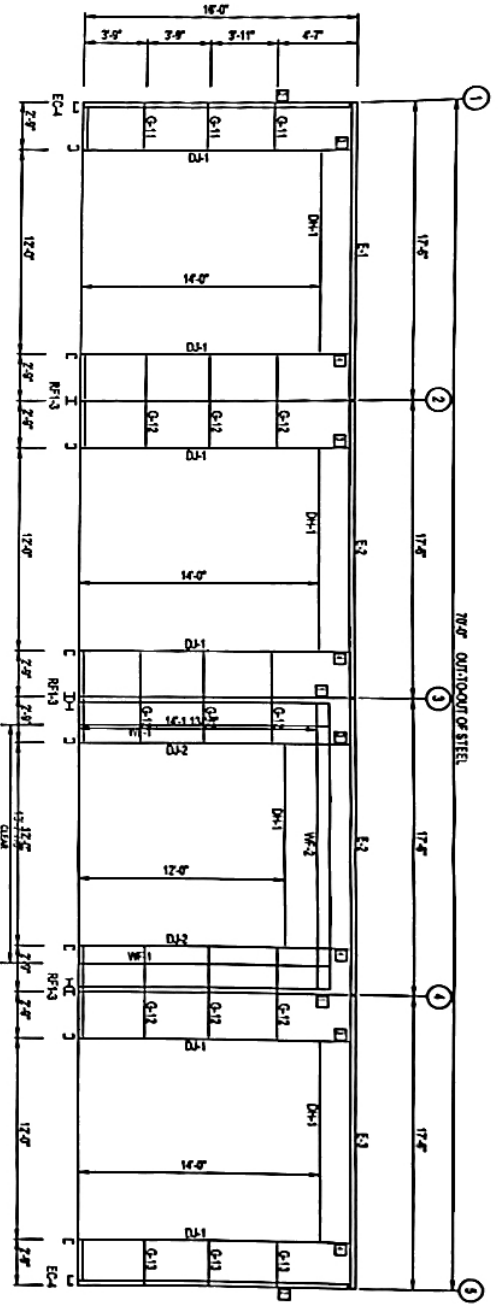


ROOF FRAMING PLAN

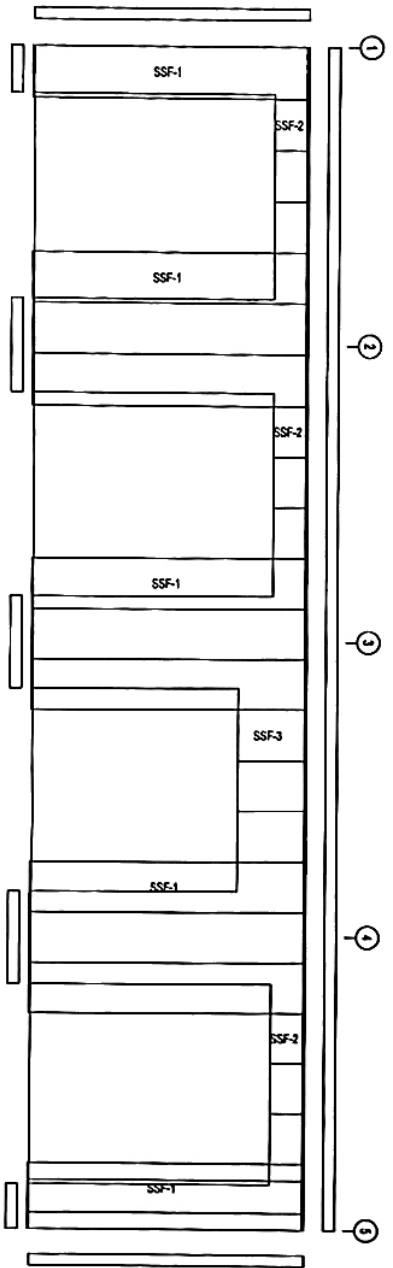


ROOF SHEETING  
PANELS 24'x48' PER  
AIA 071

NOT FOR CONSTRUCTION



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A  
PANELS: 26 GAUGE PBR - FLOW WALL

