

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: 1-401-623-5900

1. LOCATION OF PROPERTY 176 Forbes St. Riverside AVENUE/STREET
MAP 610 BLOCK 1 PARCEL 4.1 ZONING DISTRICT _____

2. OWNER A.G. CONSTRUCTION INC.
ADDRESS PO BOX 600 PORTSMOUTH RI 02871
DATE OF PURCHASE 11/9/22
PROPOSED LESSEE/PURCHASER A.G. CONSTRUCTION INC.
ADDRESS PO BOX 600 PORTSMOUTH RI 02871
ATTORNEY JOHN STERNACCHI ESQUIRE
ADDRESS 51 JEFFERSON BOULEVARD SUITE 400 WARRICK 02888
REPRESENTING OWNER

3. DIMENSIONS OF SITE 60' 164.91' 9,895 SQ.F.
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>foundation only</u>	<u>N/A</u>	<u>30 x 32</u>	<u>single family proposal</u>
(2) _____	_____	_____	_____
(3) _____	_____	_____	_____

4. LIST OF PROPOSED CONSTRUCTION AND USES:

Use	No. of Height Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family	Type of Construction
				No. of Bedrooms/Unit	
(1) <u>single family</u>	<u>30ft</u>	<u>1</u>	<u>960</u>	<u>N/A</u>	<u>single family</u>
(2) _____	_____	_____	_____	_____	_____
(3) _____	_____	_____	_____	_____	_____

(Over)

5. THIS VARIANCE APPLICATION RELATES TO:

- Principal Building (s) Accessory Building Lot Area

CHECK ONE OR MORE:

- Setback Requirement *site* 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
<u>side setback</u>	<u>side set back of 1.25 ft requested</u>
<u>Dimensional regulation from section 19-145 of article 4</u>	

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
<u>side setback</u>	<u>15 feet</u>	<u>13.75 AT CLOSEST POINT</u>
<u>Dimensional Regulation from section 19-145 of article 4</u>		

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

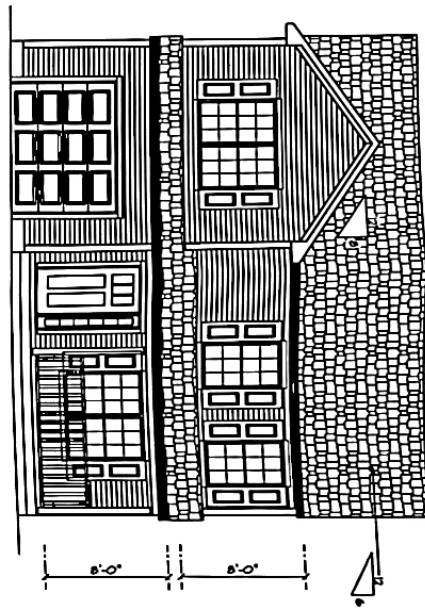
APPLICANT WISHES TO OBTAIN A SITE VARIANCE OF 1.25 FT TO CORRECT A MISTAKE (UNINTENTIONAL) MADE BY SUBCONTRACTOR WHEN THE FOUNDATION WAS POURED. ALL RELEVANT ORDINANCES WILL BE SATISFIED AS REQUIRED UNDER THE ORDINANCE, STATE STATUTE, AND THE RELEVANT STATE STATUTE.

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

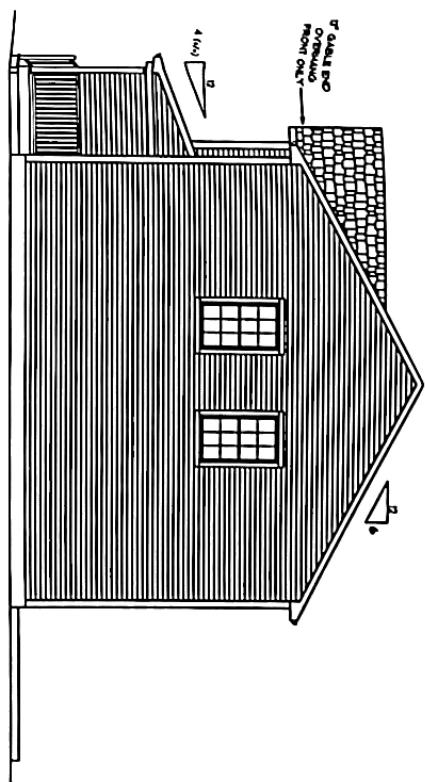
I, the undersigned, swear that all information given above to the best of my knowledge is complete and correct.

