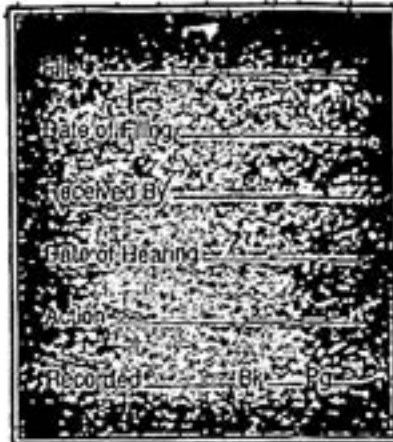


East Providence
Zoning Board of Review
DIMENSIONAL VARIANCE FORM
 (Ref. 19-47)



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

PHONE NUMBER: 617 823 9958

1 LOCATION OF PROPERTY 1099 Bullocks Point Avenue AVENUE STREET
 MAP 414 BLOCK 4 PARCEL 14 and 14.1 ZONING DISTRICT R-3

2 OWNER Patricia Malozzi and Leonard Davenport
 ADDRESS 1099 Bullocks Point Avenue, Riverside RI 02935
 DATE OF PURCHASE September 2017
 PROPOSED LESSEE/PURCHASER _____
 ADDRESS _____
 ATTORNEY _____
 ADDRESS _____
 REPRESENTING _____

3. DIMENSIONS OF SITE 80' 100' 8,000
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

	Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1)	Residence	23.5 +	640 SF	Wood Framed - Balloon
(2)	Single Garage	14.0	208 SF	Wood Framed
(3)				

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)	Residence	34'	3	Yes Partial	1,974 SF	4	Wood Platform
(2)	Potting Shed	19'	2	No	208 SF	0	Wood Platform
(3)							

(Over)

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
19-145	Number of Stories 2, Proposed 3 Variance 1
19-136(b) 19-145	Front Yard, max Required 23', Proposed 15.5' (Existing) Variance 7.5'
19-136 (b) 19-145	Side Yard, Max 18, Proposed 10.0 (Existing), Variance 8'

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
_____	_____	_____
_____	_____	_____
_____	_____	_____

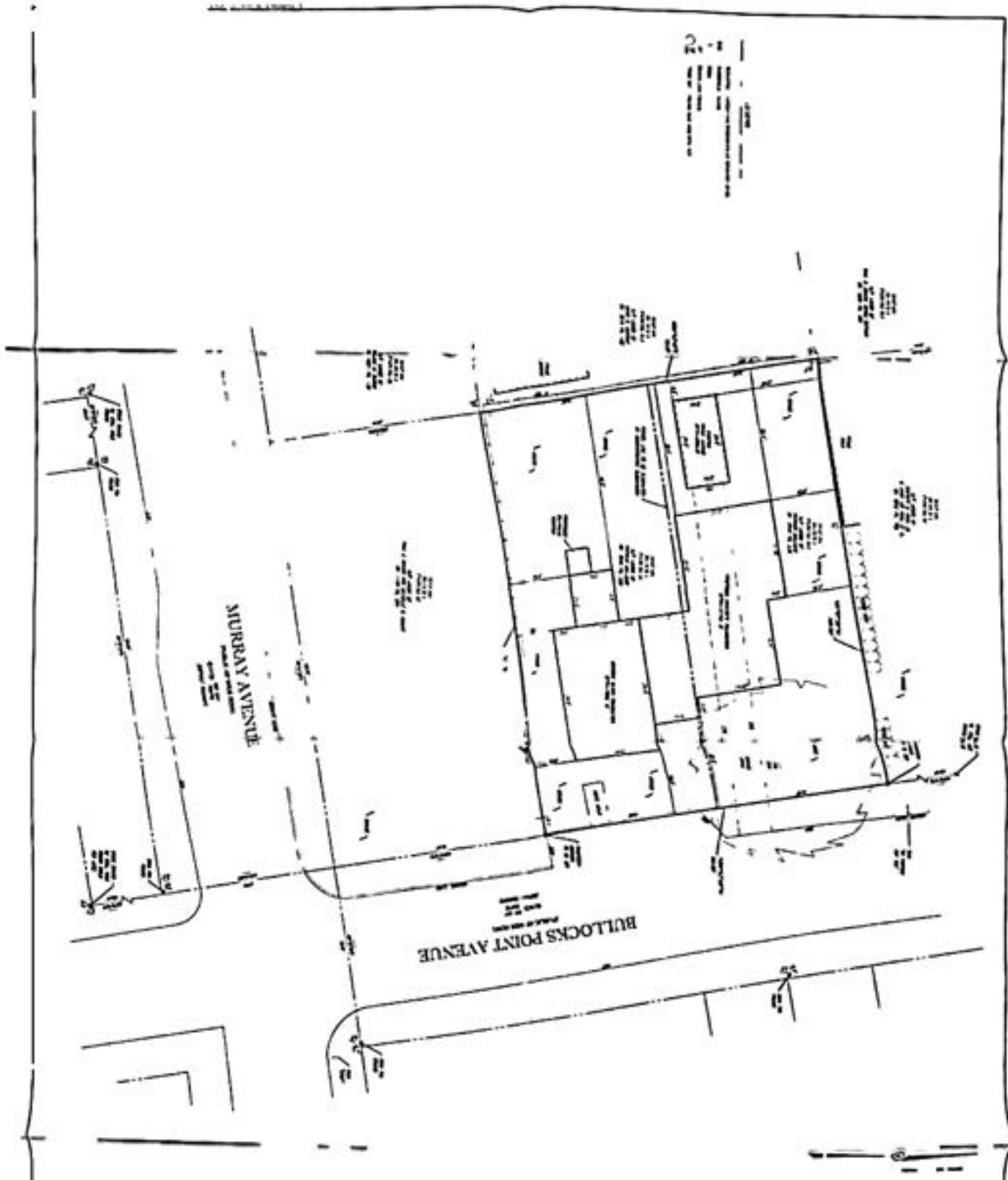
8. DESCRIBE THE UNIQUE CHARACTERISTICS OR OTHER PECULIARITIES OF THE PROPERTY WHICH CREATE HARDSHIP.

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 Patricia Mallozzi DATE 10-4-24
Robert A. Mallozzi DATE 10-4-24
 Agent/Attorney _____ Address _____

2. 1



1. THE PROPERTY SHOWN ON THIS PLAN IS THE PROPERTY OF THE CITY OF SAN FRANCISCO, CALIFORNIA, AND IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE LAWS.

2. THE CITY'S ZONING ORDINANCES REQUIRE THAT THE PROPERTY BE USED IN ACCORDANCE WITH THE ZONING MAP AND THE ZONING ORDINANCES.

3. THE CITY'S ZONING ORDINANCES REQUIRE THAT THE PROPERTY BE USED IN ACCORDANCE WITH THE ZONING MAP AND THE ZONING ORDINANCES.

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9. THE CITY'S ZONING ORDINANCES REQUIRE THAT THE PROPERTY BE USED IN ACCORDANCE WITH THE ZONING MAP AND THE ZONING ORDINANCES.