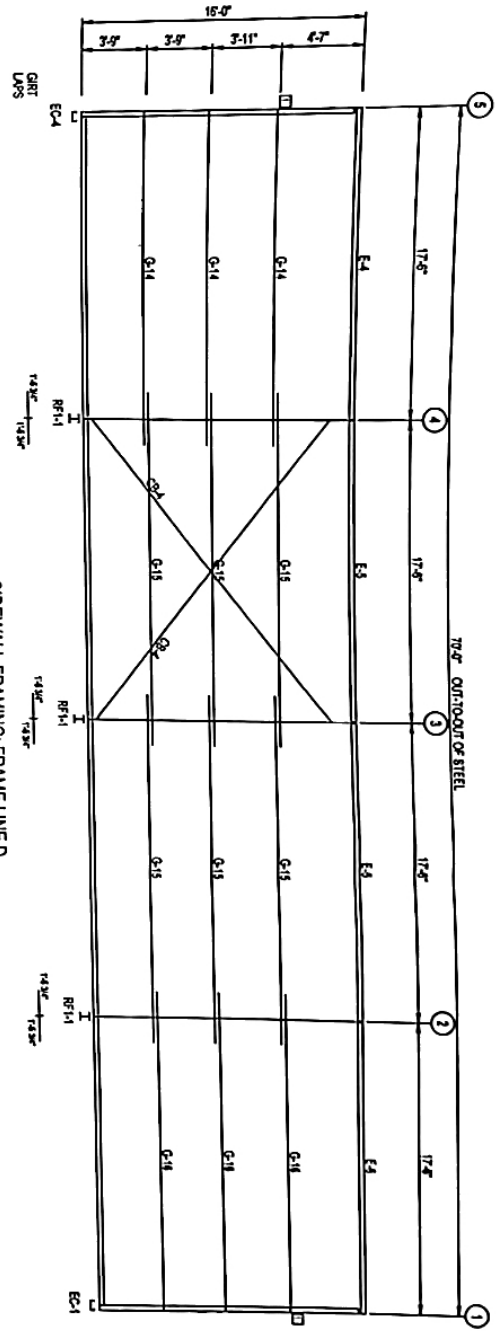
REVISED		DATE	BY	CHK	APP
1	FROM LINE A				
2	REVISED				
3	REVISED				
4	REVISED				

