

East Providence
Zoning Board of Review

DIMENSIONAL 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 NUMBER: 401-226-9240

1. LOCATION OF PROPERTY 45 Hazelwood Avenue AVENUE/STREET
MAP 307 BLOCK 17 PARCEL 13 ZONING DISTRICT R-4

2. OWNER Arlindo Escobar
ADDRESS 45 Hazelwood Avenue, East Providence, RI 02914
DATE OF PURCHASE 5/1/2018
PROPOSED LESSEE/PURCHASER _____
ADDRESS _____
ATTORNEY _____
ADDRESS _____
REPRESENTING _____

3. DIMENSIONS OF SITE 168 Feet 40 Feet 6,720 SF
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>Main Dwelling</u>	<u>25.5'</u>	<u>1,731 SF</u>	<u>WOOD Framing</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>ADU</u>	<u>2^{2.9} Stories</u>	<u>Yes</u>	<u>864 SF</u>	<u>2 Bedroom</u>	<u>Wood Framing</u>
(2)						
(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
19-144(b)	To place accessory dwelling unit in front yard
19-145, Table 1	To exceed maximum allowable building lot coverage
19-145, Table 1	To exceed maximum allowable total impermeable surface coverage
19-144(c)	To exceed maximum accessory structure height of 20 Feet
RI-45-24-73(b.ii)	To exceed 60% of principal dwelling living floor area for proposed ADU

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
19-144(b)	SIDE/REAR YARD	Front Yard
19-145, Table 1	25% Bldg. Coverage	38.6%
19-145, Table 1	25% + 20% = 45% TOTAL IMPERMEABLE	47.8%
19-144(c)	20 FEET	24 FEET
RI-45-24-73(b.ii)	679.2 SF	1,205 SF 1,200 SF

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

The lot is rectangular and configured with three sides having Street frontage. Under the zoning ordinance, each street is treated as a front yard, which significantly reduces usable building area compared to a typical interior lot. This creates hardship for locating an accessory dwelling unit on the property that is in compliance with maximum lot coverages and allowable areas.

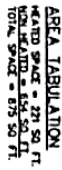
NOTE: PLANS ACTED UPON BY THE BOARD BECOME INCORPORATED AS PART OF THE DECISION AND ARE FINAL.

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

OWNER(S) SIGNATURE: _____ DATE 11/7/2025

DATE _____

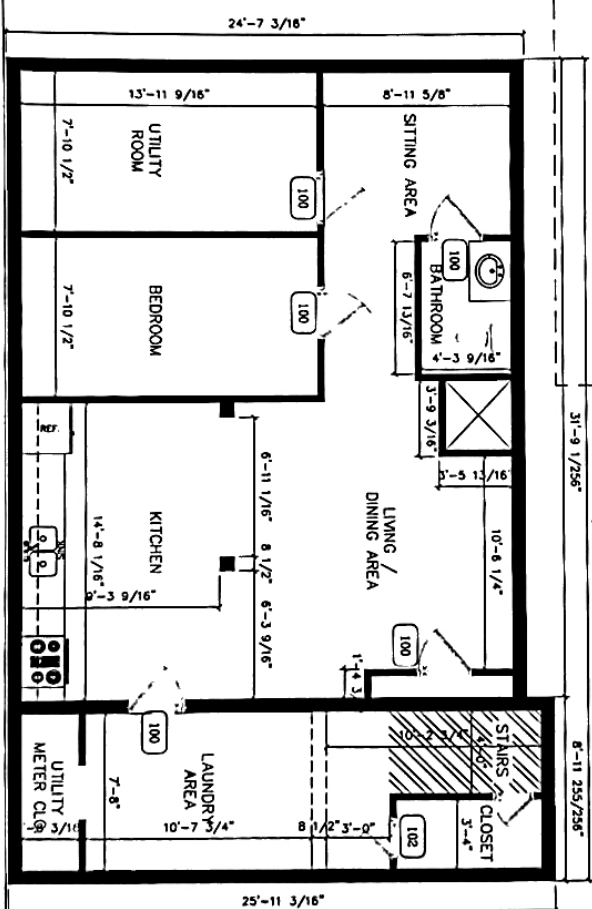
Agent/Attorney _____ Address _____



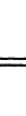
Scale: $3/8" = 1'-0"$

Scale: 3/8" = 1'-0"

