

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	B Pg

PHONE NUMBER: (401) 433-5200

1. LOCATION OF PROPERTY 0 Main Street AVENUE/STREET
MAP 412 BLOCK 20 PARCEL 3 ZONING DISTRICT R-3

2. OWNER Joshua George
ADDRESS 42 Star Avenue, East Providence, RI 02915
DATE OF PURCHASE 5/17/23
PROPOSED LESSEE/PURCHASER
ADDRESS
ATTORNEY Timothy J. Chapman, ESQ.
ADDRESS 349 Warren Avenue, East Providence, RI 02914
REPRESENTING Joshua George

3. DIMENSIONS OF SITE 50' 100' 5000
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1) Vacant			
(2)			
(3)			

4. LIST OF PROPOSED CONSTRUCTION AND USES:

Use	Height	No. of Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family	
					No. of Bedrooms/Unit	Type of Construction
(1) Single family	15'-20'	/	yes	1008	2	Wood
(2)						
(3)						

(Over)

5. THIS VARIANCE APPLICATION RELATES TO:

- Principal Building (s) Accessory Building Lot Area

CHECK ONE OR MORE:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Setback Requirement | <input type="checkbox"/> Number of Dwelling Units |
| <input type="checkbox"/> Lot/Building Coverage | <input type="checkbox"/> Floor Area |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Height |
| <input type="checkbox"/> Amount Parking or Loading | <input type="checkbox"/> Signs/Billboards |
| <input type="checkbox"/> Location/Dimensions of Parking or Loading | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Extension of Nonconforming Structure | |

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	Setback on each side of 4'

7. DEVIATION FROM REQUIRED STANDARDS

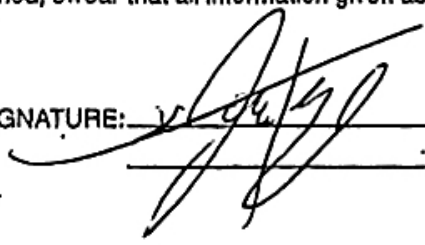
Section Number	Ordinance Requirement	Proposed

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

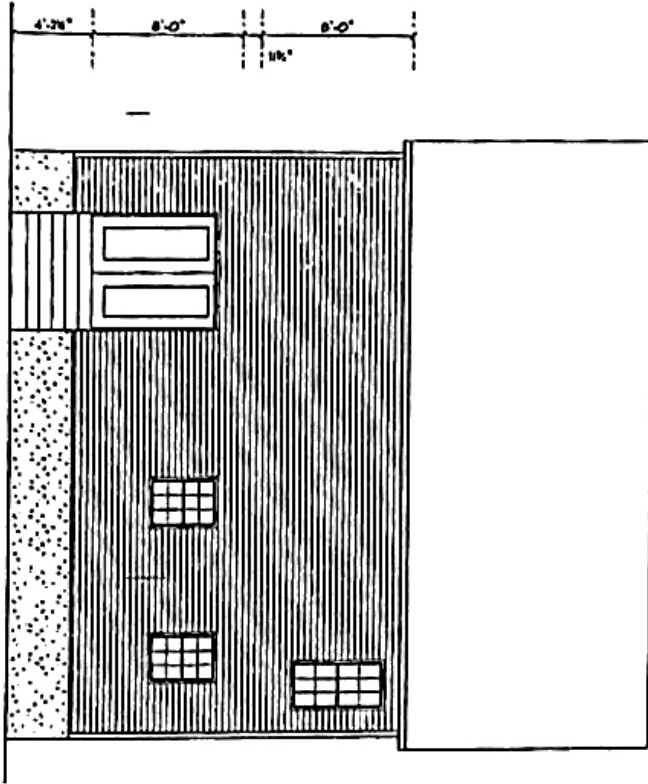
Owner seeks to build a single-family dwelling on an undersized and vacant lot. The owner is requesting a variance of 4' on each side yard. The minimum is 15' on each side and is asking for 11' on each side. A 4' difference on each side.