CONSTRUCTION NOTES	
1	SEE DRAWING
2	SEE DRAWING
3	SEE DRAWING
4	SEE DRAWING

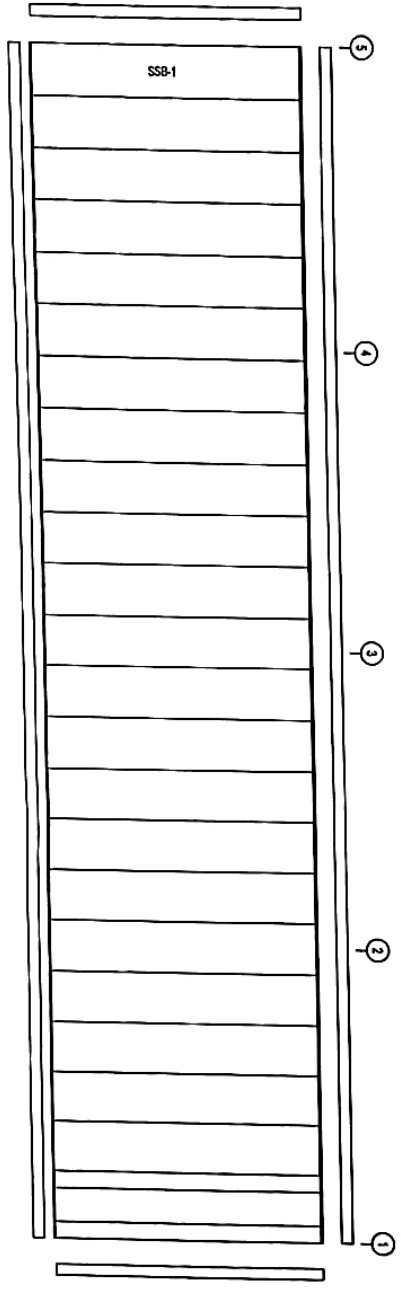
NOT FOR CONSTRUCTION



CONNECTION TABLE  
 FRAME LINE 1-3  
 10/1/2024  
 11/24

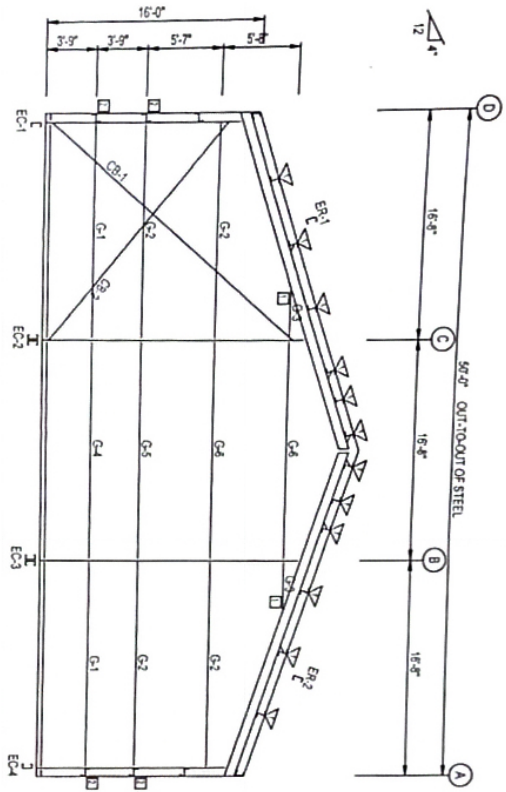


SIDEWALL FRAMING: FRAME LINED

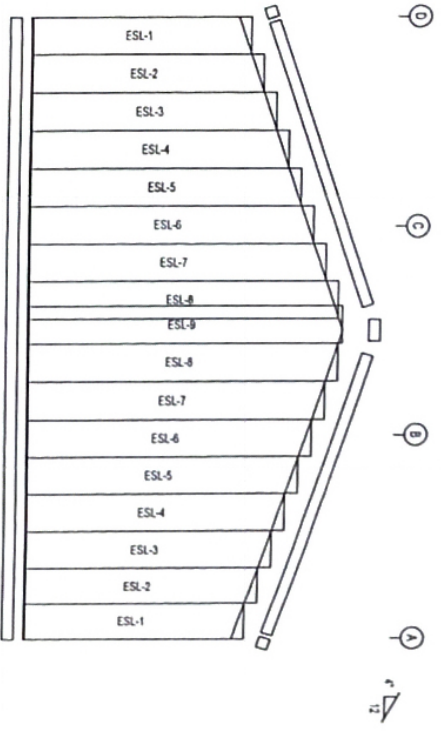


SIDEWALL SHEETING & TRIM: FRAME LINED  
 PANELS: 26 Gauge PSR - Polar White

NOT FOR CONSTRUCTION



ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS 26 GAUGE PFR-1 PAIR WHITE

