

CITY OF PROVIDENCE
BUILDING BOARD OF REVIEW

INSPECTION & STANDARDS
RECEIVED

AUG 01 2025

APPLICATION APPEALING THE DECISION OF THE BUILDING OFFICIAL, OR
FOR A VARIATION OR MODIFICATION FROM CERTAIN SECTIONS OF THE RI STATE BUILDING CODE

Check Type of Building Board Application:

- ☒ Variance – variation from, or modification of, certain sections of the RI State Building Code
☐ Appeal of a decision of the Building Official

If a section of the application is not applicable, please indicate this by using N/A in that field.

Applicant: Yinerkis Contreras /Jesus Titin Applicant Mailing Address
Email: yinerkis1236@gmail.com Street: 139 West Clifford Street
Phone: 401-265-3073 City, State, Zip: Providence, RI 02907

Owner: Yinerkis Contreras/Jesus Titin Owner Mailing Address
Email: yinerkis1236@gmail.com Street: 139 West Clifford Street
Phone: 401-265-3073 City, State, Zip: Providence, RI 02907

Appellant: _____ Appellant Mailing Address
Email: _____ Street: _____
Phone: _____ City, State, Zip: _____

Attorney: John J. Garrahy Attorney Mailing Address
Email: jgarrahy@garrahyllaw.com Street: 2088 Broad Street
Phone: 401-383-3830 City, State, Zip: Cranston, RI 02905

1. Subject Department of inspection + Standards Permit Number: _____
2. Street Address of Subject Property: 143 West Clifford
Assessor's Plat and Lot Numbers of Subject Property: 23/197
3. Base Zoning District(s): R-3
Overlay District(s): N/A

4. Date owner purchased the Property: 01/07/2014

5. Building construction type(s): 5B

6. Dimensions of each lot:
Lot # _____ Width 40.12 Depth 95.62 Total area 3836 sq. ft.
Lot # _____ Width _____ Depth _____ Total area _____ sq. ft.

7. Size of existing structure(s) located on the Property:

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>1431</u>	Area of Footprint _____
Overall Height <u>36.2</u>	Overall Height _____
# of Stories <u>3</u>	# of Stories _____

8. Size of proposed structure(s) located on the Property:

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>1431</u>	Area of Footprint _____
Overall Height <u>36.2</u>	Overall Height _____
# of Stories <u>3</u>	# of Stories _____

9. Present Legal Zoning Use of the Property: Two family

10. Proposed Zoning Use of the Property: Two family

11. Number of Parking Spaces:

of existing spaces 2 # of proposed spaces 2

12. Are there outstanding violations concerning the Property under any of the following:

☐ Providence Zoning Ordinance ☐ RI State Building or Property Maintenance Code(s)

13. Summarize all changes proposed for the Property (use, construction/renovation, site alteration):

Complete construction of two family structure to comply with building code requirements.

14. If application is for variance, list RI State Building Code Sections from which a variance is sought:

<u>Section Number</u>	<u>Section Title + Required relief (e.g. dimensional deficiency of 6" on a landing)</u>
<u>IBC 903.5.1</u>	<u>Lack of Suppression System</u>
<u>IRC 101.2</u>	<u>Exceeding the allowed number of stories</u>
<u>IRC 101.2</u>	<u>Exceeding the allowed height of the building</u>
_____	_____
_____	_____
_____	_____
_____	_____

QUESTIONS 15 AND 16 TO BE ANSWERED ONLY IF APPLICATION IS AN APPEAL

15. IF application is an appeal of a decision of the Building Official, please indicate if:



Appellant is the Owner of the subject Property



Appellant is an aggrieved party that is not the Owner of the subject Property

16. IF application is an appeal of a decision of the Building Official, please indicate the grounds for the appeal:

**IF MORE ROOM IS NEEDED TO ANSWER ANY OF THE ABOVE QUESTIONS, PLEASE SUBMIT AN
ADDENDUM TO THIS APPENDIX WITH COMPLETE RESPONSES.**

The undersigned acknowledge(s) and agree(s) that members of the Building Board of Review and its staff may enter upon the Property in order to view the Property prior to any hearing on the application.

The undersigned further acknowledge(s) that the statements herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. Owner(s)/Applicant(s) are jointly responsible for any false statements.

Owner(s):

Yinerkis Contreras

Type Name

Yinerkis Contreras

Signature

Jesus Titin

Type Name

Jesus Titin

Signature

Applicant(s)/Appellant(s):

Yinerkis Contreras

Type Name

Yinerkis Contreras

Signature

Jesus Titin

Type Name

Jesus Titin

Signature

All applicable requirements listed and described on the Instruction Sheet shall be met or this application will not be considered complete.

