

**East Providence  
Zoning Board of Review**

**DIMENSIONAL VARIANCE FORM**  
(Ref. 19-47)

File	_____
Date of Filing	_____
Received By	_____
Date of Hearing	_____
Action	_____
Recorded	_____

This form must be completed in full prior to being considered by the Zoning Board of Review.

PHONE NUMBER: 860-917-8777

1. LOCATION OF PROPERTY 0 Willett Avenue AVENUE/STREET  
 MAP 512 BLOCK 11 PARCEL 38 ZONING DISTRICT C1

2. OWNER PKL Riverside LLC  
 ADDRESS 225 Dyer Street, 2nd Floor, Providence, RI 02903  
 DATE OF PURCHASE 4/28/2022  
 PROPOSED LESSEE/PURCHASER N/A  
 ADDRESS N/A  
 ATTORNEY Robert I. Stolzman, Esq./Adler Pollock & Sheehan P.C.  
 ADDRESS One Citizens Plaza, 8th Floor, Providence, RI 02903  
 REPRESENTING PKL Riverside LLC

3. DIMENSIONS OF SITE 115-04 100 11.504  
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

	Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1)	Parking Lot	N/A	N/A	N/A
(2)				
(3)				

LIST OF PROPOSED CONSTRUCTION AND USES:

	Use	No. of Height	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family No. of Bedrooms/Unit	Type of Construction
(1)	multifamily residential	40ft	3 stories	no	11,504 area 1,747.83 building	6 units 4-1 bed; 2-2 bed new
(2)						
(3)						

(Over)



PRINTED ON RECYCLED PAPER

5. 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

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
Sec. 19-145	Commercial 1 front yard set back 15 feet
Sec. 19-217(a)	For multifamily + 5 feet set back for each floor over 2
Sec. 19-284(a)(2)(a)	2 parking spaces for each household + 1 space for each bedroom over 2 bedrooms

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
Sec. 19-145 + Sec. 19-217(a)	Loft front setback	11.3 ft and 14.4 ft front setback
Sec. 19-284(a)(2)(a)	12 parking spaces	10 parking spaces

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

The size and location of the property, being located in the C-1 zone, and especially being a corner lot with two (2) frontages, creates the hardship for both front yard setback and parking variances. Please see the attached

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: Kurt Lew DATE 1/18/2023

Agent/Attorney: Adler Pollock & Sheehan P.C. Address One Citizens Plaza, 8th Floor Providence, RI 02903

8. Describe the unique characteristics or other peculiarities of the property which create hardship.

The applicant seeks relief in the form two variances, the first being relief from the minimum front yard setback requirement (20 ft.) pursuant to Section 19-145 and Section 19-217(a) of the City of East Providence (the "City") Zoning Ordinance, and the second being relief from the minimum required parking spaces (12) pursuant to Section 19-284(a)(2)(a). Each variance request is discussed below.

The City Zoning Ordinance Section 19-145 – Commercial 1 requires a minimum of fifteen feet for the front yard setback, however, as this is a multifamily residential building it is also subject to Section 19-217(a) which requires an additional five feet set back for every floor over the first two floors. The building is three stories thus the minimum front yard setback is twenty (20) feet. Additionally, the lot is a corner lot so the front yard setback is measured from both streets, pursuant to Section 19-141(a). Presently the proposed front yard setbacks are fourteen point four (14.4) feet from Willet Avenue and eleven point three (11.3) feet from Rounds Avenue. As the plan is currently designed, the applicant has parking spaces adjacent to the building, if the applicant must conform with the front yard setback requirements, the applicant must redesign the site and move the parking spaces closer to abutting neighbors. The requested variance minimizes impact to abutting parcels by keeping the parking spaces closer to the building and away from neighboring homes and buildings. The current design is the least disruptive to the general characteristic of the surrounding area and residential neighborhood. Furthermore, compliance with Section 19-145 and 19-217(a) will cause the driveway entrance in to and out of the property to be narrow. The applicant respectfully requests this relief as it is the least relief necessary under Section 19-45(a)(4) given that reconfiguration of the plan design will force the applicant to move the parking away from the building, closer to neighbors, and the driveway entrance will be too narrow to turn in to and out of the property creating a public health and safety issue.