ITEM	QUANTITY	UNIT	DESCRIPTION
FRAMING	1	LINEAL	FRAMING
TRIM	1	LINEAL	TRIM
SHEETING	1	SQ. FT.	SHEETING

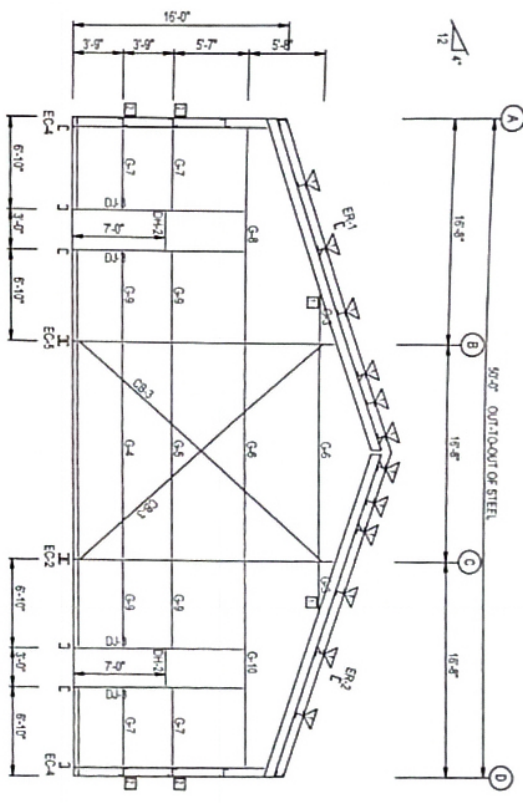
ITEM	QUANTITY	UNIT	DESCRIPTION
FRAMING	1	LINEAL	FRAMING
TRIM	1	LINEAL	TRIM
SHEETING	1	SQ. FT.	SHEETING

NOT FOR CONSTRUCTION

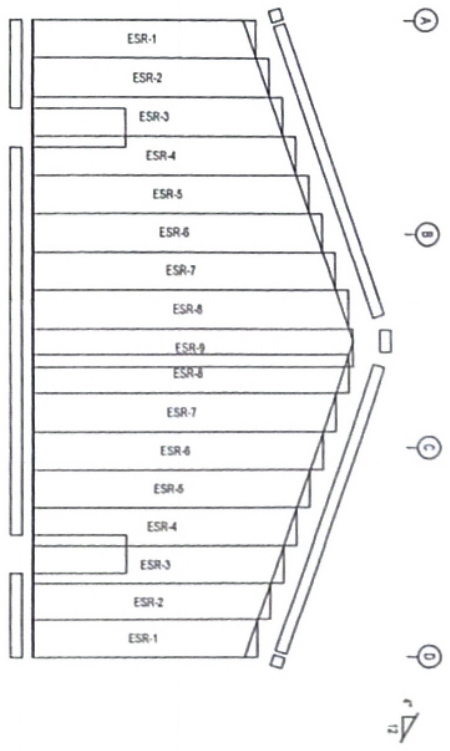


DATA PART	
CONTRACT	
EXCISE	
Column #	
DATE	
BY	
CHKD	
DATE	

FLANGE BRACE TABLE	
FRAM. LINE	1
QTY	1
UNIT	EA
LENGTH	1.16'
CONNECTION PLATES	
FRAM. LINE	1
QTY	1
UNIT	EA
LENGTH	1.16'



