

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: 401 473 8865

1. LOCATION OF PROPERTY 24 River St Avenue/Street
Map S12 Block 07 Parcel 1 Zoning District R4

2. Owner Erick Bento Benthouse LLC
Address 67 Woodman St Providence, RI 02907
Date of Purchase 10-7-22
Proposed Lessee/Purchaser _____
Attorney _____
Phone Number _____
Address _____
Representing _____

3. DIMENSIONS OF SITE 30' 71' 5,573
WIDTH DEPTH AREA (SQ.FT.)

LIST OF ALL EXISTING BUILDINGS AND USES:

	Building Type	Height	Area (SQ.FT.) (Building Footprint)	USE
(1)	Single Family	18'	1195	Residential
(2)	Single Family	18'	1205	Residential
(3)				

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

_____ in _____ Zoning District
Type of Use

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

To intensify a pre existing non conforming land use. Subject property being improved with two separate and unique single family dwellings. New construction will comprise of tearing down both structures and rebuilding as ~~two~~ existing structures are structurally deficient. Subject ~~is~~ pursuant to Section 19-413. Alteration of Nonconforming Use "

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
<u>19</u>	<u>413</u>	<u>Alteration of Nonconforming Use</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

OWNER(S) SIGNATURE: Ent Berto DATE 6/14/23
 _____ DATE _____

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: 401 328 1115

1. LOCATION OF PROPERTY 24 River St AVENUE/STREET
MAP 312 BLOCK 67 PARCEL 1 ZONING DISTRICT R4

2. OWNER Erick Bento "Benthouse LLC"
ADDRESS 67 Woodman St Providence, RI 02907
DATE OF PURCHASE 10-7-22
PROPOSED LESSEE/PURCHASER _____
ADDRESS _____
ATTORNEY _____
ADDRESS _____
REPRESENTING _____

3. DIMENSIONS OF SITE 80' 71' 5,573
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'	1,195	Ballon Frame
(2) Single family	18'	1,200	Ballon Frame
(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) Single family		2	yes	624	3	New Construction
(2) Single family		2	yes	624	3	New Construction
(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
- Lot/Building Coverage
- Landscaping
- Amount Parking or Loading
- Location/Dimensions of Parking or Loading
- Extension of Nonconforming Structure
- Number of Dwelling Units
- Floor Area
- Height
- Signs/Billboards
- Other: _____

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	FRONT-YARD SETBACK

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
19-145	15- FEET	3.8- FEET

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

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 Bento DATE 6/14/23

DATE _____

ABUTTER LIST
24 RIVER ST
312-67-1

PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
312-66-001.00	SWALLOW, MICHELLE	154 WILLOW ST	RIVERSIDE, RI 02915	154 WILLOW ST
312-66-003.00	MCGRATH, YOLANDE M	10 RIVER ST	RIVERSIDE, RI 02915	10 RIVER ST
312-66-004.00	REED, EDWARD R JR & JENNIFER A	14 RIVER ST	RIVERSIDE, RI 02915	14 RIVER ST
312-66-005.00	DELACRUZ, ALTAGRACIA M	33 STOWE AVE	RIVERSIDE, RI 02915	33 STOWE AVE
312-66-006.00	CORA STOWE AVENUE REALTY INVESTMENTS LLC	276 PROVIDENCE ST	REHOBOTH, MA 02769	32 STOWE AVE
312-66-007.00	CHAUVIN, PETER E	52 KNOWLTON ST	RIVERSIDE, RI 02915	52 KNOWLTON ST
312-66-008.00	MENRISKY, ALEXANDER F	54 KNOWLTON ST	RIVERSIDE, RI 02915	54 KNOWLTON ST
312-66-009.00	BORSINA, GLENNA M	56 KNOWLTON ST	RIVERSIDE, RI 02915	56 KNOWLTON ST
312-66-009.10	ARRUDA, JOHN A	140 WILLOW STREET	RIVERSIDE, RI 02915	140 WILLOW ST
312-66-010.00	PARSONS, JULIE	150 WILLOW ST	RIVERSIDE, RI 02915	150 WILLOW ST
312-67-001.00	BENTHOUSE LLC	67 WOODMAN ST	PROVIDENCE, RI 02907	22-24 RIVER ST
312-67-002.00	GAGNON, JESSICA M & ANDRE, KEVIN	26 RIVER ST	RIVERSIDE, RI 02915	26 RIVER ST
312-67-002.10	MEDEIROS, MICHAEL N & BLACKMER, ERIN M	28 RIVER ST	RIVERSIDE, RI 02915	28 RIVER ST
312-67-003.00	DUARTE, GUEJHERMINA	59 HALLECK AVE	RIVERSIDE, RI 02915	59 HALLECK AVE
312-67-004.00	FONTAINE, JOSHUA	55 HALLECK AVE	RIVERSIDE, RI 02915	55 HALLECK AVE
312-67-005.00	GREEN, ROSEMARY K ESTATE	44 KNOWLTON ST	RIVERSIDE, RI 02915	44 KNOWLTON ST
312-67-006.00	THAPA, GANESH K & GITTA	48 KNOWLTON ST	RIVERSIDE, RI 02915	48 KNOWLTON ST
312-67-007.00	SMITH, BRITTANY A & MARJORIE A	64 STOWE AVE	RIVERSIDE, RI 02915	64 STOWE AVE
312-67-008.00	ANDERSON, CARL EDWARD & MARCIA E	68 STOWE AVE	RIVERSIDE, RI 02915	68 STOWE AVE
312-67-009.00	RUBIN, LARRY N	34 STOWE AVE	RIVERSIDE, RI 02915	34 STOWE AVE
312-67-010.00	CORVENO, EDWARD E JR	72 STOWE AVE	RIVERSIDE, RI 02915	72 STOWE AVE
312-68-001.00	PAVAO, TRACY	34 RIVER ST	RIVERSIDE, RI 02915	34 RIVER ST
312-68-002.00	CHARETTE, KENNETH W JR & THERESA	44 RIVER STREET	RIVERSIDE, RI 02915	44 RIVER ST
312-68-003.00	SEIPEL, VERONICA ESTATE & H BRUCE	58 HALLECK AVE	RIVERSIDE, RI 02915	58 HALLECK AVE
312-68-006.00	SMITH KENNETH T	30 KNOWLTON ST	RIVERSIDE, RI 02915	30 KNOWLTON ST
312-68-007.00	BAKER, PAUL S & DOLORES J	50 HALLECK AVENUE	RIVERSIDE, RI 02915	50 HALLECK AVE
312-68-008.00	CHIN, SANITA W	194 BLUFF AVE	SWANSEA, MA 02777	56 HALLECK AVE
312-73-001.00	BOUTHILLIER, MARK C & BERNADETTE J	36 RIVER ST	RIVERSIDE, RI 02915	36 RIVER ST
312-73-002.00	COMERFORD, ELSIE	92 HALLECK AVE	RIVERSIDE, RI 02915	92 HALLECK AVE
312-73-003.00	IORE, COURTNEY M	60 HALLECK AVE	RIVERSIDE, RI 02915	60 HALLECK AVE
312-73-016.00	VICCION, PETER & RODRIGUES, PAUL	38 RIVER ST	RIVERSIDE, RI 02915	38 RIVER ST

