

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) 439-6283

1. LOCATION OF PROPERTY 21 Rounds Avenue AVENUE/STREET
 MAP 512 BLOCK 12 PARCEL 008.00 ZONING DISTRICT R3

2. OWNER John N. Zinn, Jr.
 ADDRESS 21 Rounds Avenue Riverside, RI 02915
 DATE OF PURCHASE November 2010
 PROPOSED LESSEE/PURCHASER John N Zinn Jr.
 ADDRESS _____
 ATTORNEY _____
 ADDRESS _____
 REPRESENTING Self

3. DIMENSIONS OF SITE 100 X 50 5000
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1) _____			
(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) _____					
(2) _____					
(3) _____					

(Over)

5. THIS VARIANCE APPLICATION RELATES TO:

- Principal Building (s) Accessory Building Lot Area

CHECK ONE OR MORE:

- | | |
|--|---|
| <input type="checkbox"/> Setback Requirement | <input type="checkbox"/> Number of Dwelling Units |
| <input type="checkbox"/> Lot/Building Coverage | <input type="checkbox"/> Floor Area |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Height |
| <input type="checkbox"/> Amount Parking or Loading | <input type="checkbox"/> Signs/Billboards |
| <input type="checkbox"/> Location/Dimensions of Parking or Loading | <input checked="" type="checkbox"/> Other: <u>FENCING</u> |
| <input type="checkbox"/> 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>① 19-135(1)</u>	<u>FENCING EXCEEDS MAXIMUM HEIGHT WITHIN FRONT-YARD</u>
<u>② 19-143</u>	<u>OBSTRUCTION AT CORNER - FENCING</u>

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
<u>① 19-135(1)</u>	<u>8- FEET</u>	<u>6- FEET</u>
<u>② 19-143</u>	<u>2.5- FEET</u>	<u>6- FEET</u>

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.

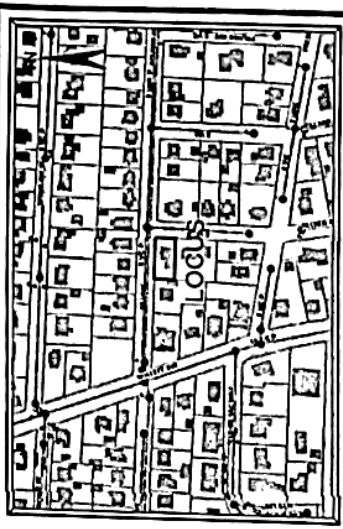
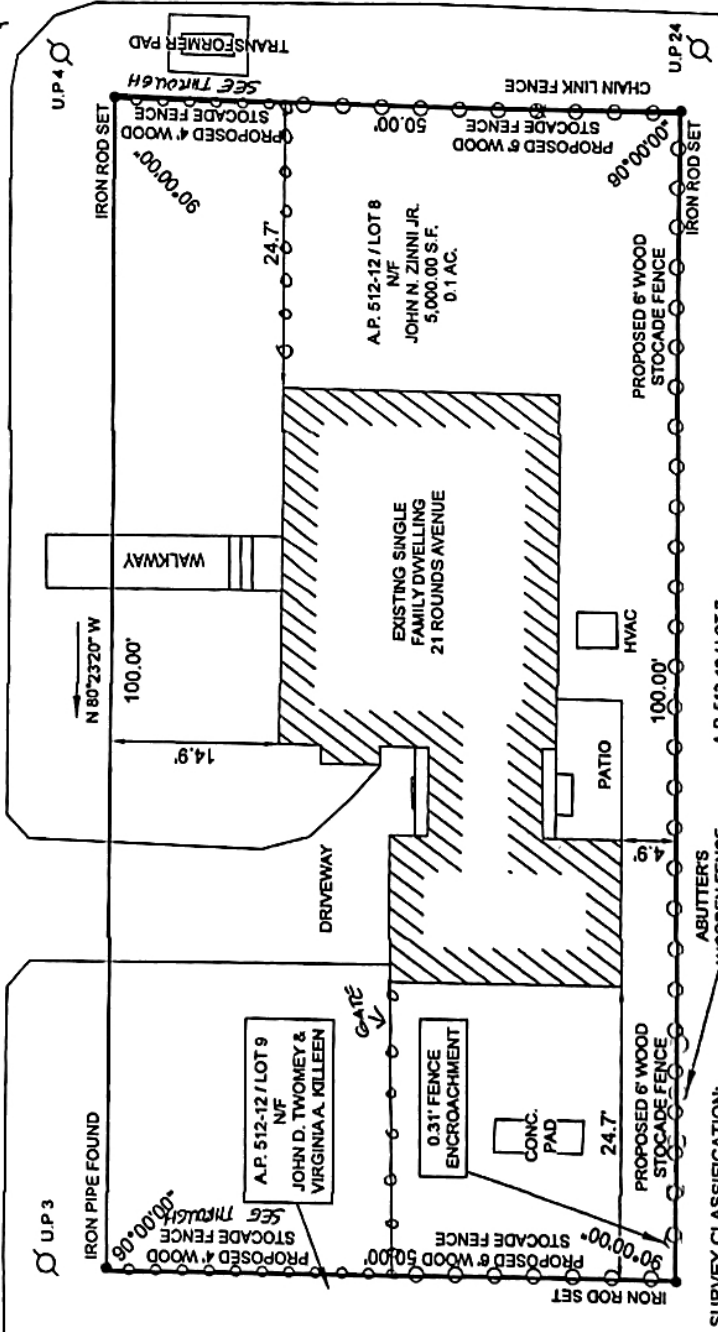
OWNER(S) SIGNATURE: *M.D. Z...* DATE 7/7/23
 _____ DATE _____