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

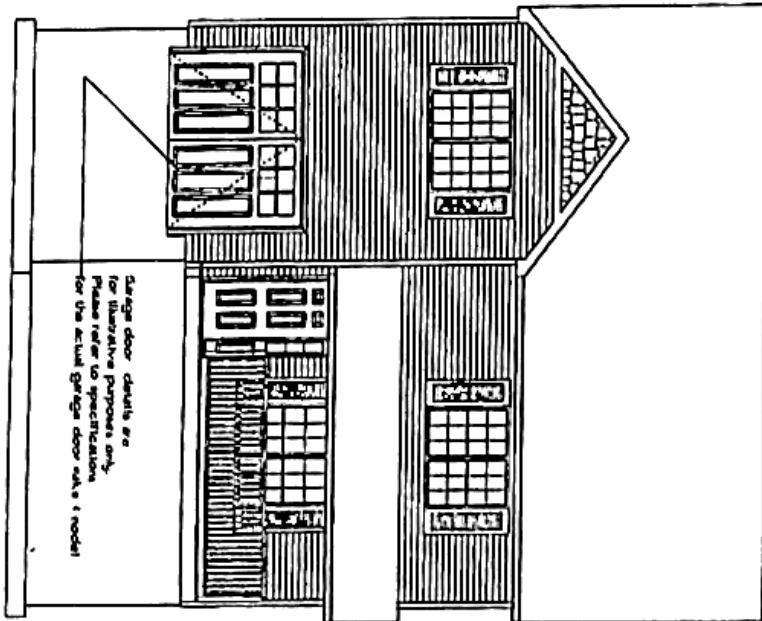
I, the undersigned, swear that all information given above to the best of my knowledge is complete and correct.

OWNER(S) SIGNATURE:  DATE 6.2.23
 DATE _____

ALL CONSTRUCTION MATERIALS & LABOR SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES SPECIFICALLY THE RHODE ISLAND STATE BUILDING CODE 93C-2



