

East Providence
Zoning Board of Review

SPECIAL USE PERMIT FORM
(Ref. #19-42)

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: 401-439-0103

1. LOCATION OF
PROPERTY 21-23 Redland Ave Avenue/Street
Map 603 Block 2 Parcel 8 Zoning District R-4

2. Owner Richard P. & Christine M. Tremblay
Address 23 Redland Ave, East Providence, RI 02916
Date of Purchase 11/9/2000
Proposed Lessee/Purchaser _____
Attorney _____
Phone Number _____
Address _____
Representing _____

3. DIMENSIONS OF SITE 100' 100' 10,000 sq. ft.
WIDTH DEPTH AREA (SQ.FT.)

LIST OF ALL EXISTING BUILDINGS AND USES:

	Building Type	Height	Area (SQ.FT.) (Building Footprint)	USE
(1)	<u>3 Fm</u>	<u>45'</u>	<u>1,250 sq. ft.</u>	
(2)	<u>Garage</u>	<u>15'±</u>	<u>440 sq. ft.</u>	
(3)				

4. SPECIAL USE PERMIT SOUGHT PER SECTION 19-98, SCHEDULE OF USE:

19-413(a) in R-4 Zoning District
Type of Use

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

See Attached

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
19-413(e)		Intensification of nonconforming use

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

OWNER(S) SIGNATURE: Richard Gumbly DATE 10/2/2024

AGENT/ATTORNEY ADDRESS Phone Number

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: 401-439-0103

1. LOCATION OF PROPERTY 21-23 Redland Ave AVENUE/STREET
 MAP 603 BLOCK 2 PARCEL 8 ZONING DISTRICT R-4

2. OWNER Richard P & Christine M. Tremblay
 ADDRESS 23 Redland, East Providence, RI 02916
 DATE OF PURCHASE 11/9/2000
 PROPOSED LESSEE/PURCHASER _____
 ADDRESS _____
 ATTORNEY _____
 ADDRESS _____
 REPRESENTING _____

3. DIMENSIONS OF SITE 100' 100' 10,000 sq. Ft.
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>3 Fm Dwelling/Deck</u>	<u>45'</u>	<u>1,250 #</u>	<u>Wood</u>
(2) <u>Garage (Remove)</u>		<u>440 #</u>	<u>Wood</u>
(3) <u>Deck (Remove)</u>		<u>170 #</u>	<u>Wood</u>

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>Garage</u>	<u>27'</u>	<u>2</u>	<u>No</u>	<u>576 #</u>	<u>—</u>	<u>Wood</u>
(2) <u>Deck</u>	<u>3'±</u>	<u>1</u>	<u>No</u>	<u>128 #</u>	<u>—</u>	<u>Wood</u>
(3) _____						

(Over)

50% preconsumer content  10% postconsumer content

PRINTED ON RECYCLED PAPER

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

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	Garage will exceed the height limit by 7'
19-281(b)	Parking spaces in front exceed the % limit

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
19-144(c)	20' MAX	27'
19-281(b)	33' MAX	38'

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: Richard E. [Signature] DATE 10/2/2024

Agent/Attorney _____ Address _____

ZONING VARIANCE
21-23 REDLAND AVENUE
EAST PROVIDENCE, RI 02916

Rick Tremblay and his wife Christine purchased the property at 21-23 Redland Avenue in 2000 as an existing three family house in an R-4 zone. They reside on the 2nd and 3rd floors of the house and rent out the lower apartment. They are appearing before the zoning board seeking relief from the following sections of the revised ordinances of the City of East Providence entitled "Zoning", section 19-413(a) Intensification of a nonconforming use, 19-144(c) Exceeding height restriction, & 19-281(b) Exceeding parking in front yard.

The Proposal is to remove the existing 22'X20' garage that sits 1' off the front property line and construct a new 24X24' garage. The proposed garage will meet all the required setbacks for an accessory structure; however, it will exceed the 20' height requirement by 7'. The new location of the garage will increase the off-street parking from the existing one (1) space to three (3) spaces on the property. Additionally, one or two cars will park in the garage. A 6'X8' cabana and a 4'x6' utility room will also be within the 24'X24' garage space. The second level of the garage will be storage. (see attached plan). They will also be adding a deck to the first-floor level to replace the one they removed because of safety reasons. The old deck was 8.5'X20' this will be replaced with an 8'X16' wood deck outside of the existing sliding glass door. The impervious coverage is 43.2%.