Agent/Attorney _____ Address _____

REFERENCE:

1. DEED BK. 3216 PG. 89
2. REC. LOT 11 "GREEN ORCHARD PLAT EAST PROVIDENCE, R.I. BY FRANK E. WATERMAN CO. MARCH, 1925" P.C. 236

ROUNDS AVENUE
(40' PUBLIC)



LOCUS MAP

ZONING DISTRICT R-3
 MINIMUM LOT AREA 7,500 S.F.
 MINIMUM LOT FRONTAGE 75 FT.
 MINIMUM SETBACKS: FRONT 20 FT.
 SIDE 15 FT.
 REAR 25 FT.
 MAXIMUM BUILDING HEIGHT 2 STORY
 MAXIMUM BUILDING HEIGHT 35 FT.
 MAXIMUM BUILDING COVERAGE 25%

BECKERS AVENUE
(40' PUBLIC)

DIMENSIONAL CONFORMANCE SURVEY

A.P. 512-12 / LOT 8
 21 ROUNDS AVENUE
 EAST PROVIDENCE, R.I. 02915
 SCALE: 1"=10' DATE: JUNE 29, 2023

PREPARED FOR:

JOHN ZINNI JR.
 21 ROUNDS AVENUE, EAST PROVIDENCE, R.I. 02915
 PHONE: (401) 439-9283

PREPARED BY:

OCEAN STATE PLANNERS, INC.
 1255 OAKLAWN AVENUE, CRANSTON, RI 02920
 PHONE: (401) 463-9696 info@osplanners.com
 JOB NO. 9808 / DWG. NO. 9808 - (ZDS)

GRAPHIC SCALE 1" = 10'



THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 TO ESTABLISH AND STAKE RECORD BOUNDARY LINES, IN ORDER TO PROPOSE A WOODEN STOCKADE FENCE.

BY: *[Signature]* DATE: 6/28/23
 RICHARD T. BZDYRA, P.L.S., LIC #1786, COA #LS-460

SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 8 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION:

LIMITED CONTENT BOUNDARY SURVEY CLASS 1
 THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY:
 RECORDED FOUND MONUMENTS & ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILED INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