10. THE CITY'S ZONING ORDINANCES REQUIRE THAT THE PROPERTY BE USED IN ACCORDANCE WITH THE ZONING MAP AND THE ZONING ORDINANCES.



NO.	DESCRIPTION	DATE	BY
1	PREPARED BY ARCHITECT		
2	REVISIONS		
3	DATE		
4	BY		
5	DATE		
6	BY		
7	DATE		
8	BY		
9	DATE		
10	BY		



FOR SANITARY PLAN
PATRICIA MALLOZZI
 ARCHITECT
 1000 MARKET STREET, SUITE 100
 SAN FRANCISCO, CALIFORNIA 94102
 TEL: 415-398-1111
 FAX: 415-398-1112
 WWW: WWW.PMARCHITECT.COM

CONTROL POINT ASSOCIATION, INC.
 1000 MARKET STREET, SUITE 100
 SAN FRANCISCO, CALIFORNIA 94102
 TEL: 415-398-1111
 FAX: 415-398-1112
 WWW: WWW.CONTROLPOINTASSOCIATION.COM

NO.	DESCRIPTION	DATE	BY
1	PREPARED BY ARCHITECT		
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3	DATE		
4	BY		
5	DATE		
6	BY		
7	DATE		
8	BY		
9	DATE		
10	BY		

1099 Bullocks Point Avenue

Riverside, Rhode Island



1099 BULLOCKS POINT AVENUE, RIVERSIDE, RHODE ISLAND

INTRODUCTION

**Patricia Mallozzi and
Leonard Davenport**

purchased 1099 Bullocks Point
Avenue in September 2017 from the
Whiting family, the original builders of
the 1930's cottage.

Patricia is a native of Rhode Island, born and
raised in Pawtucket and previously resided in
Providence and North Kingstown. She is a teacher
in the Providence School System, retiring this year
after 29 years of service.

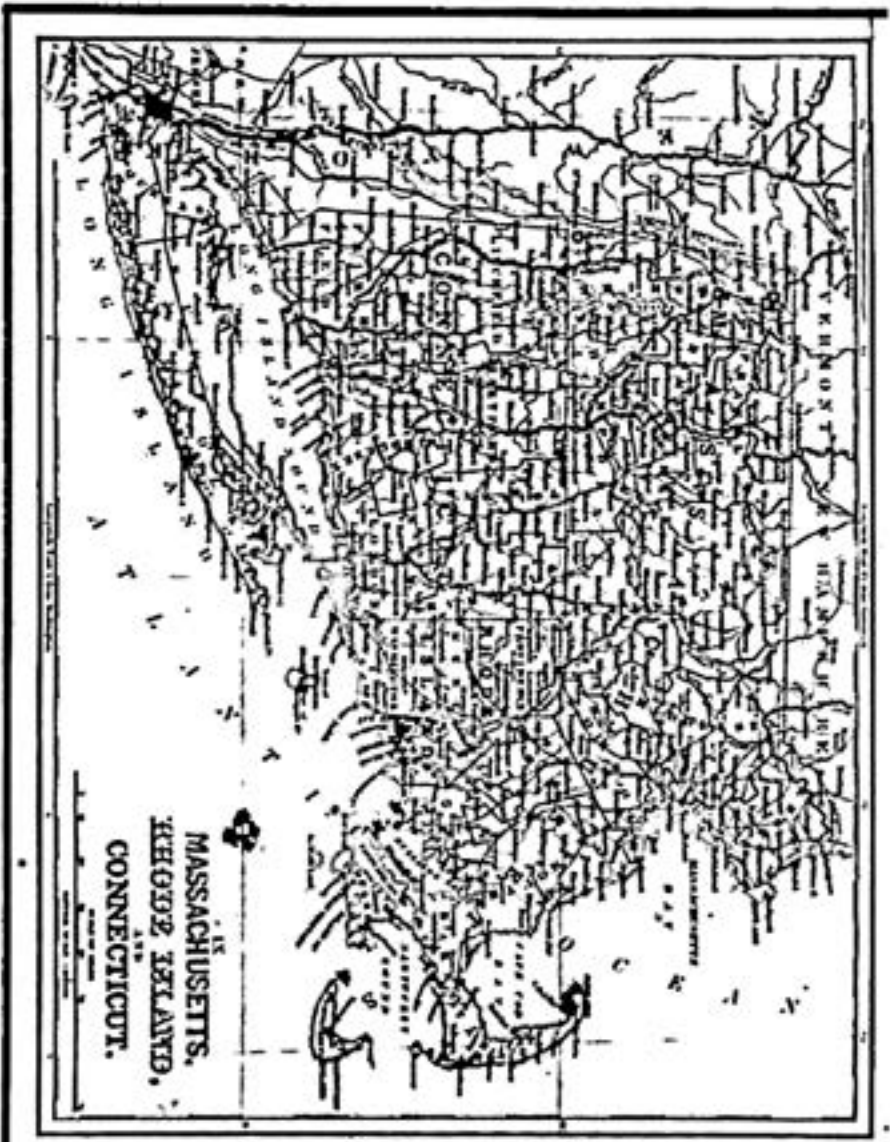
Leonard is a Massachusetts native, he is a lifelong
preservationist, specializing in 18th and 19th-
century architecture. Len continues to provide
preservation, restoration and maintenance
services to historically significant properties
located in Boston, Brookline, Cambridge, Hanover,
Hudson, Lexington, Martha's Vineyard, Nantucket,
Newton, Norwell, Plymouth, and Weston.