Door Schedule(Existing)				
	Work	Width	Height	Comments
100	AS-EX	AS-EX	AS-EX	AS-EX
101	AS-EX	AS-EX	AS-EX	AS-EX
102	AS-EX	AS-EX	AS-EX	AS-EX
Window Schedule(Existing)				
Type	Work	Width	Height	Comments
W-100	AS-EX	AS-EX	AS-EX	AS-EX
W-101	AS-EX	AS-EX	AS-EX	AS-EX
W-102	AS-EX	AS-EX	AS-EX	AS-EX
W-103	AS-EX	AS-EX	AS-EX	AS-EX
W-104	AS-EX	AS-EX	AS-EX	AS-EX

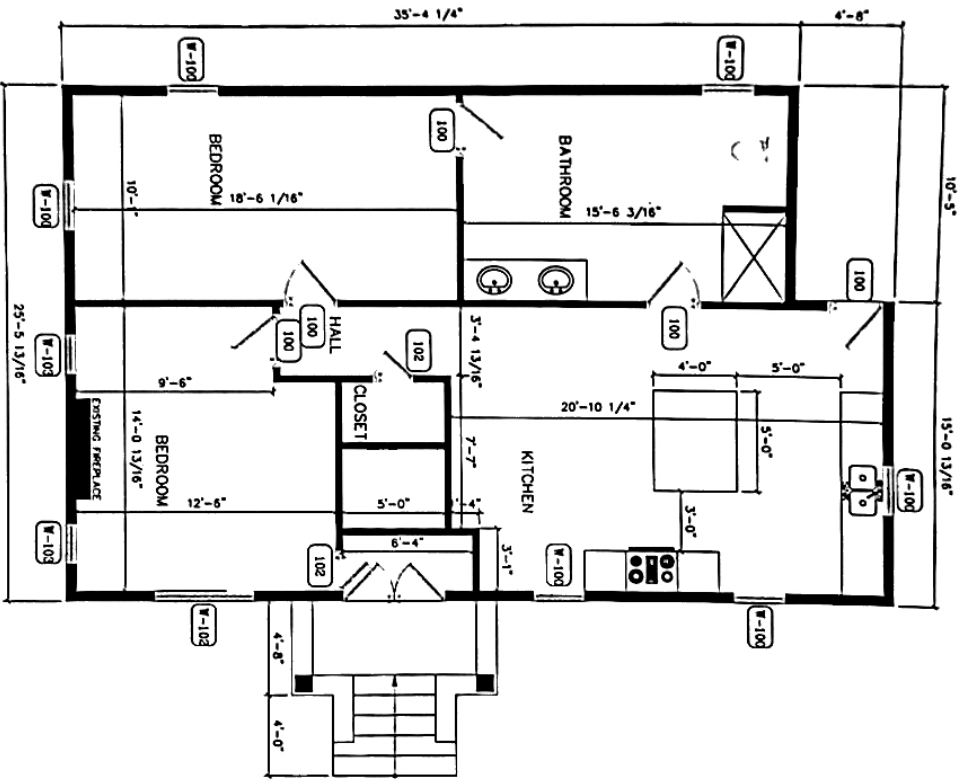


AREA TABULATION
HEATED SPACE = 867 SQ. FT.
NON HEATED = 128 SQ. FT.
TOTAL SPACE = 1015 SQ. FT.