Please contact the Office of the Boards of Review with questions:

Telephone – 401-680-5375

Email – bsath@providenceri.gov

A fillable PDF copy of this document can be found online at the Boards of Review webpage linked from the Department of Inspection + Standards: <https://www.providenceri.gov/inspection-standards/>

NOTICE OF REFUSAL OF PERMIT APPLICATION	CITY OF PROVIDENCE DEPT OF INSPECTIONS AND STANDARDS 444 Westminster Street -Providence, RI. 02903 Joseph A. Doorley – Municipal Building	APPLICATION DATE 07/08/2024	APPLICATION NO. BLDG-24-882
		DATE OF REFUSAL 08/4/2025	A P P E A L F E E \$440
LOCATION 143 West Clifford, Providence, RI 02907		PAGE NUMBER 1 of 1	
APPLICANT Yinerkis Contreras & Jesus Titin	TITLE Applicant	ADDRESS 961 Pippin Orchard Rd, Cranston, RI 02921	
PROPERTY OWNER'S NAME Yinerkis Contreras & Jesus Titin		PROPERTY OWNER'S FULL ADDRESS 139 West Clifford St. Providence, RI 02907	
THE APPLICATION FOR A <u>CERTIFICATE OF OCCUPANCY</u> FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE RHODE ISLAND STATE CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS.			
SCOPE OF PERMIT: For the new construction of a two (2) family dwelling. BUILDING DESCRIPTION: <u>Four (4) story, recently built building.</u> USE GROUP(S): <u>R-2 – Three Family Dwelling</u> TYPE OF CONSTRUCTION: <u>V-B (Existing)</u> LOCATION OF SPRINKLERS (IF ANY): <u>N/A</u> C.O. REQUIRED: <u>YES</u> <u>FLOOR AREAS / USES</u> Lower level (story above grade): 1268 Square Feet / Unfinished Second floor: 1268 Square Feet / Residential Unit #1 Third Floor: 1268 Square Feet / Residential Unit #2 Fourth Floor: 1268 Square Feet / Residential Unit #2			
Has the proposed scope of work been completed? ☒ Yes ☐ No Has a violation been noted for this property? ☐ Yes ☒ No			
<u>RISBC-1 Rhode Island Building Code (510-RICR-00-00-1)</u>		<u>CODE SECTIONS AND REASONS FOR REFUSAL</u>	
Section 420.4		Automatic sprinkler system. Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8.	
Section 903.2.8		Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.	
**		Whereas, No fire suppression system is proposed.	
Table 504.3		Allowable building height in feet above grade plane. For a residential (R) occupancy, in a Type V-B, non-sprinklered building the maximum height above grade is 40 feet.	
**		Whereas, the proposed building is 42.5 feet.	
Table 503.3		Allowable number of stories above grade. For a residential (R-3) occupancy, in a Type V-B, non-sprinklered building the maximum number of above grade stories is three (3).	
**		Whereas, the proposed building is four (4) stories high.	

Discipline: --Building Code-

Signed 

Yaniv Eini-Gal
Senior Plan Examiner

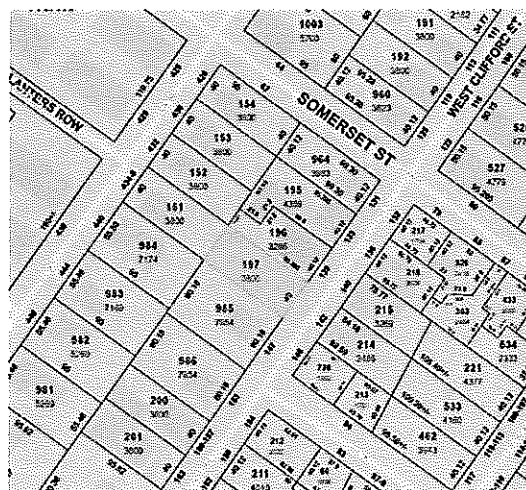
Signed 

John Botelho
Building Official

☒ Applicant

☐ Property Owner

143 W. CLIFFORD ST. 2- FAMILY DWELLING



DRAWING INDEX

Sheet No. Sheet Name

A001	COVER SHEET
A100	BASEMENT FLOOR PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A201	SOUTH ELEVATION
A202	EAST ELEVATION
A203	NORTH ELEVATION
A204	WEST ELEVATION

DESIGN CRITERIA

CODE REFERENCE: IRC 2018 & RHODE ISLAND AMENDMENT

GROUND SNOW LOAD	WIND	TOPOGRAPHIC EFFECTS	SEISMIC DESIGN CRITERIA	WEATHERING	FROST LINE DEPTH	TERMITES	DECAY	WINTER DESIGN TEMPERATURE	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN TEMPERATURE ANNUAL
30 PSF	1 - 100 MPH EXPOSURE B	NO	NONE	SEVERE	40"	MODERATE TO HEAVY	SLIGHT TO MODERATE	0° F	YES	YES	1200° DAYS B.F.	50° F