The City Zoning Ordinance Section 19-284(a)(2)(a) requires two (2) parking spaces per dwelling unit plus one (1) space for each bedroom in excess of two (2) bedrooms. The proposed building shall have six (6) units, where four (4) units shall be one (1) bedroom and two (2) units shall be two (2) bedrooms. None of the apartments have in excess of two (2) bedrooms. Per Section 19-284(a)(2)(a) the applicant must provide twelve (12) parking spaces. The current plan provides for ten (10) parking spaces, a minimum deviation from the ordinance. The unique shape of the lot, and its limited square footage, does not allow for the applicant to create two additional spaces without narrowing the driveway space, or locating parking spaces immediately adjacent to abutting neighbors. Additionally, given that four (4) of the six (6) units are one (1) bedroom units, presumably these units would need less parking. The applicant respectfully requests relief from the requisite twelve (12) parking spaces as the reduction to ten (10) parking spaces better serves the needs of the tenants to the building, and the allows for a wider driveway and turning area.

Per Section 19-45(a)(1)-(4) and 19-45(b)(2) the relief requested requires (i) a hardship as a result of the unique characteristic of the subject land or structure, such hardship is not the result of the general characteristic of the surrounding area nor due to the physical or economic hardship of the applicant, (ii) the hardship is not a result of a prior action taken by the applicant and is not to realize greater financial gain, (iii) the variance will not change the general characteristic of the

surrounding area or impair the city comprehensive plan, (iv) is the least relief necessary, and (v) the hardship suffered by the owner is more than an inconvenience such that there is no other reasonable alternative to enjoy a legally permitted beneficial use of the property.