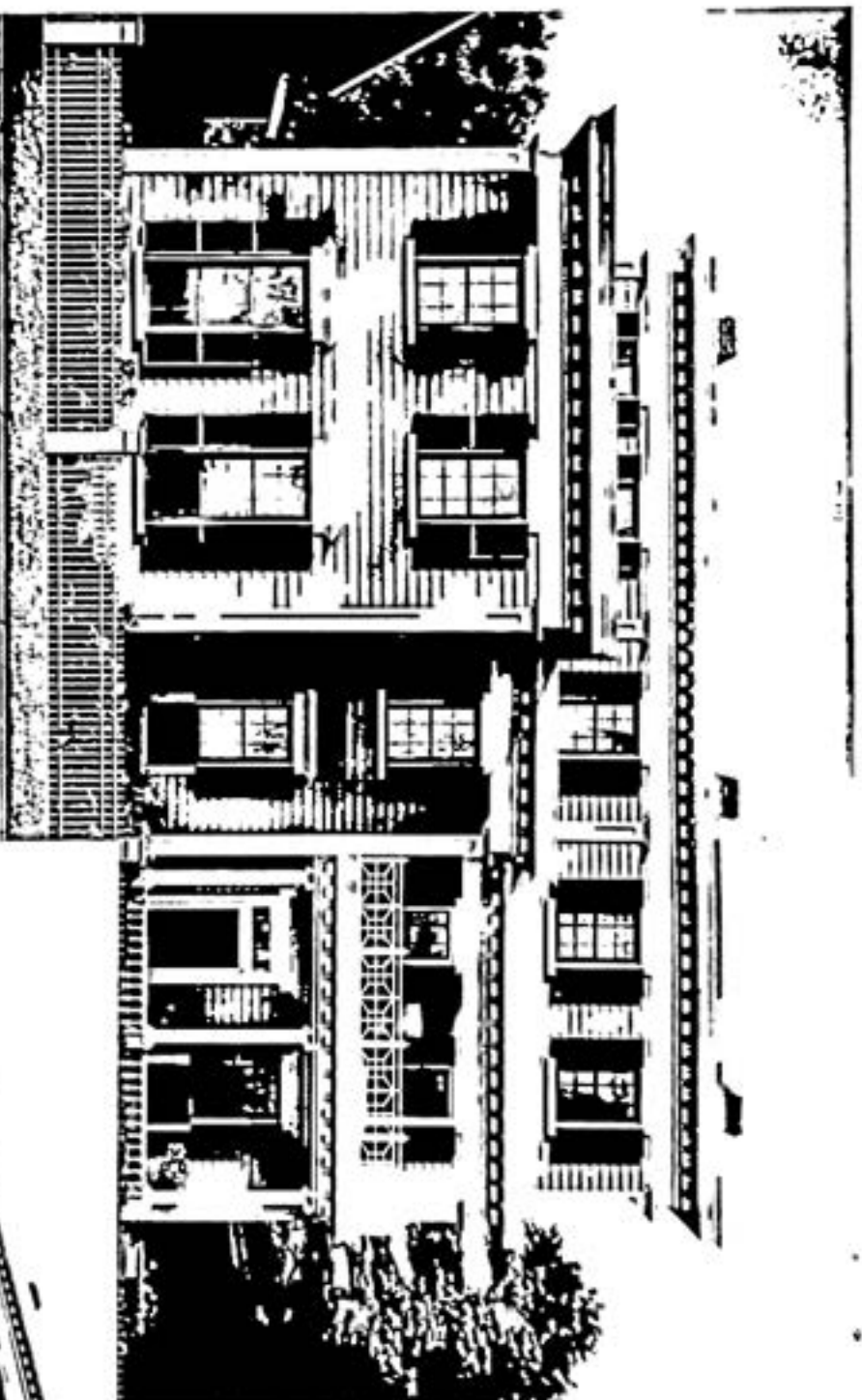


1099 Bullocks Point Avenue • Riverside, Rhode Island

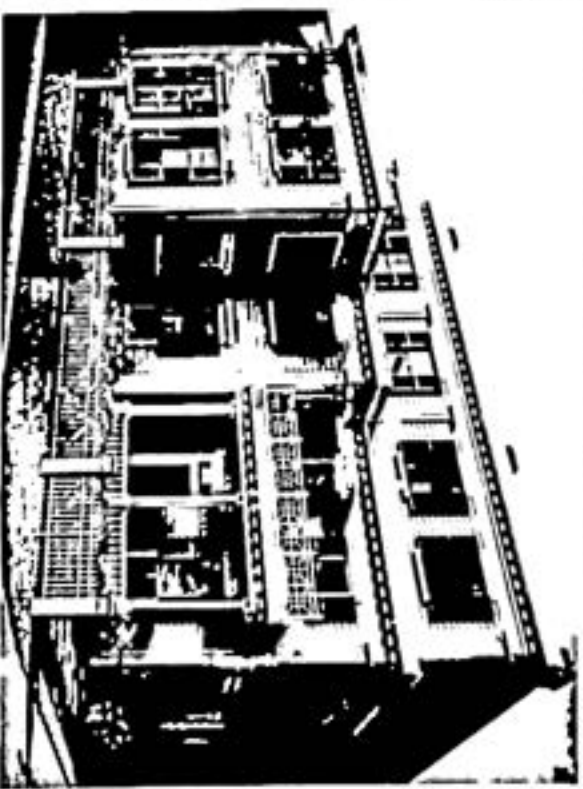


The Davenport family are no strangers to Rhode Island, first arriving in Boston in 1636 and settling in New Haven, Connecticut, Dorchester, Massachusetts and Little Compton, Rhode Island.





The couple purchased 1099 Bullocks Point Avenue specifically as their future retirement home, they lived in the property from September 2017 to February 2022 and began the process of designing their dream home. The Covid pandemic and subsequent supply chain constrictions have negatively impacted the timing of their quest.



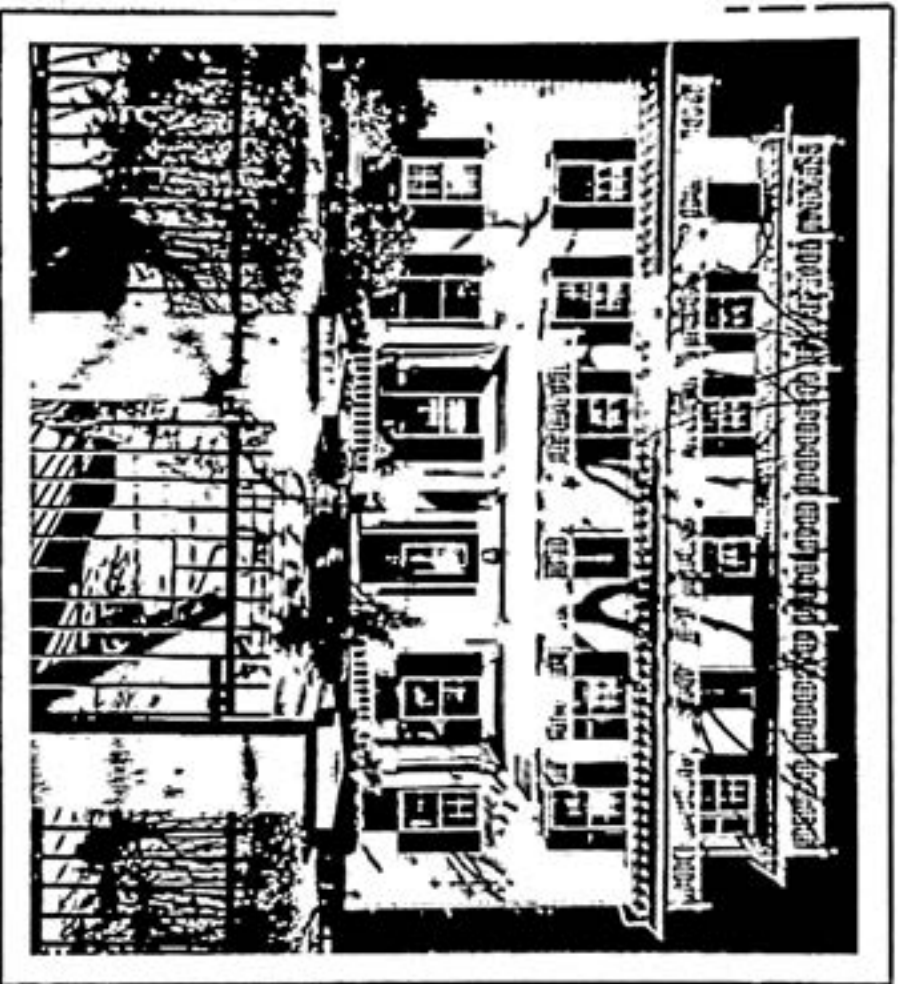
1099 Bullocks Point Avenue • Riverside, Rhode Island



The couple have four adult children, two sons and two daughters and four grandchildren, three of which are under twenty-three months old.