ABUTTERS LIST
512-12-8
21 ROUNDS AVE

PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
512-11-030.00	HARRIGER, BROOKLYNNE & VELAZQUEZ, FELIX	47 WINSLOW ST	RIVERSIDE, RI 02915	47 WINSLOW ST
512-11-031.00	LAFRAMBOISE, SEAN DANIEL & ELIZABETH ANN	35 WINSLOW ST	RIVERSIDE, RI 02915	35 WINSLOW ST
512-11-032.00	DEOLIVEIRA, MANUEL E	27 WINSLOW AVE	RIVERSIDE, RI 02915	27 WINSLOW ST
512-11-033.00	OWEN, SCOTT A & KRISTIN M	25 WINSLOW ST	RIVERSIDE, RI 02915	25 WINSLOW ST
512-11-034.00	REVERENDO, LORI A & STEPHEN J	19 WINSLOW ST	RIVERSIDE, RI 02915	19 WINSLOW ST
512-11-035.00	ALMEIDA, RAMIRO & MARCIA IRREV TRUST	15 WINSLOW ST	RIVERSIDE, RI 02915	15 WINSLOW ST
512-11-038.00	PKL RIVERSIDE LLC	PO BOX 14606	E PROVIDENCE, RI 02914	0 WILLETT AVE
512-11-039.00	RICHARDS, JODY & DELACRUZ, JOHANNA	10 ROUNDS AVE	RIVERSIDE, RI 02915	10 ROUNDS AVE
512-11-040.00	SILVA, JASON	16 ROUNDS AVE	RIVERSIDE, RI 02915	16 ROUNDS AVE
512-11-041.00	TRACY, MARY R LIFE ESTATE	20 ROUNDS AVE	RIVERSIDE, RI 02915	20 ROUNDS AVE
512-11-042.00	FERNANDES, KEVIN J & CHRISTINE M	22 ROUNDS AVE	RIVERSIDE, RI 02915	22 ROUNDS AVE
512-11-043.00	MASTERSON, LAURA A	28 ROUNDS AVE	RIVERSIDE, RI 02915	28 ROUNDS AVE
512-11-044.00	CORDERO, TIMOTHY	32 ROUNDS AVE	RIVERSIDE, RI 02915	32 ROUNDS AVE
512-11-045.00	CABRAL, MICHAEL & STUART	36 ROUNDS AVE	RIVERSIDE, RI 02915	36 ROUNDS AVE
512-11-046.00	MAFALE, JOAN C & MICHAEL A	40 ROUNDS AVE	RIVERSIDE, RI 02915	40 ROUNDS AVE
512-11-047.00	VARGAS, JAMES J	58 BURLINGAME RD	SMITTFIELD, RI 02917-1403	42 ROUNDS AVE
512-12-001.00	FORBES STREET LLC	194 BLUFF AVE	SWANSEA, MA 02777	670 WILLETT AVE
512-12-002.00	MCELROY, TIMOTHY J	678 WILLETT AVE	RIVERSIDE, RI 02915	678 WILLETT AVE
512-12-003.00	KOEMM, MICHAEL A & SHANNON	682 WILLETT AVE	RIVERSIDE, RI 02915	682 WILLETT AVE
512-12-004.00	GOWER, MARIE	684 WILLETT AVE	RIVERSIDE, RI 02915	684 WILLETT AVE
512-12-004.10	CICOGNA, NANCY E	2 PRESCOTT AVE	RIVERSIDE, RI 02915	2 PRESCOTT AVE
512-12-005.00	LONG, BARBARA A - TR	6 PRESCOTT AVE	RIVERSIDE, RI 02915	6 PRESCOTT AVE
512-12-006.00	SILVA, PAULO A & BETH ANN LEONARDO	16 PRESCOTT AVE	RIVERSIDE, RI 02915	16 PRESCOTT AVE
512-12-007.00	GARRITY, KRISTINE A	7 BECKER AVE	RIVERSIDE, RI 02915	7 BECKER AVE
512-12-008.00	ZINNI, JOHN N JR	21 ROUNDS AVE	RIVERSIDE, RI 02915	21 ROUNDS AVE
512-12-009.00	TWOMEY, JOHN D & KILLEEN, VIRGINIA A	7 ROUNDS AVE	RIVERSIDE, RI 02915	7 ROUNDS AVE
512-13-001.00	CABRAL, KATHLEEN L & GLENN B	6 BECKER AVE	RIVERSIDE, RI 02915	6 BECKER AVE
512-13-002.00	BEAUPRE, LEANN	10 BECKER AVE	RIVERSIDE, RI 02915	10 BECKER AVE
512-13-003.00	DOWNES, WILLIAM	14 BECKER AVE	RIVERSIDE, RI 02915	14 BECKER AVE
512-13-004.00	FACTEAU, WAYNE E JR & MELLO, HEATHER A	20 BECKER AVE	RIVERSIDE, RI 02915	20 BECKER AVE
512-13-007.00	MORAIS, ELIZABETH A - TR	15 HOLLAND AVE	RIVERSIDE, RI 02915	15 HOLLAND AVE
512-13-008.00	PIERCE, FREDERICK M JR & FORREST, CLAUDIA J	9 HOLLAND AVE	RIVERSIDE, RI 02915	9 HOLLAND AVE

