

51126 from Ldk Ldk

East Providence
Zoning Board of Review
DIMENSIONAL VARIANCE FORM
(Ref. 19-47)

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

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

PHONE NUMBER: 401 440 5068

1. LOCATION OF PROPERTY 141-143 BLANDING AVE AVENUE/STREET
MAP 205 BLOCK 20 PARCEL 21 ZONING DISTRICT R-6

2. OWNER MICHAEL WEST
ADDRESS PO BOX 504 BARRINGTON RI 02806
DATE OF PURCHASE 4/14/08
PROPOSED LESSEE/PURCHASER MICHAEL WEST
ADDRESS PO BOX 504 BARRINGTON RI 02806
ATTORNEY _____
ADDRESS _____
REPRESENTING _____

3. DIMENSIONS OF SITE 89.91 110 9869
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>DUREX</u>	<u>28'</u>	<u>1140</u>	<u>WOOD</u>
(2) _____	_____	_____	_____
(3) _____	_____	_____	_____

4. LIST OF PROPOSED CONSTRUCTION AND USES:

Use	Height	No. of Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family	Type of Construction
					No. of Bedrooms/Unit	
(1) <u>ADU</u>	<u>24.5'</u>	<u>2</u>	<u>Y</u>	<u>530</u>	<u>2</u>	<u>WOOD</u>
(2) _____	_____	_____	_____	_____	_____	_____
(3) _____	_____	_____	_____	_____	_____	_____

5. THIS VARIANCE APPLICATION RELATES TO:

☐ Principal Building (s) ☒ Accessory Building ☐ Lot Area

CHECK ONE OR MORE:

☐ Setback Requirement ☐ Number of Dwelling Units
☐ Lot/Building Coverage ☒ Floor Area
☐ Landscaping ☒ Height
☐ Amount Parking or Loading ☐ Signs/Billboards
☐ Location/Dimensions of Parking or Loading ☐ Other: _____
☐ 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
19-144C	ADU HEIGHT under 25%
19-1813a	ADU SQ FOOTAGE under 5%

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
19-144C	20'	29.5'
19-1813a		1122

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

See attached

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: Michael West DATE 10/13/26

DATE _____

Agent/Attorney _____ Address _____

This is a modification request, not a zoning variance request. The modifications requested are reasonably necessary for the full enjoyment of the permitted use. If the modifications are granted, neighboring property will neither be substantially injured nor its appropriate use substantially impaired.

The building height exceeds the 20' limit by 4'-6" and the square footage will exceed the limit by 72' sq ft. The driveways cumulative width will exceed maximum amount of width allowed by 5' feet. All modifications are reasonably necessary to build an attractive building that does not alter the general character of the surrounding area and conforms to the provisions of this chapter.

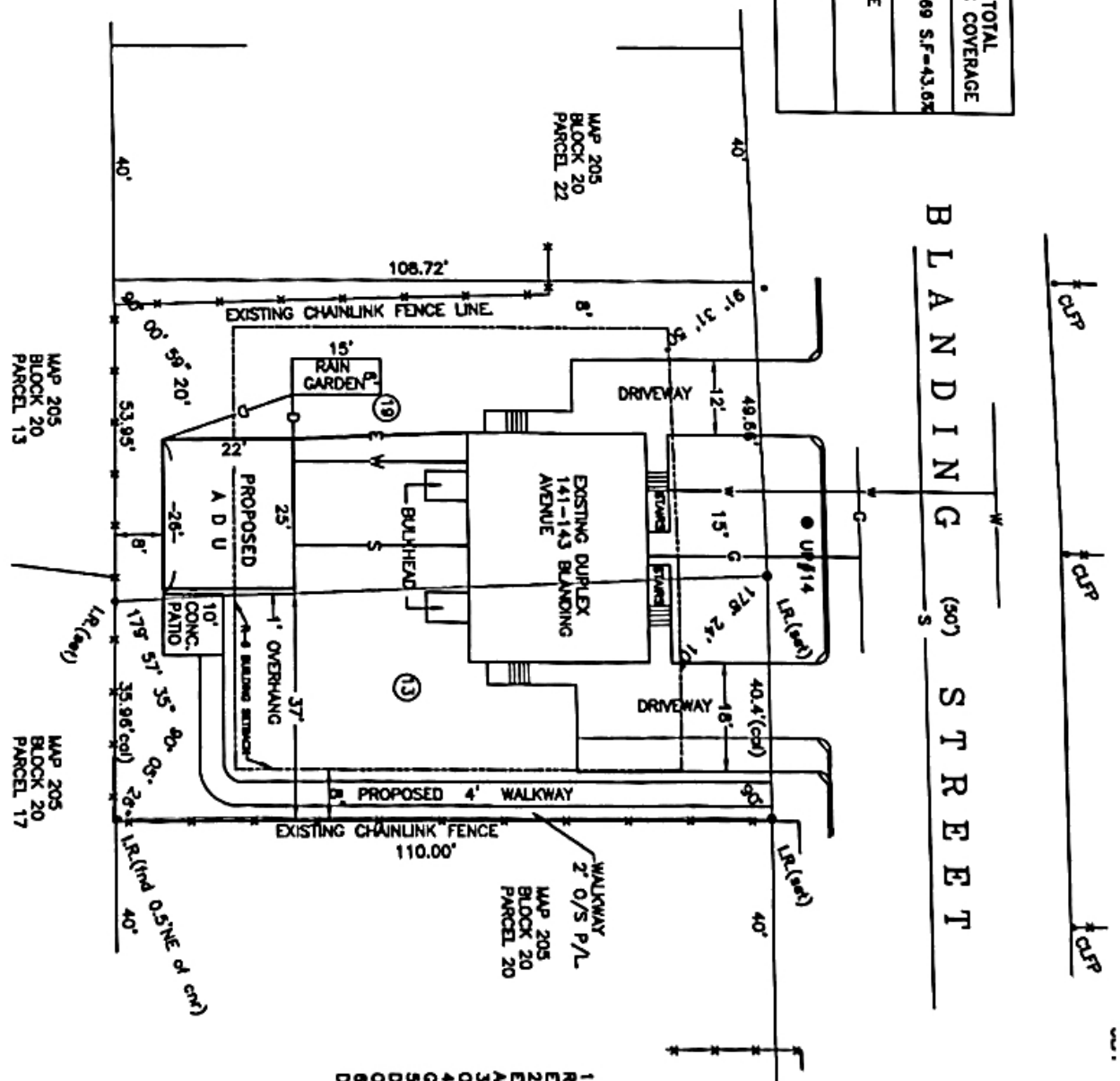
The building height modification is required because we are attempting to build an attractive ADU without a shed-like, commercial, flat roof. We have designed this ADU with a second floor to maintain as much natural green open space as possible, minimize impervious surfaces and maximize building setbacks. The square footage modification is required to make an attractive and functional ADU. The driveway total width modification is required to maximize the amount of off-street parking to avoid on street parking. These modifications will not alter the general character of the surrounding area and conform to the provisions of this chapter.

