

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	Bk _____ Pg _____

PHONE NUMBER: 401-263-1244

1 LOCATION OF PROPERTY 1449 S Broadway AVENUE/STREET
 MAP 108 BLOCK 01 PARCEL 108 ZONING DISTRICT R3
007.00

2: OWNER Lena Scusa
 ADDRESS 1449 S Broadway
 DATE OF PURCHASE 9/2023
 PROPOSED LESSEE/PURCHASER _____
 ADDRESS _____
 ATTORNEY _____
 ADDRESS _____
 REPRESENTING _____

3. DIMENSIONS OF SITE _____
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>shed/storage</u>		<u>120</u>	<u>shed</u>
(2) <u>residential home</u>	<u>14'6"</u>	<u>1144</u>	<u>Bungalow</u>
(3) _____			

LIST OF PROPOSED CONSTRUCTION AND USES:

Use	No. of Height Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family No. of Bedrooms/Unit	Type of Construction
(1) <u>recreational</u>	<u>2nd story</u>	<u>decks</u>			<u>new decks</u>
(2) _____					
(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	Side-yard setback

7. DEVIATION FROM REQUIRED STANDARDS

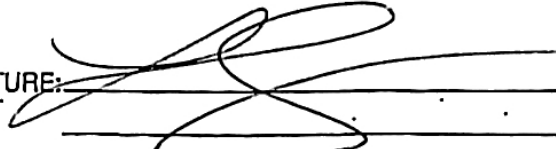
Section Number	Ordinance Requirement	Proposed
19-145	15-ft	8.34"

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

Upper decks were added - encroaches "aerial setback"

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

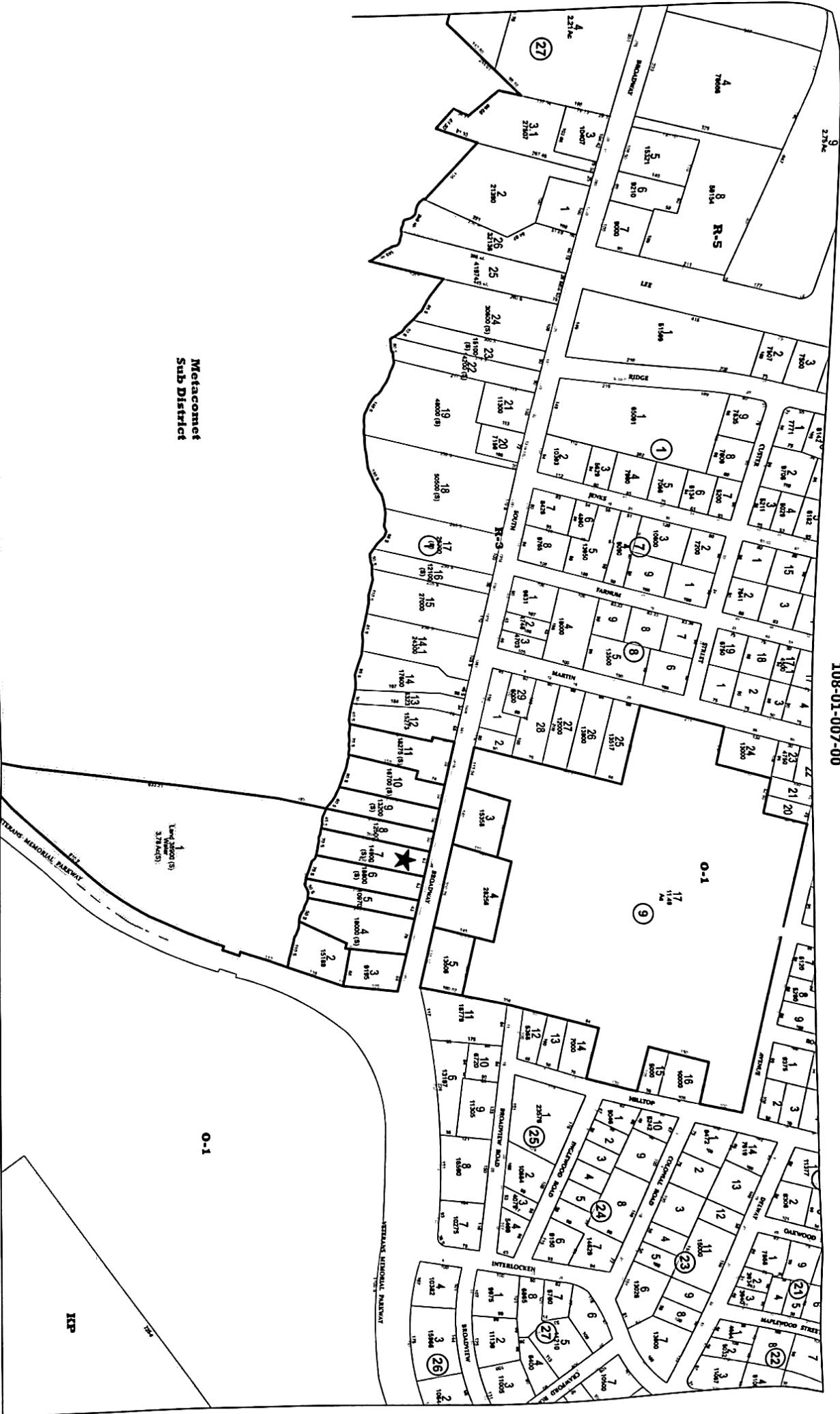
I, the undersigned, swear that all information given above to the best of my knowledge is complete and correct.