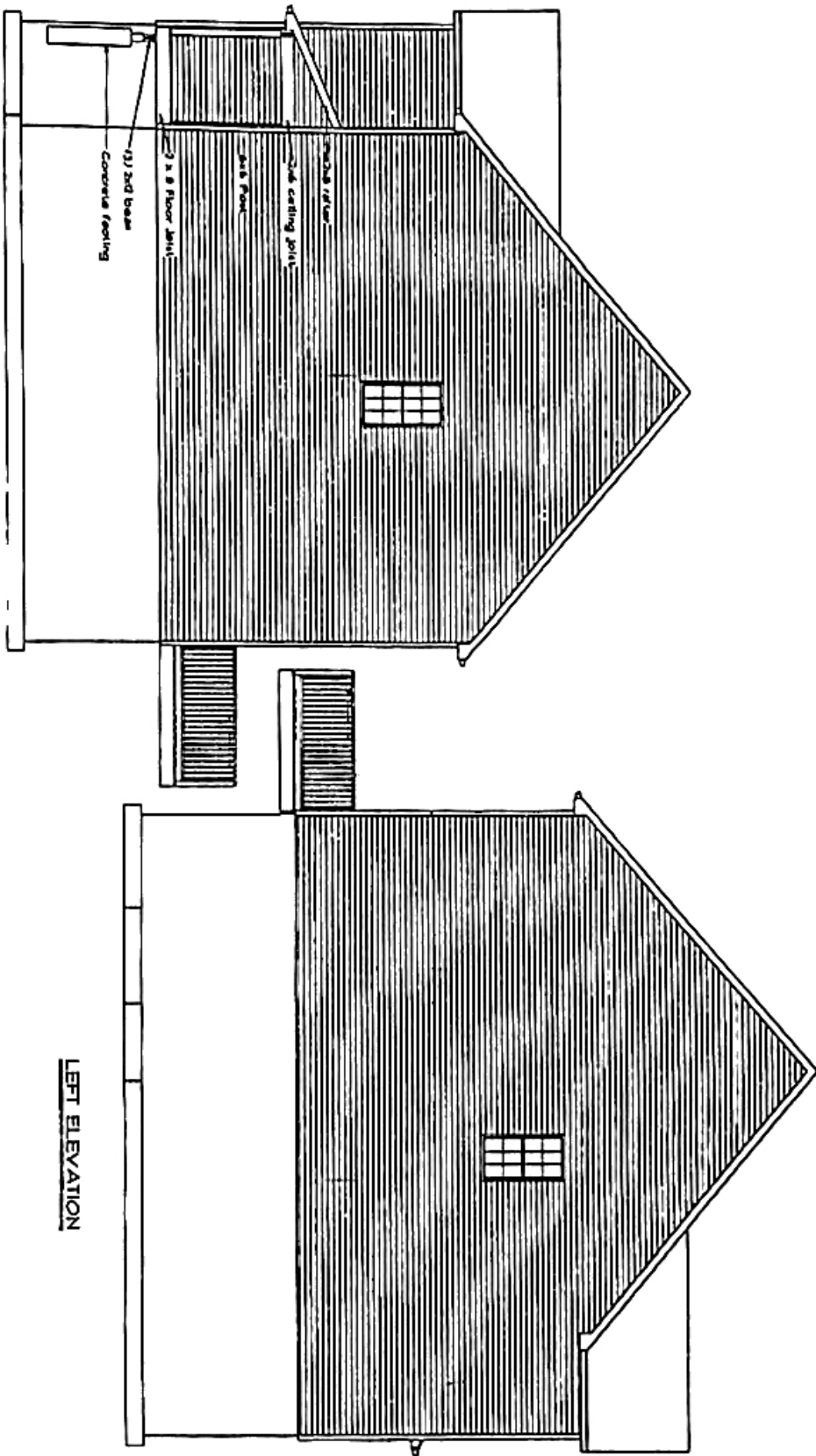
REAR ELEVATION



FRONT ELEVATION

SCALE
DRAWN BY
APPROVED

DATE August 10, 2009
REVISED
DRAWING#



RIGHT ELEVATION

LEFT ELEVATION

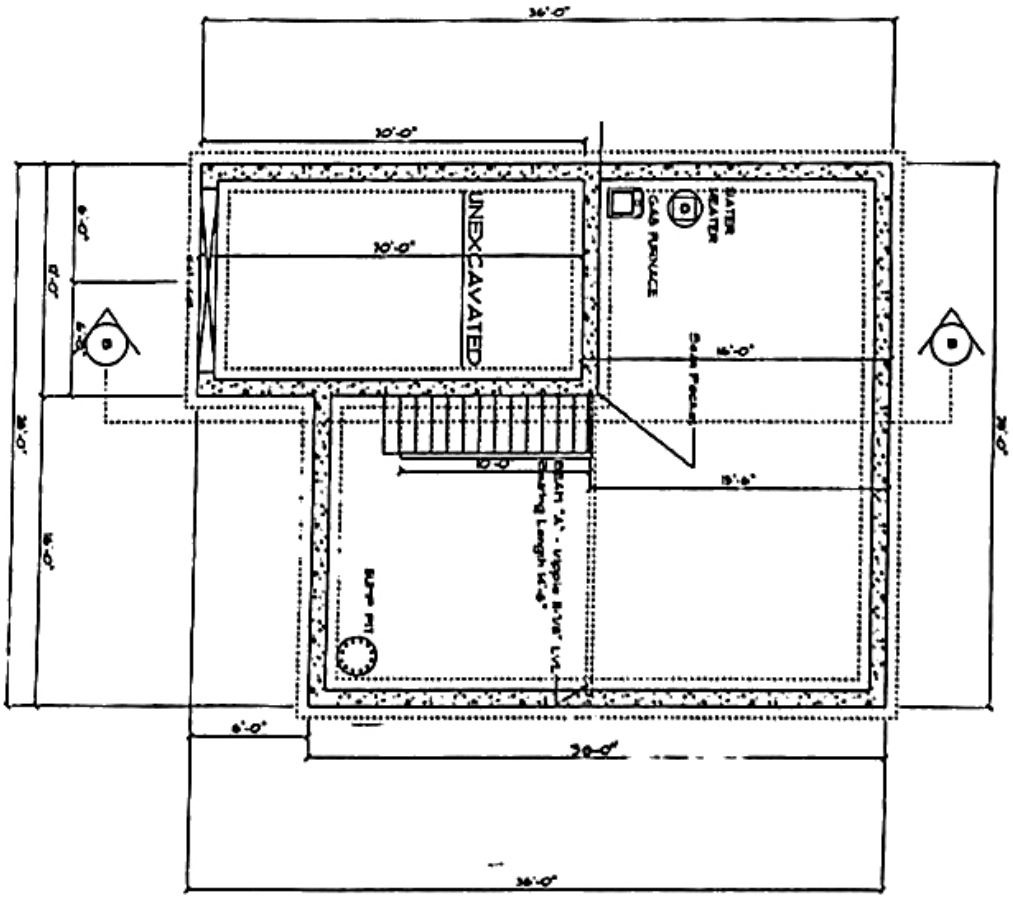
SCALE	DATE August 21, 2015
DRAWN BY	REVISED
APPROVED	DRAWING#

