

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 _____

PHONE No. 774-254-3821

- LOCATION OF PROPERTY 142 Waterman Avenue AVENUE/STREET
 MAP 205 BLOCK 16 PARCEL 002.00 ZONING DISTRICT Waterman Avenue Overlay
- OWNER Jesse J. Armell
 ADDRESS 17 Summit Avenue, Providence, RI 02906
 DATE OF PURCHASE 02/22/2022
 PROPOSED LESSEE/PURCHASER N/A
 ADDRESS N/A
 ATTORNEY James A. Briden
 ADDRESS 144 Bank Street, P.O. Box 2320, Attleboro, MA 02703
 REPRESENTING Owner

3. DIMENSIONS OF SITE 60 120 7200
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>Single Family</u>		<u>3392</u>	<u>Wood</u>
(2)				
(3)				

4. LIST OF PROPOSED CONSTRUCTION AND USES:

	Use	No. of Height Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family No. of Bedrooms/Unit	Type of Construction
(1)	<u>Multi-family</u>	<u>3</u>	<u>Yes</u>	<u>3409</u>	<u>10 Bedrooms 3 Units</u>	<u>Wood</u>
(2)						
(3)						

(Over)

5. THIS VARIANCE APPLICATION RELATES TO:

Principal Building (s)

Accessory Building

Land
(parking)

CHECK ONE OR MORE:

Use

Extension of Nonconforming Use

Change Nonconforming Use

Other-Please Specify Parking

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
<u>19-322 (a)(2)</u>	<u>Waterman Avenue Overlay District</u>
<u>19-322 (c)(3)(b)</u>	<u>Multi-family dwellings (parking)</u>
<u>19-322 (d)</u>	<u>Off-Street Parking and Off Street Loading</u>
<u>19-284</u>	<u>off-Street Parking Spaces Required</u>
<u>Division 11</u>	<u>Street Parking Regulations</u>

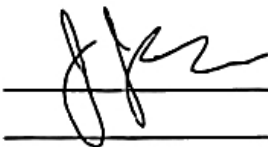
8. DESCRIBE THE UNIQUE CHARACTERISTICS OR OTHER PECULIARITIES OF THE PROPERTY WHICH CREATE HARDSHIP.

Applicant seeks relief from the parking space design requirements enumerated in Division 11 - Street Parking Regulations due to the unique characteristics of the property

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: _____



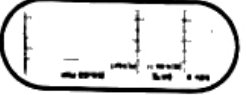
DATE 05/08/2024

DATE _____

Agent/Attorney James A. Brink

Address 144 Bank Street, P.O. Box

2320, Attleboro, MA 02703



DAVID SLOAN ARCHITECTURE PC
1000 WEST PROVIDENCE AVENUE
EAST PROVIDENCE, RI 02942
TEL: 401-863-1100
WWW.DSA-RI.COM

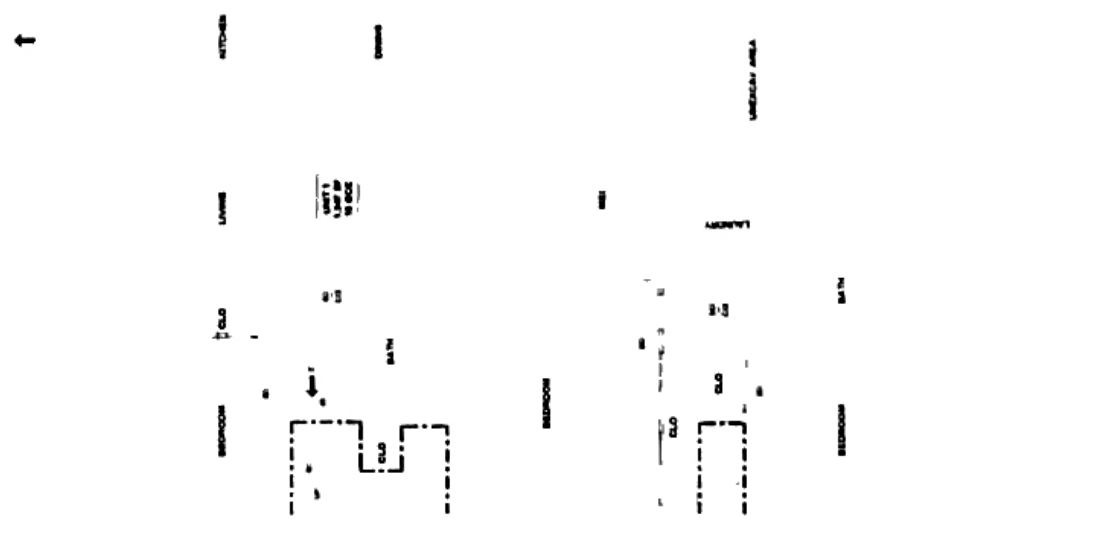
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NO.	DESCRIPTION	DATE
1	REVISION	
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3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
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17	REVISION	
18	REVISION	
19	REVISION	
20	REVISION	