ENDWALL FRAMING - FRAME LINE 5

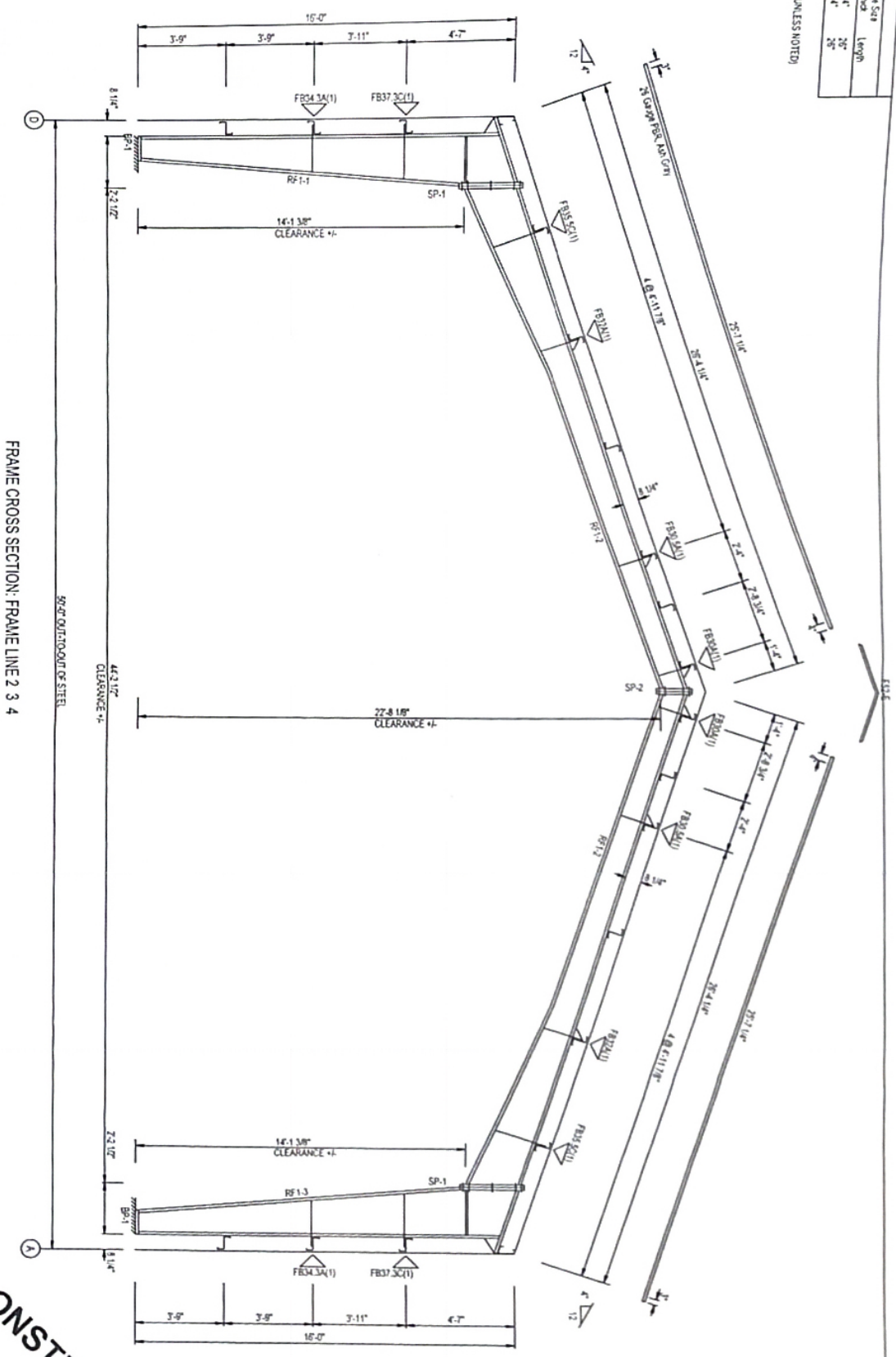


ENDWALL SHEETING & TRIM - FRAME LINE 5  
PANELS 26 GAUGE PBR - P-14R W-14R

NOT FOR CONSTRUCTION

SPRINKLER TABLE				
Area	SM	Wash	Flow Size	Length
RF-1-1	SP-1	2 1/2"	1"	20'
RF-1-3	SP-1	2 1/2"	1"	20'

