

# East Providence Zoning Board of Review

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

File #	_____
Date of Filing	_____
Received By	_____
Date of Hearing	_____
Action	_____
Recorded	Bk _____ Pg _____

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

PHONE NUMBER: 401-263-1244

1. LOCATION OF PROPERTY 1449 South Broadway AVENUE/STREET  
MAP \_\_\_\_\_ BLOCK \_\_\_\_\_ PARCEL 108-01-007-00 ZONING DISTRICT R3

2. OWNER Manuel + Lusa Scizza  
ADDRESS 1449 South Broadway  
DATE OF PURCHASE 7/16/1992  
PROPOSED LESSEE/PURCHASER \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
ATTORNEY \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
REPRESENTING \_\_\_\_\_

3. DIMENSIONS OF SITE 62.5' 256.32' 14,022  
Width Depth Area (Sq. Ft.)  
~~11,900~~ Sq. Ft.

LIST OF ALL EXISTING BUILDINGS AND USES:

	Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1)	<u>Residential Bungalow</u>	<u>14'6"</u>	<u>748 sqft</u>	<u>Bungalow</u>
(2)	<u>Storage</u>		<u>120 sqft</u>	<u>Wood Shed</u>
(3)				

4. 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)	<u>ADU</u>	<u>14'6"</u>	<u>2</u>	<u>748 sqft</u>		<u>Addition</u>
(2)						
(3)						

(Over)

50% pre-consumer content  10% post-consumer content

PRINTED ON RECYCLED PAPER

5. THIS VARIANCE APPLICATION RELATES TO:

- Principal Building (s)
- Accessory Building
- Lot Area

CHECK ONE OR MORE:

- Setback Requirement
- Lot/Building Coverage
- Landscaping
- Amount Parking or Loading
- Location/Dimensions of Parking or Loading
- Extension of Nonconforming Structure
- Number of Dwelling Units
- Floor Area
- Height
- Signs/Billboards
- Other: \_\_\_\_\_

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	15-025	

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

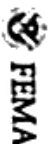
Addition to existing home structure to include ADU for adult daughter to assist caring for parents as they become older. Would like addition to follow the current structure boundaries.

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

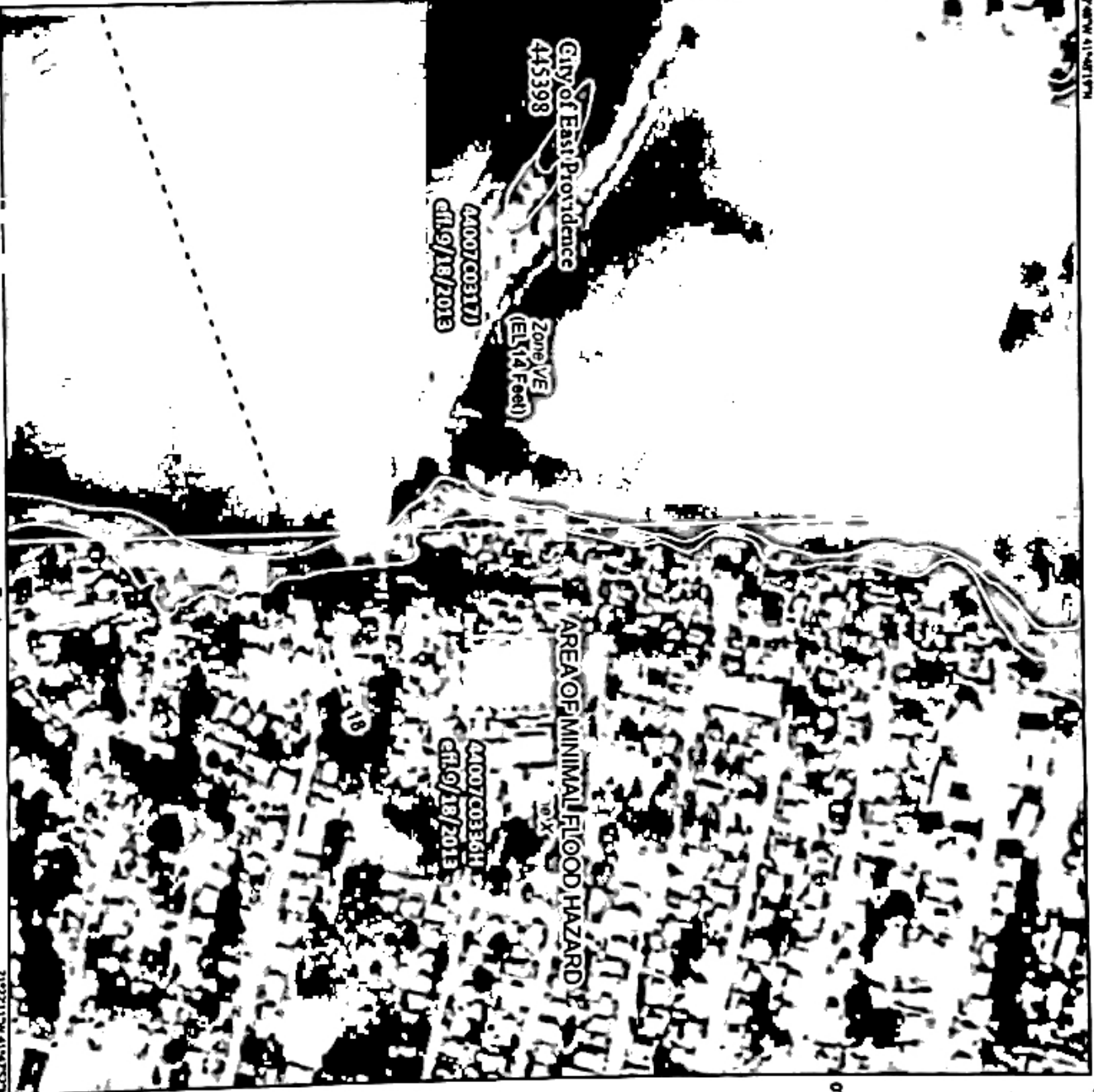
I, the undersigned, swear that all information given above to the best of my knowledge is complete and correct.