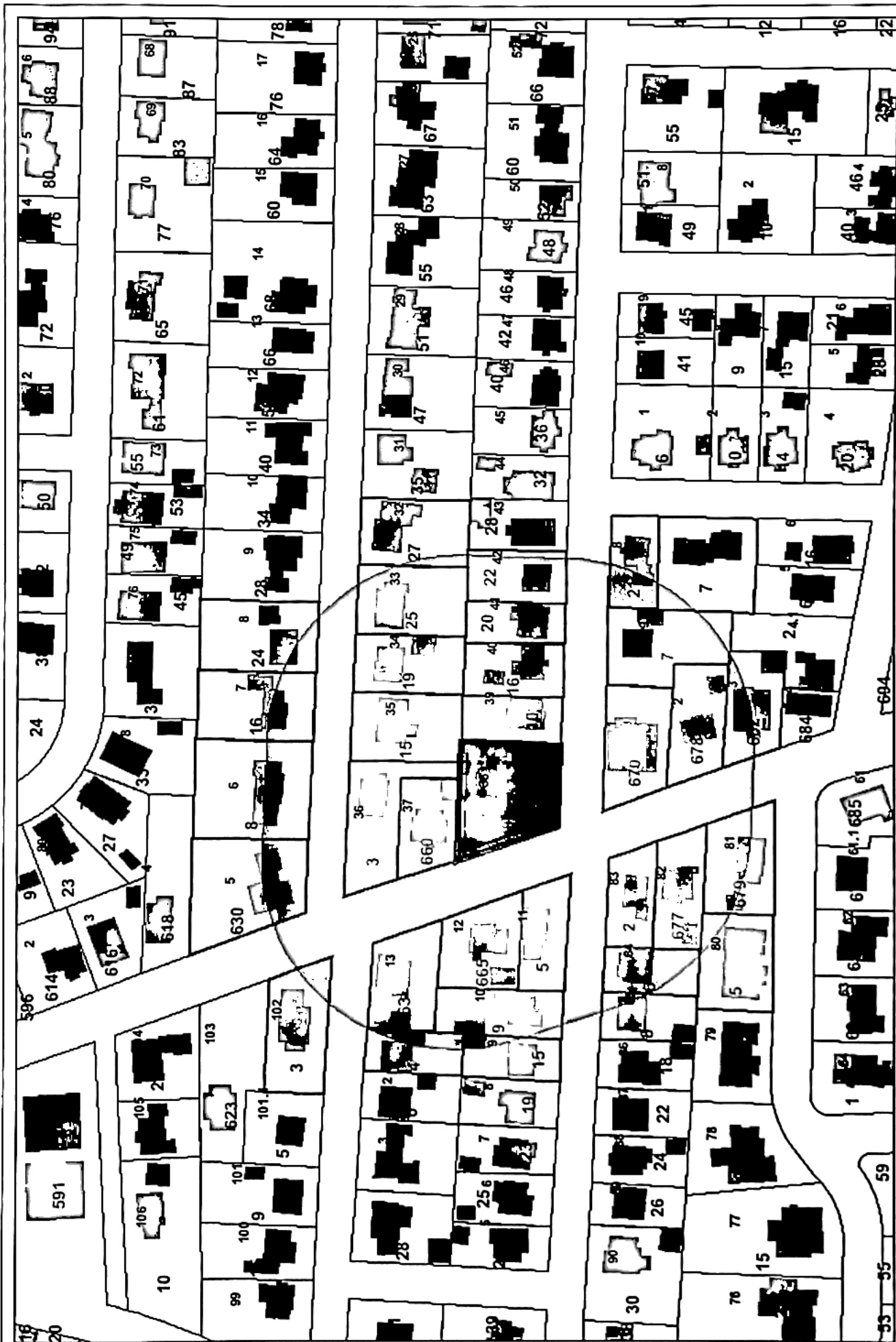


MBLU_MAP	MBLU_BLOCK	MBLU_LOT	LOCATION	OWNER NAME	CO-OWNER NAME	OWNER ADDRESS	CITY_STATE_ZIP CODE
512	11	40	16 ROUNDS AVE	SILVA, JASON		16 ROUNDS AVE	RIVERSIDE, RI 02915
512	11	39	10 ROUNDS AVE	RICHARDS, JODY & DELACRUZ,		10 ROUNDS AVE	RIVERSIDE, RI 02915
512	23	11	5 DARTMOUTH AVE	ARMSTRONG, LINDA J & THOMAS E	JOHANNA	5 DARTMOUTH AVE	RIVERSIDE, RI 02915
512	23	10	9 DARTMOUTH AVE	GALLIGAN, THOMAS R		9 DARTMOUTH AVE	RIVERSIDE, RI 02915
512	22	81	679 WILLETT AVE	BLINKHORN, SUSAN		679 WILLETT AVE	RIVERSIDE, RI 02915
512	22	80	5 CUL DE SAC WAY	JOCELYN, DIANE L	C/O DIANE JOCELYN WANNER	5 CUL DE SAC WAY	RIVERSIDE, RI 02915
512	12	2	678 WILLETT AVE	MCCLROY, TIMOTHY J		678 WILLETT AVE	RIVERSIDE, RI 02915
512	11	38	0 WILLETT AVE	RIVERSIDE REAL ESTATE, LLC		670 WILLETT AVE	RIVERSIDE, RI 02915
512	23	12	665 WILLETT AVE	FASANO, WILLIAM R & CAROLYN A		665 WILLETT AVE	RIVERSIDE, RI 02915
512	12	3	682 WILLETT AVE	KOEMM, MICHAEL A & SHANNON		682 WILLETT AVE	RIVERSIDE, RI 02915
512	12	7	7 BECKER AVE	GARRITY, KRISTINE A		7 BECKER AVE	RIVERSIDE, RI 02915
512	22	82	677 WILLETT AVE	MCCANN VIRGINIA R		74 EVERETT ST	MIDDLETOWN, RI 02842
512	12	8	21 ROUNDS AVE	ZINNI, JOHN N JR		21 ROUNDS AVE	RIVERSIDE, RI 02915
512	12	9	7 ROUNDS AVE	TWOMEY, JOHN D &	KILLEEN, VIRGINIA A	7 ROUNDS AVE	RIVERSIDE, RI 02915
512	22	83	2 DARTMOUTH AVE	PIQUES, JEAN M & RODRIGUES, KEVIN		2 DARTMOUTH AVE	RIVERSIDE, RI 02915
512	22	84	6 DARTMOUTH AVE	MARTIN, GARY J JR & HOLLY A		6 DARTMOUTH AVE	RIVERSIDE, RI 02915
512	12	1	670 WILLETT AVE	RIVERSIDE REAL ESTATE, LLC		670 WILLETT AVE	RIVERSIDE, RI 02915
512	22	85	8 DARTMOUTH AVE	JEROME, DEBORAH C		8 DARTMOUTH AVE	RIVERSIDE, RI 02915
512	11	42	22 ROUNDS AVE	FERNANDES, KEVIN J & STONE, CHRISTINE M		22 ROUNDS AVE	RIVERSIDE, RI 02915
512	11	41	20 ROUNDS AVE	DASILVA, CHRISTINE A W/LIF	EST TRACY, MARY R	20 ROUNDS AVE	RIVERSIDE, RI 02915
512	23	9	15 DARTMOUTH AVE	WAGNER, RICHARD J. & CAROL J.		15 DARTMOUTH AVENUE	RIVERSIDE, RI 02915
512	11	37	660 WILLETT AVE	PIMENTEL, JOANNE M K/N/A	JOANNE M MELO	660 WILLETT AVE	RIVERSIDE, RI 02915
512	23	13	663 WILLETT AVE	MECCA, JOSEPH M & CAROL M		663 WILLETT AVE	RIVERSIDE, RI 02915
512	23	1	4 FLORENCE ST	KARALIS, NICHOLAS J & MARY L		4 FLORENCE ST	RIVERSIDE, RI 02915
512	11	32	27 WINSLOW ST	DEOLIVEIRA, MANUEL E &	MARIA R	27 WINSLOW AVE	RIVERSIDE, RI 02915
512	11	33	25 WINSLOW ST	OWEN, SCOTT A & KRISTIN M		25 WINSLOW ST	RIVERSIDE, RI 02915
512	11	34	19 WINSLOW ST	TOBIN, LAURA E		19 WINSLOW ST	RIVERSIDE, RI 02915
512	11	35	15 WINSLOW ST	ENOS, CHRISTINE L-TR	ALMEIDA, RAMIRO & MARCIA IRREV TRUST	15 WINSLOW ST	RIVERSIDE, RI 02915
512	11	36	3 WINSLOW ST	BREARLEY, ELMER E JR & INGRID		3 WINSLOW ST	RIVERSIDE, RI 02915
512	22	102	3 FLORENCE ST	BRADY, JOHN T. & PATRICIA E.	JACQUELUNG L	3 FLORENCE STREET	RIVERSIDE, RI 02915
512	11	8	24 WINSLOW ST	BOTELHO, GREGORY J & DUBUC,		24 WINSLOW ST	RIVERSIDE, RI 02915
512	11	7	16 WINSLOW ST	WAYCOTT, CAROL ANN		16 WINSLOW ST	RIVERSIDE, RI 02915
512	11	6	8 WINSLOW ST	LUTTGE, GEORGE R & LYNN F		8 WINSLOW ST	RIVERSIDE, RI 02915
512	11	5	630 WILLETT AVE	SANTOS, THOMAS K & KATIE V		630 WILLETT AVE	RIVERSIDE, RI 02915