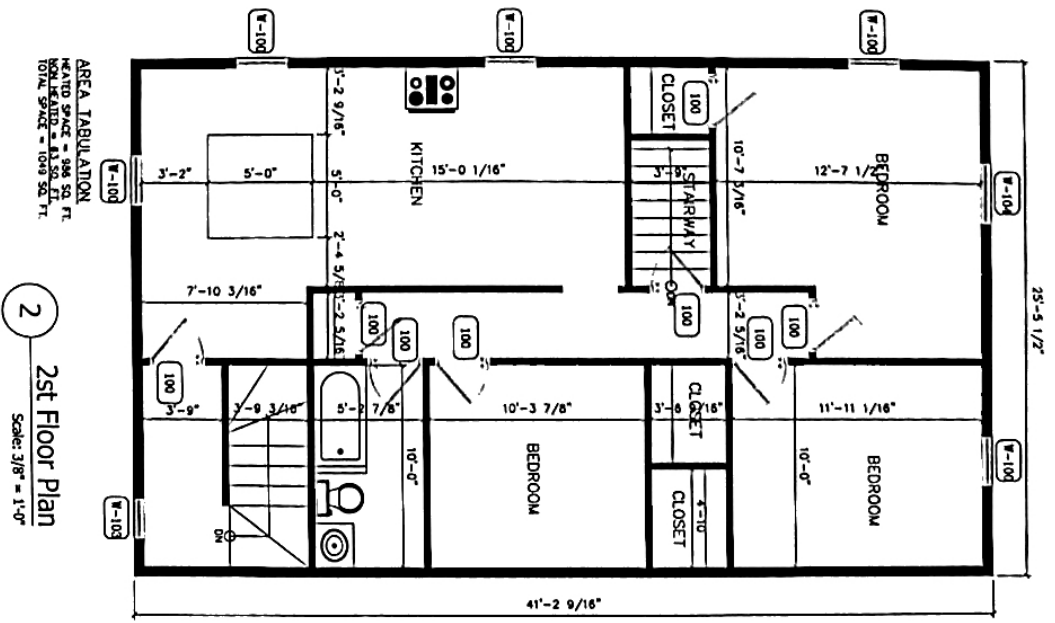
Reviewing architect		Engineer/Architect Signature:	
Name:			
Date:			
Drawn by:	Project:		
MCHBY	PROPOSED ADU		
	ESCOCAR 6 SHAZELWOOD AVE		
Client:	Drawing Title:		
AIR MOO ESCOCAR	A-B		
	EXISTING PLANS		
Date:	Sheet #	NOTED	Revised:
1/10/2025	SUBC		
 duX Freelance Studio 14 ESCOCAR LANE RD SUITE 200 PLEASANTON, CA 94566 CONTACT: 774-443-0912 EMAIL: info@studio14d.com			