OWNER(S) SIGNATURE: [Signature] DATE 2/10/23

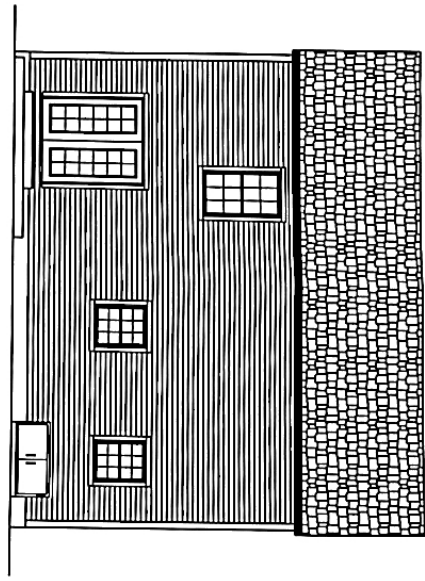
Agent/Attorney John E Shekarch: 658 Address 51 Jefferson Blvd Waltham MA 02888



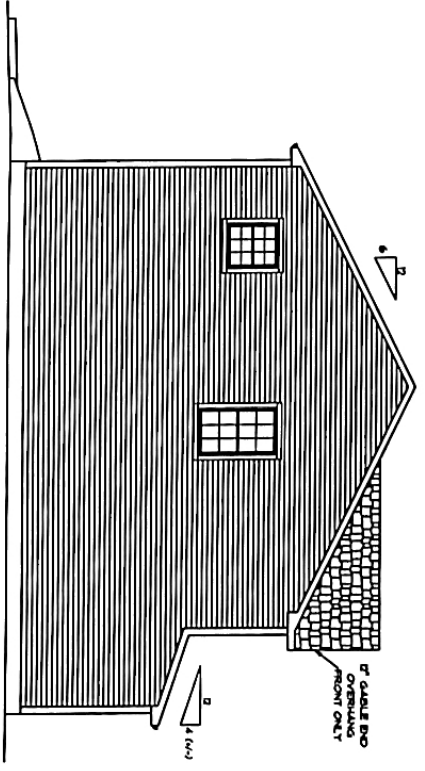
FRONT ELEVATION 1/4"=1'-0"



RIGHT SIDE ELEVATION 1/4"=1'-0"