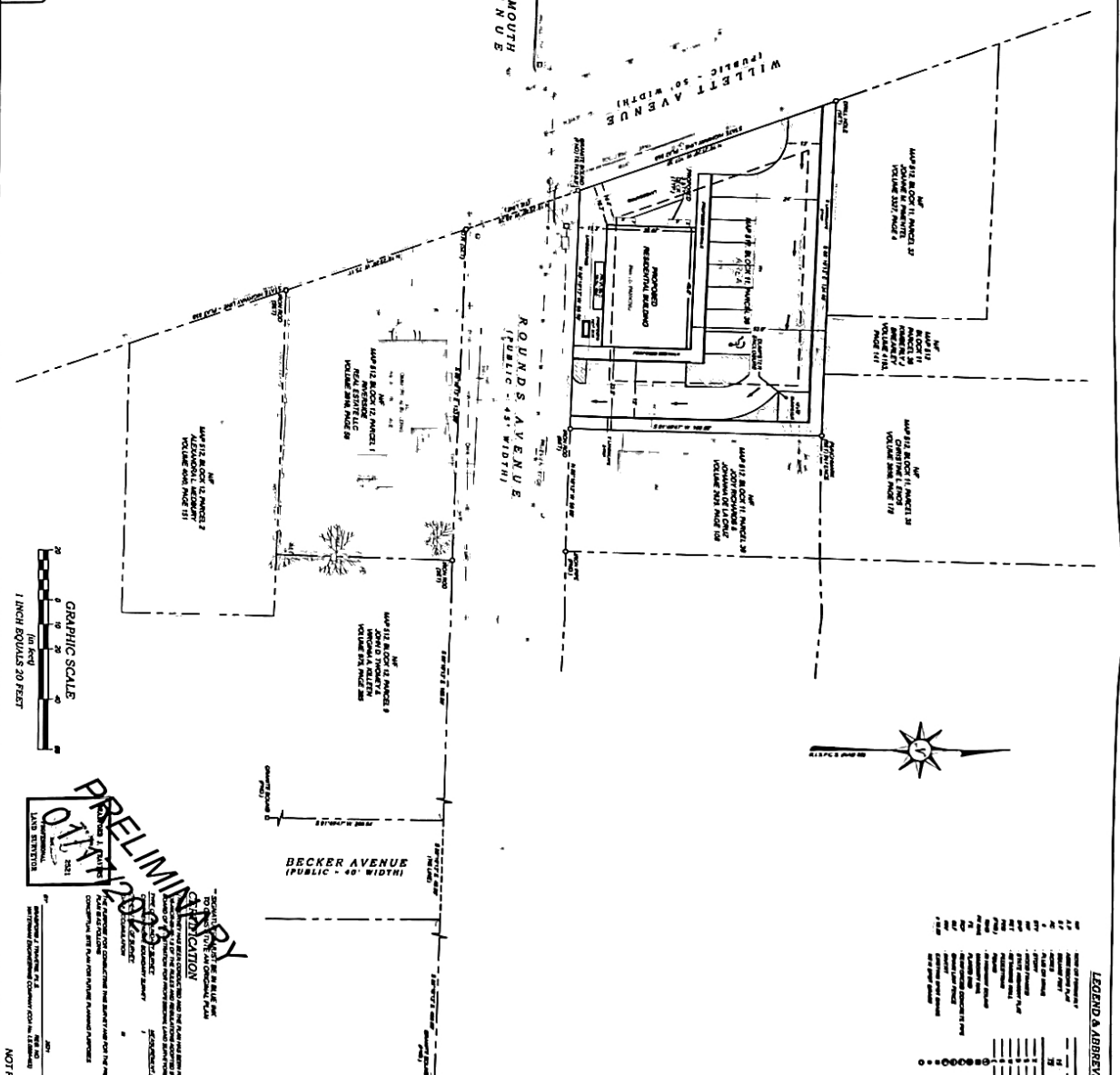
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**POTENTIAL VARIANCES NEEDED:**