The proposed garage with the new location will drastically improve visual aspect of the neighborhood. The Tremblay's love their home and neighbor in East Providence and are trying to improve the aesthetic and usability the beautiful pool they have installed on their property.

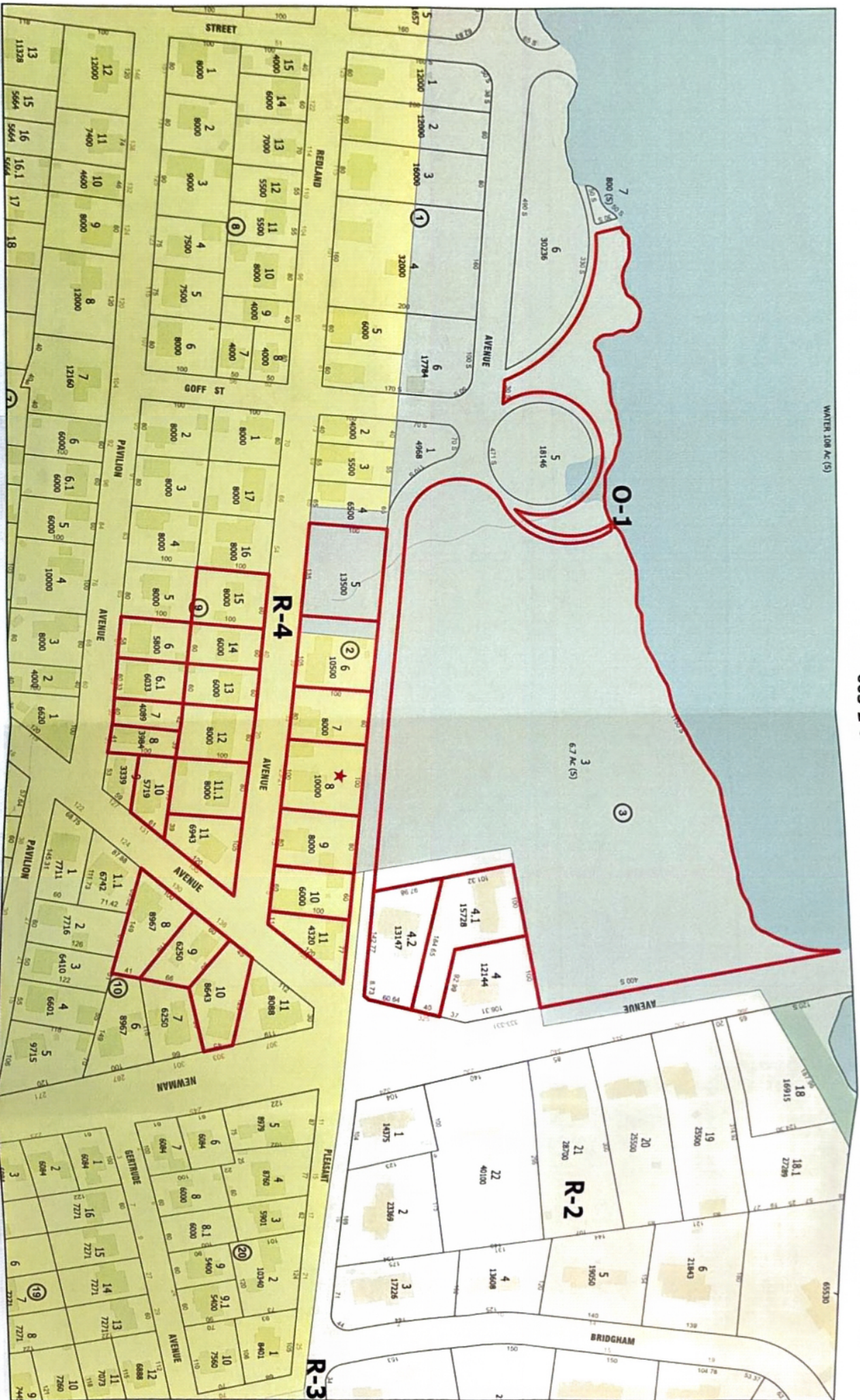
ABUTTERS LIST
 21-23 REDLAND AVENUE
 603-2-8