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

ROOMS OTHER THAN SLEEPING ROOMS	SLEEPING AREAS	UNINHABITABLE ATTICS WITHOUT STORAGE	UNINHABITABLE ATTICS WITH LIMITED STORAGE	HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	EXTERIOR BALCONIES AND DECKS	FIRE ESCAPES	GUARDS AND HANDRAILS	GUARD INFILL COMPONENTS	PASSENGER VEHICLE GARAGES	STAIRS	
40 PSF	30 PSF	10 PSF	20 PSF	30 PSF	40 PSF	40 PSF	200 PSF	50 PSF	50 PSF	40 PSF	

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THEN 3 / 12 WITH FINISHED CEILING NOT ATTACHED TO RAFTERS	L / 180
INTERIOR WALLS AND PARTITIONS	H / 180
FLOORS	L / 360
CEILINGS WITH FLEXIBLE FINISHES (INCLUDING PLASTER AND STUCCO)	L / 360
CEILINGS WITH FLEXIBLE FINISHES (INCLUDING GYPSUM BOARD)	L / 240
ALL OTHER STRUCTURAL MEMBERS	L / 240
EXTERIOR WALLS-WIND LOADS WITH PLASTER OR STUCCO FINISH	H / 360
EXTERIOR WALLS-WIND LOADS WITH OTHER BRITTLE FINISHES	H / 240
EXTERIOR WALLS-WIND LOADS WITH FLEXIBLE FINISHES	H / 120
UNITELS SUPPORTING MASONRY VENEER WALLS	L / 800

NOTE: L = SPAN LENGTH AND H = SPAN HEIGHT

STRUCTURAL MEMBER	VERTICAL FOUNDATION PRESSURE	LATERAL BEARING PRESSURE	LATERAL SLIDING RESISTANCE
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CL, ML, MH AND CH)	1,500 PSF	100 PSF/FT BELOW NATURAL GRADE	130 COHESION (PSF)