PRODUCT CODE	SIZE	COUNT	R.O. WIDTH	R.O. HEIGHT
W-400 RM ENTRY - 1 BL.	4'-6"	1	4'-6"	6'-6"
TR-20 REINFD GLASS 2	6'-0"	1	6'-0"	6'-6"
DM 28-8	7'-6" x 3'-6"	2	7'-6"	3'-6"
DM 28-4-2	5'-3 1/2" x 4'-6"	2	5'-3 1/2"	4'-6"
DM 28-0-1	5'-3 1/2" x 3'-0"	1	5'-3 1/2"	3'-0"
DM 28-0	7'-6" x 3'-0"	6	7'-6"	3'-0"

NOTES:
 ALL CONCRETE TO BE 3000' PSI
 ALL BELOW GRADE FOUNDATION WALLS
 TO BE BATTERED
 FOUNDATION UNDOUB IN CONCRETE
 WALLS TO BE OPERABLE HOPPER TYPE 307X6"

3000' POURED CONCRETE
 FLOOR OVER 4 T.E. POLY
 VAPOR BARRIER W/
 CONTROL JOINTS
 ANCHOR BOLTS 6" OC AND 6" FROM ALL CORNERS

FOUNDATION LAYOUT



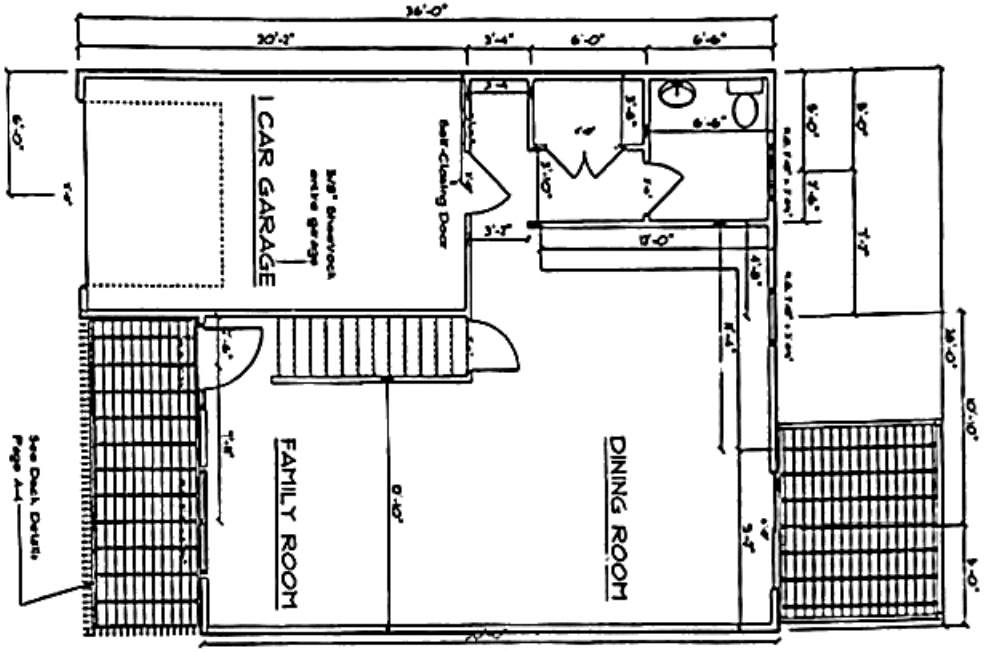
A-3

SCALE
 DRAWN BY
 APPROVED