OWNER(S) SIGNATURE [Signature] DATE 5-1-2023  
 Agent/Attorney [Signature] DATE 5-1-2023  
 Address \_\_\_\_\_

# National Flood Hazard Layer FIRMeTte



71°27'49W 41°48'17N



250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map; Orthorectified; Data refreshed October, 2020

## Legend

SEE THE REPORT FOR DETAILS USED AND SELECT MAP FOR PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, X, or V with BFE or Depth Zone AE, AH, or VE, or Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile Zone F

Future Conditions 1% Annual Chance Flood Hazard Zone 1

Area with Reduced Flood Risk due to Levee, Sea Haven, Zone 7

Area with Flood Risk due to Levee Zone 9

**OTHER AREAS OF FLOOD HAZARD**

- no section Area of Intermittent Flood Hazard Zone 1
- Effective Limits

**OTHER AREAS GENERAL STRUCTURES**

- Area of Undersaturated Flood Hazard Zone 8
- Channel, Culvert, or Storm Sewer
- Levee, Dam, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Threat
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Threat Boundary
- Profile Boundary
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps. It is not valid as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFLE web services provided by FEMA. This map was exported on 11/7/2022 at 7:34 AM, and does not reflect changes or amendments subsequent to this date and time. The NFLE and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMA panel number, and FIRMA effective date. Map images for unmapped and unadministered areas cannot be used for regulatory purposes.



CB

S Broadway

ChD

XxZone

VEZone, BFC (4)

