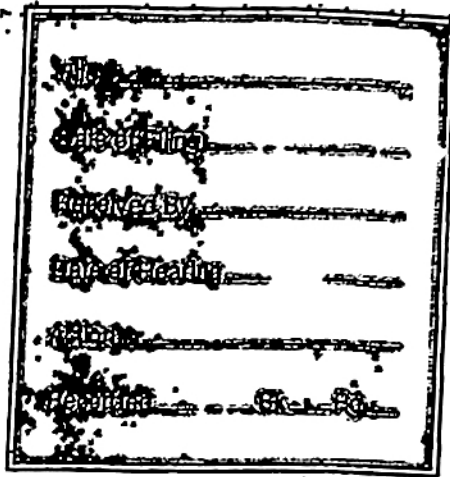


**East Providence**  
**Zoning Board of Review**  
**DIMENSIONAL VARIANCE FORM**  
 (Ref. 19-47)



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

PHONE NUMBER: 401. 722-3600

1. LOCATION OF PROPERTY 126 South Rose St And Abutting lot AVENUE/STREET  
 MAP 307 BLOCK 6 PARCEL 32.33 ZONING DISTRICT R-4

2. OWNER COSMO properties LLC  
 ADDRESS 1800 MENDON Rd Suite E-551 Cumberland RI 02864  
 DATE OF PURCHASE 5.4.23  
 PROPOSED LESSEE/PURCHASER NA  
 ADDRESS NA  
 ATTORNEY Tahn Shekarchi Esq  
 ADDRESS 51 Jefferson Blvd Warwick RI 02888.  
 REPRESENTING owner / applicant

3. DIMENSIONS OF SITE lot # 50' x 90' w 1,500  
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1) <u>None</u>	<u>VACANT lot</u>		
(2)			
(3)			

4. LIST OF PROPOSED CONSTRUCTION AND USES:

Use	Height <small>under</small>	No. of Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family No. of Bedrooms/Unit	Type of Construction
(1) <u>Single family</u>	<u>25'</u>	<u>2</u>	<u>yes</u>	<u>1,864</u>	<u>1</u>	<u>wood frame</u>
(2)						
(3)						

(Over)

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: 19-145 Schedule for      Description Variance: Resid 3: SA footage request is 5000, we propose 4,500  
SA footage VARIANCE SOUGHT  
relief sought under sec. 19-38 bond powers for Dimensional VARIANCES  
SECTION 19-45; Dimensional relief: 5' relief from front yard parking for  
each lot if needed.

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed	
<u>19-195 Schedule for</u>	<u>Resid 3 5000</u>	<u>4,500</u>	<u>(500 ft. for both lots</u> <u>VARIANCES requested)</u>
<u>width</u>	_____	_____	

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

Applicant will demonstrate all burdens under the  
code, case law precedent will be satisfied;  
The pre-existing lot was created as a buildable lot when plotted in  
a legal non-conforming lot of Record

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: Casus Properties LLC  
John J. SHEKACHESKI      DATE 10.2.23

Agent/Attorney: 51 Jefferson Blvd  
WATWILL RD 02888 401.722.3600      DATE 10.2.23

NOTE: LOTS 23 & 24 ARE TO BE CONVEYED TO THE STATE OF TEXAS BY DEED TO BE FILED IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS. THE STATE OF TEXAS IS THE GRANTEE OF THE TRACT DESCRIBED HEREIN. THE GRANTEE OF THE TRACT DESCRIBED HEREIN IS THE GRANTEE OF THE TRACT DESCRIBED HEREIN.

NOTE: THIS PLAN IS A PRELIMINARY PLAN. IT IS SUBJECT TO THE APPROVAL OF THE TARRANT COUNTY ENGINEER. THE GRANTEE OF THE TRACT DESCRIBED HEREIN IS THE GRANTEE OF THE TRACT DESCRIBED HEREIN.