DATE August 13, 2019
 REVISED
 DRAWING*

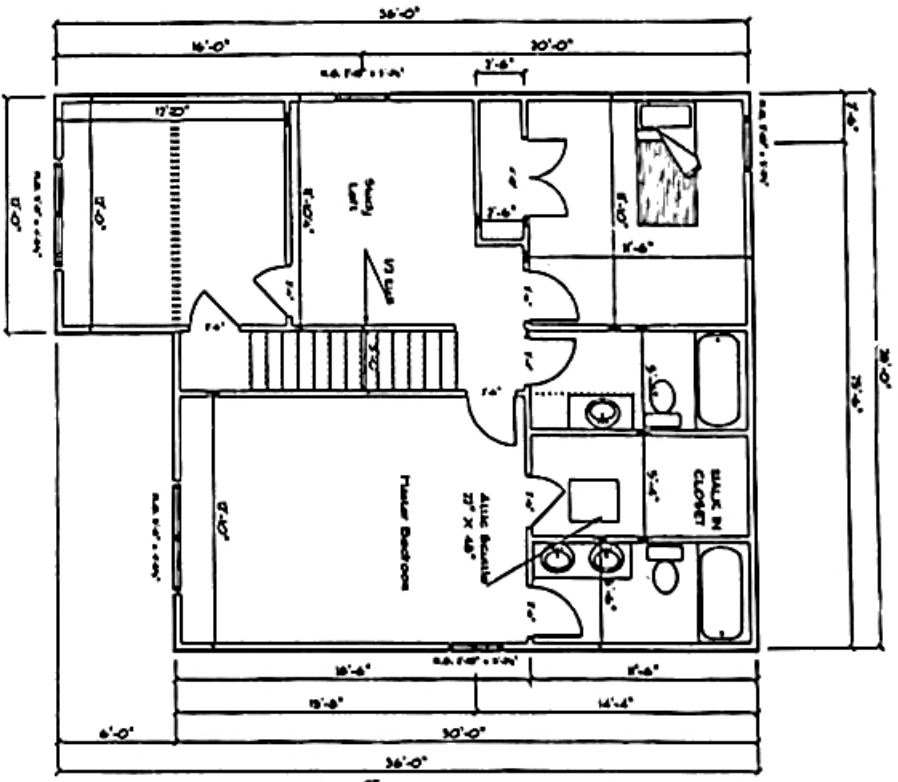
AREA
673 SF

1ST FLOOR LAYOUT



2ND FLOOR LAYOUT

AREA
840 SF

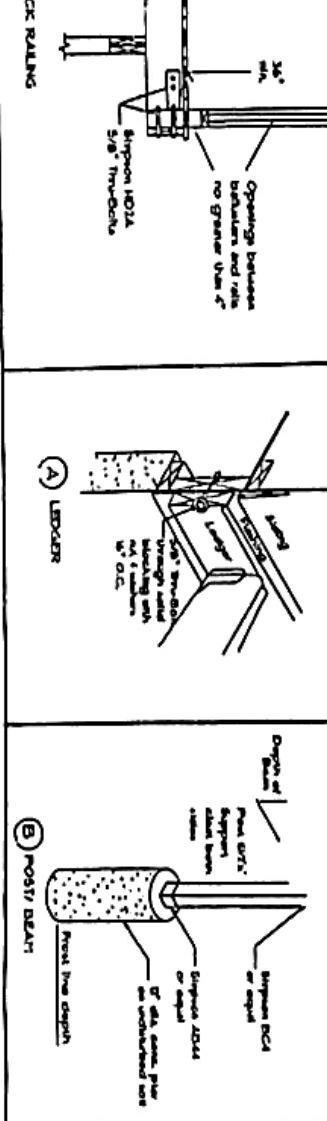
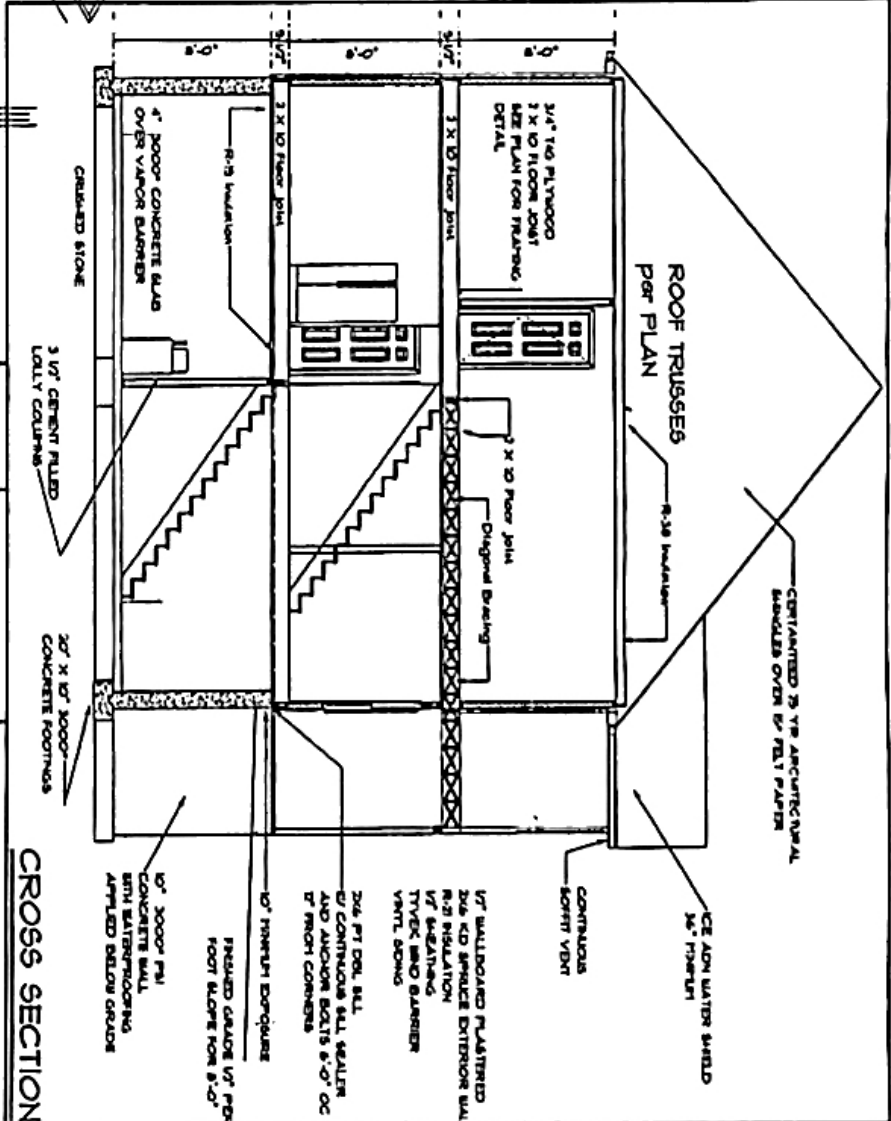
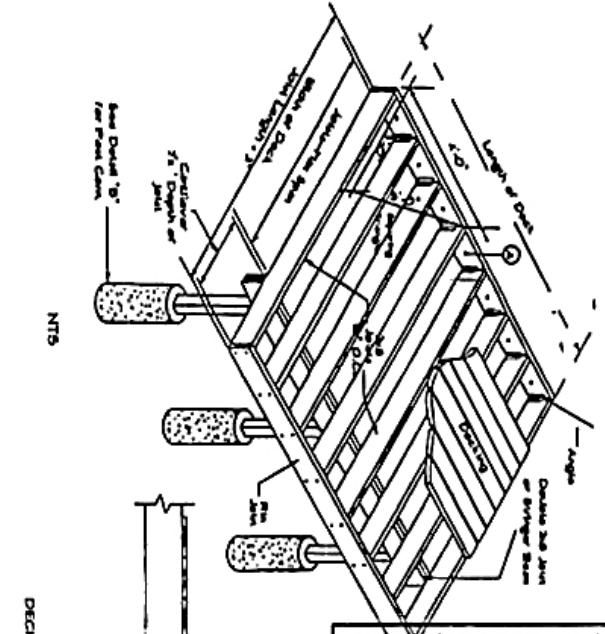
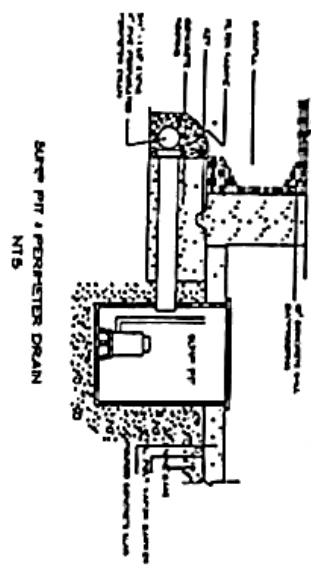
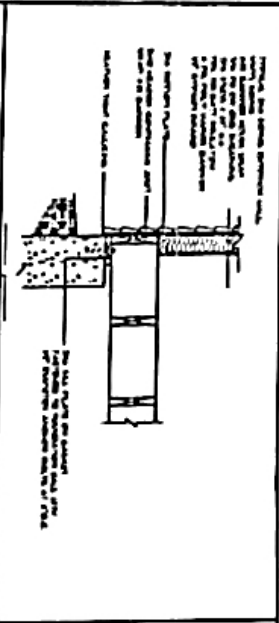


