

East Providence Zoning Board of Review

DIMENSIONAL VARIANCE FORM (Ref. 19-47)

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

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

PHONE NUMBER: 401-421-0170

LOCATION OF PROPERTY 253 Terrace AVENUE/STREET
 MAP 415 BLOCK 1 PARCEL 2 ZONING DISTRICT R3

2. OWNER Anthony Lambrese
 ADDRESS 253 Terrace Ave
 DATE OF PURCHASE 08/24/2018
 PROPOSED LESSEE/PURCHASER _____
 ADDRESS _____
 ATTORNEY Anthony DeSisto
 ADDRESS 450 Veterans Memorial Parkway
 REPRESENTING Anthony Lambrese

3. DIMENSIONS OF SITE 60' 121.84' 7287.4 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>Single Family Home</u>	<u>21.2 sf.</u>	<u>832 sf</u>	<u>Colonial</u>
(2) _____	_____	_____	_____
(3) _____	_____	_____	_____

1. LIST OF PROPOSED CONSTRUCTION AND USES:

Use	Height	No. of Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family	Type of Construction
					No. of Bedrooms/Unit	
(1) <u>Single Family Home</u>	<u>21.2</u>	<u>2</u>	<u>No</u>	<u>1132</u>	<u>N/A</u>	<u>Colonial</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: Side Yard
 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>§19-135 (2)</u>	<u>Use of required yards, side and rear yard minimum requirements</u>
<u>§19-145</u>	<u>Minimum Lot Requirements,</u>
<u>§19-145</u>	<u>Lot Coverage</u>

7. DEVIATION FROM REQUIRED STANDARDS

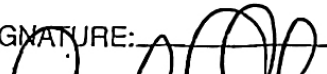
Section Number	Ordinance Requirement	Proposed
<u>§19-145</u>	<u>Min. Side Yard 15'</u>	<u>6.1'</u>
<u>§ 19-145</u>	<u>Lot Coverage 25% + 20%</u>	<u>27.5%</u>

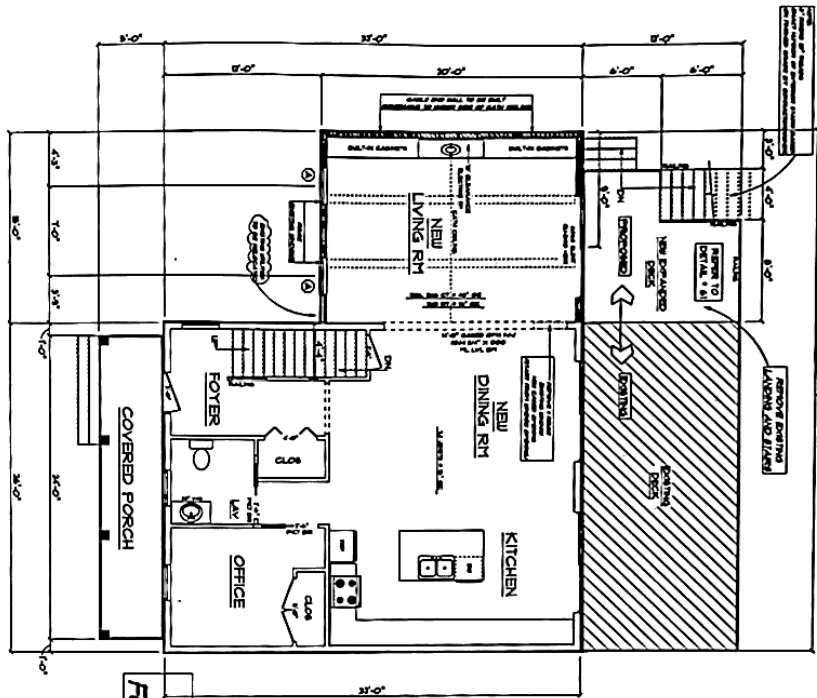
8. DESCRIBE THE UNIQUE CHARACTERISTICS OR OTHER PECULIARITIES OF THE PROPERTY WHICH CREATE HARDSHIP.

