

CITY OF PROVIDENCE
BUILDING BOARD OF REVIEW

SEP 01 2026

Received

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: Jonatan Vargas Applicant Mailing Address
Email: [REDACTED] Street: [REDACTED]
Phone: [REDACTED] City, State, Zip: [REDACTED]

Owner: Jonatan Vargas Owner Mailing Address
Email: [REDACTED] Street: [REDACTED]
Phone: [REDACTED] City, State, Zip: [REDACTED]

Appellant: Jonatan Vargas Appellant Mailing Address
Email: [REDACTED] Street: [REDACTED]
Phone: [REDACTED] City, State, Zip: [REDACTED]

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

1. Subject Department of Inspection + Standards Permit Number: BLDG-26-505
2. Street Address of Subject Property: 23 Judith St, Providence, RI 02909
Assessor's Plat and Lot Numbers of Subject Property: Plat: 105, Lot 233
3. Base Zoning District(s): R3
Overlay District(s): _____

4. Date owner purchased the Property: 1/6/26

5. Building construction type(s): Type V-B(Existing)

6. Dimensions of each lot:

Lot # <u>233</u>	Width <u>40</u>	Depth <u>69</u>	Total area <u>2760</u> 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>1010 sqft</u>	Area of Footprint _____
Overall Height <u>34'</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>No change</u>	Area of Footprint _____
Overall Height _____	Overall Height _____
# of Stories _____	# of Stories _____

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

10. Proposed Zoning Use of the Property: Three-family dwelling (existing two-family dwelling + one proposed additional dwelling unit/ADU)

11. Number of Parking Spaces:

of existing spaces 3 # of proposed spaces 3

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):

Proposed interior alteration and change of use of the existing two-family dwelling to three dwelling units by creating one additional dwelling unit/ADU within the existing structure. Work will include interior renovations and building systems necessary for the additional residential unit. No expansion of the existing building footprint, height, or number of stories is proposed.

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

Section Number Section Title + Required relief (e.g. dimensional deficiency of 6" on a landing)

<u>Section 420.4</u>	<u>Automatic sprinkler system. Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.8.</u>
<u>Section 3404.1</u>	<u>Alteration except as provided by section 3401.4 or this section, alterations to any building or structure shall comply with the requirement of the code for new construction. Alterations shall be such that the existing building or structure is no less complying with the provisions of this code than the existing building or structure was prior to the alteration.</u>
<u>Section 903.2.8</u>	<u>Group R An automatic sprinkler system installed in accordance with Sections 903.3 shall be provided throughout all buildings with a Group R fire area.</u>
<u>Table 1006.2.1</u>	<u>Spaces with one exit or exit access doorway. R-2 occupancy is not permitted to have one exit or exit access doorway when in a non-sprinklered building.</u>
<u>Section 1011.5.2</u>	<u>Riser height and tread depth. Stair riser heights shall be 7 inches (178mm) Maximum</u>
<u>Section 1011.5.2</u>	<u>Riser height and tread depth. Rectangular tread depth shall be 11 inches (279mm) Minimum, whereas, the proposed treads are 10 inches deep</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:

The applicant is appealing the Building Official's refusal associated with the proposed conversion of the existing two-family dwelling to three dwelling units through the creation of one additional dwelling unit/ADU within the existing structure. Due to the existing conditions and configuration of the building, strict compliance with the cited requirements concerning automatic sprinklers, means of egress, and existing stair riser and tread dimensions would create practical difficulties. The applicant respectfully requests relief from the cited code provisions while maintaining an equivalent level of health, safety, and fire protection through reasonable alternative safeguards as may be required by the Board.