143 W. CLIFFORD ST.
PROVIDENCE RI 02907

NEW CONSTRUCTION
2- FAMILY HOUSE

AS BUILT

DESIGNER
HOME DESIGNER
AND MORE
787-360-1521

homedesignersandmore@gmail.com

OWNER / CLIENT

JT MI SUEÑO
PROPERTIESLLC

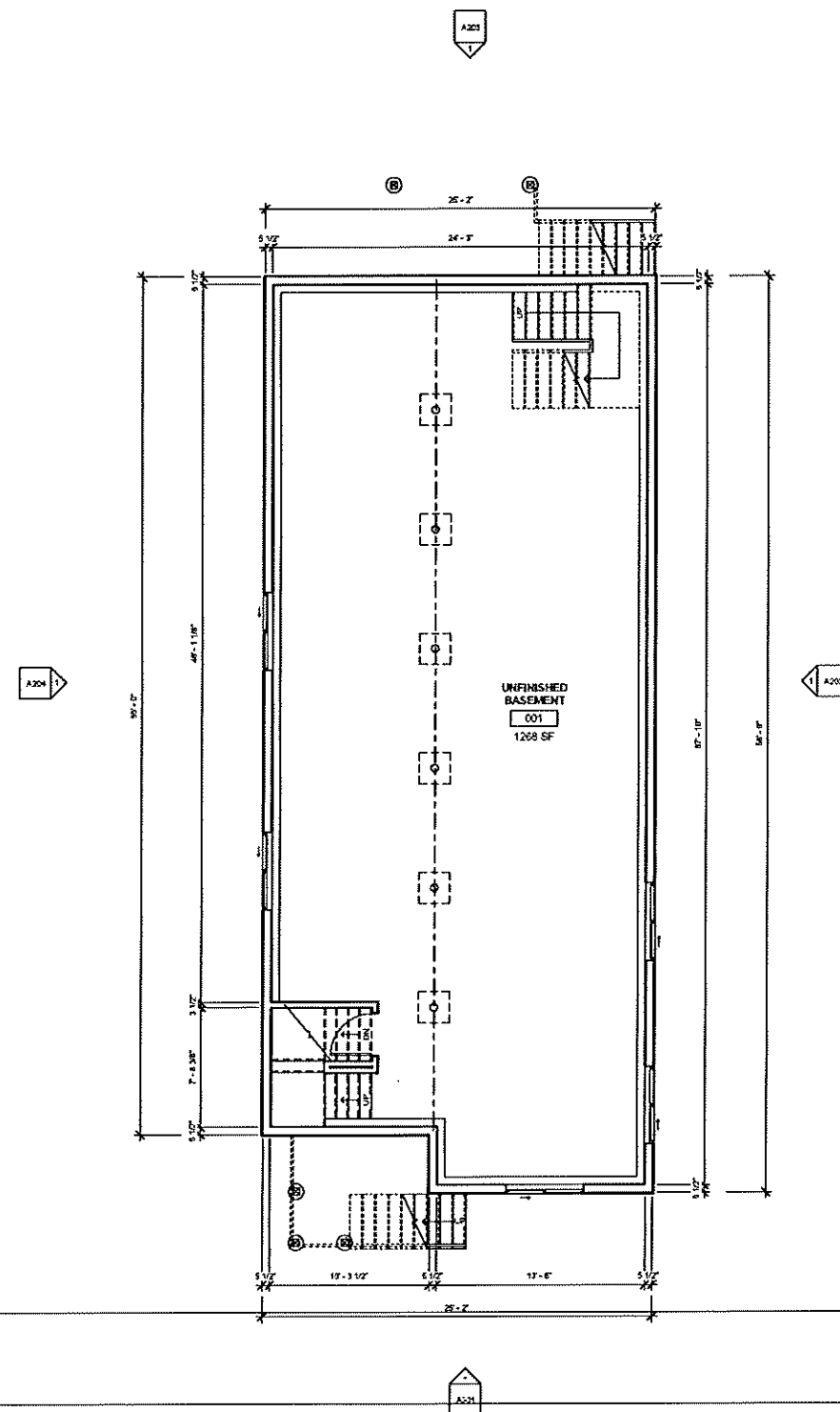
401-265-3073
JESUSMTITIN@GMAIL.COM

COVER SHEET

Project number	22-0
Date	9/5/22
Drawn by	JSO
Checked by	JLL
	A001
Scale	1" = 1'-0"

4/2/2025 1:04:27 PM

1 D. BASEMENT PLAN
1/4" = 1'-0"



143 W. CLIFFORD ST.
PROVIDENCE RI 02907

NEW CONSTRUCTION
2- FAMILY HOUSE
AS BUILT

DESIGNER
HOME DESIGNER
AND MORE
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homedesignersandmore@gmail.com

OWNER / CLIENT

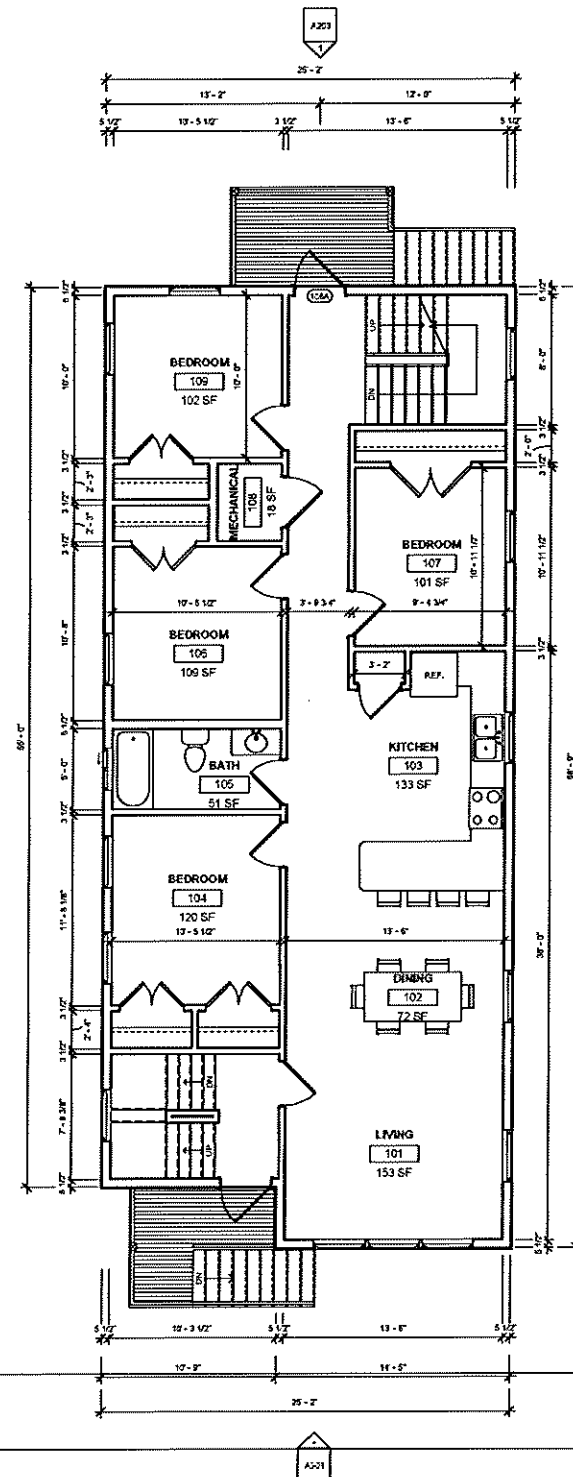
JT MI SUEÑO
PROPERTIESLLC
401-265-3073
JESUSMTITIN@GMAIL.COM

BASEMENT FLOOR
PLAN

Project number	22-0
Date	6/5/22
Drawn by	JSD
Checked by	JLL
Scale	1/4" = 1'-0"