Our sons reside in Florida and Tennessee and parent all three grandbabies. This reality has influenced our building design, creating space for extended visits with comfortable autonomy.

Our adult daughters live in South Boston and Providence, with one granddaughter who is completing high school this year.



BRADFORD-DIMOND-NORRIS HOUSE

Norris enlisted the renowned architect Russell Warren to remodel the house. Warren, known for his Greek Revival designs, chose to blend indigenous wood vernacular with elegant additions.

The most extraordinary feature is the recessed third story, forming a continuous parapet. It boasts an elegant balustrade, echoing geometric forms found along the roof and above the Ionic entrance porch.

The delicate detail, reminiscent of Chippendale craftsmanship, exudes cosmopolitan flair, reflecting Bristol's status as an international port.

HISTORY

They have settled on a building design influenced by the original William Bradford House located on Hope Street in Bristol, Rhode Island.

The Bradford house was constructed in 1792 for Deputy Governor William Bradford. During the American Revolution, Bradford played a significant role in Rhode Island's governance and history.

Originally, the house was a boxy Federal-style structure. Its understated elegance and classical spirit reflected the architectural continuity of Bristol.

In the 1840s, the house passed to Francis Dimond and later to his daughter, Isabel, and her husband, Samuel Norris.

BRADFORD-DIMOND-NORRIS HOUSE
Bristol, Rhode Island



fig. 1 East - South Facade



fig. 2 West - North Facade

The East facing Hope Street façade is 60' long, the South facing State Street façade is also 60' long and the L shaped returns are 30' deep.

(See figure 1 and 2)

COMPARABLE

1196 Bullocks Point Avenue



Another colonial revival reproduction is located at 1196 Bullocks Point Avenue.

This circa 1938 Half Colonial replica, with classic five window front, center chimney, and period entrance is ubiquitous throughout Newport, Bristol, Warren, Nantucket, Martha's Vinyard and New Bedford.

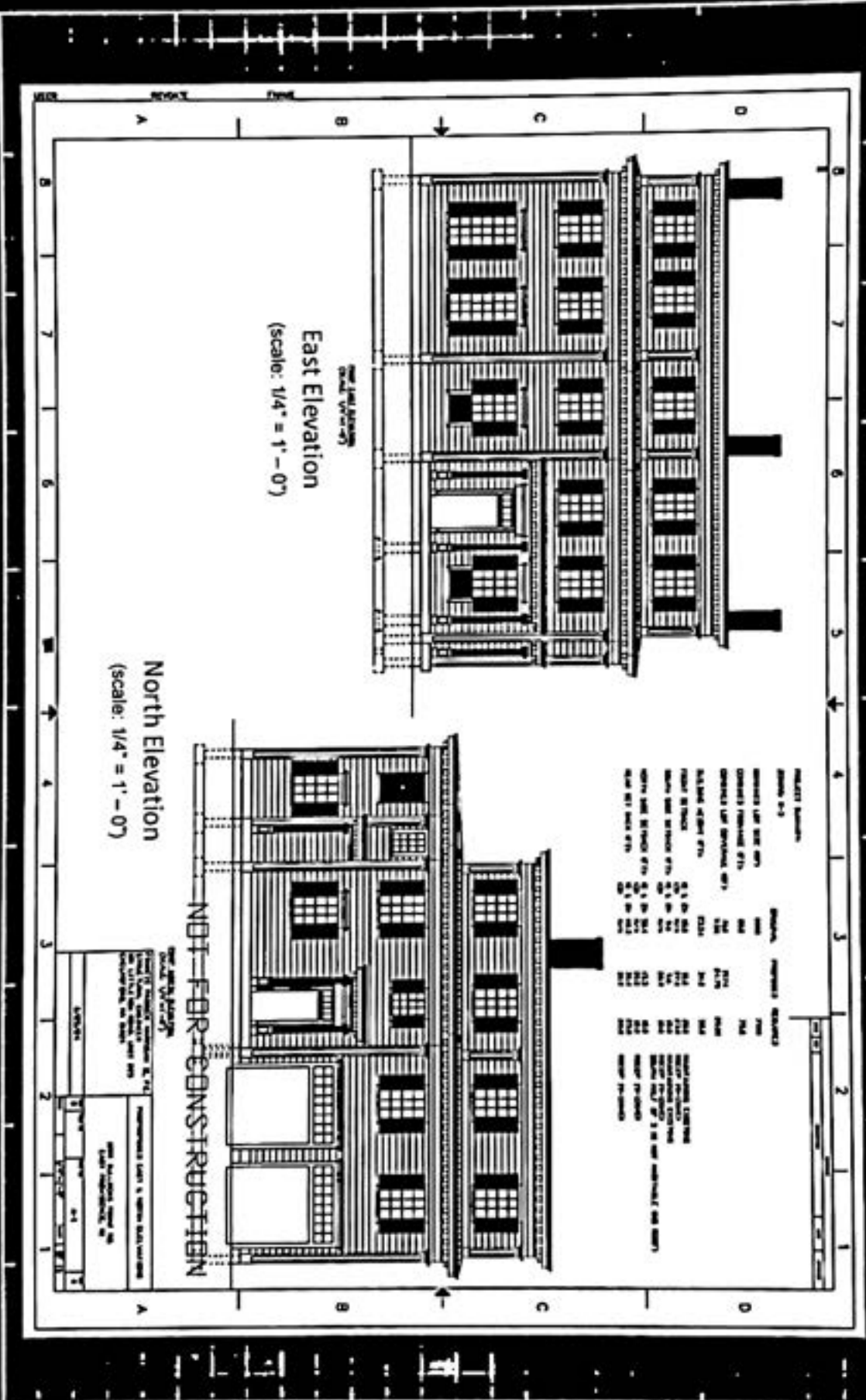
This building is also inspirational to the design of 1099 Bullocks Point Avenue, in period, scale and finish.