**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):

Jonatan Vargas

Type Name

Signature

Type Name

Signature

Applicant(s)/Appellant(s):

Type Name

Signature

Type Name

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/>

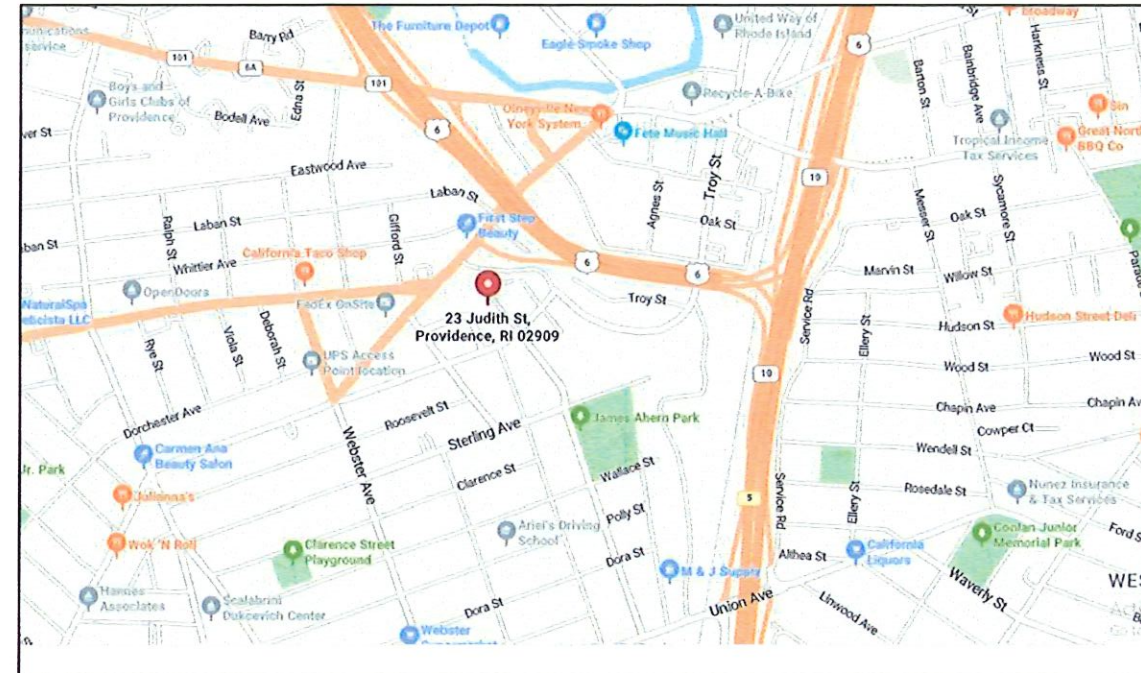
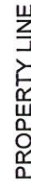
NOTICE OF REFUSAL OF PERMIT APPLICATION	CITY OF PROVIDENCE DEPT OF INSPECTIONS AND STANDARDS 780 Allens Ave. - Providence, RI, 02905		APPLICATION DATE 05/19/2026	APPLICATION NO. BLDG-26-862
			DATE OF REFUSAL 08/11/2026	A P P E A L F E E \$440
LOCATION 23 Judith St. Providence, RI 02909		PAGE NUMBER 1 of 1		
APPLICANT Jonatan Vargas	TITLE Applicant	ADDRESS 23 Judith St. Apt. 2, Providence, RI 02909		
PROPERTY OWNER'S NAME Jonatan Vargas		PROPERTY OWNER'S FULL ADDRESS 120 Langdon St. Apt. 1, Providence, RI 02904		
THE APPLICATION FOR A CERTIFICATE OF OCCUPANCY 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 interior alteration to change use from two-family dwelling to three-family dwelling.				
BUILDING DESCRIPTION: <u>Three (3) story, existing structure.</u>				
USE GROUP(S): <u>R-2 – Three dwelling units</u>		TYPE OF CONSTRUCTION: <u>V-B (Existing)</u>		
LOCATION OF SPRINKLERS (IF ANY): <u>N/A</u>		C.O. REQUIRED: <u>YES</u>		
FLOOR AREAS / USES First Floor: 1010 Square Feet / Residential Unit #1 Second Floor: 1010 Square Feet / Residential Unit #2 Third floor: 1010 Square Feet / Residential Unit #3				
Has the proposed scope of work been completed? ☐ Yes ☒ No Has a violation been noted for this property? ☐ Yes ☒ No				
RISBC-1 Rhode Island Building Code (510-RICR-00-00-1)		CODE SECTIONS AND REASONS FOR REFUSAL		
Section 3404.1		Alterations Except as provided by section 3401.4 or this section, alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structure is no less complying with the provisions of this code than the existing building or structure was prior to the alteration.		
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 1006.2.1		Spaces with one exit or exit access doorway. R-2 occupancy is not permitted to have one exit or exit access doorway when in a non-sprinklered building.		
**		Whereas, the 2 nd and 3 rd levels are non-sprinklered and with a single means of egress.		
Section 1011.5.2		Riser height and tread depth. Stair riser heights shall be 7 inches (178 mm) maximum.		
**		Whereas, the proposed risers are 8.25 inches high.		
Section 1011.5.2		Riser height and tread depth. Rectangular tread depths shall be 11 inches (279 mm) minimum.		
**		Whereas, the proposed treads are 10 inches deep.		