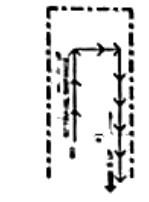
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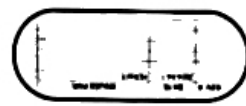
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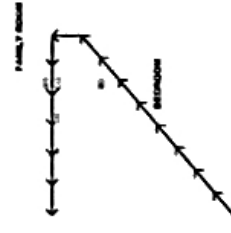
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AS SHOWN



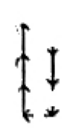
PLAN 20213



BATH

W.C.

PLAN 20213



BATH

W.C.

D

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It is the responsibility of the client to verify the accuracy of the information provided to the architect. The architect is not responsible for errors or omissions in the drawings or for any consequences arising from the use of these drawings.

DATE: 01/11/2021

PROJECT: 142 Waterman Ave, East Providence, RI 02914

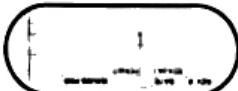
CLIENT: [REDACTED]

ARCHITECT: DAVID GIBSON ARCHITECTURE, INC.

100 Waterman Ave
East Providence, RI 02914
PH: 401-438-1111
WWW.DGARCHITECTURE.COM

C

B



DEMOLITION LEGEND

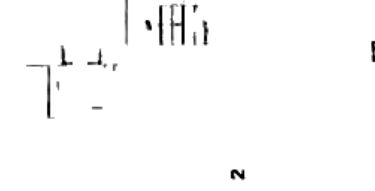
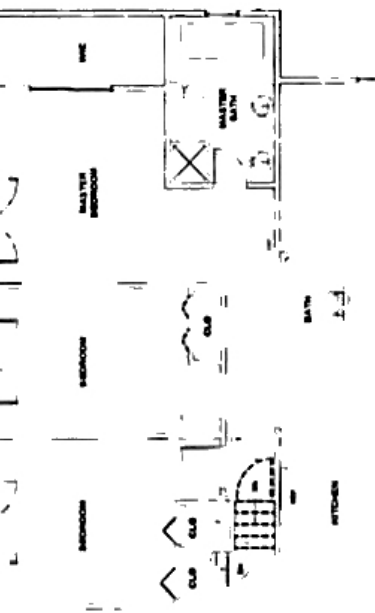
DEMOLITION
 EXISTING WALLS
 EXISTING DOORS
 EXISTING WINDOWS
 EXISTING PARTITIONS
 EXISTING STAIRS
 EXISTING ELEVATORS
 EXISTING ROOF
 EXISTING FLOOR SLABS
 EXISTING FOUNDATIONS
 EXISTING UTILITIES
 EXISTING MECHANICAL
 EXISTING ELECTRICAL
 EXISTING PIPING
 EXISTING STRUCTURE
 EXISTING SITEWORK
 EXISTING LANDSCAPE
 EXISTING UTILITIES
 EXISTING MECHANICAL
 EXISTING ELECTRICAL
 EXISTING PIPING
 EXISTING STRUCTURE
 EXISTING SITEWORK
 EXISTING LANDSCAPE

DEMOLITION PLANS GENERAL NOTES:

1. CONSULT THE ARCHITECT'S GENERAL NOTES FOR THE PROJECT AND THE DEMOLITION PLAN FOR THE PROJECT FOR A COMPLETE LIST OF DEMOLITION ITEMS AND METHODS TO BE USED.
2. THE DEMOLITION PLAN IS TO BE USED TO DETERMINE THE DEMOLITION METHOD TO BE USED FOR EACH ITEM TO BE DEMOLISHED. THE DEMOLITION METHOD TO BE USED SHALL BE DETERMINED BY THE ARCHITECT AND THE DEMOLITION CONTRACTOR.
3. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
4. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL UTILITIES, MECHANICAL, ELECTRICAL AND PIPING TO REMAIN.
5. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL STRUCTURAL ELEMENTS TO REMAIN.
6. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING LANDSCAPE AND SITEWORK TO REMAIN.
7. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING UTILITIES, MECHANICAL, ELECTRICAL AND PIPING TO REMAIN.
8. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING STRUCTURAL ELEMENTS TO REMAIN.
9. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING LANDSCAPE AND SITEWORK TO REMAIN.
10. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING UTILITIES, MECHANICAL, ELECTRICAL AND PIPING TO REMAIN.
11. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING STRUCTURAL ELEMENTS TO REMAIN.
12. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING LANDSCAPE AND SITEWORK TO REMAIN.

