

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: 401-437-6291 - landline
RI-686-4107 - Mobile

1. LOCATION OF PROPERTY 200 Narragansett Avenue AVENUE/STREET
MAP 313 BLOCK 1 PARCEL 2 ZONING DISTRICT R3

2. OWNER KAREN WILLETTE
ADDRESS 200 Narragansett Avenue Riverside RI
DATE OF PURCHASE 11.12.14
PROPOSED LESSEE/PURCHASER _____
ADDRESS _____
ATTORNEY _____
ADDRESS _____
REPRESENTING _____

3. DIMENSIONS OF SITE 40'-FEET 145'-FEET 7,528 SF
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>Residential</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 No. of Bedrooms/Unit	Type of Construction
(1) <u>Deck 7' FT</u> <u>Plus Railing</u>	<u>1</u>	<u>NO</u>	<u>180 SQ FT</u>	<u>—</u>	
(2) _____					
(3) _____					

(Over)

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
	<i>Dimensional Variance</i>
<i>19-145</i>	<i>SIDE-YARD SETBACK</i>

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
<i>19-145</i>	<i>15-FEET</i>	<i>7.7- FEET</i>

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: *Naren Platte* DATE *4 May 2023*
 _____ DATE _____

Agent/Attorney _____ Address _____

**CITY OF EAST PROVIDENCE
ZONING BOARD OF REVIEW
DECISION**

Date: 10 June 2019

This is to certify that at the East Providence Zoning Board of Review meeting held on 5 June 2019, the Board considered the following request:

Applicant: Karen Willette
Owner of Property: Karen Willette
Subject Premises: 200 Narragansett Avenue
Map: 313 **Block:** 01 **Parcel:** 002.00
Case Number: 6738
Zoning District: Residential 3 District



DOC # 201900003207 **Pages:** 2
BK: 4143 **PG:** 194
Recorded: 06/11/2019 11:47 AM
City of East Providence, Rhode Island
Samantha Burnett, City Clerk

Requested Action: Seek a Dimensional Variance, to introduce a rear-yard deck in conjunction with a single-family residence, without complying with the minimum side-yard setback pursuant to Section 19-145 – Seven and three-tenths (7.3) foot variance, resulting in the referenced decking being situated approximately seven and seven-tenths (7.7) feet off of the northerly (side) property boundary.

Zoning Board of Review Members Voting on Application in Question: Eugene Saveory, Antonio Cunha, John Braga, Richard Croke, and Gary Pascoa.

Documents and other material submitted in regard to the subject application: Completed application; Class I Surveyed Site Plan entitled 'Boundary Survey Plan – Karen Willette – 200 Narragansett Avenue, East Providence, Rhode Island,' prepared by Geisser Engineering Corp., Job No. Y-816A, and dated Revised 3 May 2019; Planning Department Staff Report, dated 30 May 2019; Fire Department comments; 200-Foot Radius Map as prepared by the City of East Providence; Abutters List; Copy of Legal Advertisement; Certified return receipts, acknowledging abutters within 200' of the subject property were appropriately notified; and all written and recorded minutes of the 5 June 2019, Zoning Board of Review Meeting.

The Zoning Board of Review hereby grants in a unanimous vote the above-described relief in accordance with the submitted application subject to the following:

1. Petitioner(s) obtaining any, and all, necessary permits.
2. Strict compliance with the submitted site plan (or amended site plan as it may be applicable), all exhibits, and entire testimony provided during the respective hearing.

The aforementioned relief is valid for six (6) months during which the applicant shall exercise the right granted by the decision; otherwise said relief shall expire on 10 June 2019. The Zoning Board of Review may upon application within the six-month period and for good cause shown, extend the limitation for one additional six-month period.

Stated relief has been granted by the Zoning Board of Review as the application has entered evidence to the satisfaction of "*Section 19-47 Application process*", "*Section 19-45(a)(1-4) Variances – Findings required*", and "*Section 19-45(b)(2) Additional Standards*".

The Zoning Board of Review, after reviewing the documents and other materials submitted in regard to the subject application and receiving testimony, hereby finds in a unanimous vote, as follows:

1. The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based. The Board concluded that failure to grant the requested relief would result in hardship amounting to more than a mere inconvenience. The proposed deck will be situated towards the rear, and therefore hidden from view. It was also concluded that it was the only viable placement of the proposed addition, given the interior configuration – as evidenced in testimony.
2. The Board further concluded that the relief sought was quite minor, and therefore would not negatively impair the surrounding character. It was deemed the least relief necessary to realize an addition that would provide reasonable enjoyment of one's property, and therefore not for the purpose of realizing greater financial gain.
3. The Board finally concluded that hardship resulted from the unique characteristics of the subject structure, namely the pre-existing placement of the present residence. Present conditions were therefore determined not to result from any prior actions of the subject applicant.