- CITY OF LAKE WASHINGTON ZONING DEPARTMENT
- CITY OF LAKE WASHINGTON PLANNING DEPARTMENT
- CITY OF LAKE WASHINGTON COMMUNITY DEVELOPMENT DEPARTMENT
- CITY OF LAKE WASHINGTON PUBLIC WORKS DEPARTMENT
- CITY OF LAKE WASHINGTON FIRE DEPARTMENT
- CITY OF LAKE WASHINGTON POLICE DEPARTMENT
- CITY OF LAKE WASHINGTON HEALTH DEPARTMENT
- CITY OF LAKE WASHINGTON ENVIRONMENTAL SERVICES DEPARTMENT
- CITY OF LAKE WASHINGTON TRANSPORTATION DEPARTMENT
- CITY OF LAKE WASHINGTON UTILITIES DEPARTMENT
- CITY OF LAKE WASHINGTON COMMUNITY SERVICES DEPARTMENT
- CITY OF LAKE WASHINGTON COMMUNITY DEVELOPMENT DEPARTMENT
- CITY OF LAKE WASHINGTON PUBLIC WORKS DEPARTMENT
- CITY OF LAKE WASHINGTON FIRE DEPARTMENT
- CITY OF LAKE WASHINGTON POLICE DEPARTMENT
- CITY OF LAKE WASHINGTON HEALTH DEPARTMENT
- CITY OF LAKE WASHINGTON ENVIRONMENTAL SERVICES DEPARTMENT
- CITY OF LAKE WASHINGTON TRANSPORTATION DEPARTMENT
- CITY OF LAKE WASHINGTON UTILITIES DEPARTMENT
- CITY OF LAKE WASHINGTON COMMUNITY SERVICES DEPARTMENT



**PRELIMINARY**

**NOT FOR CONSTRUCTION**

DATE: 11/11/2011

PROJECT: 2011 CONVENTUAL STEEP PLAIN

CLIENT: WATKINS, JAMES & ASSOCIATES, INC.

DESIGNER: PHIL WENTZEL, LLC

PROJECT NO: 2011 CONVENTUAL STEEP PLAIN

PROJECT ADDRESS: 2011 CONVENTUAL STEEP PLAIN, WASHINGTON STATE

PROJECT OWNER: WATKINS, JAMES & ASSOCIATES, INC.