ABUTTER LIST
24 RIVER ST
312-67-1

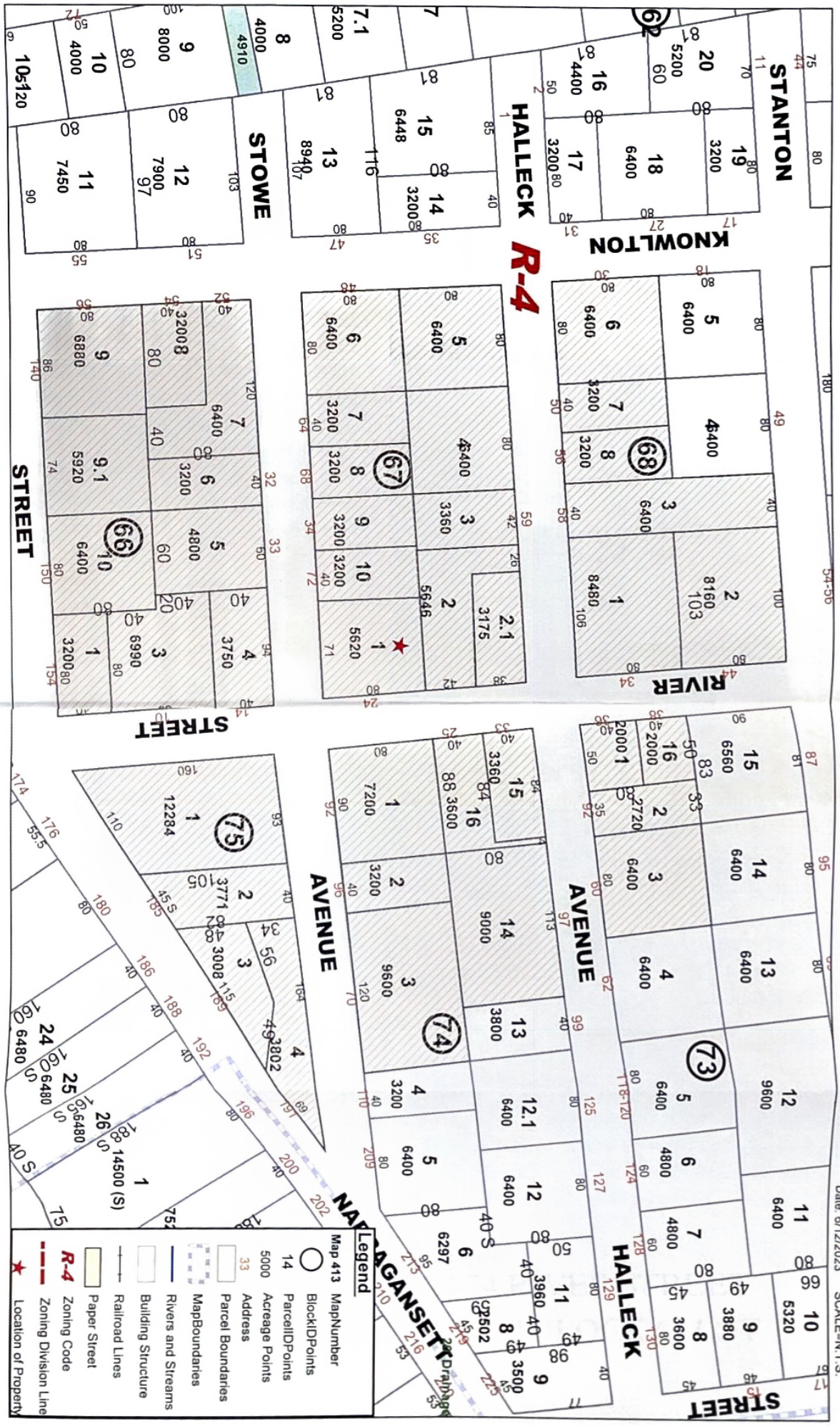
312-74-001.00	KOMSTOCK, CAROL A	92 STOWE AVE	RIVERSIDE, RI 02915	92 STOWE AVE
312-74-002.00	BULLOCK, MARIA L	96 STOWE AVE	RIVERSIDE, RI 02915	96 STOWE AVE
312-74-003.00	SECURO, JOANN	70 STOWE AVE	RIVERSIDE, RI 02915	70 STOWE AVE
312-74-014.00	DUCTOS, PAUL	99 HALLECK AVE	RIVERSIDE, RI 02915	95 HALLECK AVE
312-74-015.00	TAVARES, COREY J	33 RIVER ST	RIVERSIDE, RI 02915	33 RIVER ST
312-74-016.00	SALZILLO, THOMAS	25 RIVER ST	RIVERSIDE, RI 02915	25 RIVER ST
312-75-001.1A	FINNEY FAMILY 2008 REVOCABLE TRUST	5195 VISTA MONTANA	YORBA LINDA, CA 92886	1 RIVER ST #1A
312-75-001.2A	GUGLIELMI, ANTHONY F JR	1 RIVER ST UNIT 2A	RIVERSIDE, RI 02915	1 RIVER ST #2A
312-75-001.00	ONE RIVER STREET COMPANY, INC	1 RIVER STREET	RIVERSIDE, RI 02915	1 RIVER ST
312-75-001.1B	HIRSCH, ARTHUR B	1 RIVER ST UNIT 1B	RIVERSIDE, RI 02915	1 RIVER ST #1B
312-75-001.2B	BARMAN, ELLEN M.-TR	12 COBBLE KNOLL DR	WALPOLE, MA 02071	1 RIVER ST #2B
312-75-002.00	CARDOSO, MICHAEL J & SHARON A	185 NARRAGANSETT AVENUE	RIVERSIDE, RI 02915	185 NARRAGANSETT AVE
312-75-003.00	WILSON, WILLIAM F III & SUSAN	189 NARRAGANSETT AVE	RIVERSIDE, RI 02915	189 NARRAGANSETT AVE
312-75-004.00	LUIS, ARMANDO G & ETAL	191 NARRAGANSETT AVE	RIVERSIDE, RI 02915	191 NARRAGANSETT AVE



200' RADIUS MAP

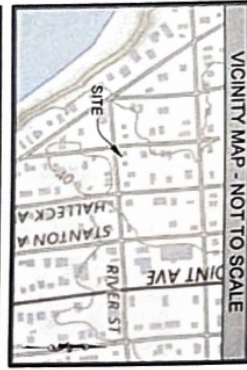
22-24 RIVER ST
312-67-1

Date: 6/12/2023 SCALE=N.T.S.



Legend

- Map 413 MapNumber
- BlockID/Points
- ParcelID/Points
- 5000 Acreage Points
- 33 Address
- Parcel Boundaries
- MapBoundaries
- Rivers and Streams
- Building Structure
- Railroad Lines
- Paper Street
- R-4 Zoning Code
- Zoning Division Line
- Location of Property



VICINITY MAP - NOT TO SCALE

RESIDENTIAL (R4) DISTRICT
CITY OF EAST PROVIDENCE ZONING BYLAW

ITEMS	REQUIRED
MIN LOT AREA	5,000 SF
MIN LOT WIDTH	50'
MIN LOT DEPTH	100'
MIN FRONT YARD	15'
MIN SIDE YARD	8'
MIN REAR YARD	20'
MAX BUILDING STORY	2'
MAX BUILDING HEIGHT	35'
MAX % OF COVERAGE	25%