UX Freelance Studio



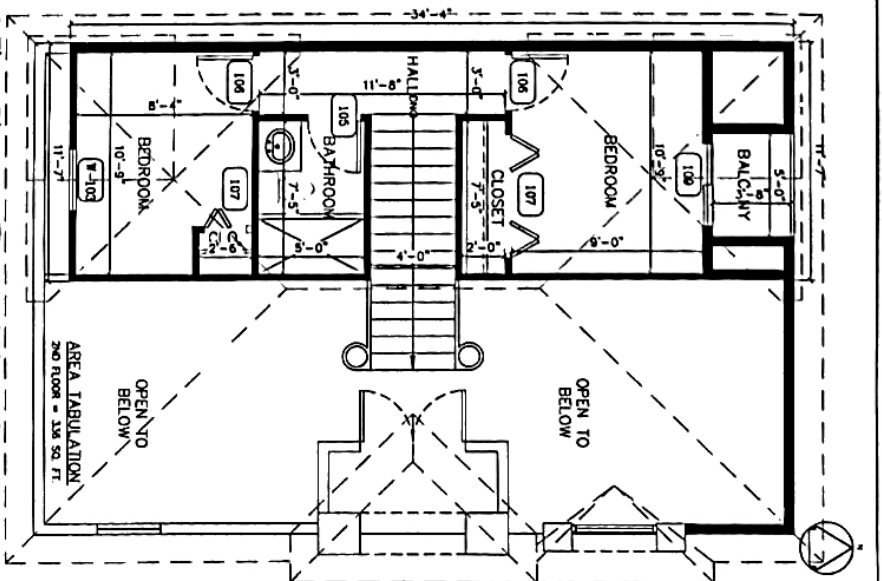
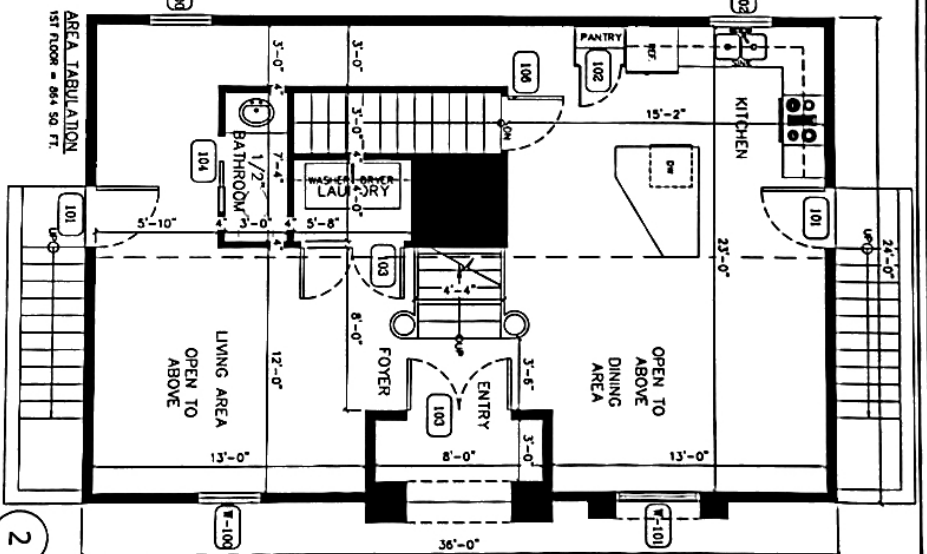
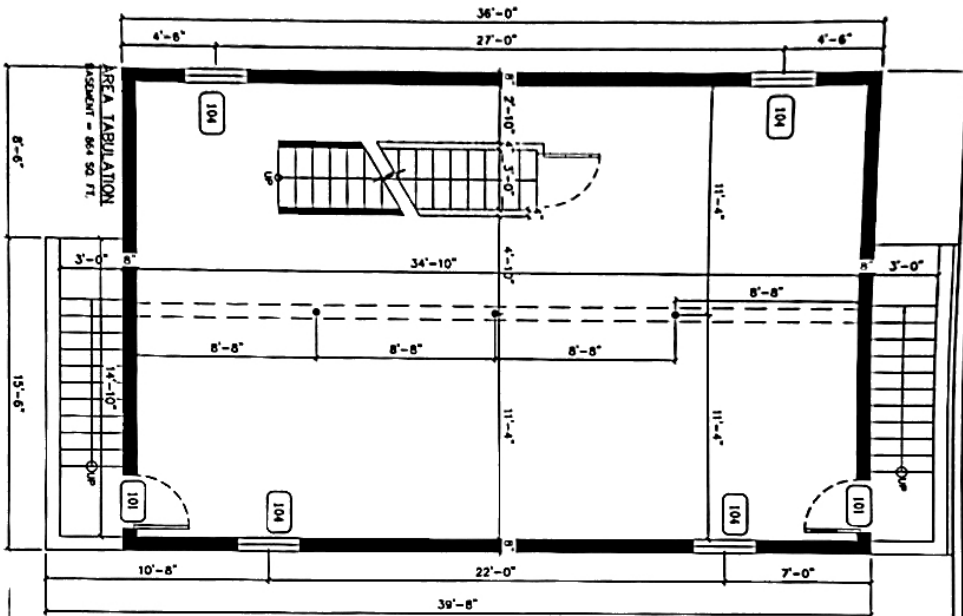
1 1st Floor Plan
 Scale: 3/8" = 1'-0"



2 2nd Floor Plan
 Scale: 3/8" = 1'-0"

Revision and/or Date Name		
Engineer/Architect Signature		
Drawn by NOHY	Project PROPOSED ADU ESCOBAR 43 HAVELWOOD AVE	Date 11/03/2025
Check ALVARO ESCOBAR	Drawing Title ADU EXISTING PLANS	Scale & Note NOTED
16 SCOTT BLVD, SUITE 100 FARMINGTON, CT 06031 CONTACT: 781-441-0512 EMAIL: JLF@JLFREELANCESTUDIO.COM		





Window Schedule(New)				Door Schedule(New)							
Type	Work	Width	Height	Comments	Work	Width	Height	Comments			
W-100	36"	72"	SH	100	36"	80"	SWING	105	30"	80"	POCKET
W-101	48"	72"	SH	101	48"	80"	SWING	106	32"	80"	SWING
W-102	36"	36"	SH	102	36"	80"	SWING	107	24"	80"	BI-FOLD
W-103	36"	60"	SH	103	60"	84"	DOUBLE	108	72"	80"	BI-FOLD
W-104	36"	16"	SLIDER	104	60"	80"	DOUBLE	109	48"	80"	SLIDER