ABUTTERS LIST

512-12-8

21 ROUNDS AVE

512-13-009.00
512-13-010.00

EASTWOOD, MICHAEL F & BETHANY R &
WADDINGTON HOLDINGS LLC

45 ROUNDS AVE
99 PRESCOTT AVE

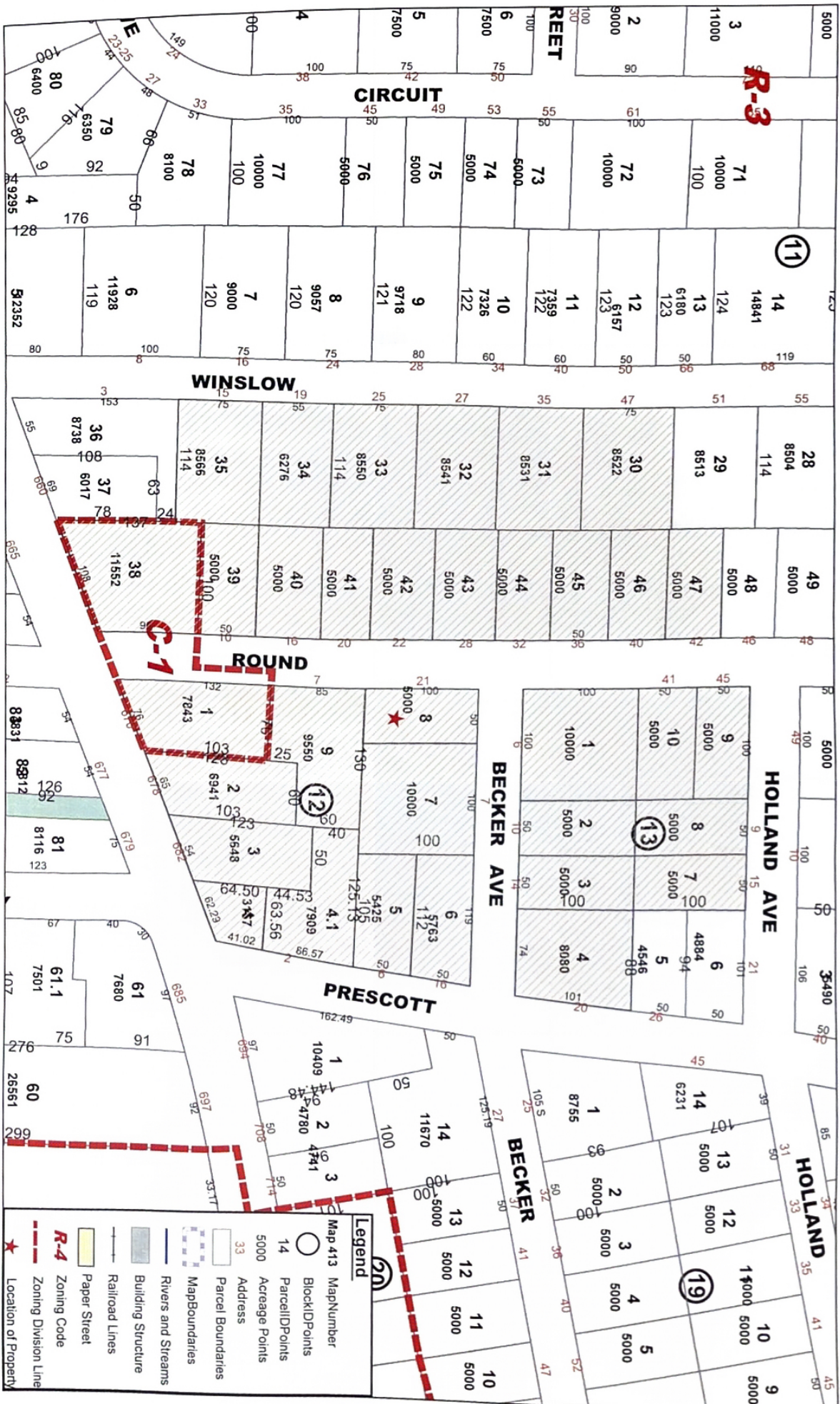
RIVERSIDE, RI 02915
RIVERSIDE, RI 02915

45 ROUNDS AVE
41 ROUNDS AVE



200' RADIUS MAP
21 ROUNDS AVE
512-12-8

Date: 7/13/2023 SCALE=N.T.S.



Legend

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