6/2/2023 8:44:28 PM

① 1-FIRST FLOOR PLAN
1/4" = 1'-0"



143 W. CLIFFORD ST.
PROVIDENCE RI 02907

NEW CONSTRUCTION
2- FAMILY HOUSE
AS BUILT

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HOME DESIGNER
AND MORE
787-360-1521

homedesignersandmore@gmail.com

OWNER / CLIENT

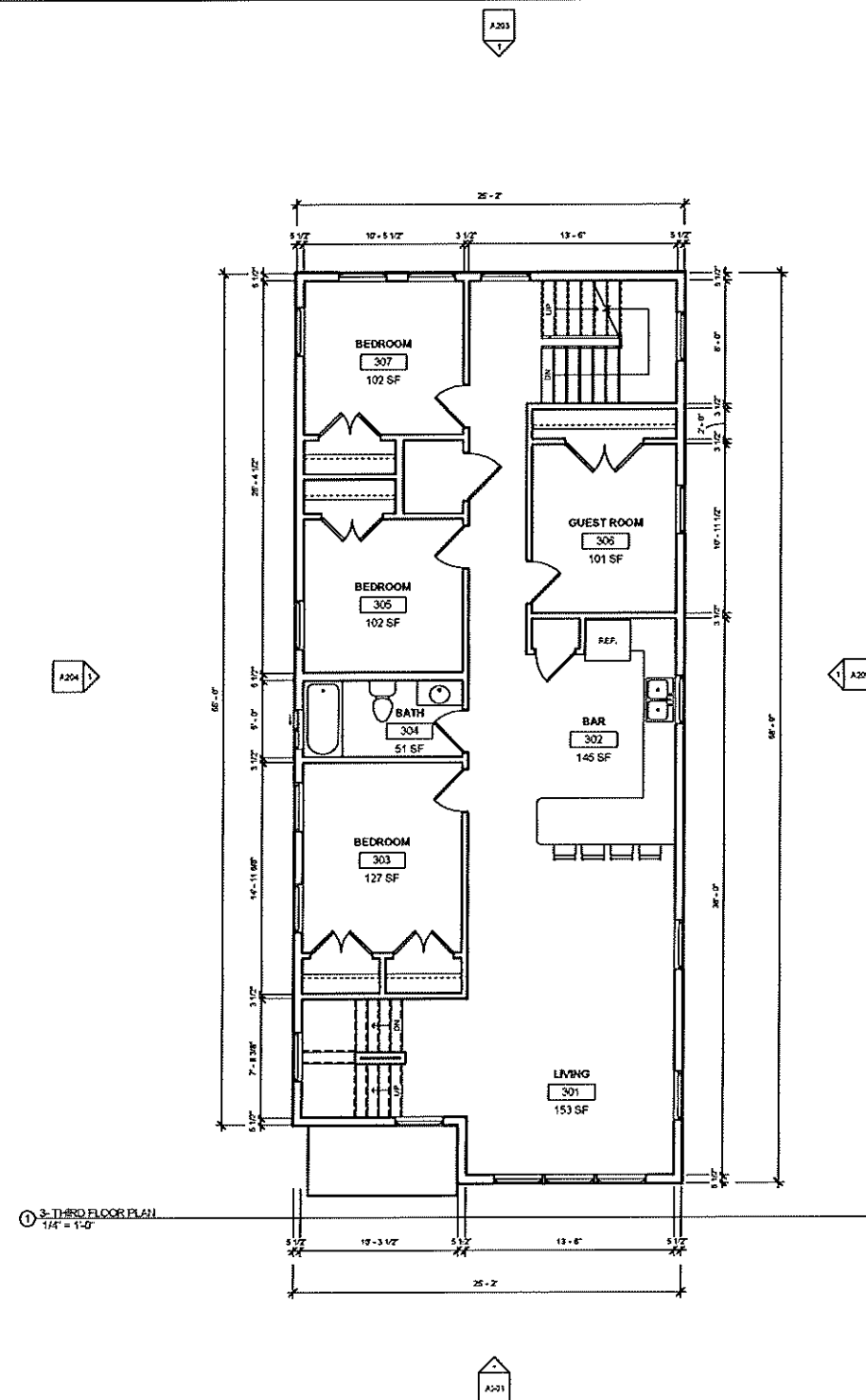
JT MI SUEÑO
PROPERTIESLLC

401-265-3073
JESUSMTITIN@GMAIL.COM

FIRST FLOOR PLAN

Project number	22-0
Date	5/5/22
Drawn by	JSD
Checked by	JLL
Scale	1/4" = 1'-0"

4/22/2023 5:04:20 PM



① THIRD FLOOR PLAN
1/4" = 1'-0"