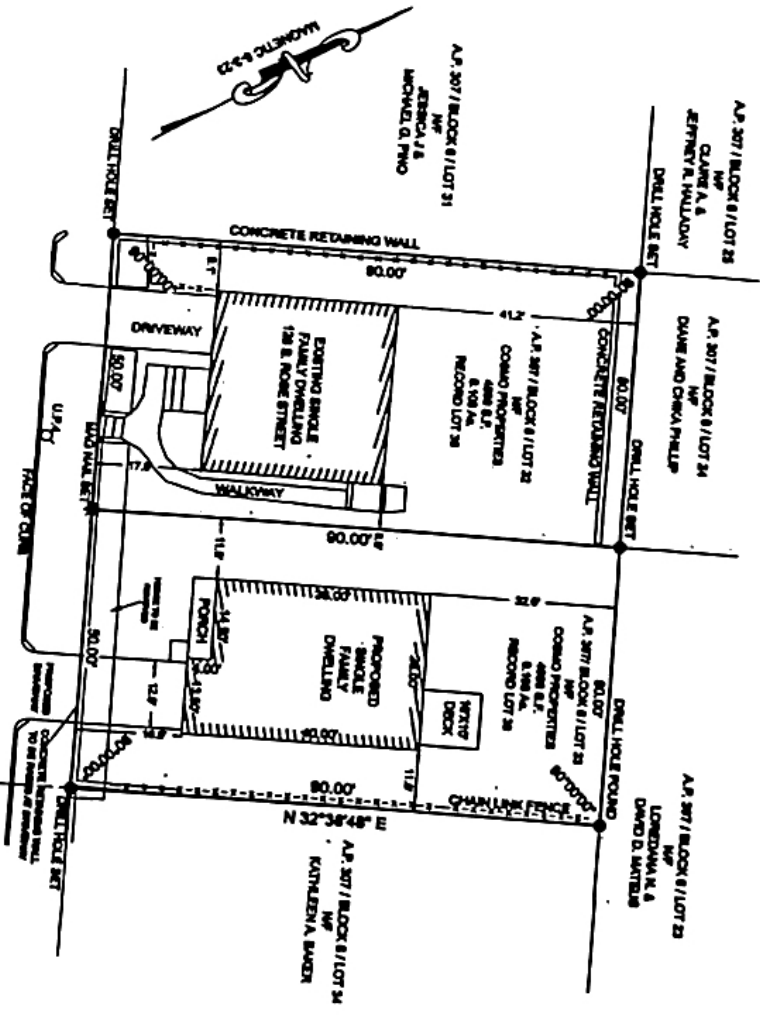


*Michael J. B.*  
 MICHAEL J. B.  
 SURVEYOR

*Michael J. B.*  
 MICHAEL J. B.  
 SURVEYOR

# SOUTH ROSE STREET

(80' PUBLIC)



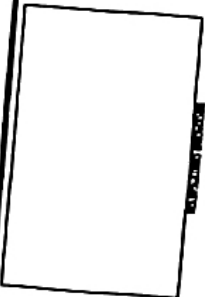
LOT	AREA	PERCENTAGE
LOT 23	10,000	50%
LOT 24	10,000	50%
TOTAL	20,000	100%



**GENERAL NOTES:**  
 1. THIS PLAN IS A PRELIMINARY PLAN.  
 2. THE GRANTEE OF THE TRACT DESCRIBED HEREIN IS THE GRANTEE OF THE TRACT DESCRIBED HEREIN.  
 3. THE GRANTEE OF THE TRACT DESCRIBED HEREIN IS THE GRANTEE OF THE TRACT DESCRIBED HEREIN.