Window Schedule(New)

Door Schedule(New)

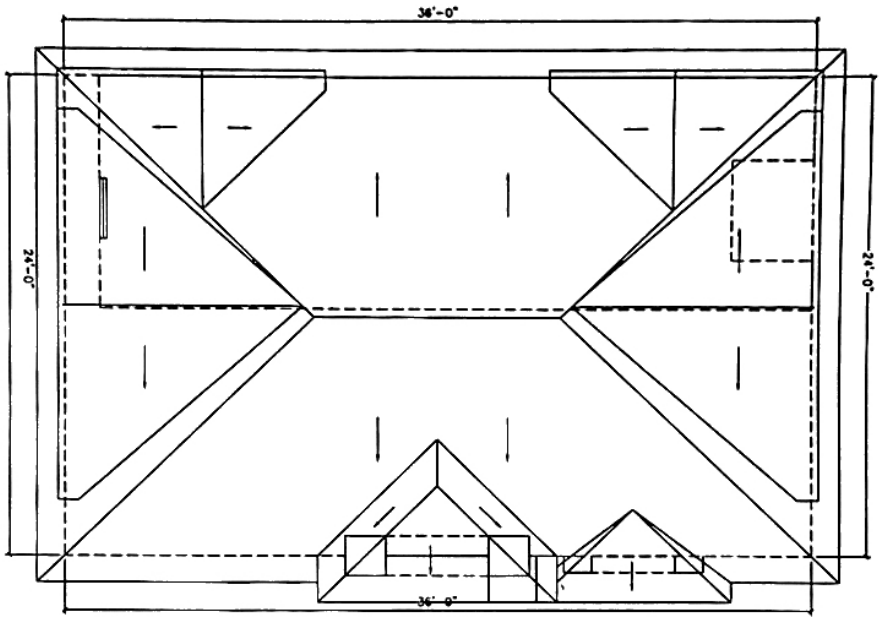
1 Basement Floor Plan
Scale: 3/8" = 1'-0"

2 1st Floor Plan
Scale: 3/8" = 1'-0"

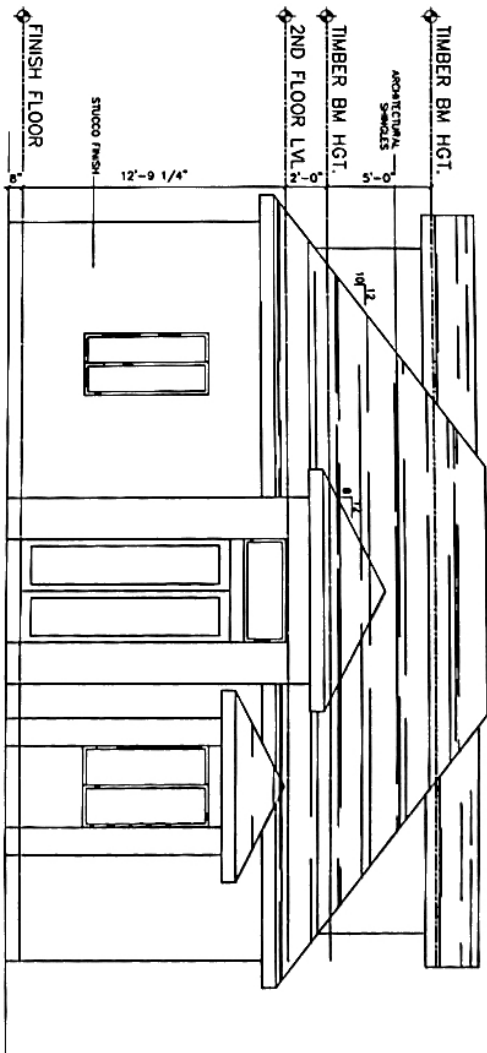
3 2nd Floor Plan
Scale: 3/8" = 1'-0"

AREA TABULATION
TOTAL WORKED: 20. FT. = 864 SQ. FT.
TOTAL WORKED: 20. FT. = 1260 SQ. FT.