A-2

SCALE
DRAWN BY
APPROVED

DATE August 27, 2008
REVISED
DRAWING#





DATE August 21, 2018	REVISIONS	DRAWING
SCALE	DRAWN BY	APPROVED

ABUTTERS LIST
 0 MAIN STREET
 412-20-3

PARCEL ID	OWNERS NAME	OWNERS NAME	CITY, STATE, ZIP CODE	LOCATION
412-18-001.00	ESTRELLA, FRANCIS DIAZ	87 MAIN ST	RIVERSIDE, RI 02915	87 MAIN ST
412-18-002.00	PETERSON, KEVIN A & COLEEN M	81 MAIN ST	RIVERSIDE, RI 02915	81 MAIN ST
412-19-004.10	CABRAL, MARIA J	84 MAIN ST	RIVERSIDE, RI 02915	84 MAIN ST
412-19-005.00	PAQUIN, JULIE A & JOSEPH D & PALUMBO, SUSAN F	11 SILVER ST	RIVERSIDE, RI 02915	11 SILVER ST
412-19-006.00	MARSHALL, JOSEPH P & CARLONE, JEAN M	145 SILVER ST	RIVERSIDE, RI 02915	145 SILVER ST
412-20-002.00	EDINGTON FAMILY TRUST 2002	PO BOX 14228	E PROVIDENCE, RI 02914	97 MAIN ST
412-20-003.00	GEORGE, JOSHUA	42 STAR AVE	RIVERSIDE, RI 02915	0 MAIN ST
412-20-003.10	91 MAIN STREET LLC	91 MAIN ST	RIVERSIDE, RI 02915	91 MAIN ST
412-21-001.00	RICHARDSON, THOMAS J & GISELE G LIFE EST	143 SILVER STREET	RIVERSIDE, RI 02915	143 SILVER ST
412-21-002.00	CURRIE, DEANIE & SUSANNAH	100 SILVER ST	RIVERSIDE, RI 02915	100 SILVER ST
412-21-003.00	CLYDEHOP LLC	181 SILVER MAPLE RD	GROVELAND, FL 34736	98 MAIN ST
412-21-003.10	MALTEZOS, DAVID	96 MAIN ST	RIVERSIDE, RI 02915	96 MAIN ST
412-21-004.00	CRIBARI, ROBERT M & KELLY, DALE ELLEN	110 MAIN ST	RIVERSIDE, RI 02915	110 MAIN ST
412-26-004.00	STATE OF RHODE ISLAND DOT	TWO CAPITAL HILL	PROVIDENCE, RI 02903	0 ZZ RAILROAD SITE
412-29-003.00	BLAKE, DANA M & TINA A	128 RIVER ST	RIVERSIDE, RI 02915	128 RIVER ST
412-32-013.10	HAINSWORTH FAMILY IRRREV TRUST	99 WORCESTER AVE	RIVERSIDE, RI 02915	99 WORCESTER AVE
412-32-013.20	JANKURA, ARLENE E	91 WORCESTER AVE	RIVERSIDE, RI 02915	91 WORCESTER AVE
412-32-015.00	DOLBY, DONNA M	87 WORCESTER AVE	RIVERSIDE, RI 02915	87 WORCESTER AVE
412-33-001.00	FREDA, SUSAN & KREBS, ARN	22 PINE AVE	BARRINGTON, RI 02806	90 WORCESTER AVE
412-33-002.00	BALLOU, REBECCA L	94 WORCESTER AVE	RIVERSIDE, RI 02915	94 WORCESTER AVE
412-33-003.00	VARGAS, ANDREA	98 WORCESTER AVE	RIVERSIDE, RI 02915	98 WORCESTER AVE
412-33-004.00	CAMARA, ANTONIO & LUCIA	399 GROSVENOR AVE	E PROVIDENCE, RI 02914	102 WORCESTER AVE
412-33-005.00	HUNT, MICHAEL	112 WORCESTER AVE	RIVERSIDE, RI 02915	112 WORCESTER AVE