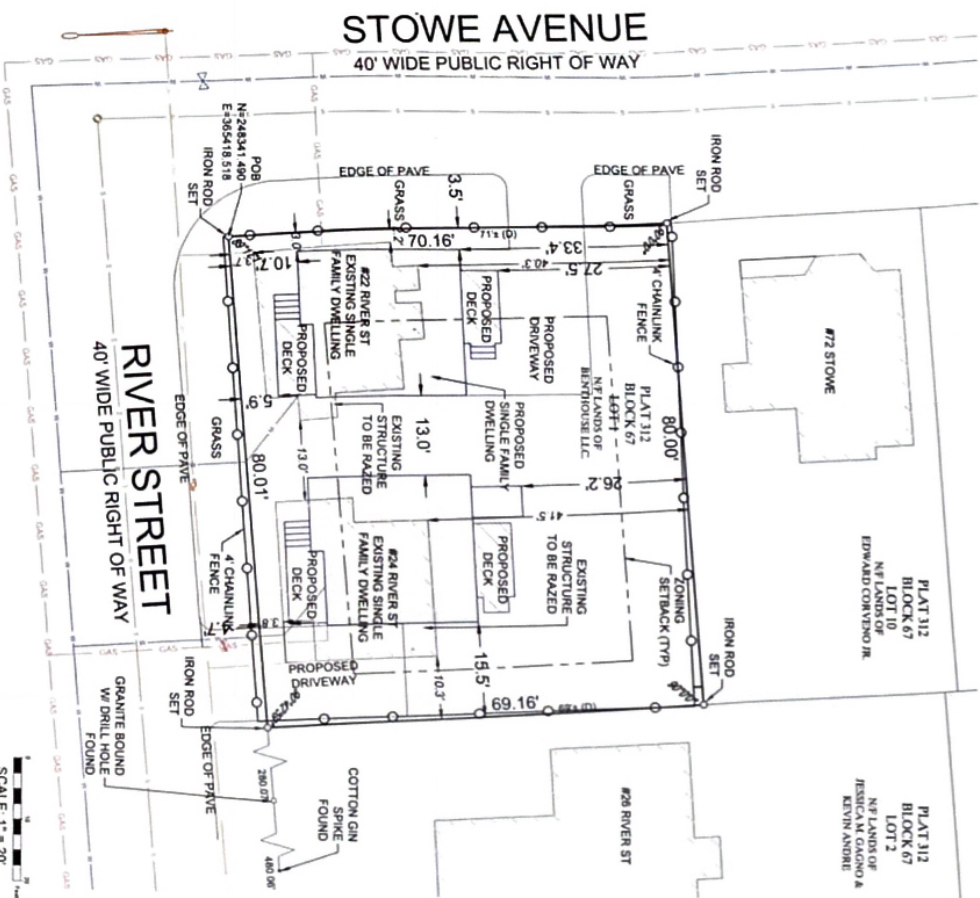
NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL, AND LEGAL COUNSEL TO CONFIRM VALIDITY. LOT IS PRE-EXISTING NON-CONFORMING PER RECORD.

GENERAL NOTES

- PROPERTY KNOWN AS LOT 1 AS SHOWN ON THE CITY OF EAST PROVIDENCE, PROVIDENCE COUNTY, STATE OF RHODE ISLAND, PLAT NO. 312
- AREA = 5,573 SQUARE FEET OR 0.128 ACRES
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD AND THE MARKS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ASSURE MAPPING OF ALL UNDERGROUND UTILITIES AS THEY MAY BE CHANGED OR ADDED SINCE THE SURVEY. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND DEPTH PRIOR TO ANY CONSTRUCTION. THE SURVEYOR DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY; NON-RECORDED MONUMENTS; LINES OF OCCUPATION; AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT THAT THE BOUNDARY SOLUTION IS THE COMPILED RESULTS OF THE INFORMATION WHICH HAVE BEEN USED TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA MAP 44007C 0339 H, EFFECTIVE DATE SEPTEMBER 18, 2013



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

A TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY

NICHOLAS VELITRI DATE
RHODE ISLAND PROFESSIONAL LAND SURVEYOR #17119
CERTIFICATE OF AUTHORIZATION #A048

N. VELITRI SURVEY, INC.
SURVEY - LAND PLANNING
(P) 401-640-0134
velitrisurvey@verizon.net

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

DOCUMENT PHASE:
FINAL ISSUE



EVERYDAY DRAFTING G. LLC
111 PROVIDENCE STREET, SUITE 110
PROVIDENCE, RI 02908
(P) 401-333-2860 | email: info@everydaydrafting.com