Discipline: --Building Code--

Signed Yaniv Eini-Gal
Digitally signed by Yaniv Eini-Gal
 Date: 2026.08.11 10:37:07-04'00'
Yaniv Eini-Gal
 Plan Examiner Supervisor

Signed John Botelho
John Botelho
 Building Official

☒ Applicant ☐ Property Owner



NOT TO SCALE

1 OF 2 PLOT PLAN & LOCATION
2 OF 2 PROPOSED AD UNIT FLOOR PLANS
3 OF 3 EXISTING 1ST & 2ND FLOOR PLANS

PLAT & LOT :	105 / 234
ZONING:	R-3
LIVING UNITS:	FAMILY D'WELLING
HEIGHT:	30'-0"±
OCCUPANCY:	RESIDENTIAL
No. STORIES:	3

[illegible]

MATERIALS	
A-	VCT COMMERCIAL TILES
B-	5/4"x6" P.T. DECKING
C-	CERAMIC TILES
D-	VINYL SHEET
E-	3/4" HARDWOOD FLOORING
F-	3-1/4" COLONIAL BASE
G-	4" VINYL COVE BASE
H-	EXISTING STONE & BRICK W/ TWO COATS OF CEMENT PLASTER
J-	VINYL SIDING & 2"x2" GUARDRAILS (WOOD)
K-	GYPSUM WALL BOARD TAPED & PAINTED
M-	EXISTING FLOOR JOIST
N-	VINYL SOFFIT
P-	CONCRETE FOUNDATION WALL
Q-	6" CONCRETE SLAB 3000 PSI OVER 6 MIL. VAPOR BARRIER

SYM	QUANT.	TYPE	SIZE	UR-FACTOR
	3	36"X57" GLIDING VINYL WINDOW EMERGENCY ESCAPE	36" X 57"	28 OR LESS

WALL TYPE	
WALL	DESCRIPTION
	EXISTING FOUNDATION WALL 12" WIDTH X 48" DEPTH POURED CONTINUOUS CONCRETE
	NEW 2'X4" @ 16 O.C. INTERIOR