Revision notes		Engineer/Architect Signature	
Rev.	Date	Notes	
Project		Drawing Title	
PROPOSED ADU		A18 FLOOR PLANS	
Client		Architect	
ARLINDO ESCOBAR		JLX Freelance Studio	
Date		Scale	
1/16/2023		Scale: 3/8"	
NOTED		Revised	
14 SCOUTCOURT WALK RD 100S CONTACT: 714.441.1112 EMAIL: jlfreelancestudio@gmail.com			



1 ROOF PLAN
Scale: 3/8" = 1'-0"

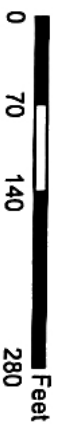


2 Front Elevation
Scale: 3/8" = 1'-0"

Revisions and/or Date: _____ By: _____		Designer/Architect Signature: _____	
Drawn by: ROBERT Date: JANUARY 2024		Project: PROPOSED ADU ESCOBAR 45 HAZELWOOD AVE Drawing Title: ROOF PLAN AND ELEVATION	
Date: 11/03/2023 Status: NOTED Revision:		16 SCOTT BLVD, SUITE 200 CONTACT: 714.442.0412 EMAIL: jfreelancestudio@gmail.com JX Freelance Studio Licensed Professional Architect	



200 FOOT RADIUS ABUTTER MAP



Parcel ID Number	Location	CST	Owner, Name, 1	Owner, Name, 2	Mailings Address, Line 1	Mailings City	Mailings State	Mailings Zip Code
307-13-006-00	71 WOODLAND AVE	E PROVIDENCE, RI 02914	LEMOS, JEFFREY P		71 WOODLAND AVE	E PROVIDENCE	RI	02914
307-06-010-00	175 S ROSE ST	EAST PROVIDENCE, RI 02914	ESTRADA, JILLIAN		175 S ROSE ST	EAST PROVIDENCE	RI	02914
307-14-005-00	219 S SPRUCE ST	EAST PROVIDENCE, RI 02914	RAIOJA, DONNA LEE WILF &	WHITE, LISA	219 S SPRUCE ST	EAST PROVIDENCE	RI	02914
307-06-011-00	212 S SPRUCE ST	East Providence, RI 02914	CALOUBRO, MANNY P &	LUISA J & MICHELLE B	212 S SPRUCE ST	East Providence	RI	02914
307-14-004-00	74 WOODLAND AVE	E PROVIDENCE, RI 02914	TRAFICANTE, PATRICIA A		74 WOODLAND AVE	E PROVIDENCE	RI	02914
307-17-010-10	104 WOODLAND AVE	EAST PROVIDENCE, RI 02914	DELANDE, JANET &	CURT S	104 WOODLAND AVE	EAST PROVIDENCE	RI	02914
307-15-003-00	14 HILLSIDE AVE	EAST PROVIDENCE, RI 02914	DIAMONTI, BRIAN &	EMLY ROSE	14 HILLSIDE AVE	EAST PROVIDENCE	RI	02914
307-17-013-00	45 HAZELWOOD AVE	EAST PROVIDENCE, RI 02914	ESCOBAR, ARILINDO		45 HAZELWOOD AVE	EAST PROVIDENCE	RI	02914
307-13-007-00	65 WOODLAND AVE	EAST PROVIDENCE, RI 02914	PEREIRA, JOYCE &	ARRUDA, JOHN A	65 WOODLAND AVE	EAST PROVIDENCE	RI	02914
307-16-001-00	3 HILLSIDE AVE	East Providence, RI 02914	FARIA, SERGIO G &	OLIVEIRA, HELEN C	3 HILLSIDE AVE	East Providence	RI	02914
307-17-001-00	94 BROWN ST	East Providence, RI 02914	VIEIRA, LIBERTIA S	GILBERTO L	94 BROWN ST	East Providence	RI	02914
307-17-001-10	96 BROWN ST	East Providence, RI 02914	BARROS, JOANITA S		96 BROWN ST	East Providence	RI	02914