DIMENSIONAL
VARIANCE
SURVEY PLAN

24 RIVER ST.
RIVERSIDE, RI 02915

NEW CONSTRUCTION
SINGLE FAMILY
2-STORY

DESIGNER

EUGENIO OVALLE
(401)430-0596
eugeniovalledesigner@gmail.com

REVISIONS

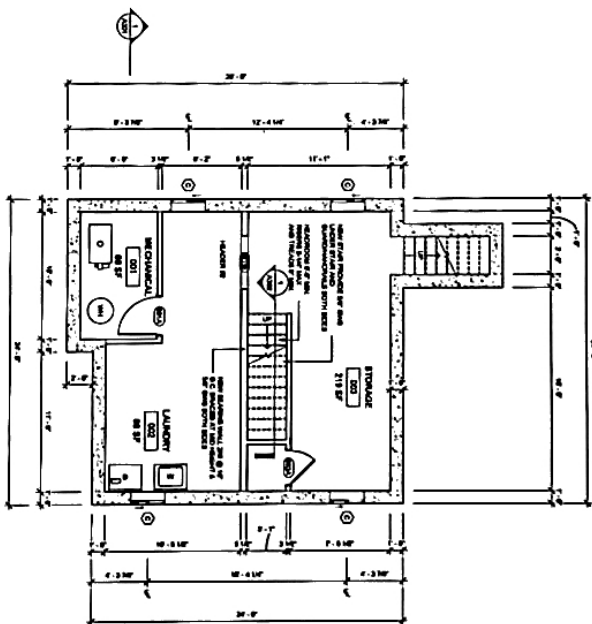
OWNER / CLIENT

ERICK BENTO
401-744-0204
ebento_bhp@gmail.com

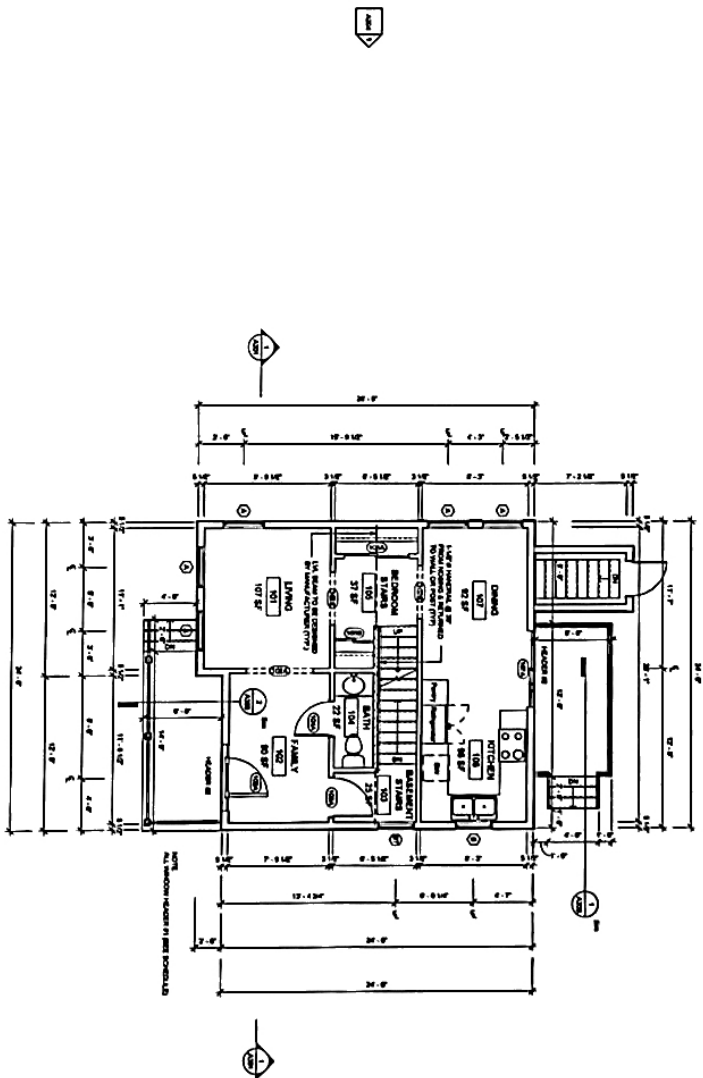
BASEMENT FLOOR
PLAN

A100

Project Number	228
Date	8/27/17
Drawn By	AK
Checked By	AK
Scale	1/4" = 1'-0"



① BASEMENT PLAN



① FIRST FLOOR PLAN
1/4" = 1'-0"

24 RIVER ST.
RIVERSIDE, RI 02915

NEW CONSTRUCTION
SINGLE FAMILY
2-STORY

DESIGNER

EUGENIO OVALLE
(401) 433-0596
eugeniovalledesign@gmail.com

REVISIONS

OWNER / CLIENT

ERICK BENTO
401-744-0204
ebento_bhp@gmail.com

FIRST FLOOR PLAN

Project Number	2248
Issue No	5/6/22
Date	5/20/22
Checked By	AO
Scale	1/4" = 1'-0"
Sheet No	A101