This is a legal non-conforming lot with narrow side yards and smaller living space. If the side yard relief of 8.9' and lot coverage relief of 2.5% is not granted, Applicant will face hardship due to the confined nature of the structure, which is limited in its current configuration.

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 10/7/22



**EXISTING & PROPOSED
FIRST FLOOR PLAN 1/4"=1'-0"**

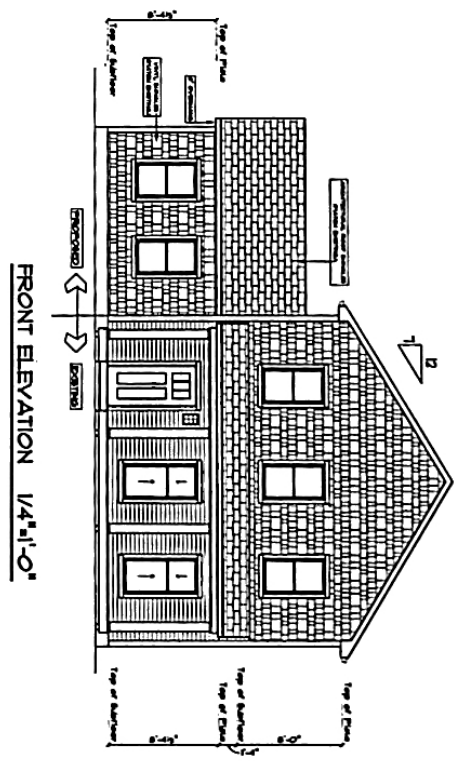
FIRST FLOOR PLATE
HEIGHT 8'-4 1/2"

206 STUDS @ 16" OC
AT ALL EXTERIOR WALLS
MINIMUM OVERHANG 2"

**PRELIMINARY PLANS ONLY
FOR ZONING AND PRICING ONLY**

LEGEND:

- 1. SOLID BALKING TO FOUNDATION
- 2. SHOWN DETENTION
- 3. SHOWN DETENTION & CARBON MONOXIDE
- 4. HEATING UNIT/BOILER
- 5. NO CHIMNEY VENTED TO OUTSIDE
- 6. NO CHIMNEY VENTED TO OUTSIDE
- 7. MAKEUP COILS
- 8. EXISTING WALL
- 9. NEW INTERIOR WALL
- 10. EXISTING EXTERIOR WALL TO REMAIN
- 11. EXISTING EXTERIOR WALL TO REMOVE
- 12. WINDOW UNIT NUMBER
- 13. DOOR UNIT NUMBER



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

WINDOW SCHEDULE	
NO.	DESCRIPTION
1	6'0" x 4'0" DOUBLE HUNG
2	6'0" x 4'0" DOUBLE HUNG
3	6'0" x 4'0" DOUBLE HUNG
4	6'0" x 4'0" DOUBLE HUNG
5	6'0" x 4'0" DOUBLE HUNG
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NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS WITH THE FOLLOWING DIMENSION CONTROLS

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DLR DIMENSIONS
RESIDENTIAL DESIGNERS & CONSULTANTS
401.738.3156 DLRDIMENSIONS.COM

CONSTRUCTION PLANS ARE DRAFTED FOR SHOWN ONLY
DLR DIMENSIONS, INC. DOES NOT VERIFY THE USE OF PLANS THAT HAVE BEEN SUPERSEDED BY ANY OTHER PLANS