307-15-018-00	69 HAZELWOOD AVE	EAST PROVIDENCE, RI 02914	SILVEIRA, LARRY &	JEANNINE	69 HAZELWOOD AVE	EAST PROVIDENCE	RI	02914
307-17-012-00	227 S SPRUCE ST	EAST PROVIDENCE, RI 02914	DEPIVA, TEODORO &	MARIA	227 S SPRUCE ST	EAST PROVIDENCE	RI	02914
307-15-001-00	216 S SPRUCE ST	EAST PROVIDENCE, RI 02914	CAVACO, ESTRELA TR. &	JOSEPH CAVACO & ESTRELA CAVACO	216 S SPRUCE ST	EAST PROVIDENCE	RI	02914
307-17-020-00	91 WOODLAND AVE	EAST PROVIDENCE, RI 02914	GOUEVA, JOSEFINA M		91 WOODLAND AVE	EAST PROVIDENCE	RI	02914
307-17-014-00	88 WOODLAND AVE	EAST PROVIDENCE, RI 02914	FARIA, CARLOS L & ANA G-TRS	CARLOS L & ANA G FARIA IRREVOC	88 WOODLAND AVE	EAST PROVIDENCE	RI	02914
307-17-018-00	103 WOODLAND AVE	East Providence, RI 02914	GOMES, MYLES L &	AMY L	103 WOODLAND AVE	East Providence	RI	02914
307-17-016-00	100 WOODLAND AVE	EAST PROVIDENCE, RI 02914	COUTO, MACIEL D JR & CHAVES, L	WILF COUTO, MACIEL D & LUCIA	100 WOODLAND AVE	EAST PROVIDENCE	RI	02914
307-15-002-00	2 HILLSIDE AVE	EAST PROVIDENCE, RI 02914	MESYNA, JOYCE		2 HILLSIDE AVE	EAST PROVIDENCE	RI	02914
307-17-011-00	233 S SPRUCE ST	E PROVIDENCE, RI 02914	ULLRICH, LESTLE J		233 S SPRUCE ST	E PROVIDENCE	RI	02914
307-17-019-00	99 WOODLAND AVE	E PROVIDENCE, RI 02914	MACHADO, JOHN A JR &	CONVERSE, KERIA	99 WOODLAND AVE	E PROVIDENCE	RI	02914
307-17-015-00	96 WOODLAND AVE	EAST PROVIDENCE, RI 02914	BERNARDO, MARIA L LIFE EST	BERNARDO, LUIS M & ANDREOZZI,	96 WOODLAND AVE	EAST PROVIDENCE	RI	02914
307-17-002-00	98 BROWN ST	East Providence, RI 02914	ANDRADE, JOSE H &	MARY LOU	98 BROWN ST	East Providence	RI	02914
307-15-019-00	65 HAZELWOOD AVE	EAST PROVIDENCE, RI 02914	AVILA, FELISBERTO P		65 HAZELWOOD AVE	EAST PROVIDENCE	RI	02914
307-06-012-00	25 HAZELWOOD AVE	EAST PROVIDENCE, RI 02914	ALBANESE, JEANNE M & LAURIE A	& DALEY, DONNA J	25 HAZELWOOD AVE	EAST PROVIDENCE	RI	02914
307-13-005-00	53-54 HAZELWOOD AVE	EAST PROVIDENCE, RI 02914	KURT, LISA		54 HAZELWOOD AVE	EAST PROVIDENCE	RI	02914
307-14-010-00	64 WOODLAND AVE	EAST PROVIDENCE, RI 02914	EUGENIO, DENIEN M &	DIMINICO, JODI M	64 WOODLAND AVE	EAST PROVIDENCE	RI	02914
307-14-006-00	211 S SPRUCE ST	E PROVIDENCE, RI 02914	DASILVA, MARIA M &	ADRIAN	211 S SPRUCE STREET	E PROVIDENCE	RI	02914
307-13-004-10	78 BROWN ST	EAST PROVIDENCE, RI 02914	PEREIRA, LAURA D.		78 BROWN ST	E PROVIDENCE	RI	02914
307-17-010-00	255 S SPRUCE ST	EAST PROVIDENCE, RI 02914	DALESSIO, JAMES W &	TONYAH	255 S SPRUCE ST	EAST PROVIDENCE	RI	02914
			AMARAL, DAVID A FAMILY TRUST		228 LINCOLN ST	SEERONK	MA	02771