**PROPOSED SUBDIVISION PLAN**  
**REPLAT OF TAYLOR TERRACE**  
**IN TARRANT COUNTY, TEXAS**

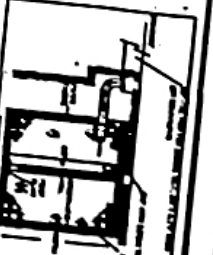
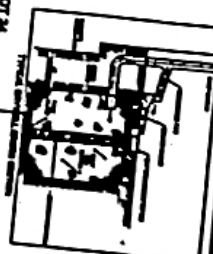
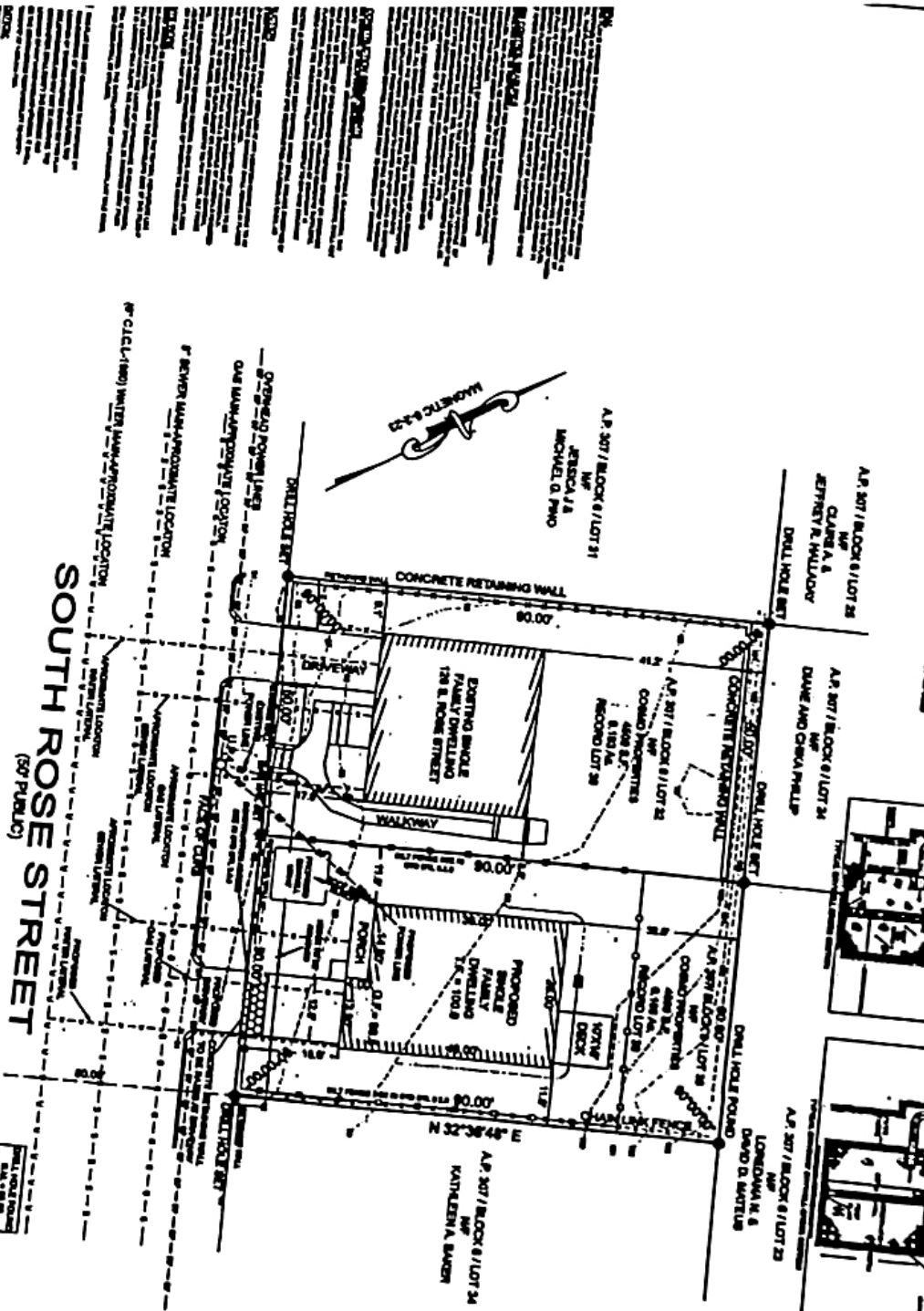
**OSMAN STATE PLANNERS, INC.**  
 1200 WEST 12TH STREET, SUITE 100  
 FORT WORTH, TEXAS 76102  
 TEL: 817-339-1111  
 FAX: 817-339-1112



1. Let it be noted that the proposed site plan is a preliminary plan and is subject to change without notice. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

2. The proposed site plan is based on the information provided by the applicant and is not a guarantee of accuracy. The applicant shall be responsible for the accuracy of the information provided.

3. The proposed site plan is subject to the approval of the appropriate authorities. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.



Lot No.	Area (sq. ft.)	Volume (cu. ft.)	Notes
21	1,100.0	11,000.0	
22	1,100.0	11,000.0	
23	1,100.0	11,000.0	
24	1,100.0	11,000.0	
25	1,100.0	11,000.0	



**EXHIBIT B - PROPOSED SITE PLAN**

1. The proposed site plan is based on the information provided by the applicant and is not a guarantee of accuracy. The applicant shall be responsible for the accuracy of the information provided.