143 W. CLIFFORD ST.
PROVIDENCE RI 02907

NEW CONSTRUCTION
2- FAMILY HOUSE
AS BUILT

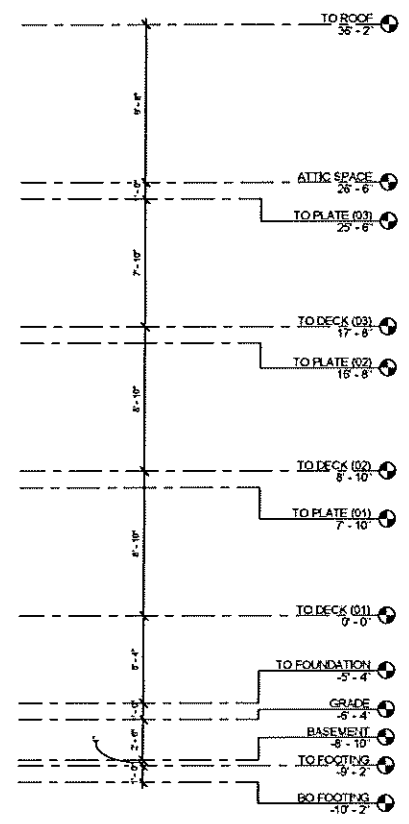
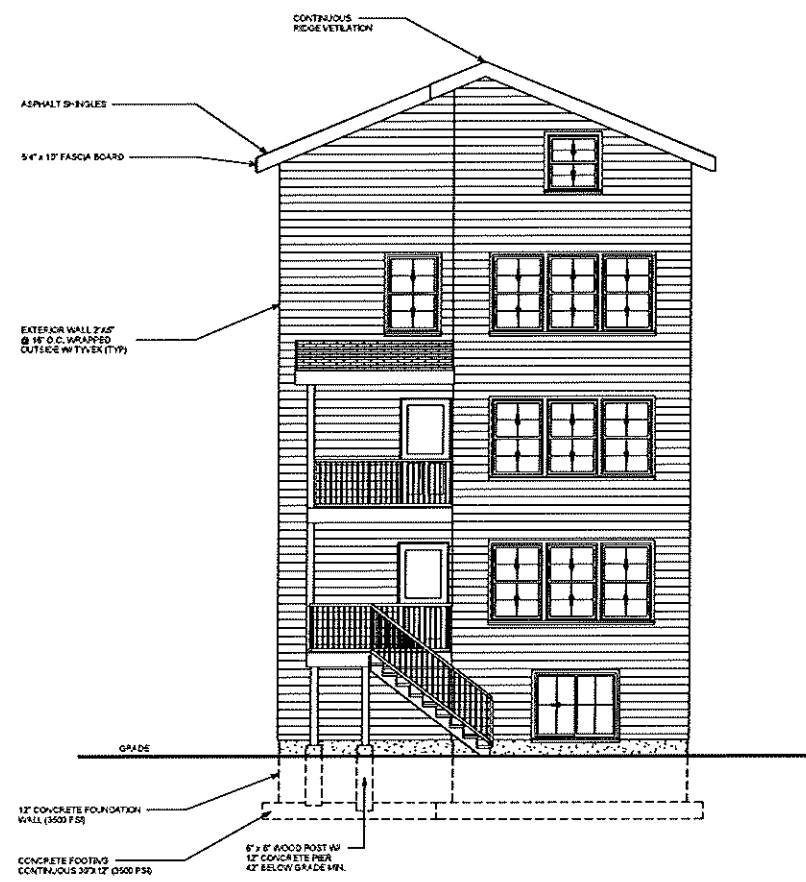
DESIGNER
HOME DESIGNER
AND MORE
787-360-1521

homedesignersandmore@gmail.com

OWNER / CLIENT
JT MI SUEÑO
PROPERTIESLLC
401-265-3073
JESUSMTITIN@GMAIL.COM

THIRD FLOOR PLAN	
Project number	22-0
Date	8/5/22
Drawn by	JSO
Checked by	JLL
A103	
Scale	1/4" = 1'-0"

02/2023 5/04/2024



1-SOUTH ELEVATION
1/4" = 1'-0"