PROJECT CONTACT: PHIL WENTZEL, LLC

PROJECT PHONE: (206) 461-1111

PROJECT FAX: (206) 461-1112

PROJECT EMAIL: PHIL@WENTZEL.COM

PROJECT WEBSITE: WWW.WENTZEL.COM

PROJECT ADDRESS: 2011 CONVENTUAL STEEP PLAIN, WASHINGTON STATE

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2011 CONVENTUAL STEEP PLAIN

PHIL WENTZEL, LLC

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**LEGEND & ABBREVIATIONS**

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**NOTES / REFERENCES**

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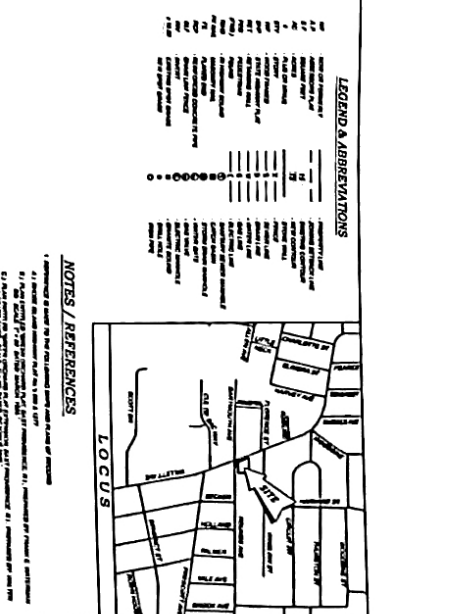
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ISSUED FOR ZONING

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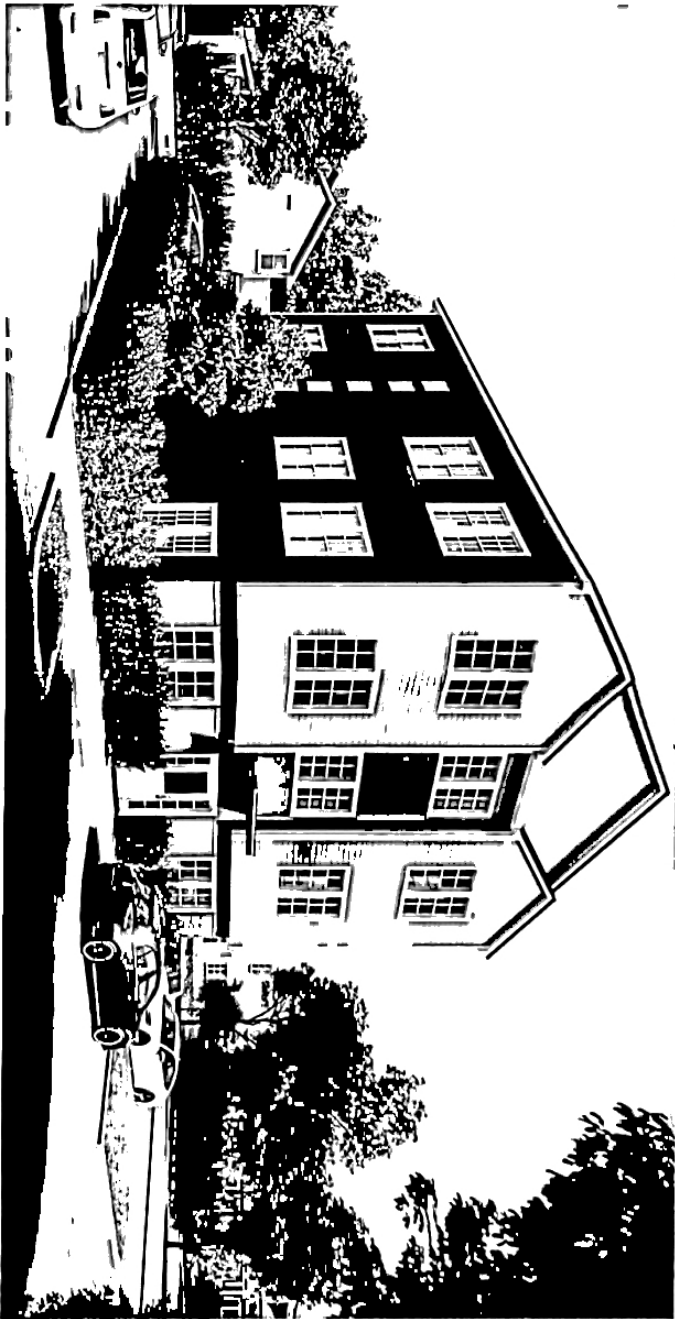
RENDERINGS