KEYED NOTES

DEMOLITION
 EXISTING WALLS
 EXISTING DOORS
 EXISTING WINDOWS
 EXISTING PARTITIONS
 EXISTING STAIRS
 EXISTING ELEVATORS
 EXISTING ROOF
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 EXISTING ELECTRICAL
 EXISTING PIPING
 EXISTING STRUCTURE
 EXISTING SITEWORK
 EXISTING LANDSCAPE



DEMOLITION - 1ST FLOOR

142

142



D
DEMOLITION LEGEND
 1. DEMOLITION
 2. EXISTING
 3. EXISTING
 4. EXISTING

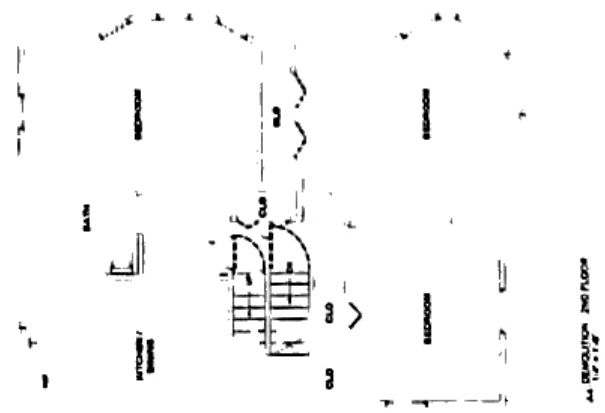
**DEMOLITION PLANS
 GENERAL NOTES:**
 1. DEMOLITION OF ALL STRUCTURE SHALL BE IN ACCORDANCE WITH THE DEMOLITION ACT, R.I. CHAPTER 23-17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 2. DEMOLITION SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE PERMITTING AGENCIES' REQUIREMENTS.
 3. DEMOLITION SHALL BE COMPLETED IN ACCORDANCE WITH THE DEMOLITION ACT, R.I. CHAPTER 23-17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
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KEYED NOTES
 1. DEMOLITION
 2. EXISTING

C



B



A

14 ROOM PLAN BASEMENT

14 ROOM PLAN 1ST FL.



KEYED NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.

9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.

PLAN LEGEND



GENERAL NOTES

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A4.0



PLANS BASEMENT & 1ST FL

142 Waterman Ave
East Providence, RI 02942
PROJECT NUMBER: 2422

DATE: 08/14/2024
SCALE: AS SHOWN
DRAWN BY: [Name]

David Sisson architecture PC
142 Waterman Ave
East Providence, RI 02942
Phone: 401-438-1111
www.david-sisson.com

A

B

C

D

KEYED NOTES
SEE PLAN FOR LOCATION

PLAN LEGEND



- 1. CONCRETE
- 2. PARTIAL CONCRETE
- 3. STEEL COLUMN
- 4. STEEL BEAM
- 5. STEEL JOIST

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE NOTED:

- a. AIAA 305-1000-2005
- b. AIAA 305-1000-2005
- c. AIAA 305-1000-2005
- d. AIAA 305-1000-2005
- e. AIAA 305-1000-2005
- f. AIAA 305-1000-2005
- g. AIAA 305-1000-2005
- h. AIAA 305-1000-2005
- i. AIAA 305-1000-2005
- j. AIAA 305-1000-2005
- k. AIAA 305-1000-2005
- l. AIAA 305-1000-2005
- m. AIAA 305-1000-2005
- n. AIAA 305-1000-2005
- o. AIAA 305-1000-2005
- p. AIAA 305-1000-2005
- q. AIAA 305-1000-2005
- r. AIAA 305-1000-2005
- s. AIAA 305-1000-2005
- t. AIAA 305-1000-2005
- u. AIAA 305-1000-2005
- v. AIAA 305-1000-2005
- w. AIAA 305-1000-2005
- x. AIAA 305-1000-2005
- y. AIAA 305-1000-2005
- z. AIAA 305-1000-2005