1099 Bullocks Point Avenue • Riverside, Rhode Island

CONSTRUCTION PLAN

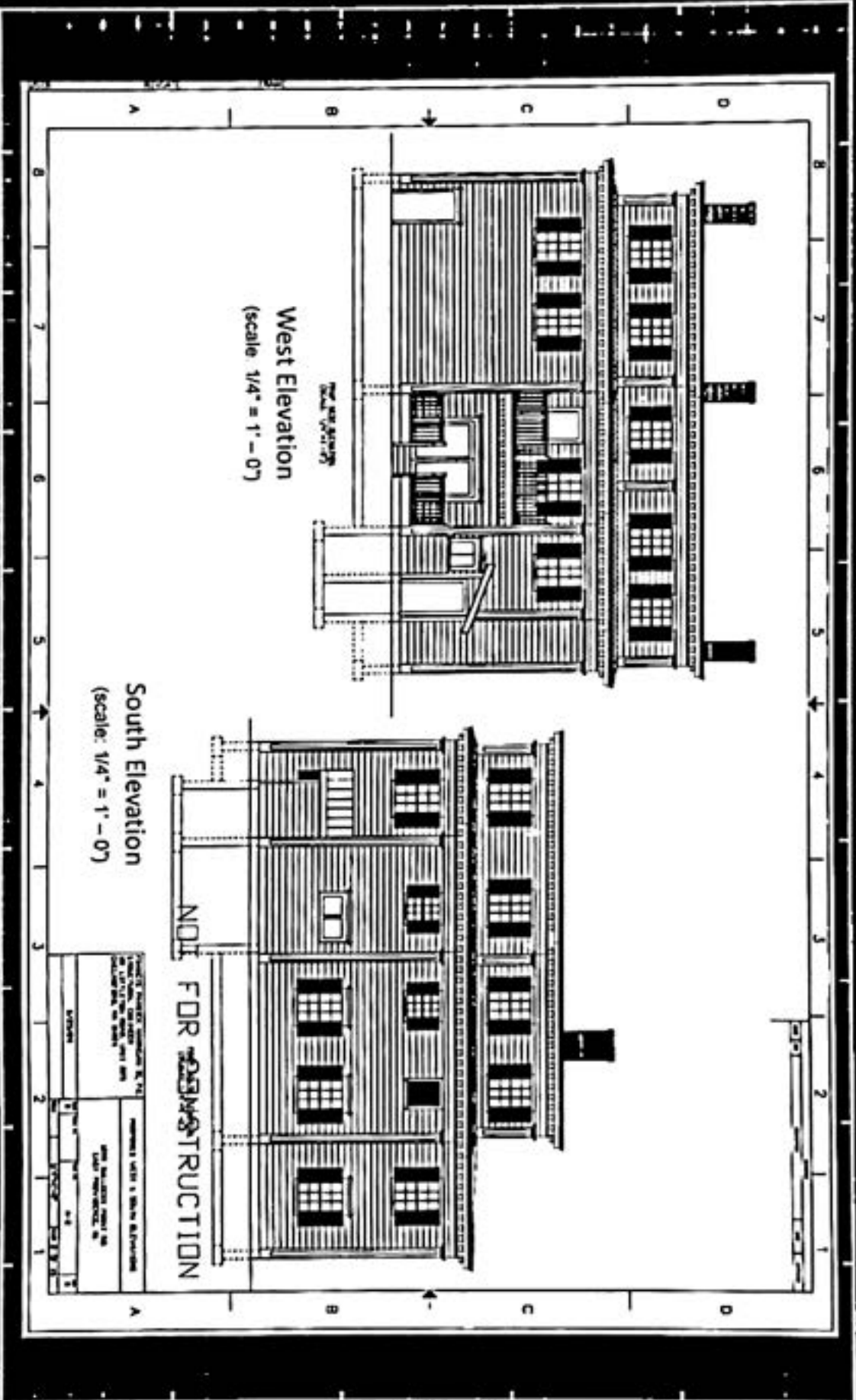
1099 Bullocks Point Avenue



1099 Bullocks Point Avenue • Riverside, Rhode Island

CONSTRUCTION PLAN

1099 Bullocks Point Avenue



1099 Bullocks Point Avenue • Riverside, Rhode Island



CONSTRUCTION PLAN

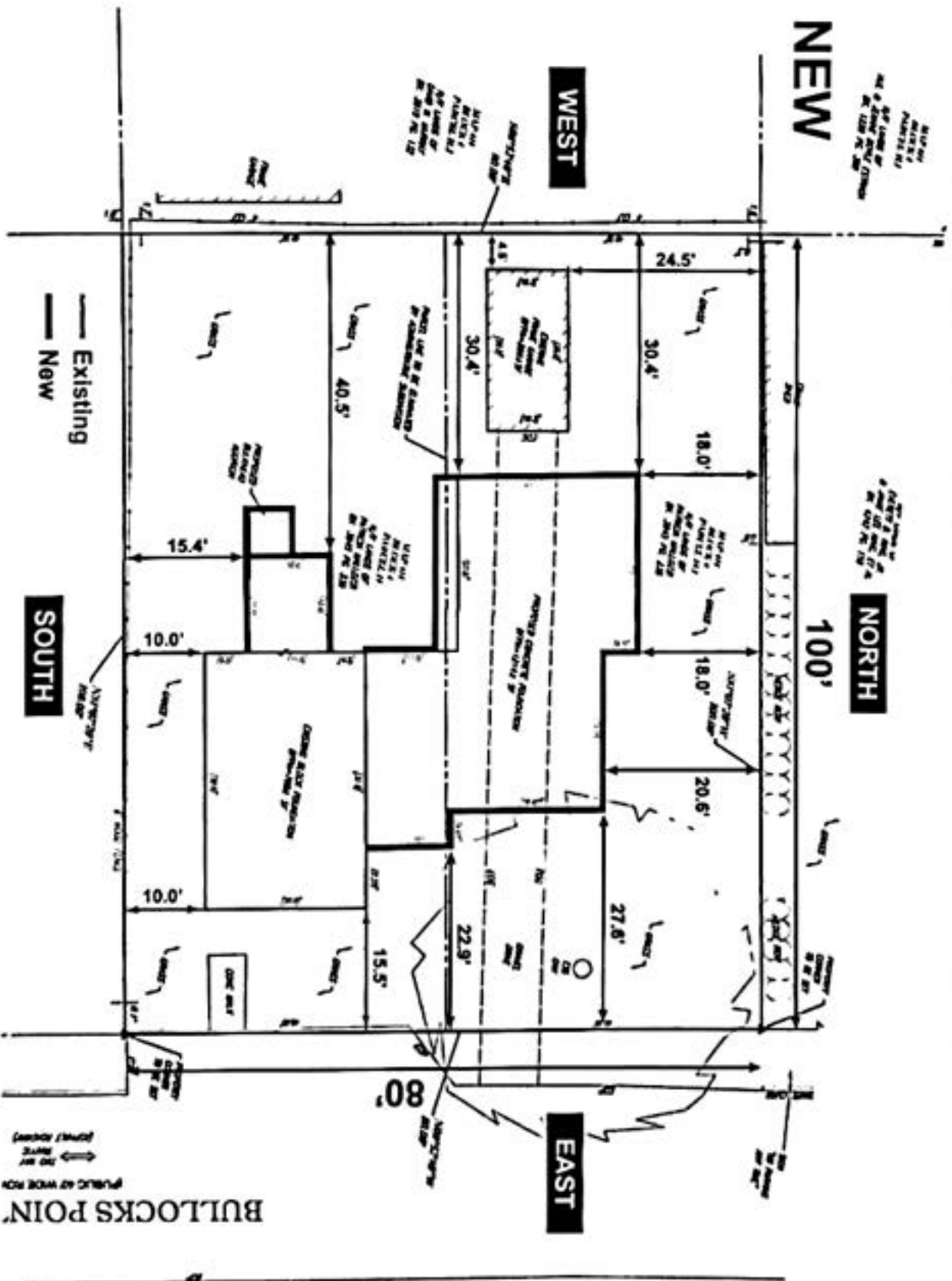
1099 Bullocks Point Avenue

PROJECT SUMMARY • ZONING: R-3

	ORIGINAL	PROPOSED	REQUIRED	
COMBINED LOT SIZE (SF)	8000		7500	
COMBINED FRONTAGE (FT)	80.0		75.0	
COMBINED LOT COVERAGE (SF):	760 (9.5%)	1974 (24.7%)	25.0%	
BUILDING HEIGHT (FT)	23.5	34.0	35.0	
FRONT SETBACK	(1&2) 15.5 (3) N/A	15.5 27.0	20.0 23.0	MAINTAINING EXISTING ROCEP 19-136(C)
SOUTH SIDE SETBACK (FT)	(1&2) 10.0	10.0	15.0	MAINTAINING EXISTING
VARIANCE SETBACK REQUEST	(3) N/A	10.0	18.0	ROCEP 19-136(C)
<i>NOTE: South Half of 3rd Floor is not habitable (no roof)</i>				
NORTH SIDE SETBACK (FT)	(1&2) 50.4 (3) N/A	18.0 20.0	15.0 18.0	ROCEP 19-136(C)
REAR SETBACK (FT)	(1&2) 48.3 (3) N/A	30.4 30.9	25.0 28.0	ROCEP 19-136(C)