PROPOSED APARTMENTS  
FOR  
**PKL VENTURES**  
8 WILLET AVE.  
E. PROVIDENCE, RI  
02915

KEY PLAN	
<input type="checkbox"/>	APARTMENT UNIT
<input type="checkbox"/>	COMMON AREA
<input type="checkbox"/>	STAIR
<input type="checkbox"/>	ELEVATOR
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<input type="checkbox"/>	LANDSCAPE
<input type="checkbox"/>	UTILITY ROOM
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**377**  
  
**J. J. O'CONNELL ARCHITECTS**  
 777 NINTH AVENUE  
 SUITE 700  
 PROVIDENCE, RI 02909  
 401.841.6200  
 www.jjoconnell.com

THESE RENDERINGS ARE PRELIMINARY AND NOT TO SCALE. THE ARCHITECT MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT DUE TO CHANGES IN THE PROJECT OR TO ANY OTHER CAUSE. THE ARCHITECT'S FEES ARE BASED ON THE ASSUMPTION THAT THE PROJECT WILL BE COMPLETED WITHIN THE ESTIMATED TIME FRAME AND BUDGET. ANY CHANGES TO THE PROJECT WILL BE CHARGED TO THE CLIENT. THE ARCHITECT'S SERVICES ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE ARCHITECT'S STANDARD AGREEMENT OF SERVICES, WHICH IS AVAILABLE UPON REQUEST.



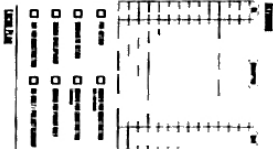
ISSUED FOR ZONING

A-1.2

RENDERINGS II

PROPOSED APARTMENTS  
FOR  
**PKL VENTURES**

8 WILLET AVE.  
E. PROVIDENCE, RI  
02915



222 AVONDALE AVENUE  
SUITE 100  
PROVIDENCE, RI 02909  
401.454.4533  
www.johnsonmiller.com

**JOHNSON MILLER ARCHITECTS**



JOHNSON MILLER ARCHITECTS, INC. is a full-service architectural firm with offices in Providence, Rhode Island, and New York, New York. The firm has a long history of providing high-quality architectural services to a wide range of clients, including residential, commercial, and institutional. The firm's commitment to excellence and client satisfaction is reflected in its numerous awards and accolades. For more information, please contact us at 401.454.4533 or visit our website at www.johnsonmiller.com.



We requested the abutters radius map from the City of East Providence Engineering Department on 1/19/2023, and will supplement our application once we have received the map.