LEGEND	
	100 CFM MIN. EXHAUST FAN VENTED OUTSIDE

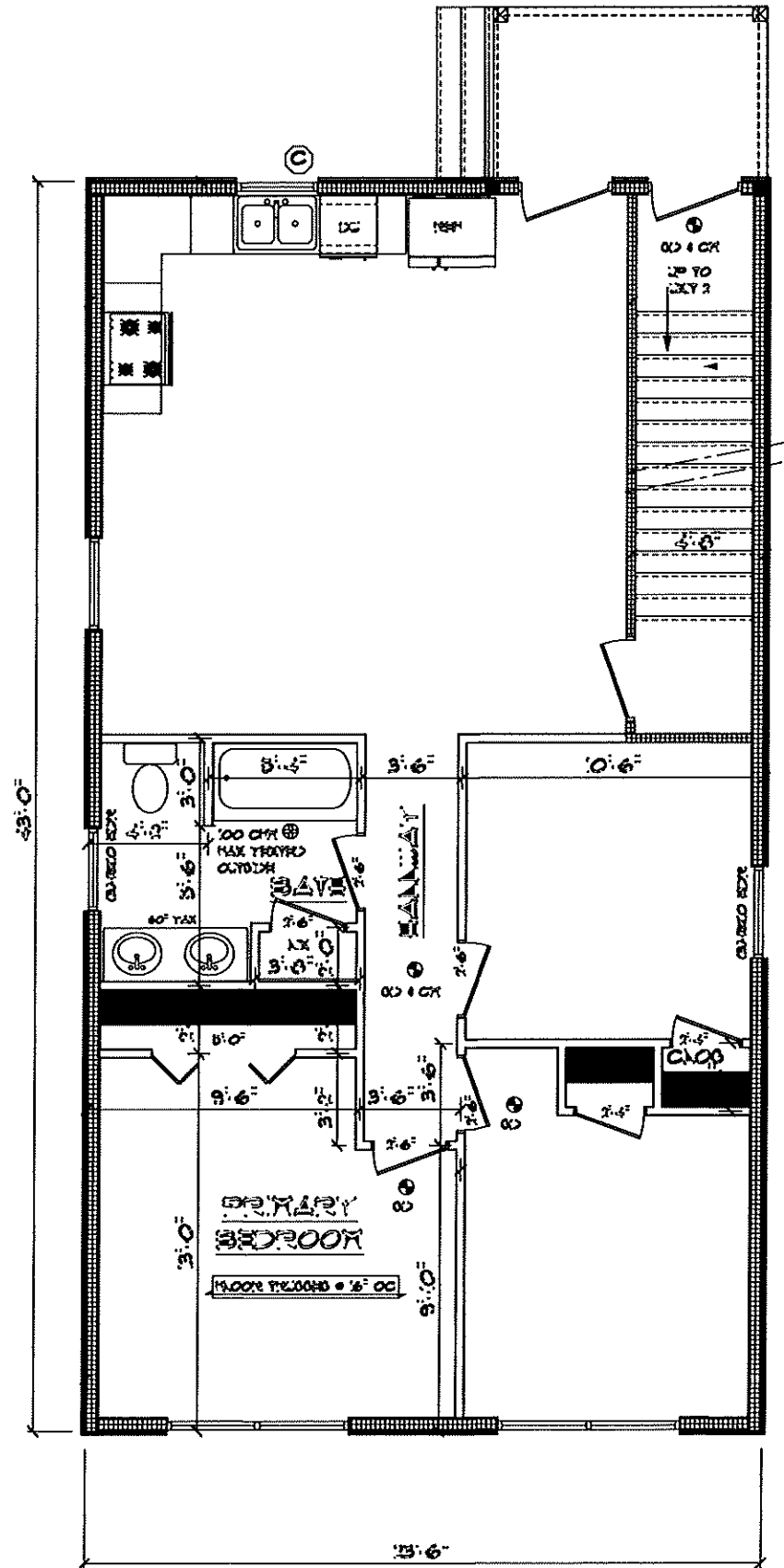
SYM.	DEVICES
	SMOKE DETECTOR
	CARBON MONOXIDE & SMOKE DETECTOR

DO NOT MEASURE THESE DRAWINGS UNLESS OTHERWISE SPECIFIED.
USE ANNOTATED DIMENSIONS ONLY.
VERIFY ALL DIMENSIONS IN FIELD (V.I.F.).
IN CASE OF VARIANCES OR DISCREPANCIES
NOTIFY DESIGNER FOR RESOLUTION PRIOR TO COMMENCEMENT OF THE WORK.