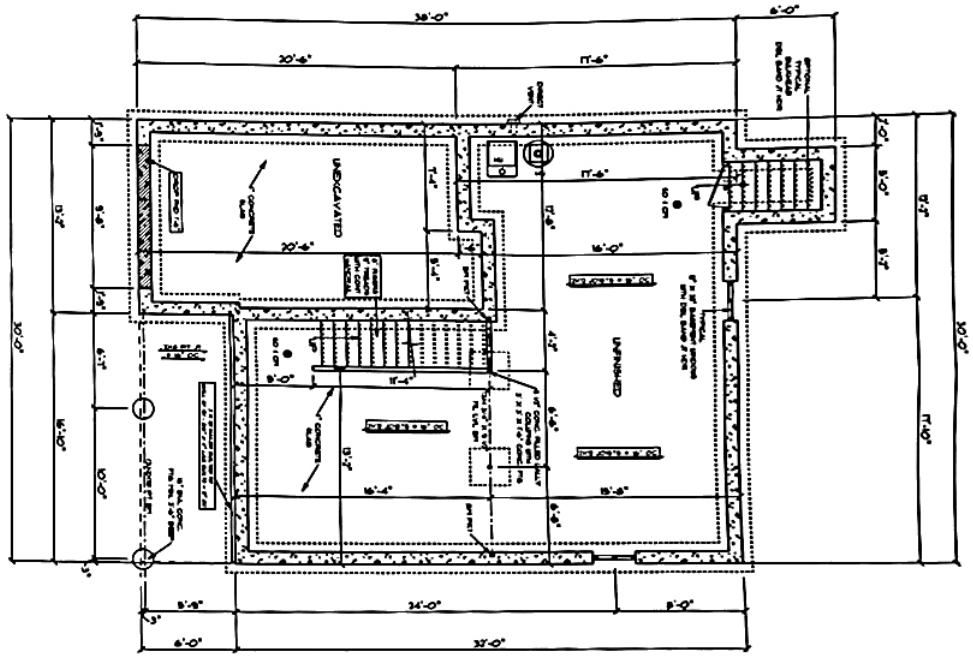


BACK ELEVATION 1/4"=1'-0"



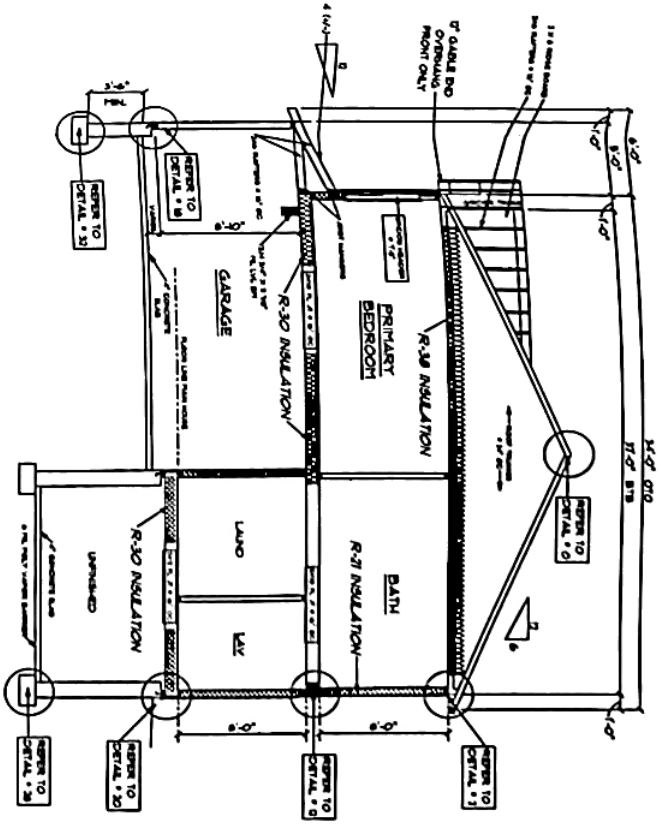
LEFT SIDE ELEVATION 1/4"=1'-0"

DRAWING NUMBER 6657-116 <small>1 of 1</small>	DRAWN BY DRR	APPROVED DRR	DATE _____	SCALE NOTED	 DLR DIMENSIONS RESIDENTIAL DESIGNERS & CONSULTANTS 401.738.3156 DLRDIMENSIONS.COM	CONSTRUCTION PLANS ARE DRAFTED FOR ANGLE-IRON ONLY DLR DIMENSIONS, INC. DOES NOT WARRANT THE LINE OF PLANS THAT HAVE BEEN TAUPERED BY BY OUTSIDE PARTIES	32 X 30 COLONIAL PREPARED FOR: AG CONSTRUCTION 176 FORDES STREET RIVERSIDE, RHODE ISLAND
			ALL DIMENSIONS IN FEET UNLESS NOTED OTHERWISE CHECKED BY: _____ DESIGNER: _____ ALL DIMENSIONS AND NOTES SUPPLEMENT LOCAL CODES PRIOR TO AND DURING CONSTRUCTION.				