2. The proposed site plan is subject to the approval of the appropriate authorities. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

*Paul G. [Signature]*

*[Signature]*

**PROPOSED SITE PLAN**  
**REPEAT OF 'RAY VIEW TERRACE'**

**OCEAN FRONT PROPERTIES, LLC**  
 10000 W. 10th Ave., Suite 100  
 Denver, CO 80202  
 Phone: (303) 750-1000  
 Fax: (303) 750-1001  
 Email: info@oceanfrontproperties.com

BAKER, KATHLEEN A  
142 S ROSE ST  
EAST PROVIDENCE  
RI  
02914

ZITO, MARK &  
149 S ROSE ST  
EAST PROVIDENCE  
RI  
02914

NUNES, CHRISTOPHER COSTA  
154 S ROSE ST  
EAST PROVIDENCE  
RI  
02914

FIELDS, DARYL  
146 S ROSE ST  
EAST PROVIDENCE  
RI  
02914

MATEUS, DAVID D &  
105 S BLOSSOM ST  
East Providence  
RI  
02914

DESCHENES, RONALD J  
184 S SPRUCE ST  
E PROVIDENCE  
RI  
02914

BARBOSA, DAVIDE M &  
12 APULIA ST  
E PROVIDENCE  
RI  
02914

COSMO PROPERTIES LLC  
1800 MENDON RD  
CUMBERLAND  
RI  
02864

RESENDES, GARY-TR &  
118 S ROSE ST  
EAST PROVIDENCE  
RI  
02914

RODERICK, DARREN &  
93 S BLOSSOM ST  
East Providence  
RI  
02914

*2151 OF ABUTTERS -*

CALIFF, JOHN CARTER &  
125 S ROSE ST  
EAST PROVIDENCE  
RI  
02914

MARTINS, JOSPEH F  
1287 S BROADWAY  
EAST PROVIDENCE  
RI  
02914

MATAFOME, JOSE M-TR &  
JOSE M MATAFOME  
EAST PROVIDENCE  
RI  
02914

PHILLIP, DIANE & CHIKA  
103 S BLOSSOM ST  
EAST PROVIDENCE  
RI  
02914

FARIA, TINA M  
172 S SPRUCE ST  
EAST PROVIDENCE  
RI  
02914

PLACIDO, MANUEL D &  
98 S BLOSSOM ST  
E PROVIDENCE  
RI  
02914

MIGUEL, STEVEN TR &  
122 S BLOSSOM ST  
EAST PROVIDENCE  
RI  
02914

CALISE, JOHN D &  
125 S BLOSSOM ST  
East Providence  
RI  
02914

CARTER, DAVID GABRIEL JR &  
152 S ROSE ST  
EAST PROVIDENCE  
RI  
02914

FEDEROWICZ, JODIE H &  
165 S ROSE ST  
E PROVIDENCE  
RI  
02914

SHUMATE, JULIE O  
117 S BLOSSOM ST  
EAST PROVIDENCE  
RI  
02914

SILVA, PAULO J &  
150 S ROSE ST  
E PROVIDENCE  