RCVD 10/2/20 Printed At 3, 2020

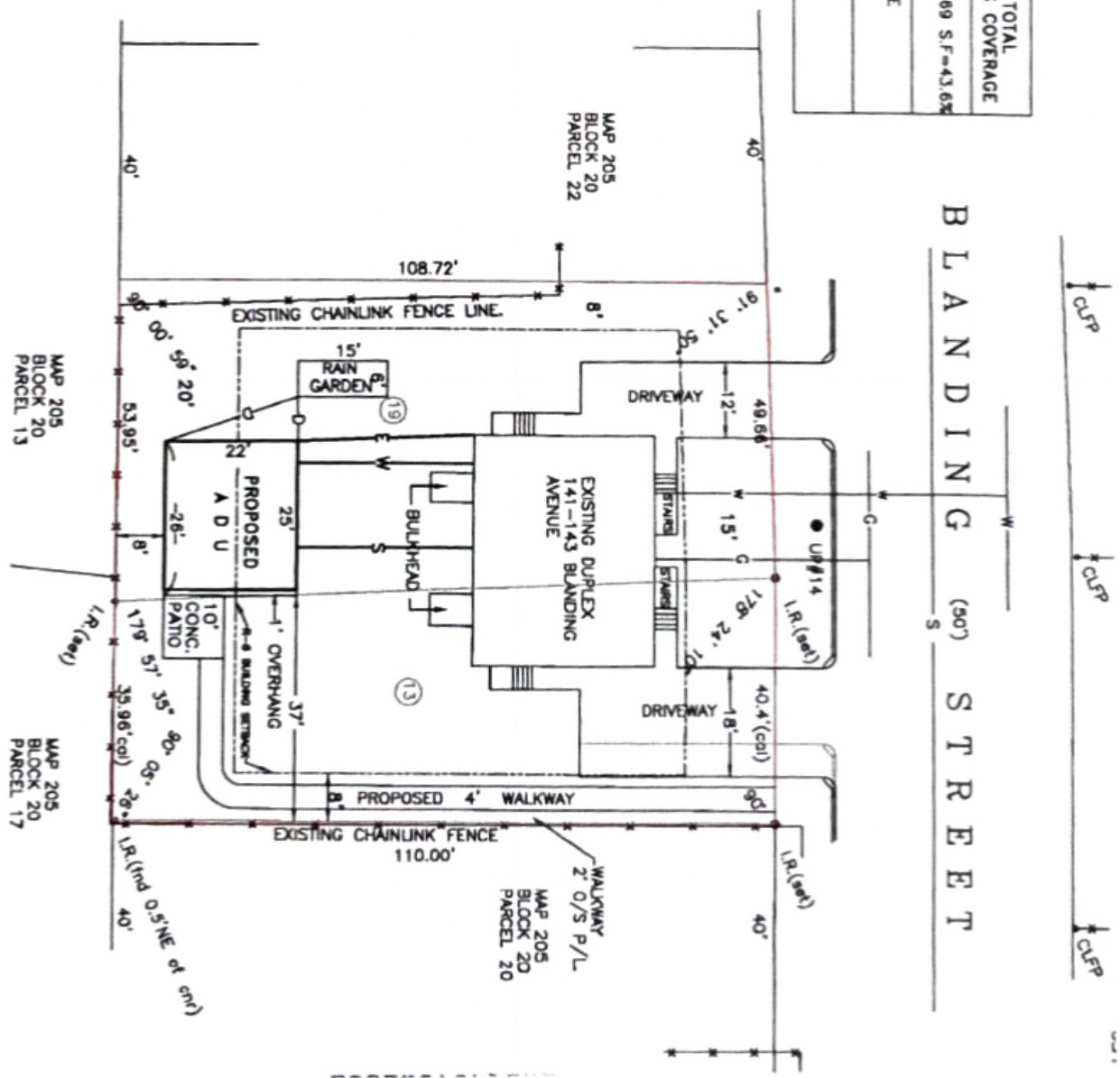
R-6 ZONE 5000 S.F. ZONING TABLE

EXISTING BLDG COVERAGE	PROPOSED ADU COVERAGE	EXISTING IMPERVIOUS COVERAGE	PROPOSED TOTAL IMPERVIOUS COVERAGE
1236 S.F. = 13%	550 S.F./ADU	2281 S.F./9869 S.F.=24%	4302 S.F./9869 S.F.=43.6%
9869 S.F.		MAX. IMPERVIOUS COVERAGE ALLOWED = 45%	
PROPOSED TOTAL BLDG COVERAGE			
1786/9869=18%	MAX. BUILDING COVERAGE ALLOWED =25%		

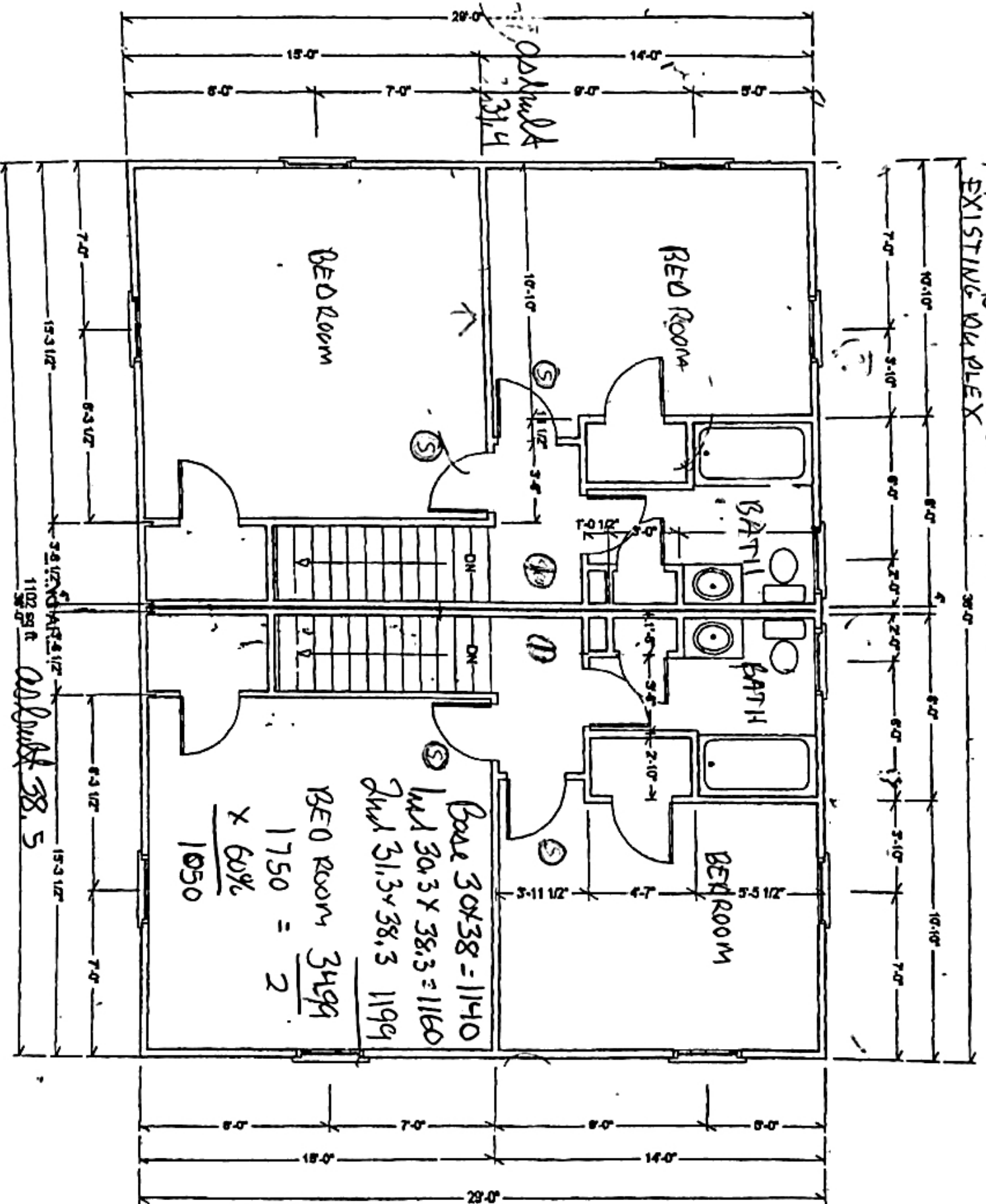
RAIN GARDEN DESIGN
SANDY SOILS AT 6" DEEP DEPTH
90 SF NEEDED (AT 600 S.F.)
22' X 25' ROOF AREA: 550 S.F.
6' X 15' BOTTOM AREA AT A DEPTH OF 6"
CONFIGURATION OF RAIN GARDEN MAY VARY
DUE TO SITE CONDITIONS.