7/24/2014 10:21:01 AM

108-01-007.00

PARCEL: 108-01-007.00

LOCATION: 1448 S BROADWAY

OWNER: SOUSA, MANUELA & LUISA M

CO-OWNER: N/A

SLH\_OWN\_ADDR: 1448 S BROADWAY

SLH\_CITY: E PROVIDENCE

SLH\_ST: RI

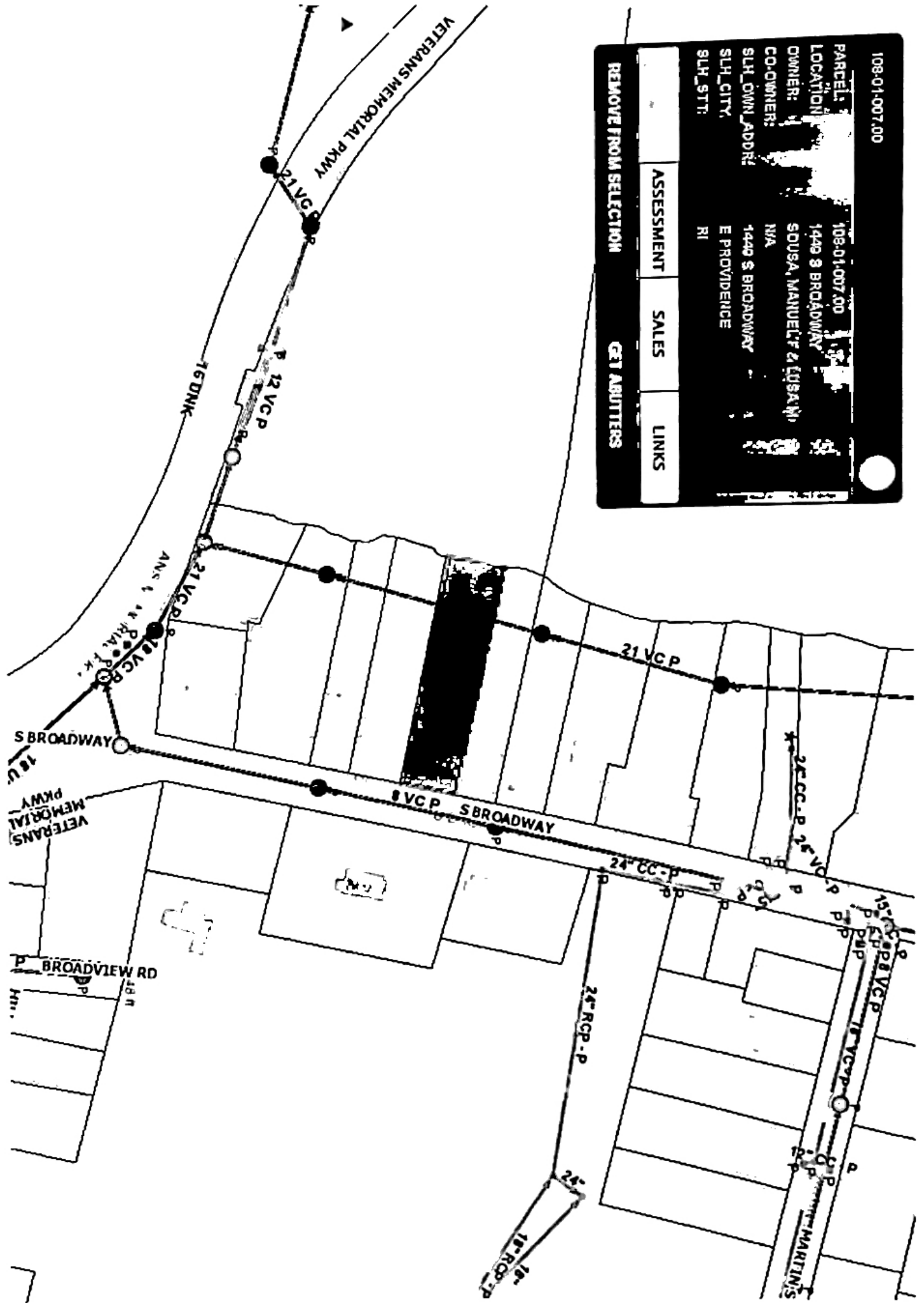
ASSESSMENT

SALES

LINKS

REMOVE FROM SELECTION

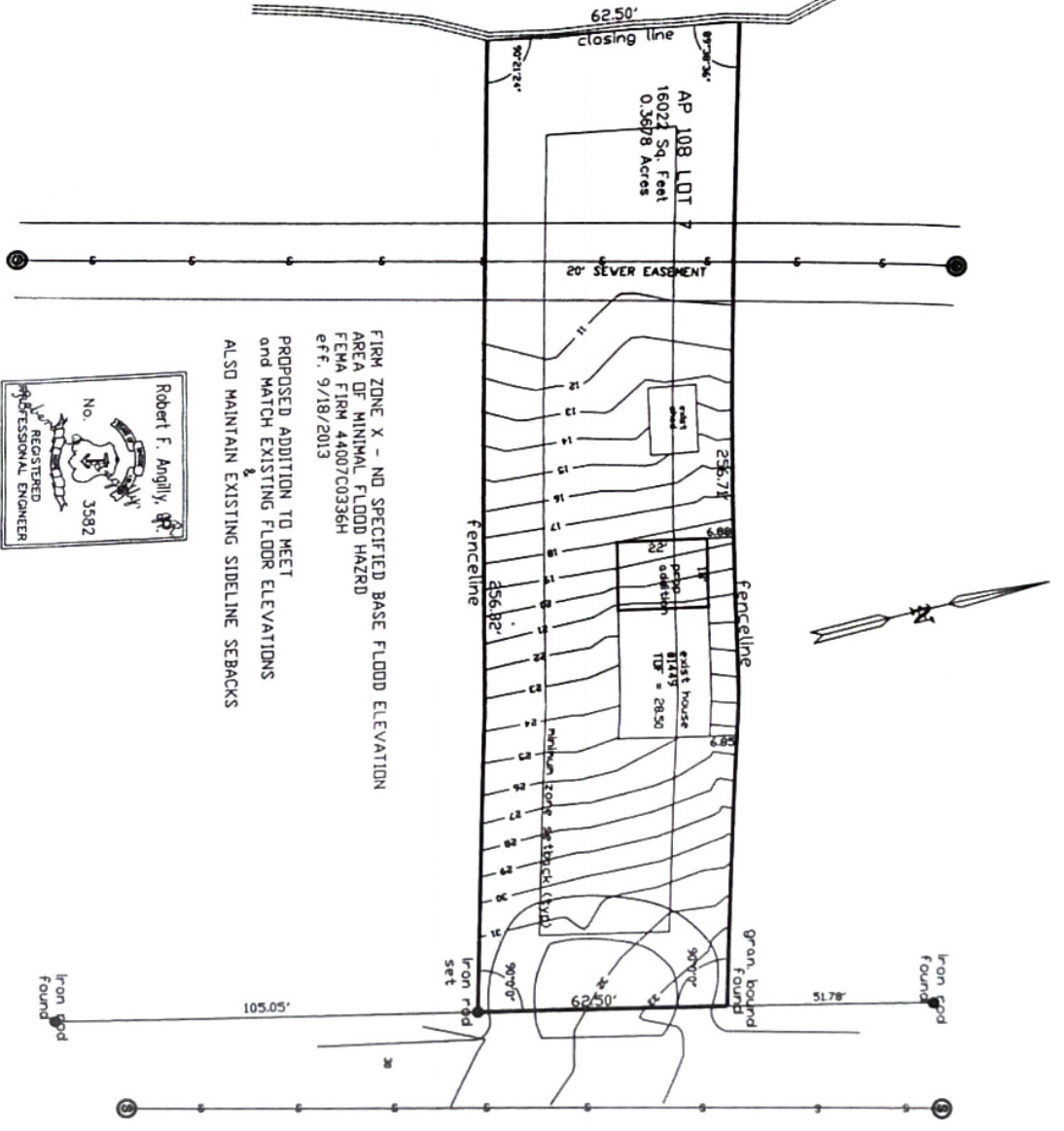
GET ABUTTERS



WATCHEMOKET

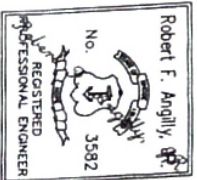
COVE

ALL PROPERTY DIMENSIONS and  
TOPD TAKEN FROM CLASS 1 SURVEY BY  
TERRENCE J. GREENLIEF, PLS #1800



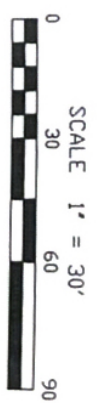
FIRM ZONE X - NO SPECIFIED BASE FLOOD ELEVATION  
AREA OF MINIMAL FLOOD HAZRD  
FEMA FIRM 44007C0336H  
eff. 9/18/2013

PROPOSED ADDITION TO MEET  
and MATCH EXISTING FLOOR ELEVATIONS  
ALSO MAINTAIN EXISTING SIDELINE SEBACKS



ZONE R-3

min. area	7,500 sq ft
min width	75'
min depth	100'
min setbacks	
front	20'
side	15'
rear	25'



**PROPOSED SITE PLAN PREPARED**  
BY: TERRY LANE CO.  
15A Terry Lane, Chepachet, RI 02814  
Tel: 401-568-8006 / DVTSRI@gmail.com