OWNER(S) SIGNATURE:  DATE 9/19/2024
 _____ DATE _____
 Agent/Attorney _____ Address _____



RADIUS MAP
1449 S BROADWAY
108-01-007-00

★ 1449 S BROADWAY
PARCELS WITHIN 200'



Metacomet
Sub District

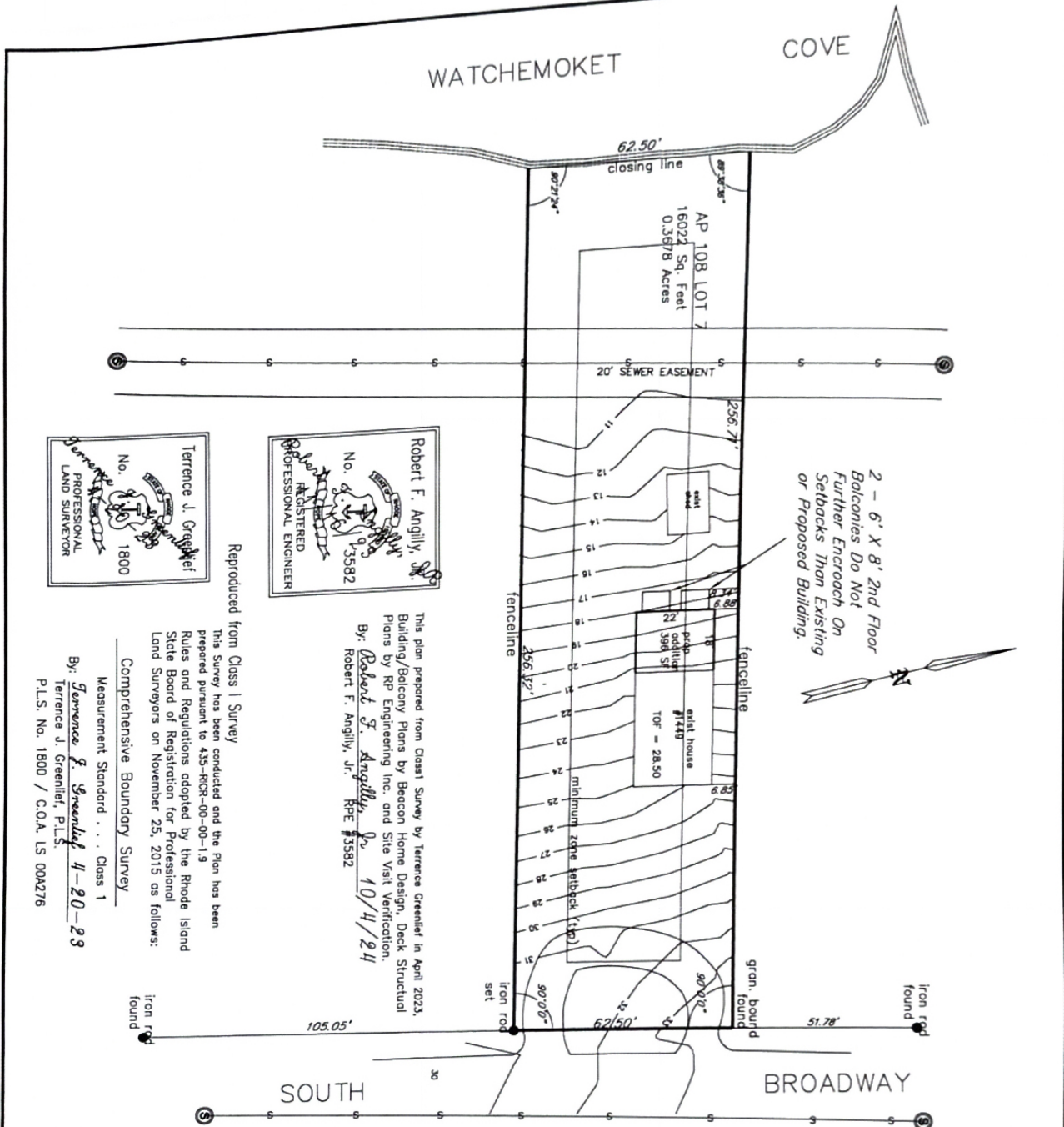
O-1

O-1

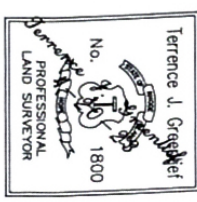
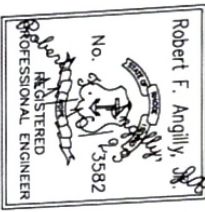
KIP