1 RENEWAL 5000 + 5000000



141-143 BLANDING AVE SECOND FLOOR EXISTING DUPLEX

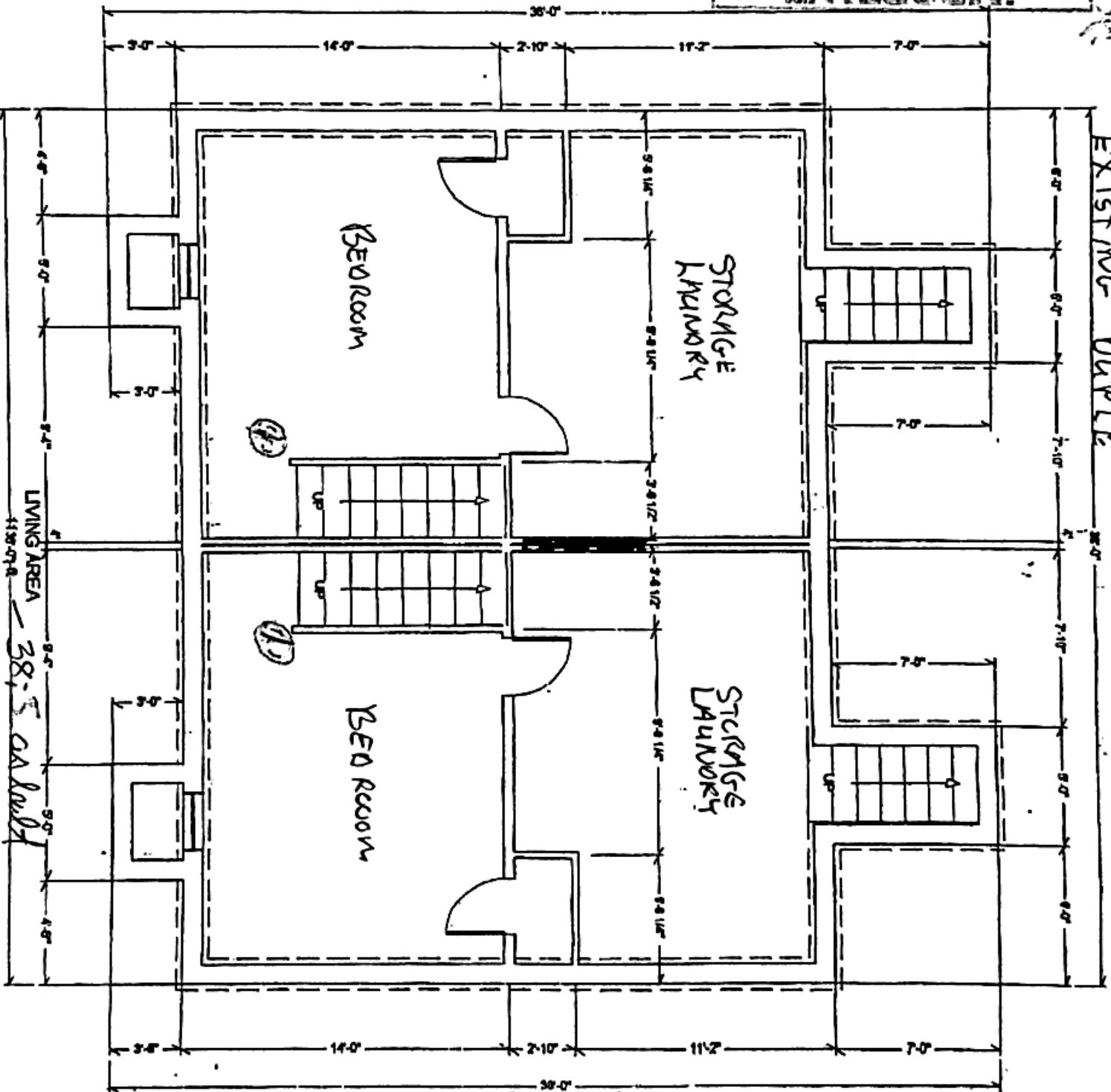


14164 141-143 BLANDING AVE BASEMENT
EXISTING DUPLE

IMPORTANT

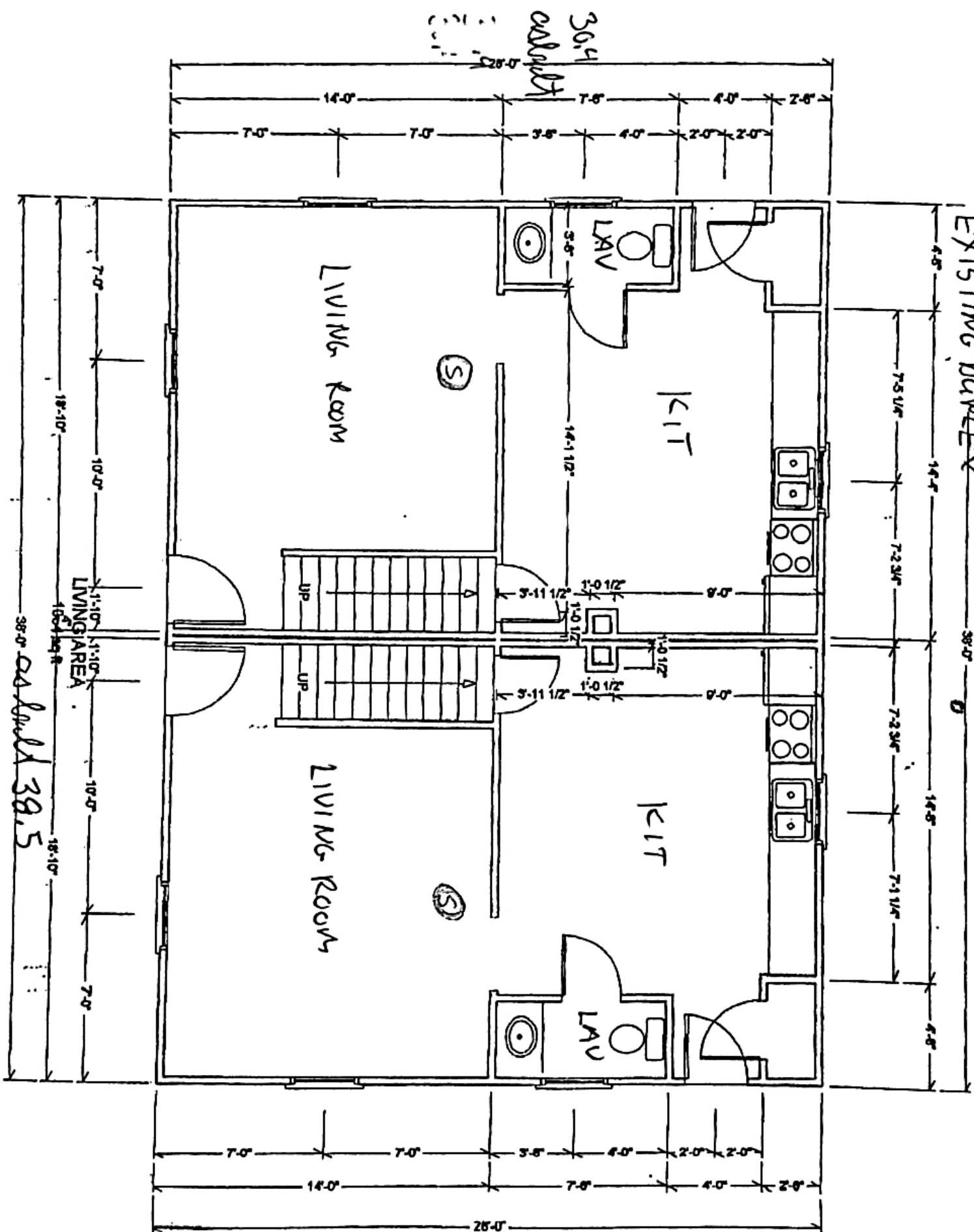
Any violation, deficiency, or requirement that may have been overlooked in the course of this plan review is also subject to correction or inclusion under the

adult
50.