ABUTTERS LIST  
 0 WILLETT AVE  
 512-11-38

PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
512-11-005.00	FORTE, JOSEPH GEORGE III & STEELE, JOIE	630 WILLETT AVE	RIVERSIDE, RI 02915	630 WILLETT AVE
512-11-006.00	LUTTGE, GEORGE R & LYNN F	8 WINSLOW ST	RIVERSIDE, RI 02915	8 WINSLOW ST
512-11-007.00	WAYCOTT, CAROL ANN	16 WINSLOW ST	RIVERSIDE, RI 02915	16 WINSLOW ST
512-11-008.00	BOTELHO, GREGORY J & JACQUELINE L	24 WINSLOW ST	RIVERSIDE, RI 02915	24 WINSLOW ST
512-11-032.00	DEOLIVEIRA, MANUEL E	27 WINSLOW AVE	RIVERSIDE, RI 02915	27 WINSLOW ST
512-11-033.00	OWEN, SCOTT A & KRISTIN M	25 WINSLOW ST	RIVERSIDE, RI 02915	25 WINSLOW ST
512-11-034.00	REVERENDO, LORI A & STEPHEN J	19 WINSLOW ST	RIVERSIDE, RI 02915	19 WINSLOW ST
512-11-035.00	ALMEIDA, RAMIRO & MARCIA IRRREV TRUST	15 WINSLOW ST	RIVERSIDE, RI 02915	15 WINSLOW ST
512-11-036.00	BREARLEY, INGRID IRRREV TRUST	3 WINSLOW ST	RIVERSIDE, RI 02915	3 WINSLOW ST
512-11-037.00	PIMENTEL, JOANNE M K/N/A JOANNE MELO	660 WILLETT AVE	RIVERSIDE, RI 02915	660 WILLETT AVE
512-11-038.00	PKL RIVERSIDE LLC	PO BOX 14606	E PROVIDENCE, RI 02914	0 WILLETT AVE
512-11-039.00	RICHARDS, JODY & DELACRUZ, JOHANNA	10 ROUNDS AVE	RIVERSIDE, RI 02915	10 ROUNDS AVE
512-11-040.00	SILVA, JASON	16 ROUNDS AVE	RIVERSIDE, RI 02915	16 ROUNDS AVE
512-11-041.00	DASILVA, CHRISTINE A W/LIF TRACY, MARY R	20 ROUNDS AVE	RIVERSIDE, RI 02915	20 ROUNDS AVE
512-11-042.00	FERNANDES, KEVIN J & CHRISTINE M	22 ROUNDS AVE	RIVERSIDE, RI 02915	22 ROUNDS AVE
512-12-001.00	FORBES STREET LLC	194 BLUFF ST	SWANSEA, MA 02777	670 WILLETT AVE
512-12-002.00	MEDBURY, ALEXANDRA L	678 WILLETT AVE	RIVERSIDE, RI 02915	678 WILLETT AVE
512-12-003.00	KOEMM, MICHAEL A & SHANNON	682 WILLETT AVE	RIVERSIDE, RI 02915	682 WILLETT AVE
512-12-007.00	GARRITY, KRISTINE A	7 BECKER AVE	RIVERSIDE, RI 02915	7 BECKER AVE
512-12-008.00	ZINNI, JOHN N JR	21 ROUNDS AVE	RIVERSIDE, RI 02915	21 ROUNDS AVE
512-12-009.00	TWOMEY, JOHN D & KILEEN, VIRGINIA A	7 ROUNDS AVE	RIVERSIDE, RI 02915	7 ROUNDS AVE
512-22-080.00	JOCELYN, DIANE L C/O DIANE JOCELYN WARNER	5 CUL DE SAC WAY	RIVERSIDE, RI 02915	5 CUL DE SAC WAY
512-22-081.00	HATFIELD PAW/TUCKET LLC	679 WILLETT AVE	RIVERSIDE, RI 02915	679 WILLETT AVE
512-22-082.00	SHIVERS, KELLS S & STEPHEN D	677 WILLETT AVE	RIVERSIDE, RI 02915	677 WILLETT AVE
512-22-083.00	PIQUES, JEAN M & RODRIGUES, KEVIN	2 DARTMOUTH AVE	RIVERSIDE, RI 02915	2 DARTMOUTH AVE
512-22-084.00	MARTIN, GARY JR & HOLLY A	6 DARTMOUTH AVE	RIVERSIDE, RI 02915	6 DARTMOUTH AVE
512-22-085.00	JEROME, DEBORAH C	8 DARTMOUTH AVE	RIVERSIDE, RI 02915	8 DARTMOUTH AVE
512-22-102.00	PEARSON, CARL & JONES MEG ANNE	3 FLORENCE STREET	RIVERSIDE, RI 02915	3 FLORENCE ST
512-23-001.00	CALENDA, ALICIA MARIE & COFFEY, KYLE FRANK	131 BAY SPRING AVE	BARRINGTON, RI 02806	4 FLORENCE ST
512-23-009.00	WAGNER, RICHARD J. & CAROL J.	15 DARTMOUTH AVE	RIVERSIDE, RI 02915	15 DARTMOUTH AVE
512-23-010.00	CROWELL, ALICIA & RICHARD	9 DARTMOUTH AVE	RIVERSIDE, RI 02915	9 DARTMOUTH AVE

ABUTTERS LIST  
0 WILLETT AVE  
512-11-38

512-23-011.00	ARMSTRONG, LINDA J & THOMAS E TRUSTS	5 DARTMOUTH AVE	RIVERSIDE, RI 02915	5 DARTMOUTH AVE
512-23-012.00	FASANO, WILLIAM R & CAROLYN A	665 WILLETT AVE	RIVERSIDE, RI 02915	665 WILLETT AVE
512-23-013.00	MECCA, JOSEPH M & CAROL M	663 WILLETT AVE	RIVERSIDE, RI 02915	663 WILLETT AVE

# 200' RADIUS MAP

0 Willett Avenue  
512-11-38

Date: 2/1/2023 SCALE=N.T.S.