Any party aggrieved by this decision may file an appeal in accordance with Title 45, Chapter 24, Section 69 of the Rhode Island General Laws and the City of East Providence Zoning Ordinance, Chapter 19, Section 38(b), within twenty (20) days from the date of the recording of this decision.

ZONING BOARD OF REVIEW



EUGENE SAVEORY, CHAIRMAN

Recorded in the City of East Providence Land Evidence Records

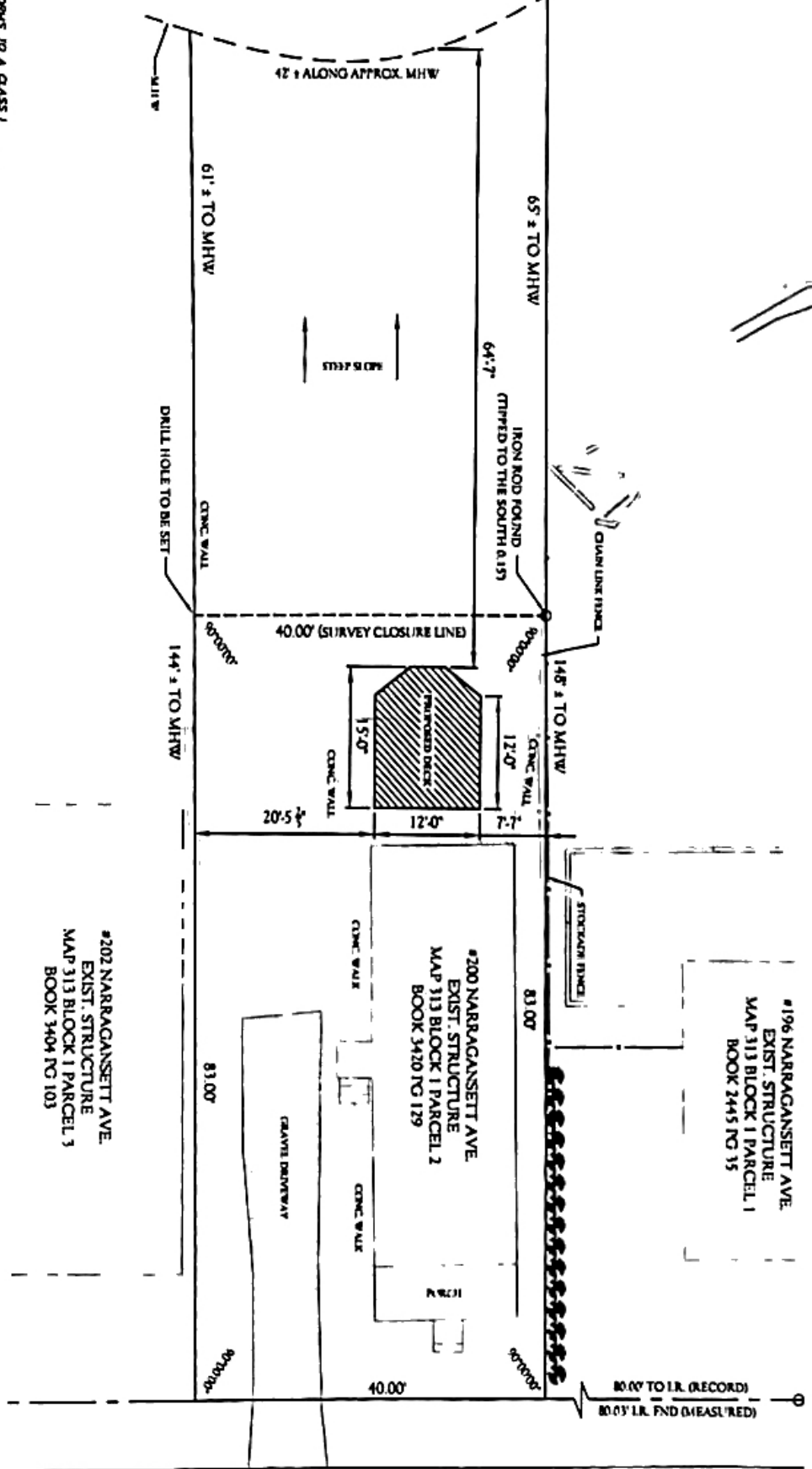
Book: _____ Page: _____

Date: _____

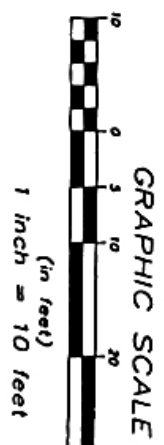


LOCATION
1/4" TO SCALE

PARCEL 1 NARRAGANSETT AVENUE RIVERSIDE RHODE ISLAND
 PREPARED BY WATERMAN ENGINEERING CO.
 DATED JULY 28, 2005



SURVEY AND PLAN CONFORMS TO A CLASS 1
 AND AS ADOPTED BY THE RHODE ISLAND BOARD OF
 SURVEYING PROFESSIONAL LAND SURVEYORS.
 OF J. GOSSETT, M. REGISTERED LAND SURVEYOR
 ENGINEERING CORPORATION
 10/11/13
 DATE



NARRAGANSETT AVENUE
 (40' PUBLIC R.O.W.)