For: MANUEL & LUSA SOUSA

1449 South Broadway  
East Providence, RI AP 08 LOT 7

DRWN BY	TD	SCALE	1:30
CHK'D	TD/RFA	DATE	4/19/2023
TRACED	APP'D		

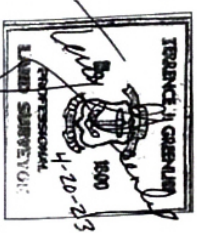
Pg 1 OF 1



WATCHEMOKET COVE

SMH ③ 20' SEWER EASEMENT SMH ③

A.P. 108, Lot 7  
16022 Sq. Feet  
0.3678 Acres



This Survey has been conducted and the Plan has been prepared pursuant to 435-RCR-00-03-13 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: *Terrance J. Greenleaf*  
Terrance J. Greenleaf, P.L.S.  
P.L.S. No. 1800 / C.O.A. LS 00A276

256.71' fenceline  
256.32' fenceline  
6.65' minimum zone setback (Top)



SOUTH BROADWAY

SMH ③ 105.05' 62.50' 51.78' iron rod found iron rod found

- 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'



SURVEY PLAN	
Preliminary Submission	
For Owner: MANUEL F. SOUSA et ux	
1449 SOUTH BROADWAY	
EAST PROVIDENCE, RI	
A.P. 108, Lot 7	
Total Area = 16,022 Sq. Ft.	
APRIL 2023	SCALE 1" = 30'
EAST PROVIDENCE RHODE ISLAND	
SURVEY BY:	
Terrance J. Greenleaf, P.L.S., No. 1800	
P.O. Box 188 401-523-6454 Harmony, RI, 02829	