ABUTTERS LIST
 1449 S BROADWAY
 108-01-007-00

PARCEL ID	LOCATION	OWNER(S) NAME	OWNER(S) ADDRESS	CITY, STATE, ZIP
107-15-001-00	500 VETERANS MEMORIAL PARK	METACOMET PROPERTY LLC & ATTN LIANNE MARSHALL	950 WARREN AVE STE 401	EAST PROVIDENCE, RI 02914
108-01-001-00	0 ZZ RAILROAD	STATE OF RHODE ISLAND & DEPT OF TRANSPORTATION	TWO CAPITAL HILL	PROVIDENCE, RI 02903
108-01-002-00	680 VETERANS MEMORIAL PARK	DAVID CABRAL LIVING TRUST	680 VETERANS MEMORIAL PARK	EAST PROVIDENCE, RI 02914
108-01-003-00	1463 S BROADWAY	PESTANA, JOAO G & CELIA C LIFE ESTATE	1463 S BROADWAY	EAST PROVIDENCE, RI 02914
108-01-004-00	1461 S BROADWAY	SILVA, CHARLES & ELIZABETH	1461 S BROADWAY	EAST PROVIDENCE, RI 02914
108-01-005-00	1459 S BROADWAY	SIT, BRIAN & CORRENTE, RICHARD L	1459 S BROADWAY	EAST PROVIDENCE, RI 02914
108-01-006-00	1453 S BROADWAY	MASTRIANO, EDWARD A	1453 S BROADWAY	EAST PROVIDENCE, RI 02914
108-01-007-00	1449 S BROADWAY	SOSA, LENA A	1449 S BROADWAY	EAST PROVIDENCE, RI 02914
108-01-008-00	1431 S BROADWAY	PROPPER, TERRANCE M & MERYL M	1431 SOUTH BROADWAY	EAST PROVIDENCE, RI 02914
108-01-009-00	1427 S BROADWAY	MILLER, LINDSEY	1427 S BROADWAY #1	EAST PROVIDENCE, RI 02914
108-01-010-00	1423 S BROADWAY	CORREIA, FLORA G LIFE ESTATE	1281 S BROADWAY	EAST PROVIDENCE, RI 02914
108-01-011-00	1419 S BROADWAY	BURDICK, JONATHAN L & COURTNEY	1419 S BROADWAY	EAST PROVIDENCE, RI 02914
208-09-003-00	1416 S BROADWAY	GORDON SCHOOL	45 MAXFIELD AVE	EAST PROVIDENCE, RI 02914
208-09-004-00	1426 S BROADWAY	GORDON SCHOOL	45 MAXFIELD AVE	EAST PROVIDENCE, RI 02914
208-09-005-00	1 BROADVIEW RD	GORDON SCHOOL	45 MAXFIELD AVE	EAST PROVIDENCE, RI 02914
208-09-017-00-1	25 MAXFIELD AVE	GORDON SCHOOL	45 MAXFIELD AVE	EAST PROVIDENCE, RI 02914
208-09-017-00-2	75 MAXFIELD AVE	GORDON SCHOOL	45 MAXFIELD AVE	EAST PROVIDENCE, RI 02914



2 - 6' X 8' 2nd Floor
Balconies Do Not
Further Encroach On
Setbacks Than Existing
or Proposed Building.



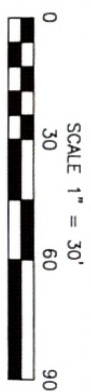
This plan prepared from Class 1 Survey by Terrence Greenleaf in April 2023, Building/Balcony Plans by Beacon Home Design, Deck Structural Plans by RP Engineering Inc. and Site Visit Verification.
By: *Robert F. Angilly, Jr.* RPE #3582
10/11/24

Reproduced from Class 1 Survey

This Survey has been conducted and the Plan has been prepared pursuant to 435-RICR-00-00-1.9 Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on November 25, 2015 as follows:

Comprehensive Boundary Survey
Measurement Standard . . . Class 1
By: *Terrence J. Greenleaf* 4-20-23
Terrence J. Greenleaf, P.L.S.
P.L.S. No. 1800 / C.O.A. LS 00A276

- General Notes:**
1. This Lot is Zoned R-3 and does not conform
 2. There are no Wetlands, Cemeteries, or other Significant or Historical features associated with this Site
- ZONE R-3**
- | | |
|--------------|-------------|
| Min. Area | 7,500 sq ft |
| Min Width | 75' |
| Min Depth | 100' |
| Min Setbacks | |
| Front | 20' |
| Side | 15' |
| Rear | 25' |



UPDATED SITE PLAN Rev 10/4/24 for: Addition w/Balconies	
For Owner: MANUEL F. SOUSA et ux 1449 SOUTH BROADWAY EAST PROVIDENCE, RI	
A.P. 108, Lot 7 Total Area = 16,022 Sq. Ft. August 2024 SCALE 1" = 30'	
EAST PROVIDENCE RHODE ISLAND	
ORIGINAL SURVEY BY: Terrence J. Greenleaf, P.L.S. No. 1800 P.O. Box 188 401-523-6454 Hermon, RI, 02829	ADDED/UPDATED BALCONIES LOCATED BY: Terry Lane Co. / Robert F. Angilly, Jr., RPE #3582 15A Terry Lane 401-588-8006 Chepochet, RI, 02814