DATE 3-8-2008
NAME [Signature]
APPROVED FOR LIFE SAFETY
EAST PROVIDENCE FIRE DEPARTMENT

141-143 BLANDING AVE FIRST FLOOR EXISTING DUPLEX



DIRECT ABUTTERS LIST FOR 141-143 BLANDING AVE

MICHAEL WEST PO BOX 504 BARNHARTON RI 02806
MAP 205; BLOCK 20; PARCEL 021.00

PROPERTY ADDRESS: 137-139 BLANDING AVE

OWNER: MICHELLE SILVA

MAILING ADDRESS: EAST PROVIDENCE, RI 02914

MAP/LOT: 205-20-022

PROPERTY ADDRESS: 147 BLANDING AVE

OWNER: JOSHUA DYSON & ALICIA FELIX

MAILING ADDRESS: 147 BLANDING AVE EAST PROVIDENCE, RI 02914

MAP/LOT: 205-20-020

PROPERTY ADDRESS: 142 JOHN ST

OWNER: CHRIS & DIANE BRASCO

MAILING ADDRESS: 142 JOHN ST EAST PROVIDENCE, RI 02914

MAP/LOT: 205-20-017

PROPERTY ADDRESS: 72 WILLIAMS AVE

OWNER: DONALD & CONNIE BRENNAN

MAILING ADDRESS: 72 WILLIAMS AVE EAST PROVIDENCE, RI 02914

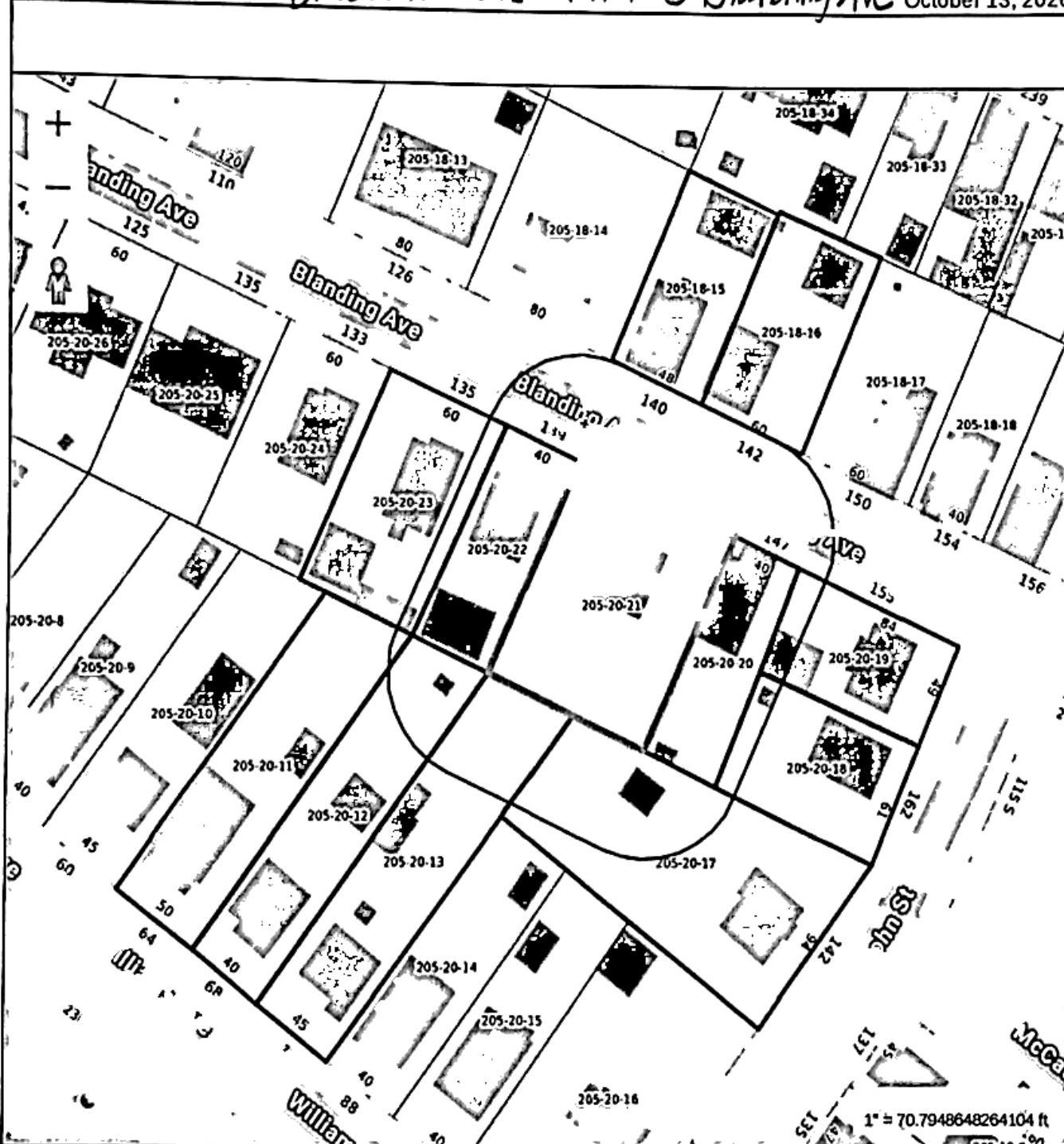
MAP/LOT: 205-20-013

PROPERTY ADDRESS: 68 WILLIAMS AVE

OWNER: BRIDGET KENAHAN

MAILING ADDRESS: 68 WILLIAMS AVE EAST PROVIDENCE, RI 02914

MAP/LOT: 205-20-012



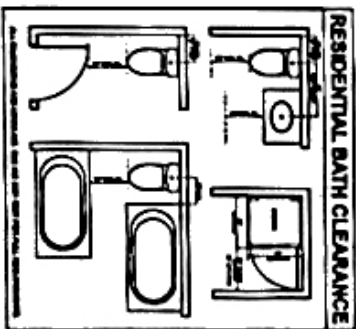
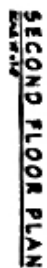
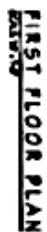
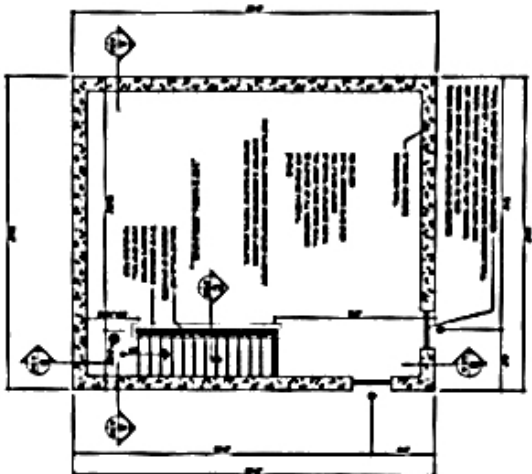
Property Information

ID 205-20-021-00
Location 141-143 BLANDING AVE
Owner WEST, MICHAEL

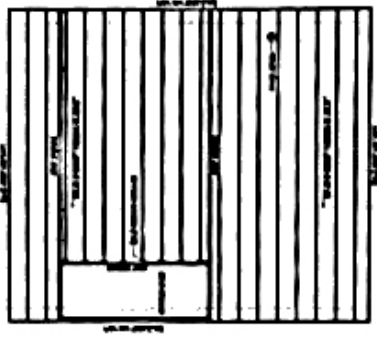
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of East Providence RI makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