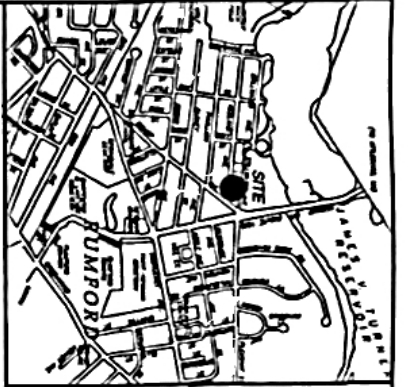
PARCEL ID	OWNERS NAMES	OWNERS ADDRESS	LOCATION	CITY, STATE, ZIP CODE
503-09-015-00	THEBERGE, HOWARD	50 REDLAND AVE	50 REDLAND AVE	RUMFORD, RI 02916
603-02-005-00	E PROVIDENCE WATER DEPT	145 TAUNTON AVE	0 REDLAND AVE	E PROVIDENCE, RI 02914
603-03-003-00	E PROVIDENCE WATER DEPT	145 TAUNTON AVE	0 ZZ E PROVIDENCE WATER DEPT	E PROVIDENCE, RI 02914
503-09-011-00	ALLEN, MOLLY BOWMAN	135 BISHOP AVE	135 BISHOP AVE	RUMFORD, RI 02916
503-10-008-00	JACOBS, G DONALD &ANNEMARIE	130 BISHOP AVE	130 BISHOP AVE	RUMFORD, RI 02916
603-02-010-00	BROWN, TAMMY L	5 REDLAND AVE	5 REDLAND AVE	RUMFORD, RI 02916
603-03-004-20	LONGABAUGH, RICHARD	321 NEWMAN AVE	321 NEWMAN AVE	RUMFORD, RI 02916
603-03-004-10	DENNISON, JANE M &ALLEN M	325 NEWMAN AVE	325 NEWMAN AVE	RUMFORD, RI 02916
603-02-009-00	TREMBLAY, RICHARD P &CHRISTINE M	13 REDLAND AVE	13 REDLAND AVE	RUMFORD, RI 02916
503-09-011-10	TERCEIRA, LEONOR C &ANTONIO M	10 REDLAND AVE	10 REDLAND AVE	RUMFORD, RI 02916
503-09-010-00	RAMIELLA, CATHERINE C	131 BISHOP AVE	131 BISHOP AVE	RUMFORD, RI 02916
603-02-008-00	TREMBLAY, RICHARD P &CHRISTINE M	23 REDLAND AVE	21-23 REDLAND AVE	RUMFORD, RI 02916
503-09-008-00	GENDREAU, MARISSA J	51 PAVILION AVE	51 PAVILION AVE	RUMFORD, RI 02916
603-02-006-00	WHEELER, EDWARD R &MARY E	39 REDLAND AVE	39 REDLAND AVE	RUMFORD, RI 02916
503-09-006-00	GOMES, JOHN M &CANDIDA J	61 PAVILION AVE	61 PAVILION AVE	RUMFORD, RI 02916
503-10-010-00	ARMSTRONG, MARK R JR &GEANA, ANDRA	303 NEWMAN AVE	303 NEWMAN AVE	RUMFORD, RI 02916
603-02-011-00	HARPER, ANDREW &MAREL	153 BISHOP AVE	153 BISHOP AVE	RUMFORD, RI 02916
503-10-009-00	EVANS, THOMAS J	136 BISHOP AVE	136 BISHOP AVE	RUMFORD, RI 02916
503-09-012-00	RYAN, FRANCIS L-TR &FRANCIS L RYAN TRUST	20 REDLAND AVE	20 REDLAND AVE	RUMFORD, RI 02916
503-09-007-00	WALLACE, ELIZABETH	55 PAVILION AVE	55 PAVILION AVE	RUMFORD, RI 02916
603-02-007-00	SOUSA, JOHN P &HUNT, MARY HASSELL	33 REDLAND AVE	33 REDLAND AVE	RUMFORD, RI 02916
503-09-013-00	BYNUM, TRINA MARIE	30 REDLAND AVE	30 REDLAND AVE	RUMFORD, RI 02916
503-09-006-10	SILVA, CARLOS J &CELIA A	59 PAVILION AVE	59 PAVILION AVE	RUMFORD, RI 02916
503-09-014-00	BOWKER, LISA DONNELLY	40 REDLAND AVE	40 REDLAND AVE	RUMFORD, RI 02916



RADIUS MAP
21-23 Redland Avenue
603-2-8

★ PARCELS WITHIN 100'
— SELECTED PARCEL.