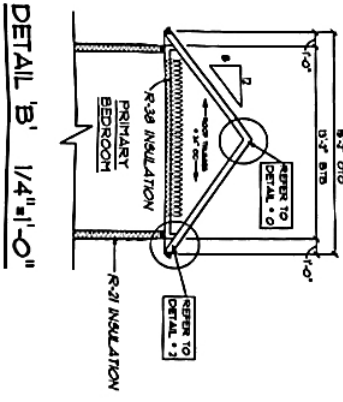
NOTE:
ALL DIMENSIONS IN FOUNDATION BRINGS
AND DIMENSIONS ARE SET PERMANENT AND
ARE UP TO THE DISCRETION OF THE
READER / CONTRACTOR

FOUNDATION PLAN 1/4"=1'-0"



206 STUDS @ 16" OC
AT ALL EXTERIOR WALLS
UNLESS OTHERWISE NOTED

CROSS SECTION 'A' 1/4"=1'-0"



DETAIL 'B' 1/4"=1'-0"

ISOMETRIC CONNECTIONS

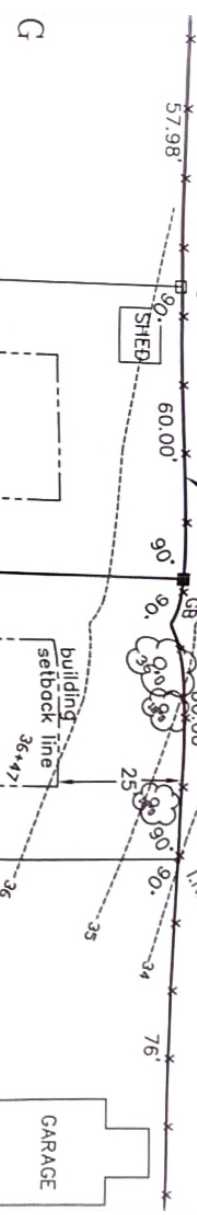
- 1. POINT LOAD FROM ABOVE
- 2. POINT LOAD FROM BELOW
- 3. LOADS APPLIED TO JOINTS
- 4. JOINTS TO BE FULLY RIGID
- 5. JOINTS TO BE FULLY FLEXIBLE
- 6. JOINTS TO BE PARTIALLY FLEXIBLE
- 7. JOINTS TO BE PARTIALLY RIGID
- 8. JOINTS TO BE PARTIALLY FLEXIBLE
- 9. JOINTS TO BE PARTIALLY RIGID
- 10. JOINTS TO BE PARTIALLY FLEXIBLE
- 11. JOINTS TO BE PARTIALLY RIGID
- 12. JOINTS TO BE PARTIALLY FLEXIBLE
- 13. JOINTS TO BE PARTIALLY RIGID
- 14. JOINTS TO BE PARTIALLY FLEXIBLE
- 15. JOINTS TO BE PARTIALLY RIGID
- 16. JOINTS TO BE PARTIALLY FLEXIBLE
- 17. JOINTS TO BE PARTIALLY RIGID
- 18. JOINTS TO BE PARTIALLY FLEXIBLE
- 19. JOINTS TO BE PARTIALLY RIGID
- 20. JOINTS TO BE PARTIALLY FLEXIBLE
- 21. JOINTS TO BE PARTIALLY RIGID
- 22. JOINTS TO BE PARTIALLY FLEXIBLE
- 23. JOINTS TO BE PARTIALLY RIGID
- 24. JOINTS TO BE PARTIALLY FLEXIBLE
- 25. JOINTS TO BE PARTIALLY RIGID
- 26. JOINTS TO BE PARTIALLY FLEXIBLE
- 27. JOINTS TO BE PARTIALLY RIGID
- 28. JOINTS TO BE PARTIALLY FLEXIBLE
- 29. JOINTS TO BE PARTIALLY RIGID
- 30. JOINTS TO BE PARTIALLY FLEXIBLE
- 31. JOINTS TO BE PARTIALLY RIGID
- 32. JOINTS TO BE PARTIALLY FLEXIBLE
- 33. JOINTS TO BE PARTIALLY RIGID
- 34. JOINTS TO BE PARTIALLY FLEXIBLE
- 35. JOINTS TO BE PARTIALLY RIGID
- 36. JOINTS TO BE PARTIALLY FLEXIBLE
- 37. JOINTS TO BE PARTIALLY RIGID
- 38. JOINTS TO BE PARTIALLY FLEXIBLE
- 39. JOINTS TO BE PARTIALLY RIGID
- 40. JOINTS TO BE PARTIALLY FLEXIBLE
- 41. JOINTS TO BE PARTIALLY RIGID
- 42. JOINTS TO BE PARTIALLY FLEXIBLE
- 43. JOINTS TO BE PARTIALLY RIGID
- 44. JOINTS TO BE PARTIALLY FLEXIBLE
- 45. JOINTS TO BE PARTIALLY RIGID