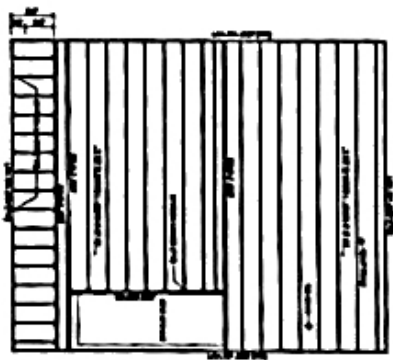
Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

[illegible][illegible]

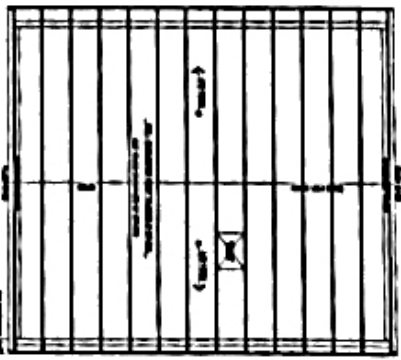
RECEIVED 0010
1960
JUN 10 1960



FIRST FLOOR FRAMING PLAN



SECOND FLOOR FRAMING PLAN



ROOF FRAMING PLAN

Notes and specifications for the framing plans, including material requirements and construction details.

1. All framing members shall be made of steel, unless otherwise specified.

2. All connections shall be made in accordance with the provisions of the AISC Specification for Structural Steel Buildings.

3. The framing shall be designed to resist the full design loads as specified in the project specifications.

4. The framing shall be constructed in accordance with the details shown on the drawings.

5. The framing shall be painted with a rust-inhibiting paint.

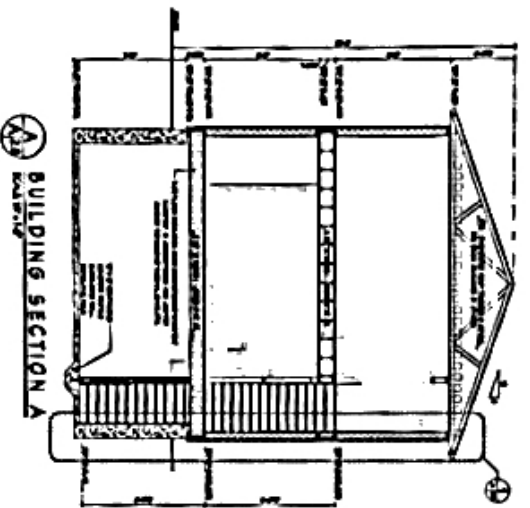
6. The framing shall be installed in accordance with the provisions of the project specifications.

7. The framing shall be checked for alignment and level during construction.

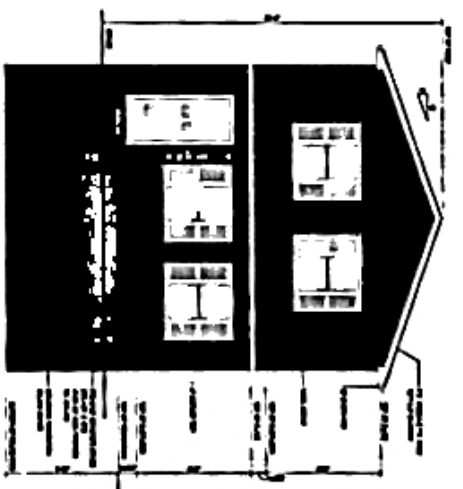
8. The framing shall be protected from fire and theft during construction.

9. The framing shall be maintained in good condition throughout the life of the building.

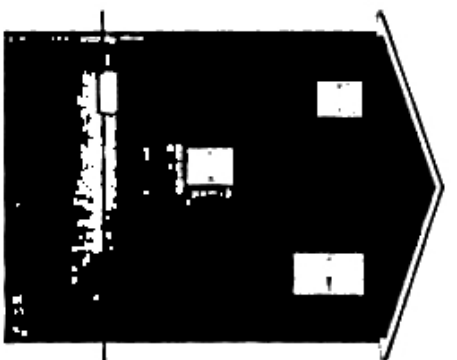
10. The framing shall be replaced or repaired as needed.