Note: A field adjustment to the garage foundation moved it back 25" from our neighbor, improving the garage in swing. The garage dimensions remain the same and the adjustment will be reflected on the "As Built" final plan.

CONSTRUCTION PLAN



1099 Bullocks Point Avenue • Riverside, Rhode Island

CONSTRUCTION PLAN

ALLOWABLE IMPERMEABLE COVERAGE:

(East Providence Zoning By-Laws Table 19-145)

Lot Size:

8,000 SF

Allowable Coverage:

25 %

Impermeable Allowance:

20 %

Total Allowable Impermeable Percentage:

45 %

Total Allowable Impermeable Space:

3,600 SF

Actual Impermeable Coverage:

Property Foundation Area:

1,974 SF

Proposed Potting Shed: (existing single car garage)

208 SF

Front Porch:

81 SF

Rear Porch:

140 SF

Side Entrance Paving (5ft X 4.5ft)

23 SF

Front Porch Paving (4.5ft X 24ft)

108 SF

Total Impermeable Coverage: (3,600 SF Acceptable)

2,534 SF

Total Impermeable Percentage (45% Acceptable)

32 %

Additional area to be developed with permeable surface (Turf Block with grass)

Driveway Area: (8ft X 47.25ft)

378 SF

Garage Entry Area: (15ft X 22.5ft)

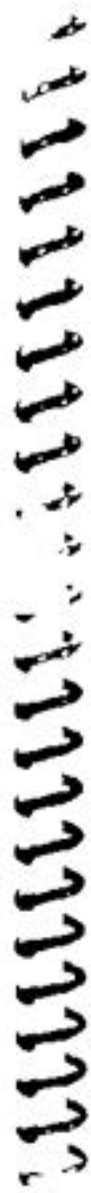
338 SF

Parking Area: (15ft X 22.5ft)

338 SF

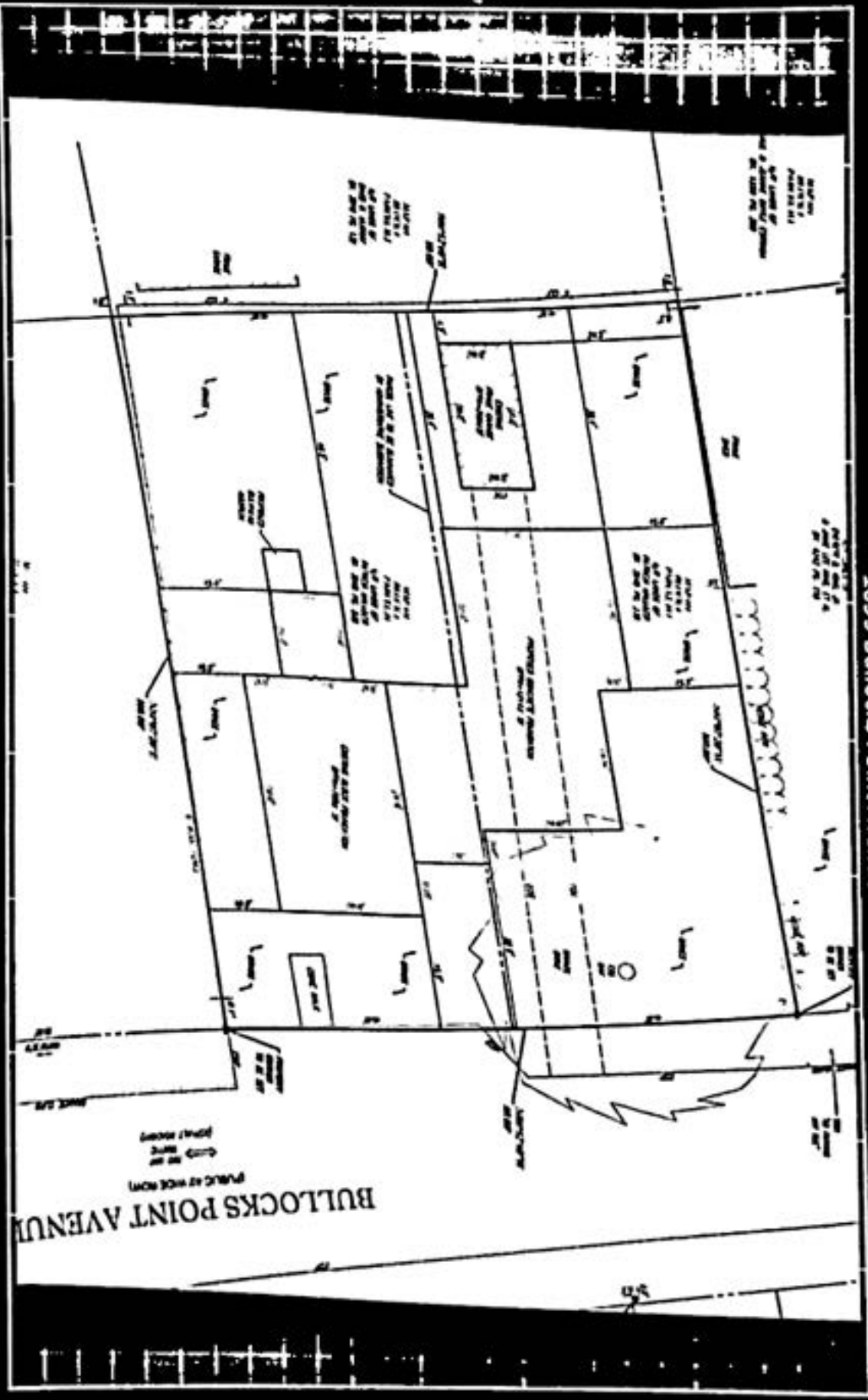
Total

1,054 SF



CONSTRUCTION PLAN

1099 Bullocks Point Avenue



1099 Bullocks Point Avenue • Riverside, Rhode Island

ARCHITECTURE

The two-story forward-facing building, right, is the archetype of the circa 1930 Whiting cottage, which remains 20' wide, 32' deep and 22' tall. All other structures are additions to the original cottage. Great care has been taken to reinforce the two-story scale of the building.