24 RIVER ST.
RIVERSIDE, RI 02915

NEW CONSTRUCTION
SINGLE FAMILY
2- STORY

DESIGNER

EUGENIO OVALLE
(401) 430-0596
eugeniovalledesigner@gmail.com

REVISIONS

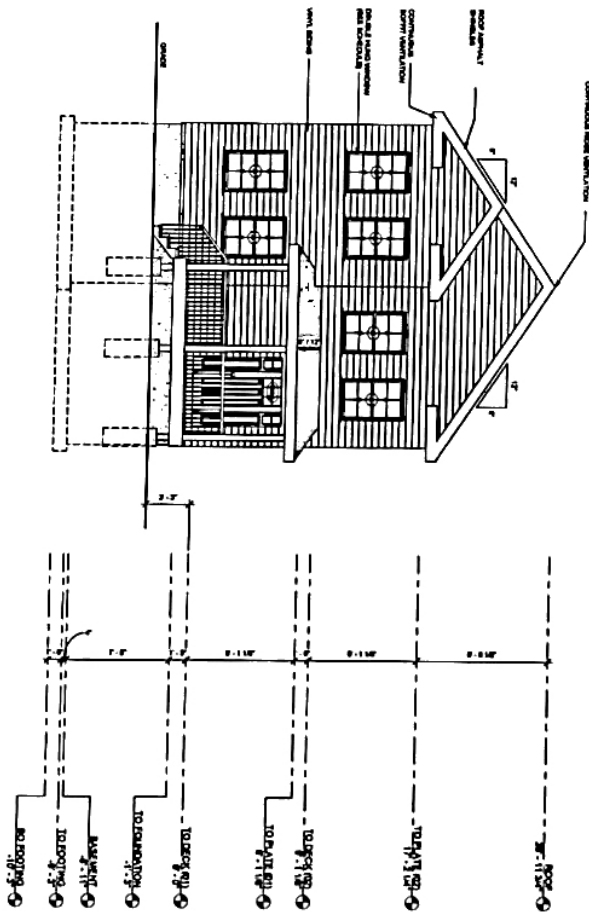
NO.	DATE	DESCRIPTION

OWNER / CLIENT

ERICK BENTO
401-746-0204
ebento13@yahoo.com

SOUTH ELEVATION

Scale	1/4" = 1'-0"
Date	2/1/12
Drawn by	EB
Checked by	EO
Project No.	A201



① SOUTH ELEVATION
1/4" = 1'-0"