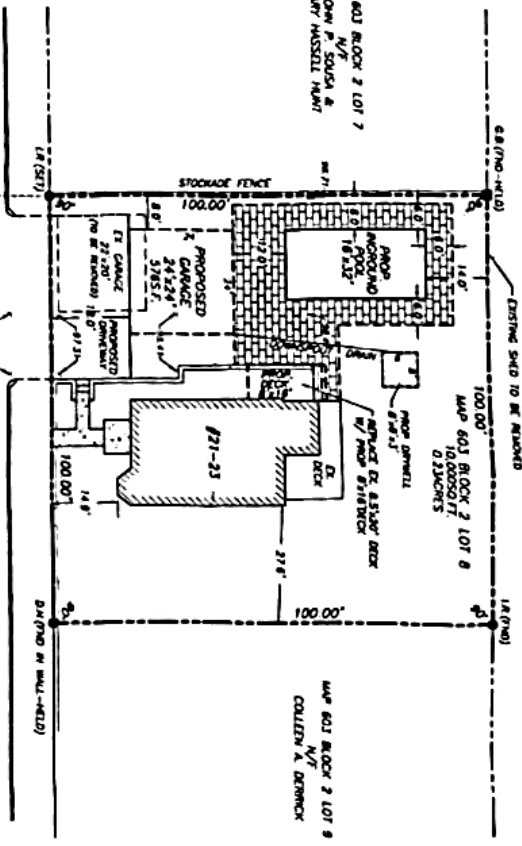


LOCUS MAP
N.T.S.



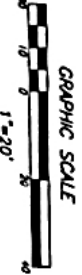
DRYWELL DESIGN:
 APPROVED ROOF COVERAGE FOR PROPOSED GARAGE. PROPOSED DRYWELL IS DETERMINED TO STORE THE FIRST 1" RAINFALL FROM THE PROPOSED GARAGE. ASSUMED DRYWELL STORAGE - (37857 X 141) (5.1) = 5360 CU FT. ASSUMED HOOD WIND OF 30 MPH = 450 LB. ASSUMED DRYWELL SHALL BE 8" (DRAIN), 8" (WICK), 3" (DRAIN).

STILLWATER AVENUE (30' PAPER STREET)
 68 (710) (N-12) 100.00'
 68 (710) (N-12) 100.00'
 14 (710) 100.00'



68 (710) (N-12) 100.00'
 50.00'
 100.00'
 68 (710) (N-12) 100.00'

REDLAND AVENUE (50' R.O.W.)



- NOTES:**
1. THIS SURVEY DOES NOT REPRESENT ANY ATTEMPT TO VERIFY THE EXISTENCE OR NON-EXISTENCE OF ANY SUBSTANCE APPROPRIATE UTILITIES OR STRUCTURES ALL SUCH VERIFICATIONS ARE SUBJECT TO A SCOPE OF SERVICES BEYOND THIS CONTRACT.
 2. THE CONTRACTOR IS RESPONSIBLE FOR CONDUCTING DECADE (UNDERGROUND) 48 HOURS PRIOR TO ANY CONSTRUCTION OR ENCROACHMENT.
 3. THE CONTRACTOR IS REQUIRED TO VERIFY WITH THE TOWN OF EAST PROVIDENCE OF THE REGULATIONS AND REQUIREMENTS BEFORE THE START OF THE PROJECT.
 4. BUILDING COVERAGE 15.8%, APPROXIMOUS 4332'

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 415-A-RSA-00-00-19 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS APRIL 26, 2018 AS FOLLOWS:

TYPE OF SURVEY: **MEASUREMENT SPECIALIST**
 LIMITED CORNER BOUNDARY SURVEY CLASS 1

THE PURPOSE FOR THE CONDUCT OF THIS SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:

PROPOSED GARAGE
 DATE: **5/14/24**
 BY: **MICHAEL W. JONES** R/S121899 COL/4443
 REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