- 46. JOINTS TO BE PARTIALLY FLEXIBLE
- 47. JOINTS TO BE PARTIALLY RIGID
- 48. JOINTS TO BE PARTIALLY FLEXIBLE
- 49. JOINTS TO BE PARTIALLY RIGID
- 50. JOINTS TO BE PARTIALLY FLEXIBLE
- 51. JOINTS TO BE PARTIALLY RIGID
- 52. JOINTS TO BE PARTIALLY FLEXIBLE
- 53. JOINTS TO BE PARTIALLY RIGID
- 54. JOINTS TO BE PARTIALLY FLEXIBLE
- 55. JOINTS TO BE PARTIALLY RIGID
- 56. JOINTS TO BE PARTIALLY FLEXIBLE
- 57. JOINTS TO BE PARTIALLY RIGID
- 58. JOINTS TO BE PARTIALLY FLEXIBLE
- 59. JOINTS TO BE PARTIALLY RIGID
- 60. JOINTS TO BE PARTIALLY FLEXIBLE
- 61. JOINTS TO BE PARTIALLY RIGID
- 62. JOINTS TO BE PARTIALLY FLEXIBLE
- 63. JOINTS TO BE PARTIALLY RIGID
- 64. JOINTS TO BE PARTIALLY FLEXIBLE
- 65. JOINTS TO BE PARTIALLY RIGID
- 66. JOINTS TO BE PARTIALLY FLEXIBLE
- 67. JOINTS TO BE PARTIALLY RIGID
- 68. JOINTS TO BE PARTIALLY FLEXIBLE
- 69. JOINTS TO BE PARTIALLY RIGID
- 70. JOINTS TO BE PARTIALLY FLEXIBLE
- 71. JOINTS TO BE PARTIALLY RIGID
- 72. JOINTS TO BE PARTIALLY FLEXIBLE
- 73. JOINTS TO BE PARTIALLY RIGID
- 74. JOINTS TO BE PARTIALLY FLEXIBLE
- 75. JOINTS TO BE PARTIALLY RIGID
- 76. JOINTS TO BE PARTIALLY FLEXIBLE
- 77. JOINTS TO BE PARTIALLY RIGID
- 78. JOINTS TO BE PARTIALLY FLEXIBLE
- 79. JOINTS TO BE PARTIALLY RIGID
- 80. JOINTS TO BE PARTIALLY FLEXIBLE
- 81. JOINTS TO BE PARTIALLY RIGID
- 82. JOINTS TO BE PARTIALLY FLEXIBLE
- 83. JOINTS TO BE PARTIALLY RIGID
- 84. JOINTS TO BE PARTIALLY FLEXIBLE
- 85. JOINTS TO BE PARTIALLY RIGID
- 86. JOINTS TO BE PARTIALLY FLEXIBLE
- 87. JOINTS TO BE PARTIALLY RIGID
- 88. JOINTS TO BE PARTIALLY FLEXIBLE
- 89. JOINTS TO BE PARTIALLY RIGID
- 90. JOINTS TO BE PARTIALLY FLEXIBLE
- 91. JOINTS TO BE PARTIALLY RIGID
- 92. JOINTS TO BE PARTIALLY FLEXIBLE
- 93. JOINTS TO BE PARTIALLY RIGID
- 94. JOINTS TO BE PARTIALLY FLEXIBLE
- 95. JOINTS TO BE PARTIALLY RIGID
- 96. JOINTS TO BE PARTIALLY FLEXIBLE
- 97. JOINTS TO BE PARTIALLY RIGID
- 98. JOINTS TO BE PARTIALLY FLEXIBLE
- 99. JOINTS TO BE PARTIALLY RIGID
- 100. JOINTS TO BE PARTIALLY FLEXIBLE