24 RIVER ST.
RIVERSIDE, RI 02915

NEW CONSTRUCTION
SINGLE FAMILY
2-STORY

DESIGNER

EUGENIO OVALLE
(401) 430-0598
eugenioovalledesigner@gmail.com

REVISIONS

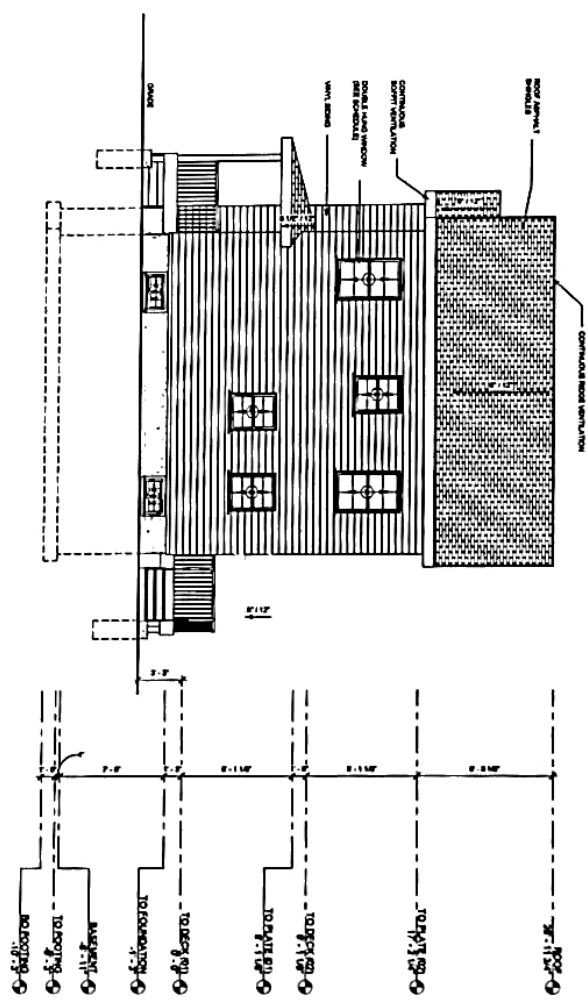
OWNER / CLIENT

ERICK BENTO
401-744-0724
ebento01@gmail.com

EAST ELEVATION

A202

Project Name	24 R
Client	EB
Architect	EO
Scale	1/4" = 1'-0"
Date	12-1-12



1 EAST ELEVATION
12-1-12

24 RIVER ST.
RIVERSIDE, RI 02815

NEW CONSTRUCTION
SINGLE FAMILY
2-STORY

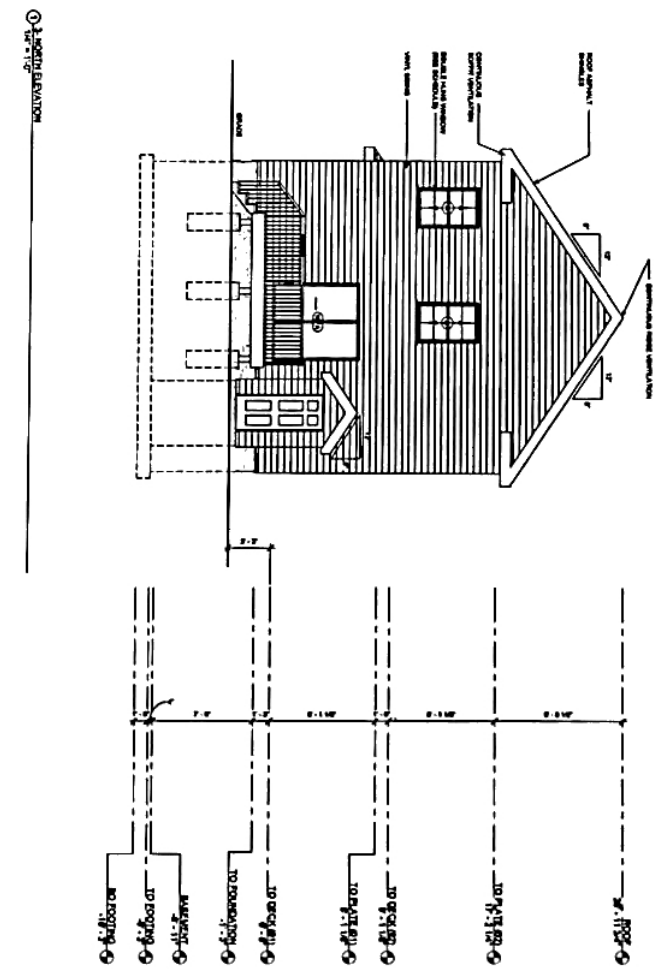
DESIGNER
EUGENIO OVALLI
(401)300-0596
eugenioovallidesigner@gmail.com