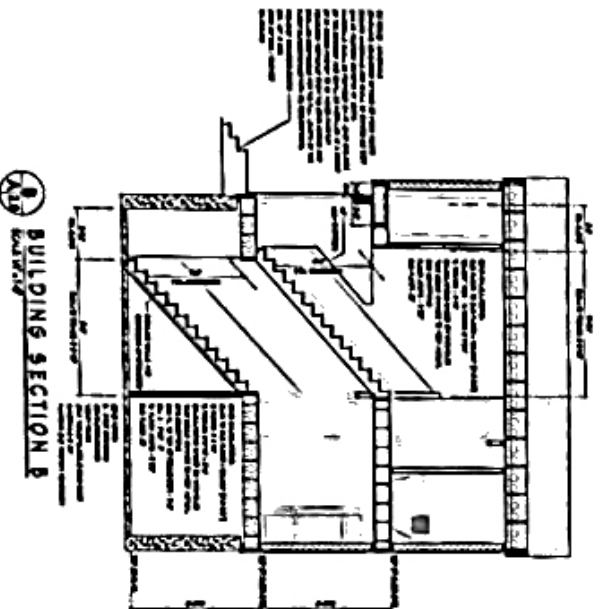
BUILDING SECTION A
NORTH



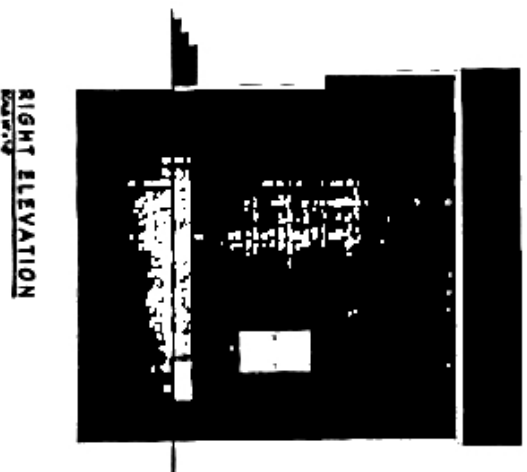
FRONT ELEVATION
NORTH



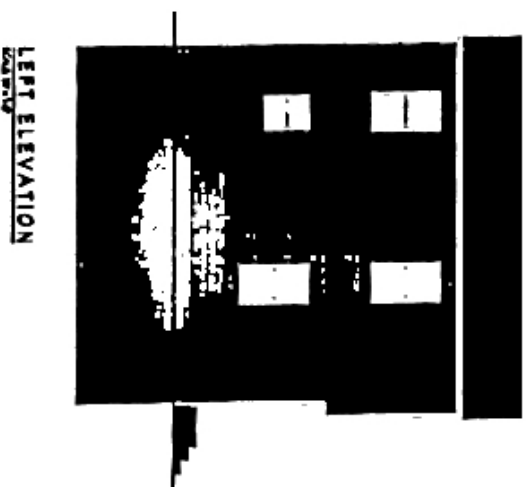
REAR ELEVATION
NORTH



BUILDING SECTION B
NORTH



RIGHT ELEVATION
NORTH



LEFT ELEVATION
NORTH



CDG
A1
BD

State Architect
Connecticut Department of General Services
100 Capitol Mall, Room 300
Hartford, CT 06103
(860) 426-1000

DATE: 10/1/00
PROJECT: 100 BLANDING
SHEET: 100

PRICE WEST CONSTRUCTION
100 BLANDING
EAST PROVIDENCE RI

BLANDING

100 BL

100 BL

100 BL

100 BL

100 BL

100 BL

100 BL

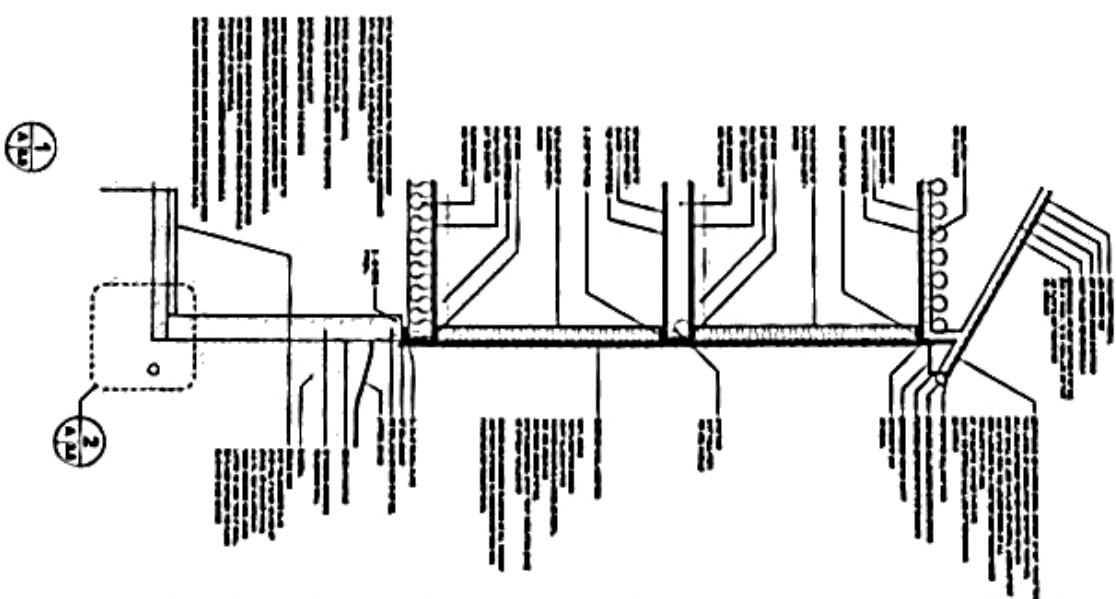
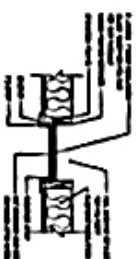
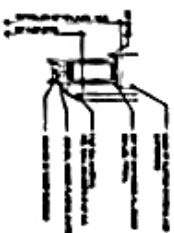
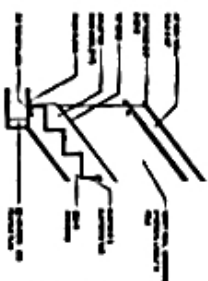
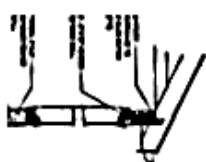
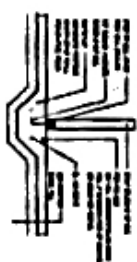
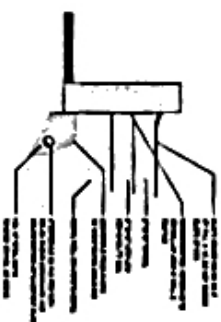
100 BL

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A.2.0

Sheet 1 of 1

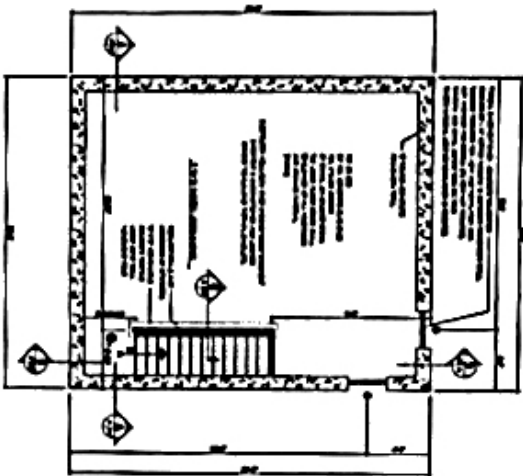


PROPOSED ADU
141 - 143 BLANDING STREET
EAST PROVIDENCE, RI

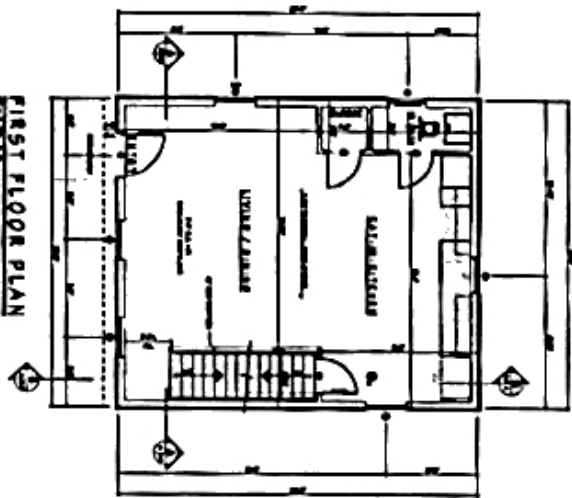
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MICHAEL T. WEST
 101 - 143 BLANDFORD STREET
 DORSET - NH
 603-286-3300
 LOT AREA - 9900 SQ. FT.