- PROPERTY LINE
- ADJUTING PROPERTY LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- NEW OR REMOVED
- EDGE OF ASPHALT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING ROAD FLOW
- NEW ROAD SET
- NEW ROAD FLOW
- DRILL HOLE FLOW
- CLIMATE
- PROPOSED MANHOLE
- WATER DATE
- OLD DATE
- UNLIT POLE
- LINE ADJUTANT
- OVERLAP FENCE
- STOCKADE FENCE
- STRUCTURE TO BE REMOVED

ZONING:

THIS PARCEL IS SITUATED IN RESIDENTIAL DISTRICT R-4
 MIN. AREA 1000 SQ. FT.
 MIN. LOT DEPTH 35 FT.
 MIN. LOT DEPTH 100 FT.
 MIN. FRONT YARD 13 FT.
 MIN. REAR YARD 20 FT.
 MIN. SIDE YARD 8 FT.
 MAX. STRUCTURE HEIGHT 18 FT.
 MAX. STRUCTURE COVERAGE 25%
 MAX. APPROXIMOUS COVERAGE 45%

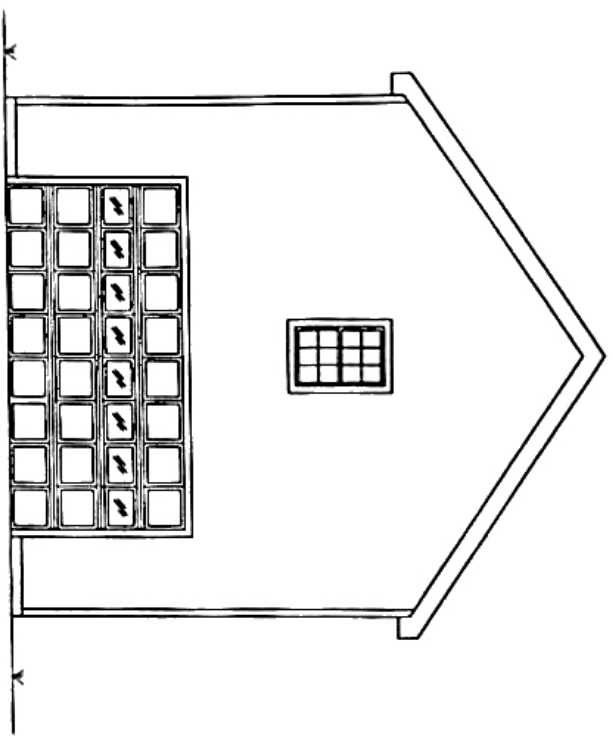
REFERENCE:

1. PLAT ENTITLED "THE CENTRAL PARK PLAT, EAST PROVIDENCE, RHODE ISLAND" RECORDED IN THE CITY OF EAST PROVIDENCE CITY CLERK'S OFFICE ON PLAT CARD 66.
2. DEED BOOKS & PAGES 3118/177, 1018/110, 1398/270

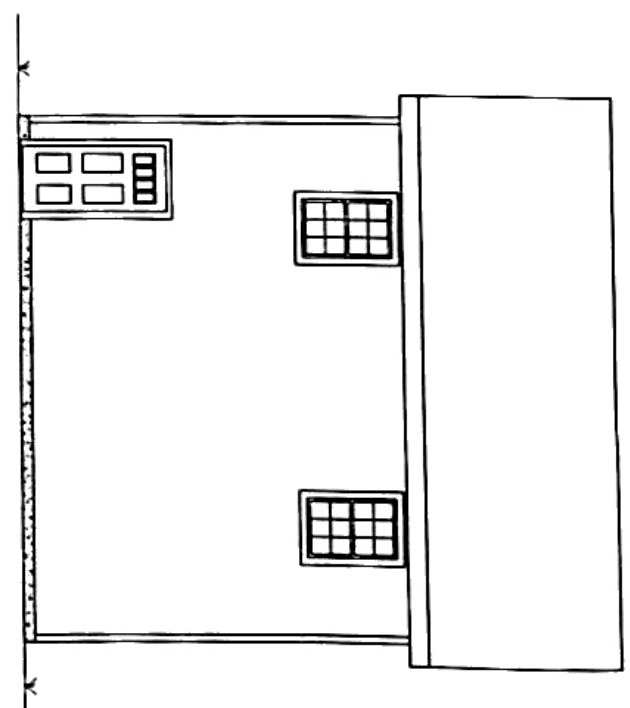
FLOODING:

THIS PARCEL IS SITUATED IN FLOOD ZONE X, WHICH IS DETERMINED BY FEMA MAPS FROM THE CITY OF EAST PROVIDENCE. THE PARCEL IS NOT IN A FLOOD HAZARD ZONE AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODING MAP NO. 44007001281, MAP EFFECTIVE DATE OCTOBER 2, 2015.