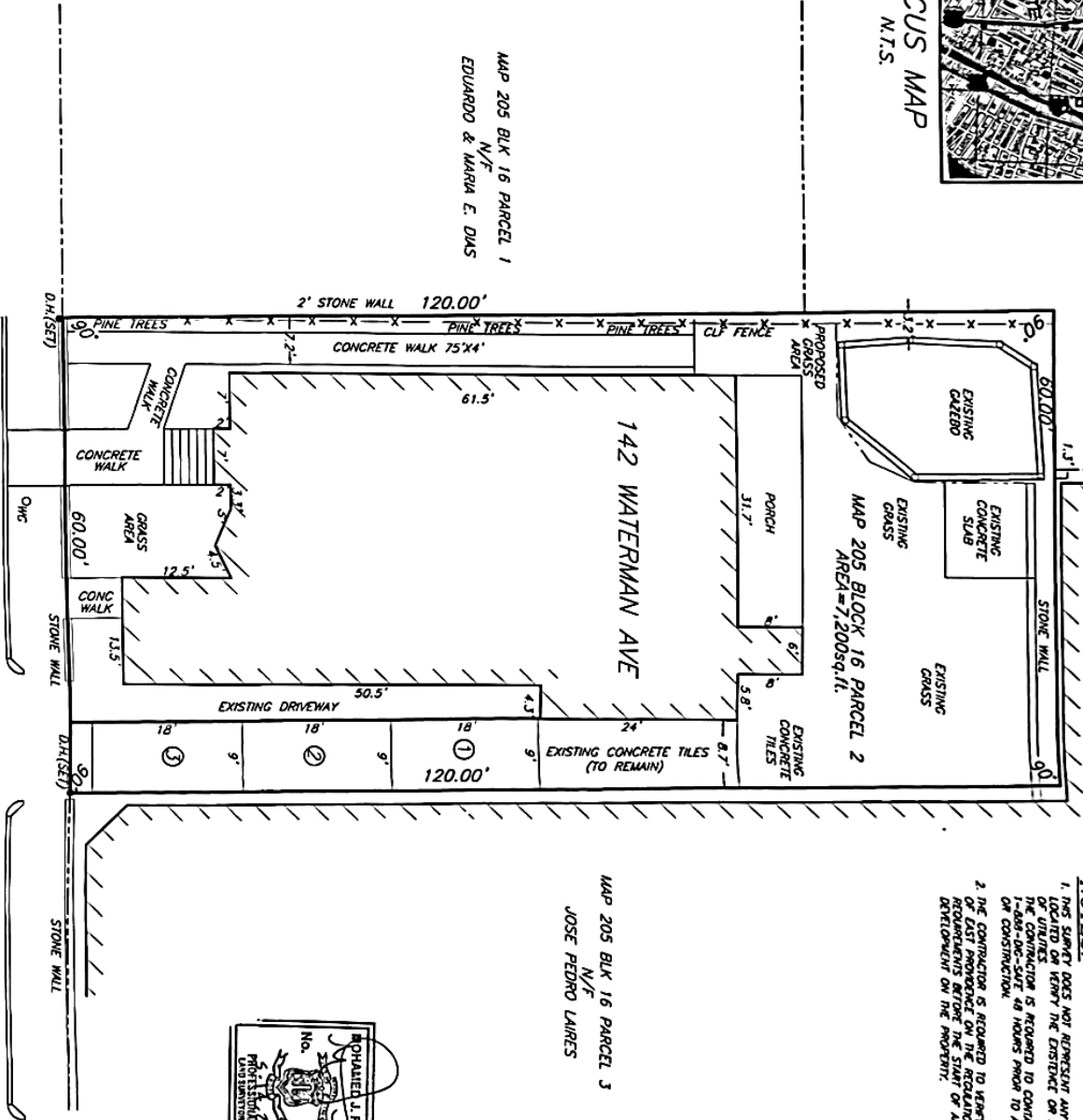




LOCUS MAP
N.T.S.

MAP 205 BLK 16 PARCEL 9
N/F
VICTOR P & MARIA H DIAS

MAP 205 BLOCK 16 PARCEL 2
AREA=7,200sq.ft.