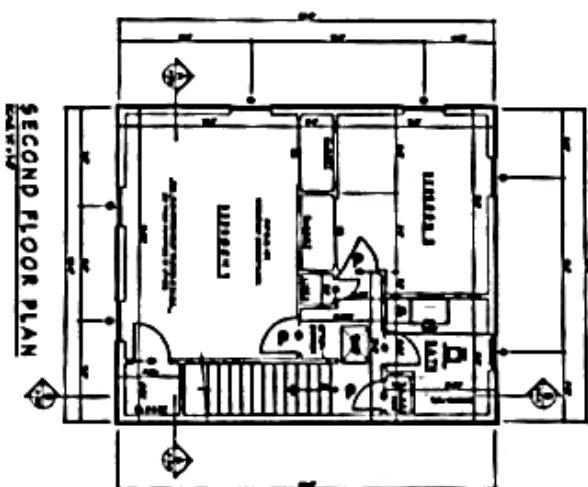
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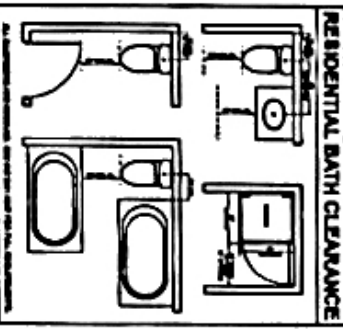
FOUNDATION PLAN



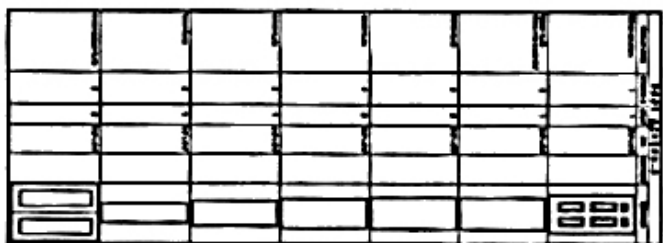
FIRST FLOOR PLAN



SECOND FLOOR PLAN

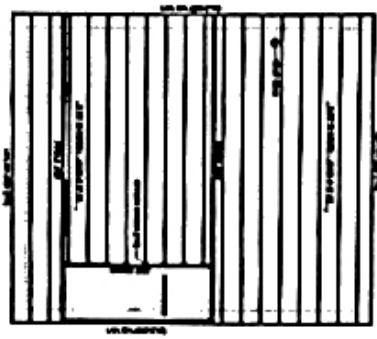
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RESIDENTIAL BATH CLEARANCE

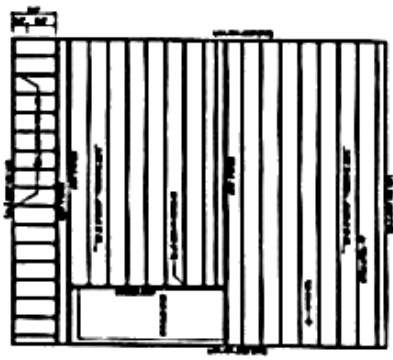


1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

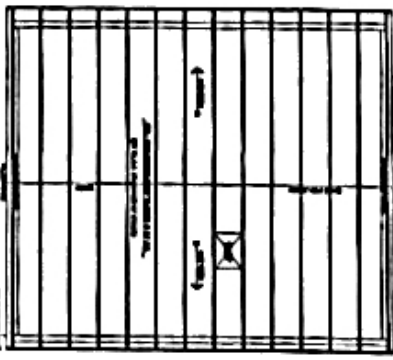
PROJECT AREA REPORT OF WORK



FIRST FLOOR FRAMING PLAN
SECTION 1-1



SECOND FLOOR FRAMING PLAN
SECTION 2-2



ROOF FRAMING PLAN
SECTION 3-3

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL WALLS ARE 8" THICK UNLESS NOTED OTHERWISE.
3. ALL FLOORS ARE 4" THICK UNLESS NOTED OTHERWISE.
4. ALL ROOFS ARE 4" THICK UNLESS NOTED OTHERWISE.
5. ALL FOUNDATIONS ARE 12" THICK UNLESS NOTED OTHERWISE.
6. ALL WINDOWS ARE 6' HIGH BY 4' WIDE UNLESS NOTED OTHERWISE.
7. ALL DOORS ARE 6' HIGH BY 3' WIDE UNLESS NOTED OTHERWISE.
8. ALL STAIRS ARE 6' WIDE UNLESS NOTED OTHERWISE.
9. ALL ELEVATIONS ARE IN FEET AND INCHES.
10. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
11. ALL MATERIALS ARE TO BE OF THE BEST QUALITY AVAILABLE.
12. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
13. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND SPECIFICATIONS.
14. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND SPECIFICATIONS.
15. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN INSTITUTE OF ARCHITECTS (AIA) CODES AND SPECIFICATIONS.
16. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) CODES AND SPECIFICATIONS.
17. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF ELECTRICAL ENGINEERS (ASEE) CODES AND SPECIFICATIONS.
18. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) CODES AND SPECIFICATIONS.
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30. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) CODES AND SPECIFICATIONS.



CONSTRUCTION DESIGN GROUP
401.413.8000
401.413.8001

A1
80



FOR PERMIT
2000-00-00
2000-00-00

HCB WEST CONSTRUCTION
161 BLANDING
EAST PROVIDENCE RI

FRAMING PLAN

20' x 10'

20' x 10'

20' x 10'

20' x 10'

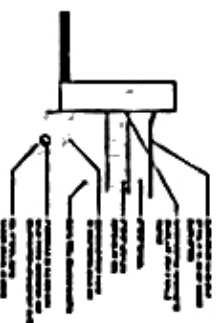
20' x 10'

20' x 10'

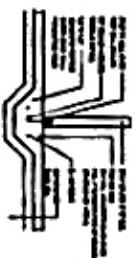
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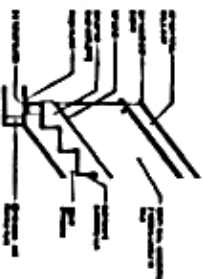
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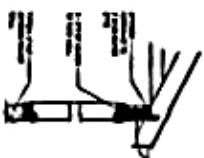
NOTES: 1. ROOFING SHALL BE 1/2\"/>