Both pedestrian and vehicular travelers will experience a predominate two story scale for the entire property. Much like the historic Bradford House the third floor of Bullocks Point Avenue will appear as an addition to a federal period two story colonial building.



fig. 3 East - North Facade

ARCHITECTURE



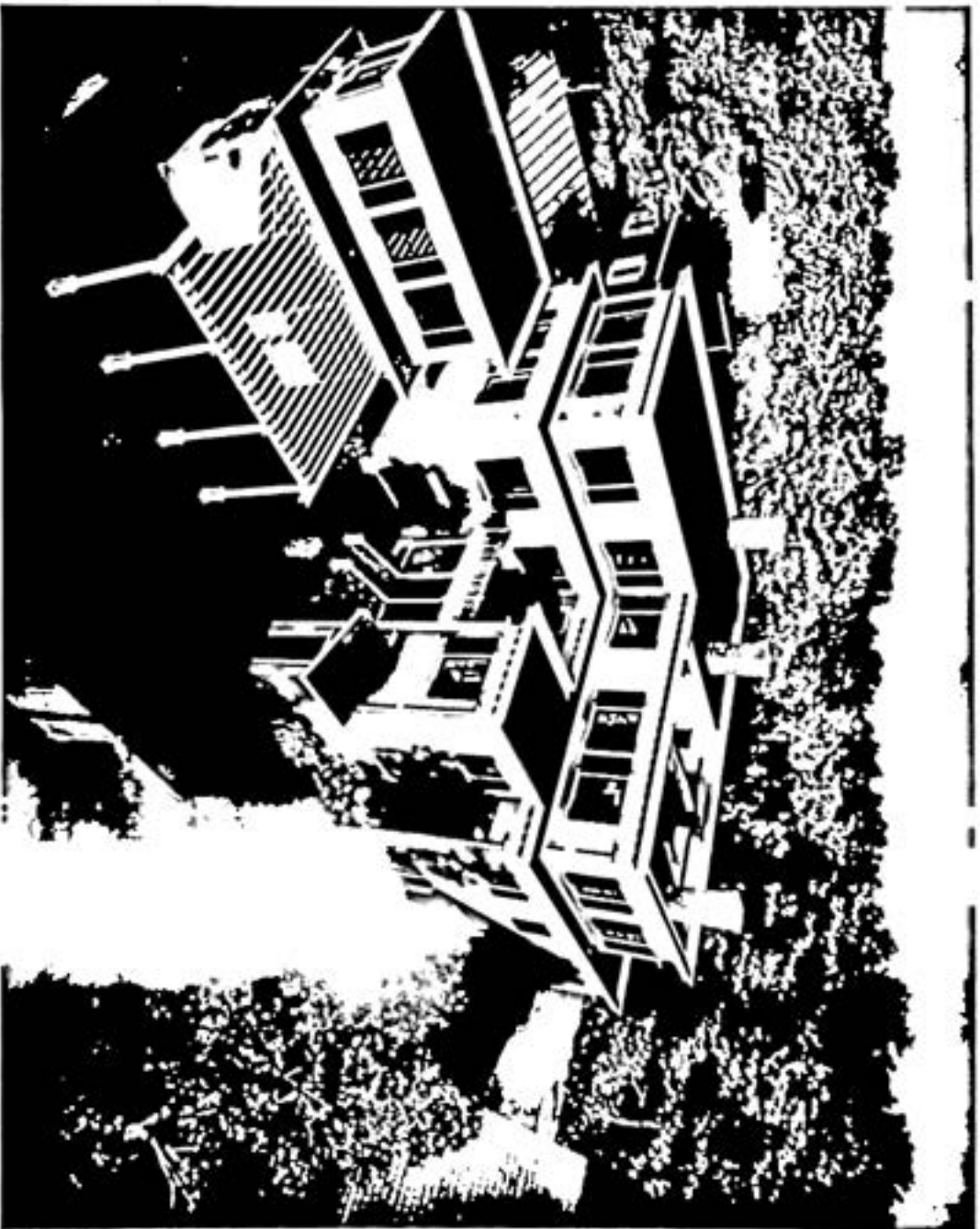
fig. 4 West - South Facade

1099 BPA's East facing façade is 50' long, the North facing façade is 45' long, and the L shaped returns 20' deep.

Bullocks Point Avenue's East elevation displays two additions that are not present in the Bradford House design, with three additions to the West elevation. (See figure 3,4,5)



fig. 5 East Facade



A Potting Shed will replace the existing one car garage. The included rendering is preliminary, as the building remains in the design phase.