MAP 205 BLK 16 PARCEL 1
N/F
EDUARDO & MARIA E. DIAS

MAP 205 BLK 16 PARCEL 3
N/F
JOSE PEDRO LAIRES

OFF STREET PARKING:

- REQUIRED ONE (1) PARKING SPACE FOR EVERY UNIT
PROPOSED: THREE (3) UNITS
REQUIRED: THREE (3) PARKING SPACES
PROPOSED: FOUR (4) PARKING SPACES (18'x9')

NOTES:

- 1. THIS SURVEY DOES NOT REPRESENT ANY ATTEMPT TO LOCATED OR VERIFY THE EXISTENCE OR NON EXISTENCE OF UTILITIES IS REQUIRED TO CONTACT DE-SURE 1-888-DE-SURE 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- 2. THE CONTRACTOR IS REQUIRED TO VERIFY WITH THE CITY RECORDERS BEFORE THE START OF ANY DEVELOPMENT ON THE PROPERTY.

LEGEND

	PROPERTY LINE
	ABUTTING PROPERTY LINE
	PROPOSED DWELLING
	EXISTING DWELLING
	NON DR PROPERTY
	EDGE OF ADJACENT
	EXISTING CORNERS
	PROPOSED CORNERS
	GRAVITE BOUND
	MON AND SET
	BAKE WALK SET
	FW WALK FOLDED
	SPMT FOLDED
	UTILITY POLE
	CE STAIN MANDREL
	CR. CATCH BASIN

ZONING:

THIS PARCEL IS SITUATED IN RESIDENTIAL ZONE C-2
 MAX. AREA: 16,000 S.F.
 MAX. HEIGHT: 25 FT.
 MAX. LOT COVER: 15%
 MAX. FRONT YARD: 25 FT.
 MAX. REAR YARD: 25 FT.
 MAX. SIDE YARD: 20 FT / (18 FT - PRE-RECORDED LOT)
 MAX. DEPTH: 35 FT.

REFERENCE:

- 1. THE WATERMAN PARL, EAST PROVIDENCE BELONGING TO JAMES W. BROWN, SURVEYED AND ACCORDING MAP, 1976 BY EVIDENCE RECORDS IN EAST PROVIDENCE PARL CADD 62.
- 2. DEED BOOK/PAGE: 691/771, 1504/274, 1642/788 & 3709/274.

FLOODING:

THIS PARCEL IS LOCATED IN FLOOD ZONE X, WHICH IS A PROHIBITED ZONE FOR RESIDENTIAL DEVELOPMENT IN PROVIDENCE. THIS PARCEL IS A PORTION OF A FLOOD HAZARD AS AREAS OUTSIDE THE 2% ANNUAL CHANCE OF FLOODING. MAP NUMBER 440070023382L MAP EFFECTIVE DATE: OCTOBER 2, 2013.



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 43-3-HIGH-06-00-13 OF THE RHODE ISLAND SUPPLEMENT TO THE STATE CONSTITUTION OF 1892 AND THE R.I. GENERAL LAWS RELATIVE TO PROFESSIONAL LAND SURVEYORS. AFFICTION NOVEMBER 23, 2015 AS FOLLOWS:
 TYPE OF BOUNDARY SURVEY - LIMITED CONVENT BOUNDARY SURVEY MEASUREMENT SPECIFICATION - CLASS 1

THE PURPOSE FOR THE CONDUCT OF THIS SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
 TO ESTABLISH THE BOUNDARY AND TO SHOW THE PROPOSED PARKING SPACES

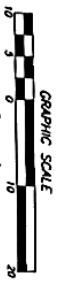
DATE: SEP 24
 SURVEYOR: JONATHAN J. EBELU
 REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEY & PLAN FOR

JESSE J. ARNELL
 142 WATERMAN AVE
 EAST PROVIDENCE, RHODE ISLAND
 MAP 205 BLOCK 16 PARCEL 2

MJP ENGINEERING ASSOCIATES
 326 SOWANS ROAD
 BARRINGTON, RHODE ISLAND 02806
 (401)241-5153

APPROVED BY	DATE	
DESIGNED BY		
DRAWN BY		
CHECKED BY		
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WATERMAN
AVE