OWNER / CLIENT
ERICK BENTO
401-744-0204
ebento810@gmail.com

North Elevation

NO. 1	DATE

A203



① NORTH ELEVATION

24 RIVER ST.
RIVERSIDE, RI 02915

NEW CONSTRUCTION
SINGLE FAMILY
2-STORY

DESIGNER

EUGENIO OVALLI
(401)430-0596
eugeniovallesigner@gmail.com

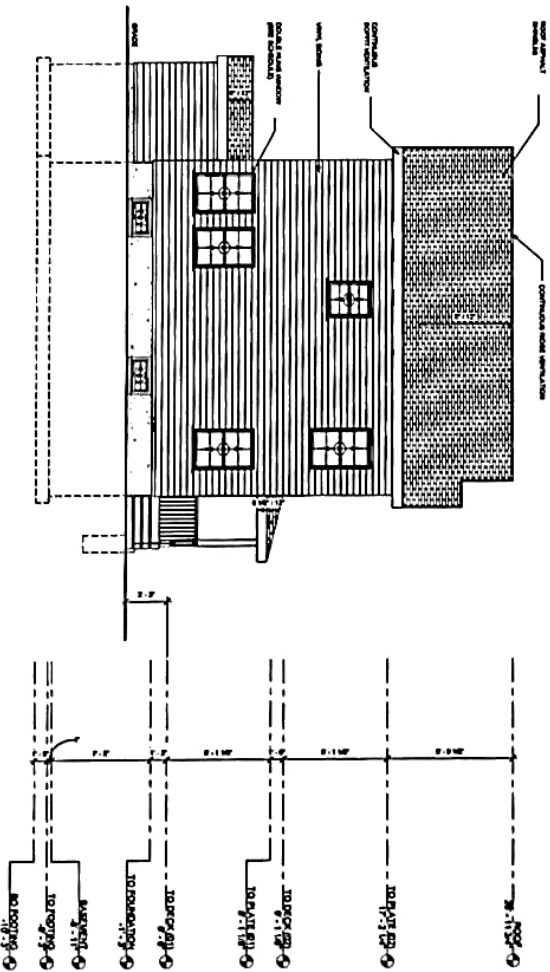
REVISIONS

OWNER / CLIENT

ERICK BENTO
401-744-0204
ebento_bnp@gmail.com

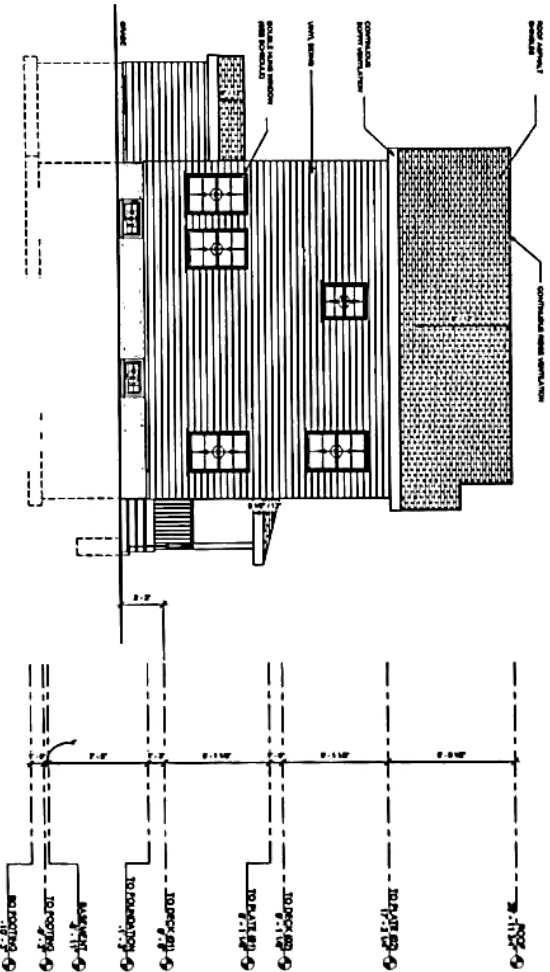
WEST ELEVATION

A204



1 WEST ELEVATION

WEST ELEVATION



24 RIVER ST.
RIVERSIDE, RI 02915

NEW CONSTRUCTION
SINGLE FAMILY
2-STORY

DESIGNER