DLR DIMENSIONS RESIDENTIAL DESIGNERS & CONSULTANTS 401.738.3156 DLRDIMENSIONS.COM	CONSTRUCTION PLANS ARE DRAFTED FOR SHOUSURE ONLY DLR DIMENSIONS, INC. DOES NOT PERMIT THE USE OF PLANS THAT HAVE BEEN TAMPARED WITH BY OUTSIDE PARTIES	32 X 30 COLONIAL PREPARED FOR AG CONSTRUCTION 176 FORDES STREET RIVERSIDE, RHODE ISLAND
		SCALE NOTED DATE APPROVED DRAWN BY CHECKED BY DLR DIMENSIONS 6657-116 10/1

ABUTTERS LIST
 511-1-4.1
 0 FORBES ST

PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
411-08-001.00	ROCHA, PETER F & ANA S	175 FORBES ST	RIVERSIDE, RI 02915	175 FORBES ST
411-08-002.00	ANDERSON, JOHN C JR & AMY C	169 FORBES ST	RIVERSIDE, RI 02915	169 FORBES ST
411-08-003.00	HEALY, KAREN M	165 FORBES ST	RIVERSIDE, RI 02915	165 FORBES ST
411-08-004.00	WHITFIELD, JOHN A	185 FORBES ST	RIVERSIDE, RI 02915	185 FORBES ST
411-08-005.00	TANGUAY, EDWARD L JR & KELLI K	157 FORBES ST	RIVERSIDE, RI 02915	157 FORBES ST
411-08-006.00	MARSZALEK, MELISSA MARI GENE	153 FORBES ST	RIVERSIDE, RI 02915	153 FORBES ST
411-08-007.00	BOULAIS, DAVID W & KRISTIN S	149 FORBES ST	RIVERSIDE, RI 02915	149 FORBES ST
511-01-002.00	MARSHALL, THOMAS F & KATHLEEN A	PO BOX 778	FAIRHAVEN, MA 02719	152 FORBES ST
511-01-003.00	SELEY, JOYCE C TRUSTEE:	160 FORBES ST	RIVERSIDE, RI 02915	160 FORBES ST
511-01-004.00	SANTIE, JOANN D	170 FORBES ST	RIVERSIDE, RI 02915	170 FORBES ST
511-01-004.10	AG CONSTRUCTION INC	PO BOX 600	PORTSMOUTH, RI 02871	176 FORBES ST
511-01-005.00	CONNORS, SANDRA J & WILLIAM J	174 FORBES ST	RIVERSIDE, RI 02915	172-174 FORBES ST
511-01-005.10	BAHAN, DANIEL R & BLANCHARD, CANDICE	188 FORBES ST	RIVERSIDE, RI 02915	188 FORBES ST
511-01-005.20	BALCEWICZ, STEPHEN P & SHELTON, JOAN	200 FORBES ST	RIVERSIDE, RI 02915	200 FORBES ST
610-01-001.00-2	MOBIL OIL CORPORATION	CORP-EMB-2305A	SPRING, TX 77387-4106	1001 WAMPANOAG TR

G.B. (Ind) MAP 610 BLOCK 1 PARCEL 1 LAND N/F OF MOE

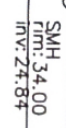


LOT AREA: 7500 S.F.
 LOT WIDTH: 75.00'
 LOT DEPTH: 100.00'

ETBACKS
 00'
 10'



TYPE OF THE
 OTS.
 INT OF SEDIMENT
 RING CONSTRUCTION,
 PILES & REDUCING



FORBES (50' WIDE)

STR

EN CONDUCTED AND THE PLAN HAS BEEN PREPARED
 ICR-00-00-1.9 OF THE RULES AND REGULATIONS
 IDE ISLAND STATE BOARD OF REGISTRATION FOR
 SURVEYORS ON NOV 25, 2015 AS FOLLOWS:
 SURVEY: MEASUREMENT SPECIFICATION
 CLASS 1 STANDARD

AS-BUILT

HE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF
 LANS: TO SHOW THE EXISTING FOUNDATION LOCATION AS MEASURED ON
 1/21/2023.

ZONED R-3
 MAP 511 BLOCK 1

UTTING
 JOHN J. BAKER, JR.
 C.O.A. # LS-A302

060807 1"