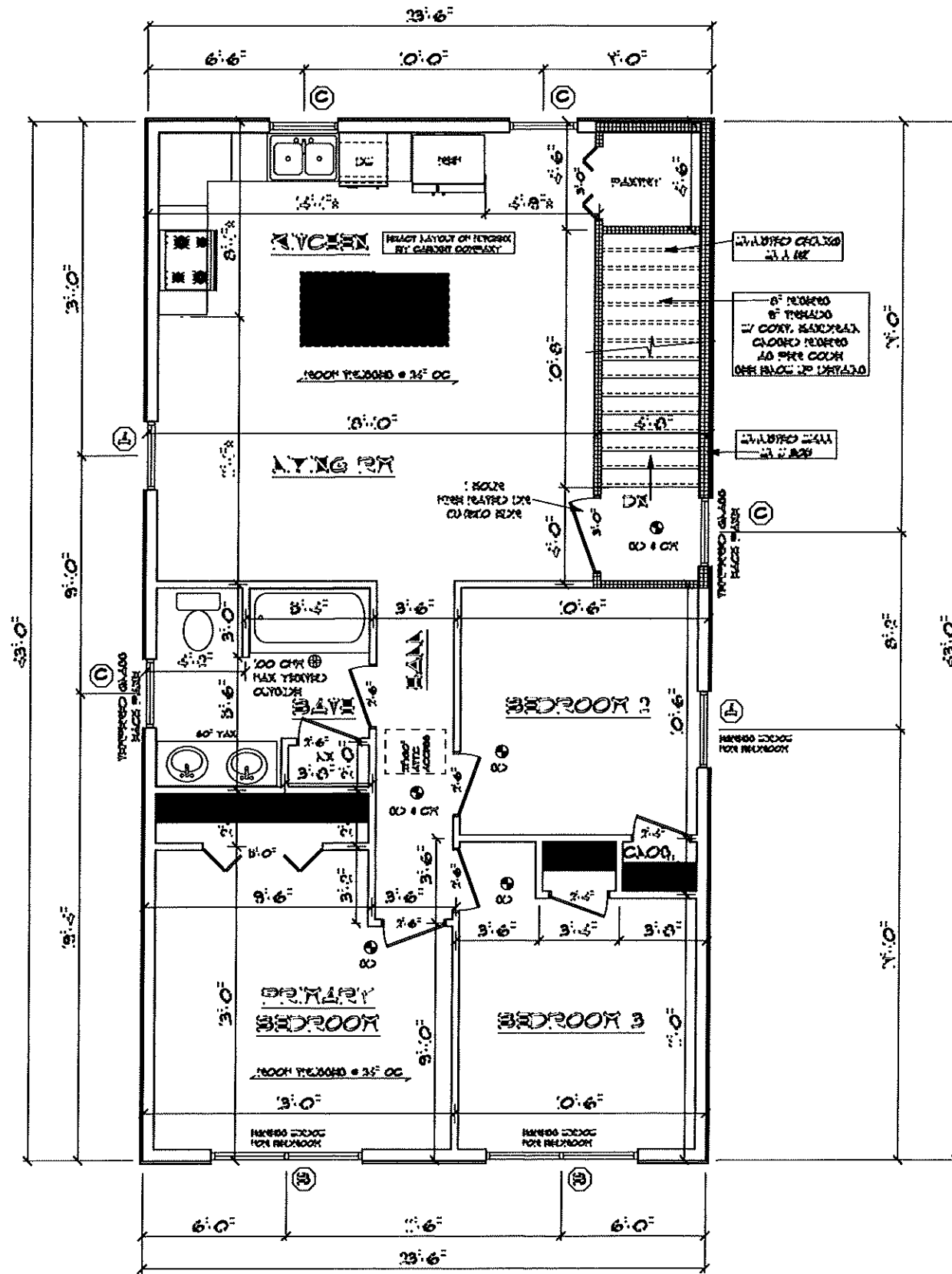
SHEET NAME:	
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SHEET No.

1 OF 3



EXISTING 1ST FLOOR PLAN
SCALE: NOT SCALE



EXISTING 2ND FLOOR PLAN
SCALE: NOT SCALE

AD UNIT

23 JUDITH ST.
PROVIDENCE, RI.
02909

OWNERS / CLIENTS
JONATAN VARGAS

ADDRESS:
23 JUDITH ST. APT2,
PROVIDENCE, RI 02904

TEL. (401) 500-8455
Production planner2021@gmail.com

PLAT : 105
LOT : 233
ZONING: R3
LEGAL USE: TWO FAMILY
PROP. USE: TWO FAMILY

CONTRACTOR :
ELITE PROPERTY
SOLUTIONS LLC

ADDRESS:
23 JUDITH ST. APT2,
PROVIDENCE, RI 02909

TEL. (401) 574-6896
Production planner2021@gmail.com

ARCHITECT:



GENERAL NOTE:
DO NOT MEASURE THESE DRAWINGS UNLESS
OTHERWISE SPECIFIED.
USE ANNOTATED DIMENSIONS ONLY.
VERIFY ALL DIMENSIONS IN FIELD (V.I.F.).
IN CASE OF VARIANCES OR DISCREPANCIES
NOTIFY DESIGNER FOR RESOLUTION PRIOR TO
COMMENCEMENT OF THE WORK.

REVISIONS:

ISSUE:

DRAWN BY: SCALE: AS NOTED
PROJECT No.: DATE: MAY, 2026
SHEET NAME:

EXISTING 1ST & 2ND
FLOOR PLANS

SHEET No.