ABUTTERS LIST
 142 WATERMAN AVENUE
 205-16-2

Parcel ID	Owners Name	Owners Address	City, State, Zip Code	Location
105-10-015-00	KOHLER, RICHARD R & MARY D LIFE ESTATE	27 WOOD HOLLOW LN	RUMFORD, RI 02916	134-136 IVY ST
105-10-016-00	WURZ, GLENN R & LEONARD, SARAH L	138 IVY ST	EAST PROVIDENCE, RI 02914	138 IVY ST
105-10-017-00	STAFFORD REALTY LLC	127 WATERMAN AVE	EAST PROVIDENCE, RI 02914	127 WATERMAN AVE
105-10-018-00	MONIZ, ANTONIO F & DENISE M	129 ANTHONY ST	E PROVIDENCE, RI 02914	117-119 WATERMAN AVE
205-15-010-00	AMALFITANO, JUSTIN V	86 WASHBURN AVE	RUMFORD, RI 02916	120 WATERMAN AVE
205-15-011-00	JL BENXIU & CHEN, GUANGXING	100 ENDEAN DR	EAST WALPOLE, MA 02032	124-126 WATERMAN AVE
205-15-012-00	EDMUND LLC	132 ALFRED DROWNE RD	BARRINGTON, RI 02806	132-134 WATERMAN AVE
205-15-013-00	LAFOND, JEANNE M	162 IVY ST	E PROVIDENCE, RI 02914	162 IVY ST
205-15-014-00	GREENE, PATRICIA	164 IVY ST	East Providence, RI 02914	164 IVY ST
205-15-015-00	VIEIRA, MARK	168 IVY ST	E PROVIDENCE, RI 02914	168 IVY ST
205-15-016-00	MELO, JOSE MARIA & MARIA DALUZ LIFE ESTATE	172 IVY ST	East Providence, RI 02914	172 IVY ST
205-15-017-00	CAVROS, GEORGE E & PAMELA B	180 IVY ST	East Providence, RI 02914	180 IVY ST
205-15-018-00	REILLY, SHAWN M	184 IVY ST	EAST PROVIDENCE, RI 02914	184 IVY ST
205-16-001-00	DIAS, MICHAEL	136-138 WATERMAN AVE	EAST PROVIDENCE, RI 02914	136-138 WATERMAN AVE
205-16-002-00	ARMELL, JESSE J	17 SUMMIT AVE	PROVIDENCE, RI 02906	142 WATERMAN AVE
205-16-003-00	LAIRES REALTY LLC	158 WATERMAN AVE	EAST PROVIDENCE, RI 02914	150-152 WATERMAN AVE
205-16-004-00	MANNING, DOMINGA M	146 JAMES ST	E PROVIDENCE, RI 02914	146 JAMES ST
205-16-005-00	RESENDES, MARCO	15 PADDOCK DR	CRANSTON, RI 02921	156 JAMES ST
205-16-005-10	ABU-RAYA, HELENA C	35 BLANDING AVE	EAST PROVIDENCE, RI 02914	35 BLANDING AVE
205-16-006-00	FETTOSA, JAILSON S & VALQUIRIA F	185 IVY ST	EAST PROVIDENCE, RI 02914	185 IVY ST
205-16-007-00	BENITO, RAWLE R & KADIE ANN	179 IVY ST	EAST PROVIDENCE, RI 02914	179 IVY ST
205-16-008-00	VINACCO, PATRICIA M	117 BENBRIDGE AVE	WARWICK, RI 02888	171 IVY ST
205-16-009-00	DIAS, VICTOR P & MARIA H	167 IVY ST	E PROVIDENCE, RI 02914	167 IVY ST
205-20-001-00	FARIAS, JOSEPH & ANA-TRS FARIAS IRREVOCABLE TRUST	153 JAMES ST	East Providence, RI 02914	153 JAMES ST
205-21-001-00	LAIRES, ANTONIO A & MARIA I-TRS LAIRES IRREVOCABLE TRUST	98 GARVIN ST	CUMBERLAND, RI 02864	156 WATERMAN AVE
205-21-024-00	BARBOSA, MANUEL R & ZELIA M LIGALLAGHER, TANYA M B & BARBOSA, NELSON	18 MAYFLOWER ST	EAST PROVIDENCE, RI 02914	5-7 WILLIAMS AVE
205-21-025-00	LEITE, GAUDINO A ESTATE	PO BOX 18	NORTH DIGHTON, MA 02764	1-3 WILLIAMS AVE
205-23-001-00	CAVACO, THOMAS S & DEBRA A	35 SIDNEY ST	E PROVIDENCE, RI 02914	155-161 WATERMAN AVE
205-24-017-00	LONARDO, EDWARD LOUIS	106 JAMES ST	EAST PROVIDENCE, RI 02914	106-110 JAMES ST
205-24-018-00	MASHPEE HAVEN LLC	8 HANCOCK COURT	WALPOLE, MA 02081	135-153 WATERMAN AVE
205-24-019-00	BRITO, ALBERTO & JENEEN PARIS	135 IVY ST	EAST PROVIDENCE, RI 02914	135 IVY ST



RADIUS MAP
142 WATERMAN AVENUE
205-16-2