1099 Bullocks Point Avenue • Riverside, Rhode Island

FLOOR PLAN

First floor



1099 Bullocks Point Avenue • Riverside, Rhode Island

FLOOR PLAN

Second floor



1099 Bullocks Point Avenue • Riverside, Rhode Island

FLOOR PLAN

Third floor



1099 Bullocks Point Avenue • Riverside, Rhode Island

ROOF DECK



THANK YOU

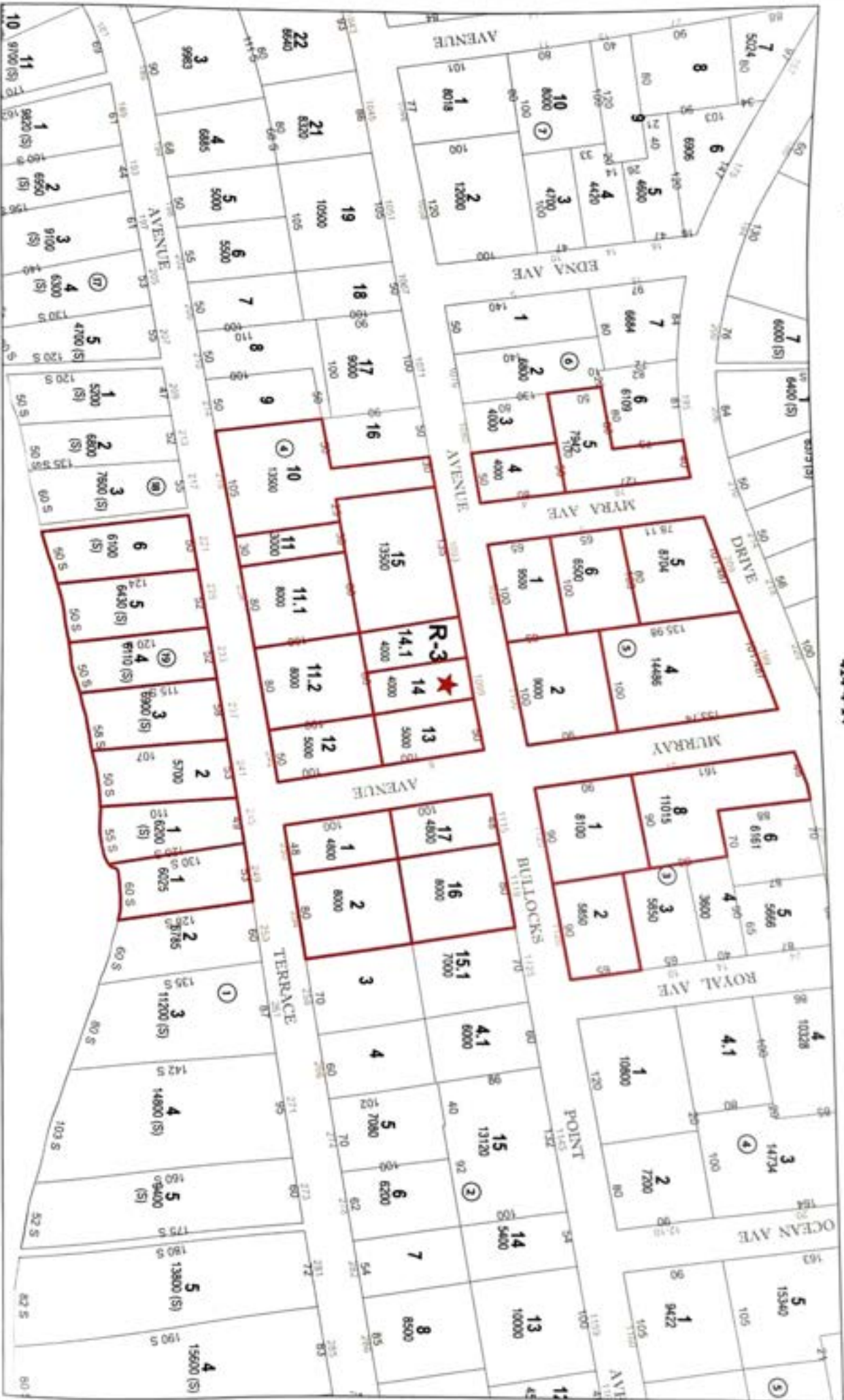


1099 Bullocks Point Avenue • Riverside, Rhode Island



RADIUS MAP
1099 BULLOCKS POINT AVENUE
414-4-14

★ 1099 BULLOCKS POINT AVENUE
— PARCELS WITHIN 200'



ABUTTERS LIST
1099 BULLOCKS POINT AVENUE
(414-04-014-00)

PARCEL ID	OWNER NAME(S)	OWNER ADDRESS	CITY, STATE, ZIP	LOCATION
415-03-002-00	SHELL, RICHARD R & DEBORAH M	1126 BULLOCKS PT AVE	RIVERSIDE, RI 02915	1126 BULLOCKS PT AVE
415-02-002-00	SEARS, LINDA	254 TERRACE AVE	RIVERSIDE, RI 02915	254-256 TERRACE AVE
415-01-001-00	CANADA, ANGEL M & GRANOFF, CHARLES A	249 TERRACE AVE	RIVERSIDE, RI 02915	249 TERRACE AVE
415-02-016-00	BOYD, MAUREN WILF EST & BOYD, CONSTANCE	1121 BULLOCKS PT AVE	RIVERSIDE, RI 02915	1121 BULLOCKS PT AVE
415-02-001-00	GOLDPET, ANNA & ZACHARY	250 TERRACE AVE	RIVERSIDE, RI 02915	250 TERRACE AVE
414-19-001-00	ARRUDA, JAMES & SUSANNA	245 TERRACE AVE	RIVERSIDE, RI 02915	245 TERRACE AVE
415-02-017-00	CLAUSS, EUGENE S ESTATE	1115 BULLOCKS PT AVE	RIVERSIDE, RI 02915	1115 BULLOCKS PT AVE
415-03-001-00	DECOSTA, RICHARD F & ELIZABETH C	1120 BULLOCKS PT AVE	RIVERSIDE, RI 02915	1120 BULLOCKS PT AVE
415-03-008-00	KAPSTEIN, STEPHANIE	51 MURRAY AVE	RIVERSIDE, RI 02915	51 MURRAY AVE
414-19-002-00	GOLDMAN, JANET JESSEL & JAMES IAN	30 SUFFOLK WAY	LINCOLN, RI 02865	241 TERRACE AVE
414-04-012-00	BURNS, WILLIAM M	242 TERRACE AVE	RIVERSIDE, RI 02915	242 TERRACE AVE
414-04-013-00	AGUIAR, PAUL J & MICHELLE K	8 MURRAY AVE	RIVERSIDE, RI 02915	8 MURRAY AVE
414-19-003-00	CHAMPAGNE, LINDA M	237 TERRACE AVE	RIVERSIDE, RI 02915	237 TERRACE AVE
414-04-014-00	MALLOZZI, PATRICIA	1099 BULLOCKS PT AVE	RIVERSIDE, RI 02915	1099 BULLOCKS PT AVE
414-04-011-20	HEANEY, SEAN & BENROS, ALEXA	238 TERRACE AVE	RIVERSIDE, RI 02915	238 TERRACE AVE
414-19-004-00	LARSON, KARA & PLOURDE, CATHY MARIE	233 TERRACE AVE	RIVERSIDE, RI 02915	233 TERRACE AVE
414-05-002-00	GLASS, WENDY E & LEWIS	1100 BULLOCKS PT AVE	RIVERSIDE, RI 02915	1100 BULLOCKS PT AVE
414-04-014-10	MALLOZZI, PATRICIA	1099 BULLOCKS PT AVE	RIVERSIDE, RI 02915	0 BULLOCKS PT AVE
414-05-004-00	DYKEMAN, CONSTANCE MARY TR & THOMAS & CONSTANCE DYKEMAN TRU	199 RIVERSIDE DR	RIVERSIDE, RI 02915	199 RIVERSIDE DR
414-19-005-00	KALIN, JASON F	225 TERRACE AVE	RIVERSIDE, RI 02915	225 TERRACE AVE
414-04-011-10	ESTRADA, SAUL & JEANNA BOYLE	234 TERRACE AVE	RIVERSIDE, RI 02915	234 TERRACE AVE
414-05-001-00	WALL, CHRISTINE M	1096 BULLOCKS PT AVE	RIVERSIDE, RI 02915	1096 BULLOCKS PT AVE
414-05-006-00	MATTHEWS, CHRISTOPHER A & YOUNG, KATHRYN M	9 MYRA AVE	RIVERSIDE, RI 02915	9 MYRA AVE
414-04-011-00	WOLFSON, IVAN & MINASIAN, DIANE	221 TERRACE AVE	RIVERSIDE, RI 02915	0 TERRACE AVE
414-19-006-00	WOLFSON, IVAN & MINASIAN, DIANE	221 TERRACE AVE	RIVERSIDE, RI 02915	221 TERRACE AVE
414-05-005-00	CORDEIRO, PATRICIA A	209 RIVERSIDE DR	RIVERSIDE, RI 02915	209 RIVERSIDE DR
414-04-015-00	KING, JAMIE LEE & GINA L - TR GINA L KING REVOCABLE TRUST	1093 BULLOCKS PT AVE	RIVERSIDE, RI 02915	1093 BULLOCKS PT AVE
414-06-004-00	EDDY, BETHANY L & DIANE M	4 MYRA AVE	RIVERSIDE, RI 02915	4 MYRA AVE
414-04-010-00	LA CROIX, BARBARA A & CHARLES D DIDONATO	218 TERRACE AVE	RIVERSIDE, RI 02915	218 TERRACE AVE
414-06-005-00	DEXTER INVESTMENT CORP	70 WATERMAN AVE	EAST PROVIDENCE, RI 02914	10 MYRA AVE