ABUTTERS LIST

313-1-2

200 Narragansett Avenue

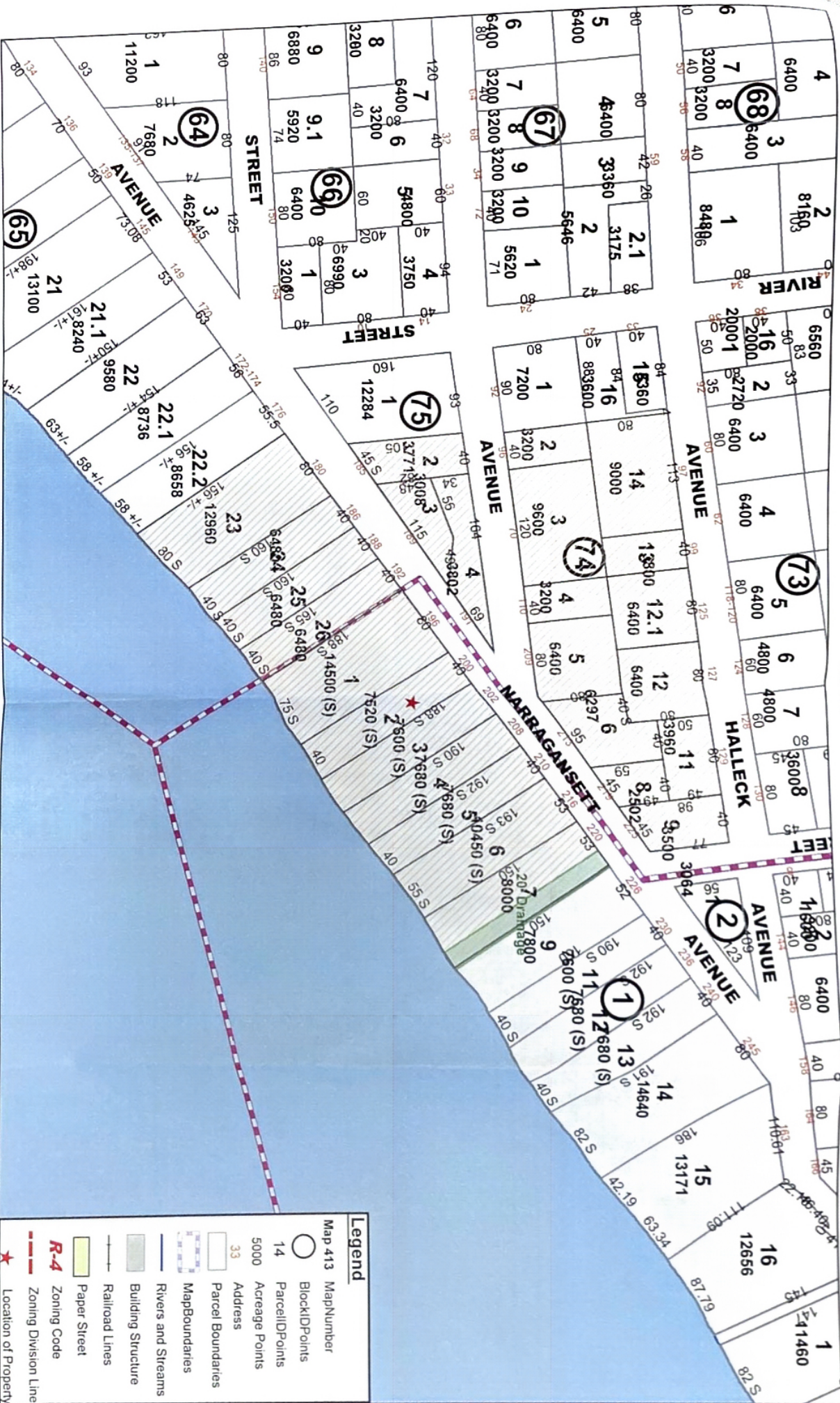
PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
312-65-023.00	OSOWIECKI, CAROLINE R & HENRY	350 WALNUT HILL RD	THOMASTON, CT 06787	180 NARRAGANSETT AVE
312-65-024.00	ALDEN, MURIEL M LIFE ESTATE	186 NARRAGANSETT AVE	RIVERSIDE, RI 02915	186 NARRAGANSETT AVE
312-65-025.00	SATTERLEY, KENNETH & KENNETH G	2 S LAKE DRIVE	BARRINGTON, RI 02806	188 NARRAGANSETT AVE
312-65-026.00	DELANEY, ELAINE C	192 NARRAGANSETT AVE	RIVERSIDE, RI 02915	192 NARRAGANSETT AVE
312-74-002.00	BULLOCK, MARIA L	96 STOWE AVE	RIVERSIDE, RI 02915	96 STOWE AVE
312-74-003.00	SECURO, JOANN	70 STOWE AVE	RIVERSIDE, RI 02915	70 STOWE AVE
312-74-004.00	COOPER, LORI ANN	110 STOWE AVENUE	RIVERSIDE, RI 02915	110 STOWE AVE
312-74-005.00	MESERVEY, JOHN & JOHN JR & ROBERT MICHAEL	209 NARRAGANSETT AVE	RIVERSIDE, RI 02915	209 NARRAGANSETT AVE
312-74-006.00	TRAUB, CLAUDIA	213 NARRAGANSETT AVE	RIVERSIDE, RI 02915	213 NARRAGANSETT AVE
312-74-008.00	REPOZA, THOMAS JR & ROOK-REPOZA, COURTNEY	219 NARRAGANSETT AVE	RIVERSIDE, RI 02915	219 NARRAGANSETT AVE
312-74-009.00	GIBSON DEBORAH L	225 NARRAGANSETT AVE	RIVERSIDE, RI 02915	225 NARRAGANSETT AVE
312-74-011.00	SANTOS, JAMES & LORI A	129 HALLECK AVE	RIVERSIDE, RI 02915	129 HALLECK AVE
312-74-012.10	LEONARD, CHRISTINE VANSTONE LIFE ESTATE ETAL	125 HALLECK AVE	RIVERSIDE, RI 02915	125 HALLECK AVE
312-74-013.00	DUCLIOS, PAUL & MARIA	99 HALLECK AVE	RIVERSIDE, RI 02915	99 HALLECK AVE
312-74-014.00	DUCLIOS, PAUL	99 HALLECK AVE	RIVERSIDE, RI 02915	95 HALLECK AVE