RI  
02914

GAIPO, TIFFANY A  
153 S ROSE ST  
EAST PROVIDENCE  
RI  
02914

JOHNSON, CHRISTINE OSVALDA  
113 S BLOSSOM ST  
East Providence  
RI  
02914

BORKMAN, TERRY P  
82 ST IVES WAY  
MARLBOROUGH  
MA  
01752

ROBERTS, VALERIE J  
192 S SPRUCE ST  
E PROVIDENCE  
RI  
02914

COSMO PROPERTIES LLC  
1800 MENDON RD  
CUMBERLAND  
RI  
02864

GAUTHIER, PAULA A  
168 S SPRUCE ST  
E PROVIDENCE  
RI  
02914

FURTADO, GENOVEVA B-TR &  
150 TANGENT ST  
East Providence  
RI  
02914

PINO, JESSICA J &  
122 S ROSE ST  
EAST PROVIDENCE  
RI  
02914

DRAINVILLE, ROBERTA L  
137 S ROSE ST  
EAST PROVIDENCE  
RI  
02914

HALLADAY, CLAIRE A &  
97 S BLOSSOM ST  
EAST PROVIDENCE  
RI  
02914

PAIVA, DINIS  
579 WARREN AVE  
E PROVIDENCE  
RI  
02914

MOORTOWN REALTY LLC &  
130 ROYALL ST  
CANTON  
MA  
02021

HILSON REALTY LLC  
629 WARREN AVE  
E PROVIDENCE  
RI  
02914

PERRY, JESSE & JOAN L-TRS  
100 PLYMOUTH RD  
EAST PROVIDENCE  
RI  
02914

17 JUNIPER HILL DR  
COVENTRY  
RI  
02816


TERPENING, ALAN  
615 WARREN AVE  
East Providence  
RI  
02914

HILSON REALTY LLC  
629 WARREN AVE  
E PROVIDENCE  
RI  
02914

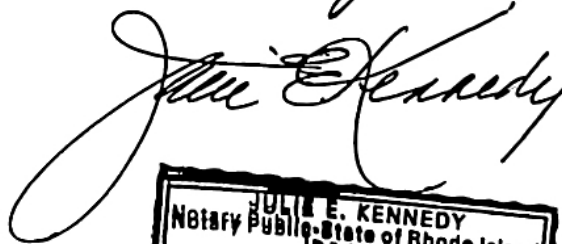
PERRY, JESSEE & JOAN L-TRS  
100 PLYMOUTH RD  
EAST PROVIDENCE  
RI  
02914

PERRY, JESSE & JOAN L-TRS  
100 PLYMOUTH RD  
EAST PROVIDENCE  
RI  
02914

I John & Shelli esk certify that this is  
A certified list of the abutts

  
John & Shelli esk

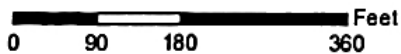
Witnessed this 27<sup>th</sup> day of September, 2023.







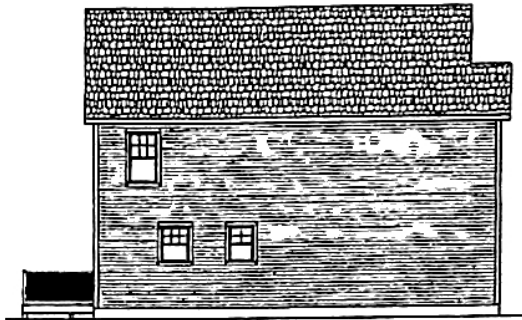
radius map



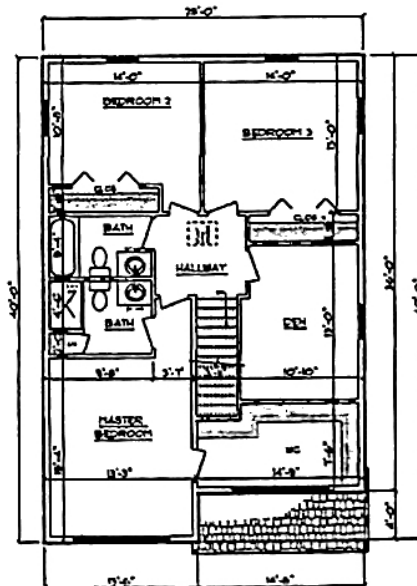
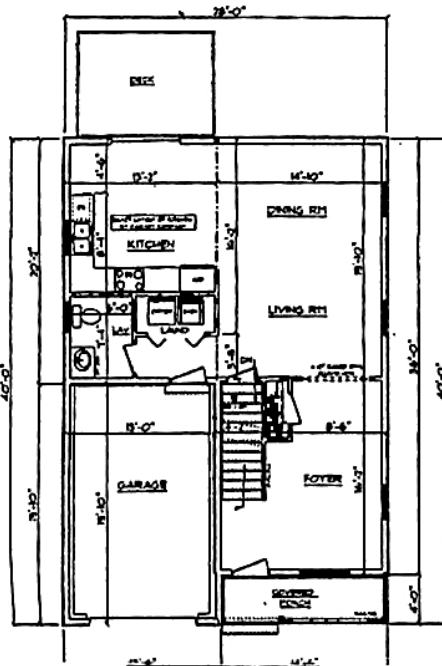




FRONT ELEVATION



LEFT SIDE ELEVATION



**DLR DIMENSIONS, INC.**  
 RESIDENTIAL DESIGNERS  
 612 GREENWICH AVENUE  
 WARRECK, RI 02886  
 401-339-3356

**36 X 28 SHOTGUN COLONIAL**  
 AREA: 1864 SQ FT  
 BONUS AREA: N / A  
 DRAWING NO.: 5872