**ABUTTERS LIST**  
**1449 SOUTH BROADWAY**  
**108-1-7**

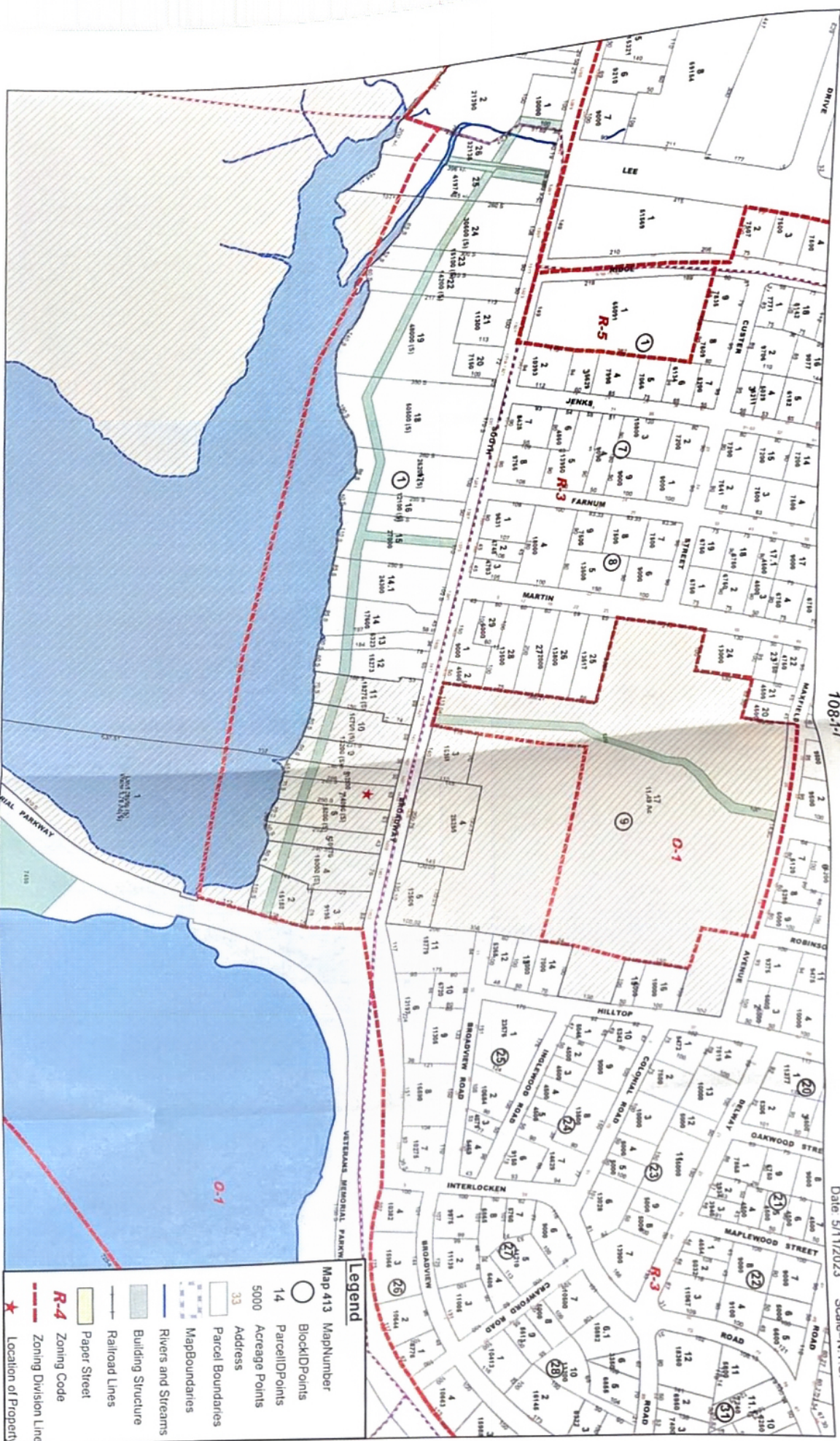
PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
107-15-001.00	METACOMET REALTY COMPANY ATTN: LIANNE M/950 WARREN AVE STE 401	TWO CAPITAL HILL	East Providence, RI 02914	500 VETERANS MEMORIAL PK
108-01-001.00	STATE OF RHODE ISLAND	680 VETERANS MEMORIAL PK	PROVIDENCE, RI 02903	0 ZZ RAILROAD
108-01-002.00	CABRAL, DAVID M - TR	1463 S BROADWAY	East Providence, RI 02914	680 VETERANS MEMORIAL PK
108-01-003.00	PESTANA, JOAO G & CELIA C LIFE ESTATE	1461 S BROADWAY	EAST PROVIDENCE, RI 02914	1463 S BROADWAY
108-01-004.00	SILVA, CHARLES & ELIZABETH	1459 S BROADWAY	EAST PROVIDENCE, RI 02914	1461 S BROADWAY
108-01-005.00	SIT, BRIAN & CORRENTE, RICHARD L	1453 S BROADWAY	EAST PROVIDENCE, RI 02914	1459 S BROADWAY
108-01-006.00	MASTRIANO, EDWARD A	1449 S BROADWAY	E PROVIDENCE, RI 02914	1453 S BROADWAY
108-01-007.00	SOUSA, MANUEL F & LUSA M LIFE ESTATE	1431 SOUTH BROADWAY	E PROVIDENCE, RI 02914	1449 S BROADWAY
108-01-008.00	PROPPER, TERRANCE M & MERYL M	1427 S BROADWAY #1	E PROVIDENCE, RI 02914	1431 S BROADWAY
108-01-009.00	MILLER, LINDSEY	1281 S BROADWAY	EAST PROVIDENCE, RI 02914	1427 S BROADWAY
108-01-010.00	CORREIA, FLORA G LIFE ESTATE	1419 S BROADWAY	EAST PROVIDENCE, RI 02914	1423 S BROADWAY
108-01-011.00	BURDICK, JONATHAN L & COURTNEY S	45 MAXFIELD AVE	EAST PROVIDENCE, RI 02914	1419 S BROADWAY
208-09-003.00	GORDON SCHOOL	45 MAXFIELD AVE	EAST PROVIDENCE, RI 02914	1416 S BROADWAY
208-09-004.00	GORDON SCHOOL	45 MAXFIELD AVE	EAST PROVIDENCE, RI 02914	1426 S BROADWAY
208-09-005.00	GORDON SCHOOL	45 MAXFIELD AVE	E PROVIDENCE, RI 02914	1 BROADVIEW RD
208-09-017.00-1	GORDON SCHOOL	45 MAXFIELD AVE	EAST PROVIDENCE, RI 02914	25 MAXFIELD AVE





# 200' RADIUS MAP 1449 SOUTH BROADWAY 108-17

Date: 5/11/2023 Scale=N.T.S.



**Legend**

- Map 413 MapNumber
- BlockIDPoints
- ParcelIDPoints
- 14 Acreage Points
- 5000 Address
- 33 Parcel Boundaries
- MapBoundaries
- Rivers and Streams
- Building Structure
- Railroad Lines
- Paper Street
- R-4 Zoning Code
- Zoning Division Line
- Location of Property