1/2\"/>



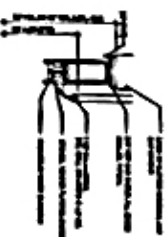
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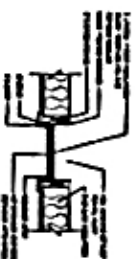
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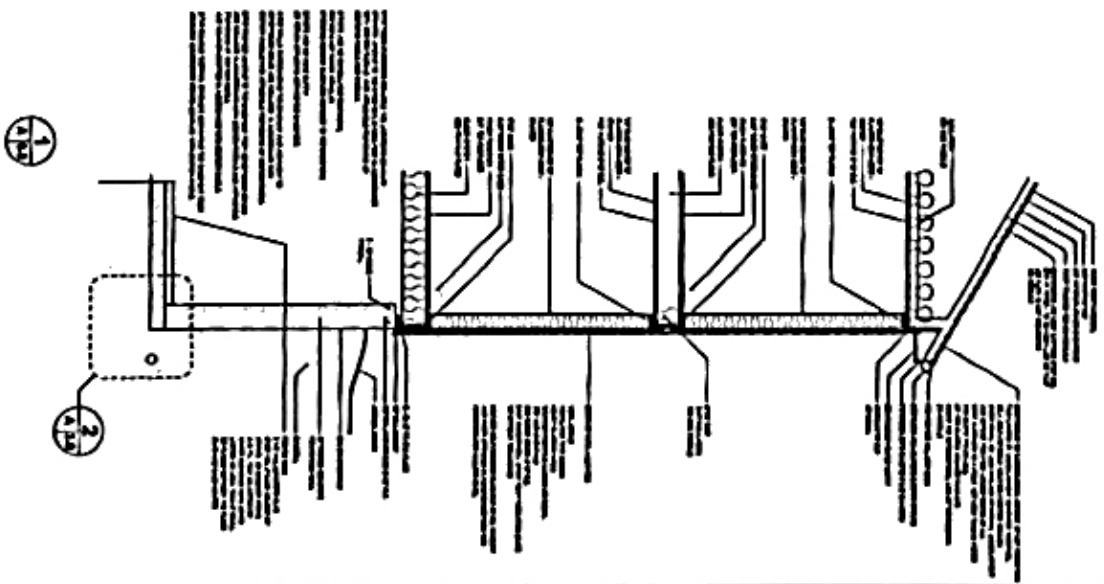
1/2\"/>



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1/2\"/>

1/2\"/>



CDG



FOR RENT

FOR RENT

FOR RENT

A 3.0

200' Abutters List 141-143 Blanding Ave

ID	Site Address	Owner Name	Owner Address	Owner City	Owner State
205-18-012	110 BLANDING AVE	SIMAS, MARTIN G &	110 BLANDING AVE	EAST PROVIDENCE	RI
205-18-013	126 BLANDING AVE	PIMENTEL, MARCO R	126 BLANDING AVE	EAST PROVIDENCE	RI
205-18-014	132 BLANDING AVE	GONCALVES, MANUEL	132 BLANDING AVE	EAST PROVIDENCE	RI
205-18-015	140 BLANDING AVE	VIDEIRA, JOSE J &	140 BLANDING AVE	EAST PROVIDENCE	RI
205-18-016	142 BLANDING AVE	JANOWSKI, PETER N	142 BLANDING AVE	EAST PROVIDENCE	RI
205-18-017	150 BLANDING AVE	SOARES, WILLIAM	150 BLANDING AVE	EAST PROVIDENCE	RI
205-18-018	154 BLANDING AVE	BLOOMING BLOSSOMS	67 STANDISH AVE	PROVIDENCE	RI
205-18-019	156 BLANDING AVE	PROULX, DOUGLAS A &	156 BLANDING AVE	EAST PROVIDENCE	RI
205-18-029	251 CENTRAL AVE	CITY OF EAST PROVIDE	145 TAUNTON AVE	EAST PROVIDENCE	RI
205-18-030	247 CENTRAL AVE	HORTON, COCHETAL	247 CENTRAL AVE	EAST PROVIDENCE	RI
205-18-031	243 CENTRAL AVE	MURPHY, RICHARD &	243 CENTRAL AVE	EAST PROVIDENCE	RI
205-18-032	239 CENTRAL AVE	DESOUZA, NELSON M	239 CENTRAL AVE	EAST PROVIDENCE	RI
205-18-033	235 CENTRAL AVE	RIVERA, JOHNNY &	235 CENTRAL AVE	EAST PROVIDENCE	RI
205-18-034	231 CENTRAL AVE	CHAVES, LUCY-TR	231 CENTRAL AVE	EAST PROVIDENCE	RI
205-18-035	219 CENTRAL AVE	DYL, JACOB	219 CENTRAL AVE	EAST PROVIDENCE	RI
205-18-036	215 CENTRAL AVE	REMINGTON, JASON M.	REMINGTON, PAUL	EAST PROVIDENCE	RI
205-19-008	137 JOHN ST	RAMOS, DELORES	137 JOHN STREET	E PROVIDENCE	RI
205-19-009	135 JOHN ST	FREDRICK, PAUL F JR	135 JOHN ST	E PROVIDENCE	RI
205-20-008	52 WILLIAMS AVE	HAZARD, LORENZO K L	52 WILLIAMS AVE	EAST PROVIDENCE	RI
205-20-009	56 WILLIAMS AVE	AMADO, JEAN M &	56 WILLIAMS AVE	EAST PROVIDENCE	RI
205-20-010	60 WILLIAMS AVE	AVANT, ANGELO G	60 WILLIAMS AVE	EAST PROVIDENCE	RI
205-20-011	64 WILLIAMS AVE	SIMAS, JESSIE G	64 WILLIAMS AVE	EAST PROVIDENCE	RI
205-20-012	68 WILLIAMS AVE	KENAHAN, BRIDGET A	68 WILLIAMS AVE	EAST PROVIDENCE	RI
205-20-013	72 WILLIAMS AVE	BRENNAN, DONALD K I	72 WILLIAMS AVE	EAST PROVIDENCE	RI
205-20-014	88 WILLIAMS AVE	MONTEIRO, JEFFREY	88 WILLIAMS AVE	EAST PROVIDENCE	RI
205-20-015	92 WILLIAMS AVE	GIUSTI, LISA M & CARO	BRENNAN, CHRIST	BARRINGTON	RI
205-20-016	120 JOHN ST	HANSEN, GRACE &	120 JOHN ST	EAST PROVIDENCE	RI
205-20-017	142 JOHN ST	BROSCO, CHRISTOPHE	142 JOHN ST	E PROVIDENCE	RI
205-20-018	162 JOHN ST	DEFREITAS, DIANE	162 JOHN ST	East Providence	RI
205-20-019	155 BLANDING AVE	MONTEIRO, JESSICA R	155 BLANDING AVE	EAST PROVIDENCE	RI
205-20-020	147 BLANDING AVE	DYSON, JOSHUA J &	147 BLANDING AVE	EAST PROVIDENCE	RI
205-20-022	137-139 BLANDING,	SILVA, MICHELLE P &	LOPES, NORIOVAL,	EAST PROVIDENCE	RI

205-20-023 135 BLANDING AVE MELO, FRANCISCO S & 135 BLANDING AVE EAST PROVIDENCE RI
205-20-024 133 BLANDING AVE SOARES, SIDONIO M LII 133 BLANDING AVE EAST PROVIDENCE RI
205-20-025 131 BLANDING AVE GOMES, STEVEN ESTA 131 BLANDING AVE EAST PROVIDENCE RI



Property Information

ID 205-20-021-00
Location 141-143 BLANDING AVE
Owner WEST, MICHAEL

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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