3 OF 3



State of Rhode Island
DEPARTMENT OF BUSINESS REGULATION
Division of Building, Design & Fire Professionals
State Building Office
560 Jefferson Blvd. Suite 100
Warwick, Rhode Island 02886-1394
401-921-1590 fax 401-889-5535
www.ribcc.ri.gov

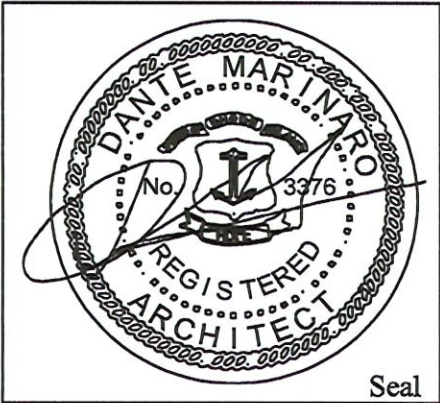
PROJECT CERTIFICATION

PROPERTY OWNER OF RECORD	JONATAN VARGAS	PERMIT NO.				
PROJECT TITLE	AD UNIT	DATE:				
ADDRESS	23 JUDITH ST.	PLAT	105			
TOWN	PROVIDENCE, RI 02909	LOT	23 3			
NAME OF BUILDING		RI.	ZIP CODE 02909			
SCOPE OF PROJECT	NEW INTERIOR CONSTRUCTION WALL, ELECTRICAL PLUMBING & BUILDING PERMIT ARE REQUIRED					
SCOPE OF CERTIFICATION	ENTIRE PROJECT	☐	ARCHITECTURAL	☒	STRUCTURAL	☐
	FIRE PROTECTION	☐	MECHANICAL	☐	ELECTRICAL	☐
	CIVIL / SITE	☐	OTHER (Specify)	☐	PLUMBING	☐

In accordance with Rhode Island General Law 23-27.3 Section 128.0 of the Rhode Island Building Code
I **DANTE MARINARO** RI Registration No **3376** being a registered professional
Architect / Engineer hereby certify that: I have prepared or directly supervised the preparation of drawings, computation, and specifications concerning the above described project and that to the best of my knowledge such drawings, computation, and specifications meet all applicable provisions of the Rhode Island State Building Codes, all acceptable engineering practices and laws for the proposed project.
I further certify that I shall perform the necessary professional services and be present on the construction site on a regular and periodic basis to determine that the work is proceeding in accordance with the documents approved for the building permit and shall be responsible for the following as specified in section 128.2.2.

- § 23-27.3-128.2.2 Responsibilities.** – A professional engineer or registered architect on behalf of the owner shall be responsible for the following:
- (1) Review of the shop drawings, samples, and other submittals of the contractor as required by the construction contract documents submitted for permit and approval for conformance to the design concept.
 - (2) All change orders to the contract documents shall be submitted to the building official after approval by the professional engineer or registered architect.
 - (3) Review and approval of the testing procedures listed in § 23-27.3-128.4 and Part IX chapter 43. The engineer or architect shall notify the owner, building official, and contractor of the results of all tests and the required corrective measures which need to be taken.
 - (4) Insure special engineering or architectural inspection of critical construction components requiring controlled materials, or construction specified in the accepted engineering practice standards as listed in appendix A. (Comment see Ch 35 SBC-1)
 - (5) The professional engineer or registered architect or his or her representative shall provide the necessary professional services and be present on the construction site on a regular and periodic basis to determine that, generally, the work is proceeding in accordance with the documents approved for the permit.

Pursuant to Section 128.2.3, I shall submit Weekly ☐ Bi-weekly ☐ Monthly ☒
A progress report together with pertinent comments to the state building official. Upon completion of the work I shall submit a final project report as to the satisfactory completion and readiness of the project for occupancy.



Firm Name: **ARCH06**

Address: **689 WOODWARD ROAD,**
NORTH PROVIDENCE RI 02904

Phone: **401-300-7275**


Signature of Architect / Engineer

Owners Statement:
I hereby acknowledge the above and agree to notify the Building Official of any changes to this agreement

JONATAN VARGAS
Signature of Owner