143 W. CLIFFORD ST.
PROVIDENCE RI 02907

NEW CONSTRUCTION
2- FAMILY HOUSE
AS BUILT

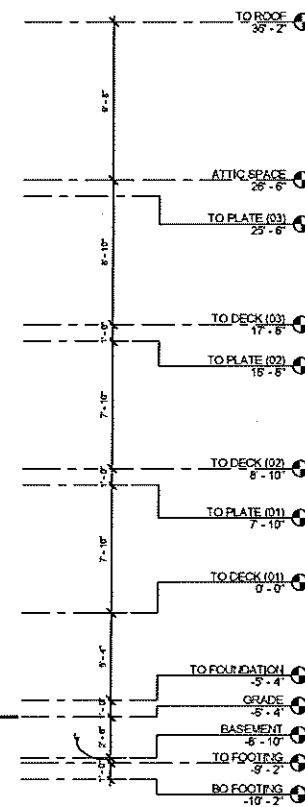
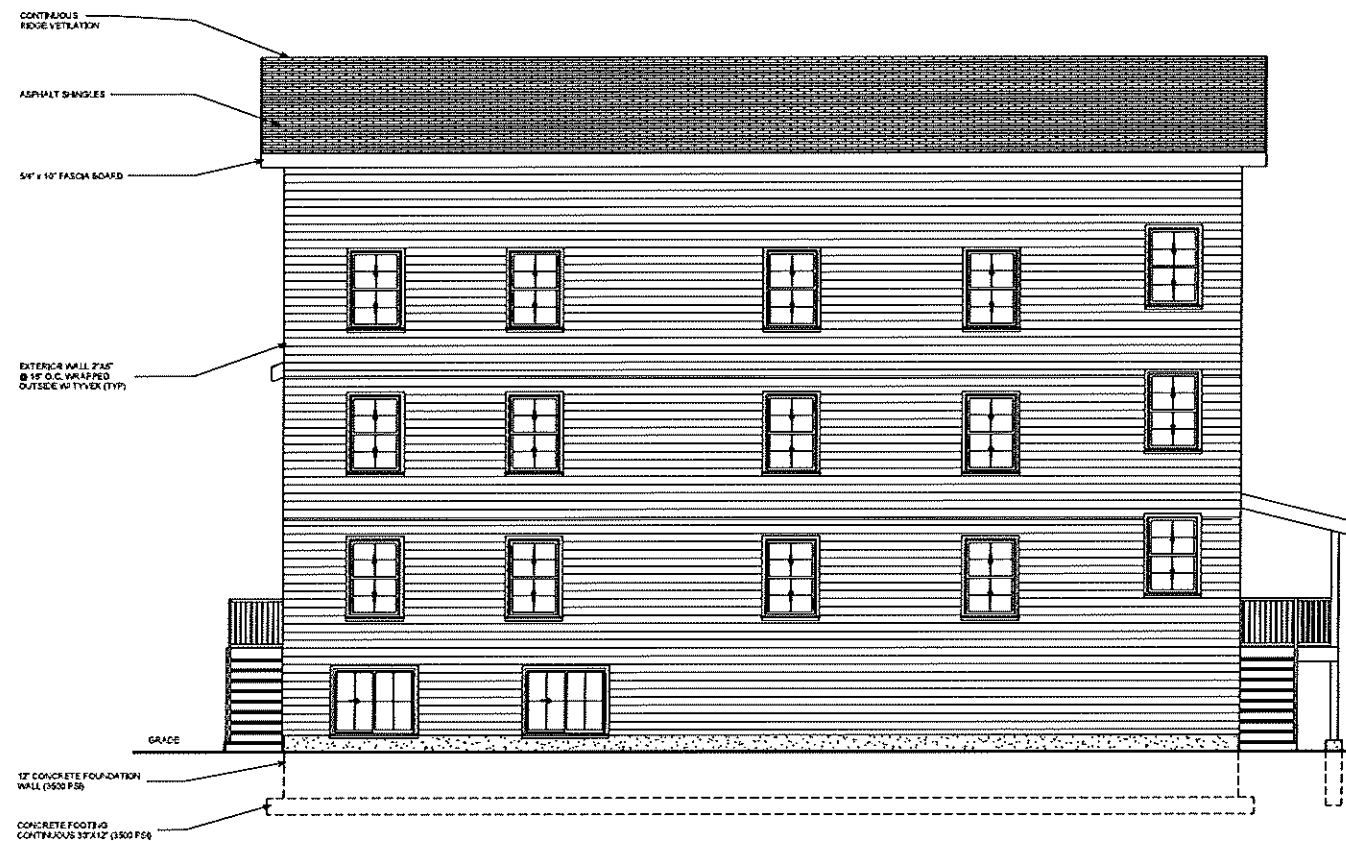
DESIGNER
HOME DESIGNER
AND MORE
787-360-1521

homedesignersandmore@gmail.com

OWNER / CLIENT
JT MI SUEÑO
PROPERTIESLLC
401-265-3073
JESUSMTITIN@GMAIL.COM

SOUTH ELEVATION	
Project number	22-0
Date	5/5/22
Drawn by	JSD
Checked by	JUL
A201	
Scale	1/4" = 1'-0"

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① 2- EAST ELEVATION
1/4" = 1'-0"