312-75-002.00	CARDOSO, MICHAEL J & SHARON A C/O SHARON DEBENEDETTO	185 NARRAGANSETT AVENUE	RIVERSIDE, RI 02915	185 NARRAGANSETT AVE
312-75-003.00	WILSON, WILLIAM F III & SUSAN	189 NARRAGANSETT AVE	RIVERSIDE, RI 02915	189 NARRAGANSETT AVE
312-75-004.00	LUIS, ARMANDO G & ETAL	191 NARRAGANSETT AVE	RIVERSIDE, RI 02915	191 NARRAGANSETT AVE
313-01-001.00	BELMONT, VICTORIA-TR	196 NARRAGANSETT AVE	RIVERSIDE, RI 02915	196 NARRAGANSETT AVE
313-01-002.00	WILSON-WILLETTE, KAREN E	200 NARRAGANSETT AVE	RIVERSIDE, RI 02915	200 NARRAGANSETT AVE
313-01-003.00	KOMIYAMA, TOKUYUKI & SHOKO	202 NARRAGANSETT AVE	RIVERSIDE, RI 02915	202 NARRAGANSETT AVE
313-01-004.00	CHIN, KENNETH & CATHERINE D &	208 NARRAGANSETT AVE	RIVERSIDE, RI 02915	208 NARRAGANSETT AVE
313-01-005.00	WOOD, JAMES & ROBIN	210 NARRAGANSETT AVE	RIVERSIDE, RI 02915	210 NARRAGANSETT AVE
313-01-006.00	ROMANOFF, RANDALL	43 MANNING ST	RIVERSIDE, RI 02915	216 NARRAGANSETT AVE
313-01-007.00	NEWMAN, JEFFREY Z	220 NARRAGANSETT AVE	RIVERSIDE, RI 02915	220 NARRAGANSETT AVE



200' RADIUS MAP

200 Narragansett Ave
313-1-2

Date: 5/4/2023 Scale: N.T.S.



Legend	
Map 413	Map Number
BlockID Points	BlockID Points
ParcelID Points	ParcelID Points
5000	Acreage Points
33	Address
Parcel Boundaries	Parcel Boundaries
Map Boundaries	Map Boundaries
Rivers and Streams	Rivers and Streams
Building Structure	Building Structure
Railroad Lines	Railroad Lines
Paper Street	Paper Street
R-4	Zoning Code
Zoning Division Line	Zoning Division Line
★	Location of Property