EUGENIO OVALLI
(401)430-0530
eugenioovalli@protonmail.com

REVISIONS

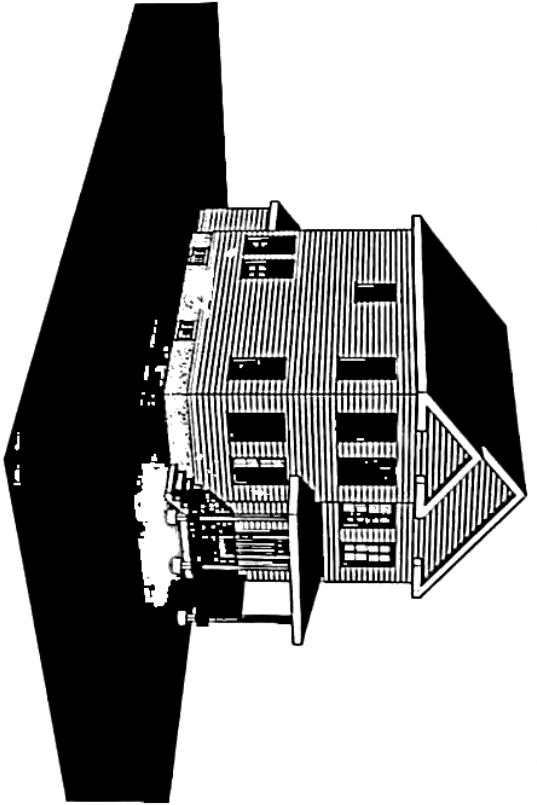
OWNER / CLIENT

ERICK BEATO
401-744-0234
ebeato3@protonmail.com

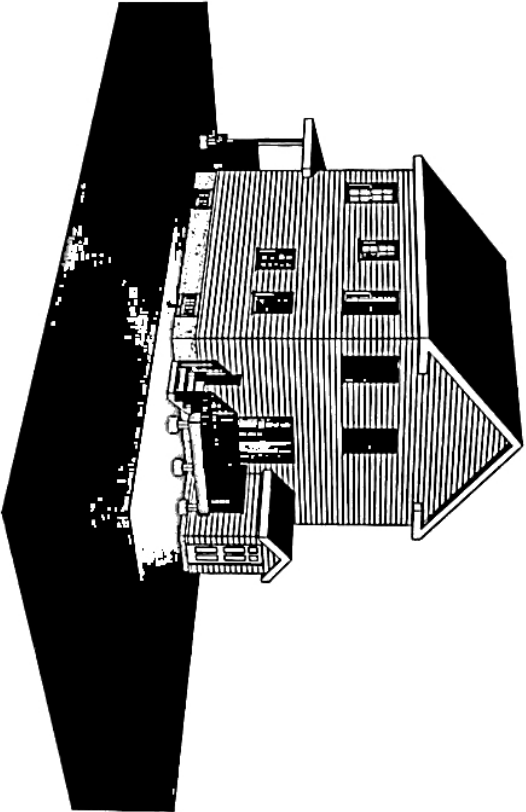
WEST ELEVATION

Sheet No.	A204
Date	
Scale	
Author	
Checker	
Appr.	
1-18-2024	

① FRONT VIEW



② REAR VIEW



24 RIVER ST.
RIVERSIDE, RI 02915

NEW CONSTRUCTION
SINGLE FAMILY
2-STORY

DESIGNER

EUGENIO OVALLE
(401)430-0596
eugeniovalledesigner@gmail.com

REVISIONS

OWNER / CLIENT

ERICK BEATO
401-744-0204
erickb@earthlink.net

3D VIEW

A901

DATE	BY	APP'D