143 W. CLIFFORD ST.
PROVIDENCE RI 02907

NEW CONSTRUCTION
2- FAMILY HOUSE
AS BUILT

DESIGNER
HOME DESIGNER
AND MORE
787-360-1521

homedesignersandmore@gmail.com

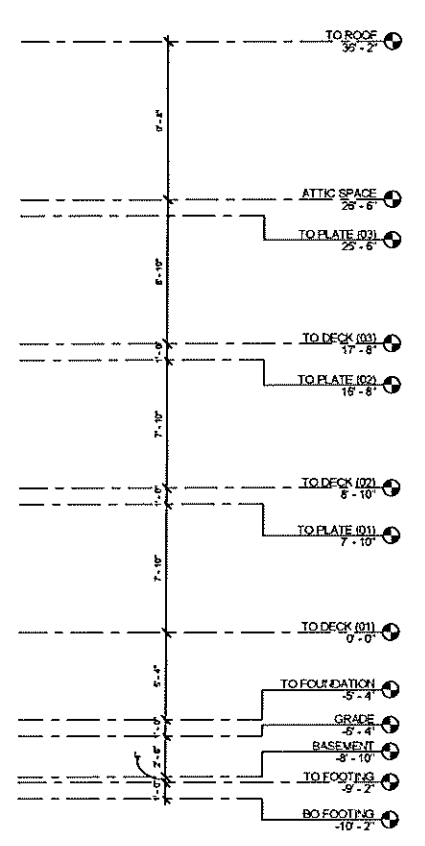
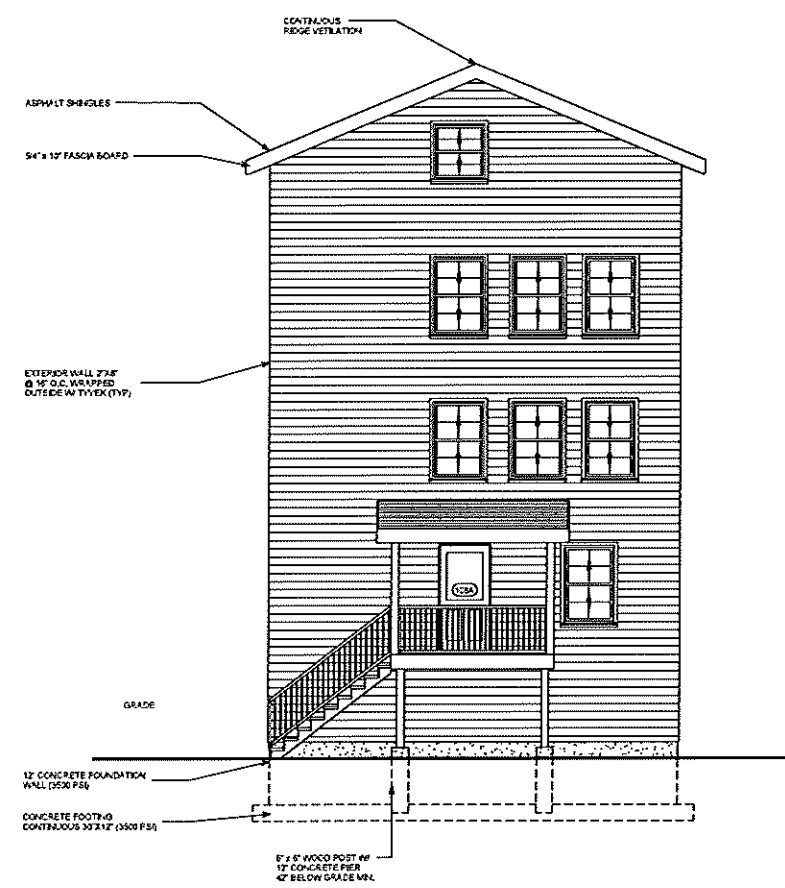
OWNER / CLIENT

JT MI SUEÑO
PROPERTIESLLC
401-265-3073
JESUSMTITIN@GMAIL.COM

EAST ELEVATION

Printed number	22-0
Date	6/5/22
Drawn by	JSD
Checked by	JLL
Scale	1/4" = 1'-0"

4/28/23 9:04:37 PM



① 3- NORTH ELEVATION
1/4" = 1'-0"

143 W. CLIFFORD ST.
PROVIDENCE RI 02907

NEW CONSTRUCTION
2- FAMILY HOUSE

AS BUILT

DESIGNER
HOME DESIGNER
AND MORE
787-360-1521

homedesignersandmore@gmail.com

OWNER / CLIENT

JT MI SUEÑO
PROPERTIESLLC

401-265-3073
JESUSMTITIN@GMAIL.COM

NORTH ELEVATION

Project number	22-0
Date	5/5/22
Drawn by	JSO
Checked by	JLL
A203	
Scale	1/4" = 1'-0"

4/22/23 8:43:34 PM



143 W. CLIFFORD ST.
PROVIDENCE RI 02907

NEW CONSTRUCTION
2- FAMILY HOUSE
AS BUILT

DESIGNER
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AND MORE
787-360-1521

homedesignersandmore@gmail.com

OWNER / CLIENT

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401-265-3073
JESUSMTITIN@GMAIL.COM

WEST ELEVATION

Project number	22-0
Date	6/5/22
Drawn by	JSO
Checked by	JLL
A204	
Scale	1/4" = 1'-0"

6/7/2022 8:44:35 PM