FLANGE BRACES BOTH SIDES (SEE NOTE)  
 FB34(1) 20'x14"  
 A-122X142  
 C-122X18



NOT FOR CONSTRUCTION



**ABUTTERS LIST**  
**0 COLWELL ST**  
**307-36-16**

PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
307-36-005-00	HOLY GHOST BROTHERHOOD OF CHAR	59 BRIGHTRIDGE AVE	E PROVIDENCE, RI 02914	59 BRIGHTRIDGE AVE
307-36-007-00	BOSTIC, MARIA & CHAVES, JOHN L	43 BRIGHTRIDGE AVE	EAST PROVIDENCE, RI 02914	43 BRIGHTRIDGE AVE
307-36-008-00	OLSEN, JEAN C & ALAN D ESTATE	15 UNITY ST	EAST PROVIDENCE, RI 02914	39 BRIGHTRIDGE AVE
307-36-009-00	DUNNINGTON, SUSAN E & WRIGHT, MICHAEL F	35 BRIGHTRIDGE AVE	EAST PROVIDENCE, RI 02914	35 BRIGHTRIDGE AVE
307-36-010-00	SILVA, REINALDO A & MARIA C IRREV TRUST	25 BRIGHTRIDGE AVE	EAST PROVIDENCE, RI 02914	23-25 BRIGHTRIDGE AVE
307-36-011-00	CURRY, AISLINN	19-21 BRIGHTRIDGE AVE	EAST PROVIDENCE, RI 02914	19-21 BRIGHTRIDGE AVE
307-36-012-00	ACCIARDO, KARISSA M & STEPHEN F	15 BRIGHTRIDGE AVE	EAST PROVIDENCE, RI 02914	15 BRIGHTRIDGE AVE
307-36-013-00	BOWMAN, PATRICIA M	9 BRIGHTRIDGE AVE	East Providence, RI 02914	9 BRIGHTRIDGE AVE
307-36-014-00	PAIVA PLAZA LLC	194 WARREN AVE	EAST PROVIDENCE, RI 02914	501 WARREN AVE
307-36-015-00	SIPN DIP REALTY LLC	309 MARKET ST	WARREN, RI 02885	497 WARREN AVE
307-36-016-00	PINTO, PATRICIO VALLY	52 WILSON AVE	RUMFORD, RI 02916	0 COLWELL ST
307-36-018-00	481 WARREN AVE LLC	481 WARREN AVE	EAST PROVIDENCE, RI 02914	481 WARREN AVE
307-36-019-00	SILVA, MARIA E & JOSE E	14 SLOCUM ST	East Providence, RI 02914	14 SLOCUM ST
307-36-020-00	VISINHO, PAULO & DAWN M	406 TREMONT ST	REHOBOTH, MA 02769	20 SLOCUM ST
307-36-021-00	MATTA, LINZI RAE	30 SLOCUM ST	EAST PROVIDENCE, RI 02914	30 SLOCUM ST
307-36-023-00	ALLIENELLO, VICTOR R JR & MARY H	23 SLOCUM ST	EAST PROVIDENCE, RI 02914	23 SLOCUM ST
307-36-024-00	NICOTRA, LEE ANN	15 SLOCUM ST	EAST PROVIDENCE, RI 02914	15 SLOCUM ST
307-36-025-00	425 WARREN AVENUE LLC	PO BOX 85	BARRINGTON, RI 02806	425 WARREN AVE
307-36-029-00	DEBARRROS, DANIEL & ANDREZA	14 DONNELLY ST	EAST PROVIDENCE, RI 02914	14 DONNELLY ST
307-36-030-00	ARFFA, PHYLLIS	20 DONNELLY ST	EAST PROVIDENCE, RI 02914	20 DONNELLY ST
307-36-031-00	CABRAL, PEDRO A & EDUARDA	26 DONNELLY ST	East Providence, RI 02914	26 DONNELLY ST
307-36-032-00	DIAS, DOMENIC E	30 DONNELLY ST	East Providence, RI 02914	30 DONNELLY ST
307-36-033-00	OLIVEIRA, JOSE R	100 SANFORD ST	East Providence, RI 02914	100 SANFORD ST
307-36-034-00	ALEIXO, KELEN C	104 SANFORD ST	East Providence, RI 02914	104 SANFORD ST
307-36-035-00	MCCOY, WILLIAM P JR & PEREIRA, RACHEL E	108 SANFORD ST	EAST PROVIDENCE, RI 02914	108 SANFORD ST
307-36-036-00	MACHADO FAMILY INCOME ONLY & IRREVOCABLE TRUST	112 SANFORD ST	East Providence, RI 02914	112 SANFORD ST
307-37-001-00	BALASCO, JOSEPH A	109 SANFORD ST	EAST PROVIDENCE, RI 02914	109 SANFORD ST
307-37-002-00	BOTELHO, STEPHEN M	103 SANFORD ST	EAST PROVIDENCE, RI 02914	103 SANFORD ST
307-40-003-00	450 WARREN LLC	870 OAKLAWN AVE STE 2	CRANSTON, RI 02920	450 WARREN AVE
307-40-004-00	LINHARES, AGOSTINHO & ANA MARIA	456 WARREN AVE	EAST PROVIDENCE, RI 02914	456 WARREN AVE



**RADIUS MAP**  
0 Colwell Street  
307-36-16