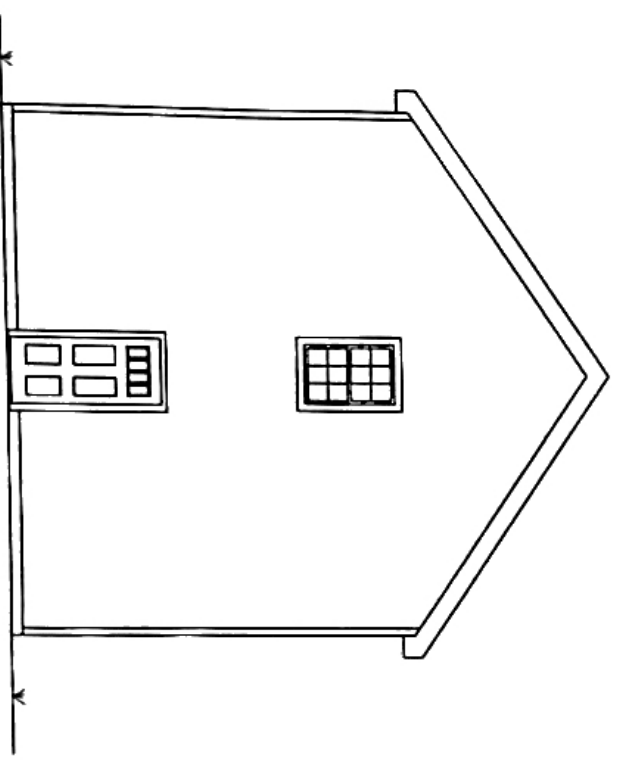
SURVEY & PLAN	
PROPOSED CONDITIONS	
RICHARD & CHRISTINE TREMBLAY	
EAST PROVIDENCE, RHODE ISLAND	
MAP 603 BLDG 2 PARCEL 8	
M.J.F. ENGINEERING ASSOCIATES	
326 SOMERS ROAD	
BARRINGTON, RHODE ISLAND 02920	
(401)241-5153	
Drawn by: K.L.L.	Scale: 1"=20'
Checked by: M.J.F.	Date: JAN 24, 2024
Sheet No: 2	of 2



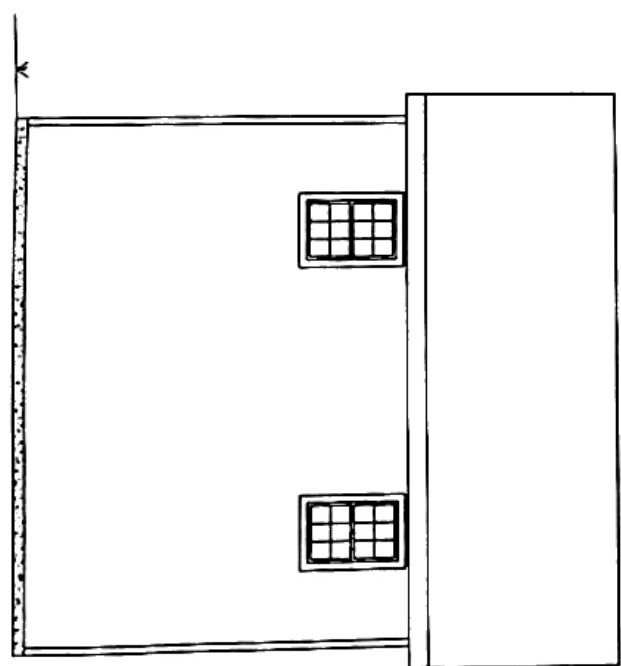
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

MAP 603 BLOCK 2 PARCEL 8
RICHARD & CHRISTINE TREMBLEY
21-23 REDLAND AVE
EAST PROVIDENCE R.I. 02916
OCTOBER 2024
SHEET 1 of 2
SCALE: 1/4" = 1'-0"
DRAWN BY: KLL