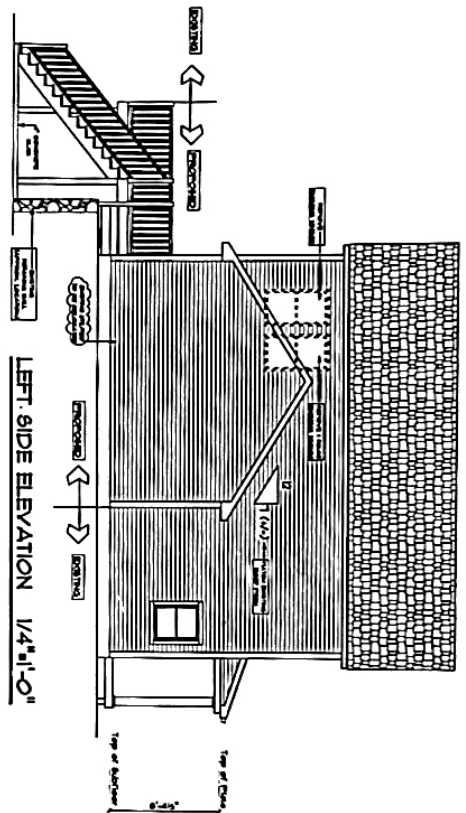
PROPOSED FAMILY ROOM ADDITION
PREPARED FOR:
ANTHONY & MARLA LAFORSE
233 TERRACE AVENUE
RIVERBIDE, RHODE ISLAND

DATE: 11/11/2024
SCALE: 1/4"=1'-0"
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 11/11/2024
DRAWING NUMBER: 24-03-1

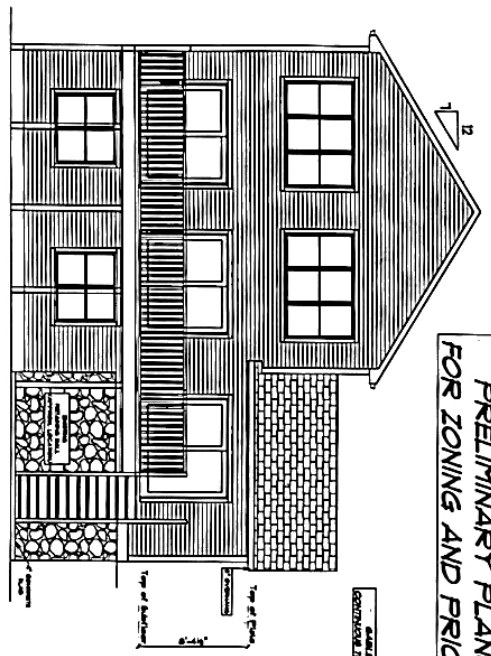
PERMIT INFORMATION
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DATE: 11/11/2024
SCALE: 1/4"=1'-0"
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 11/11/2024
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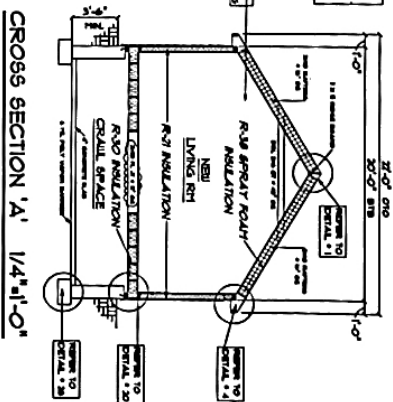


LEFT SIDE ELEVATION 1/4"=1'-0"



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

PRELIMINARY PLANS ONLY
FOR ZONING AND PRICING ONLY



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

THESE PLANS ARE PRELIMINARY AND NOT TO BE USED FOR PERMITS OR CONTRACTS. THESE PLANS ARE FOR ZONING AND PRICING ONLY. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

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DRAWN BY: []
CHECKED: []
DRAWING NUMBER: []
1 of 1

DLR DIMENSIONS
RESIDENTIAL DESIGNERS & CONSULTANTS
401.738.3156 DLRDIMENSIONS.COM

CONSTRUCTION PLANS ARE DRAFTED FOR SHOWN-USE ONLY.
DLR DIMENSIONS, INC. DOES NOT PERMIT THE USE OF PLANS THAT HAVE BEEN REVISED BY OTHER PARTIES.

PROPOSED FAMILY ROOM ADDITION
PREPARED FOR: ANTHONY & MARLA LAFRANCO
283 TERRACE AVENUE
REVERSH, RHODE ISLAND

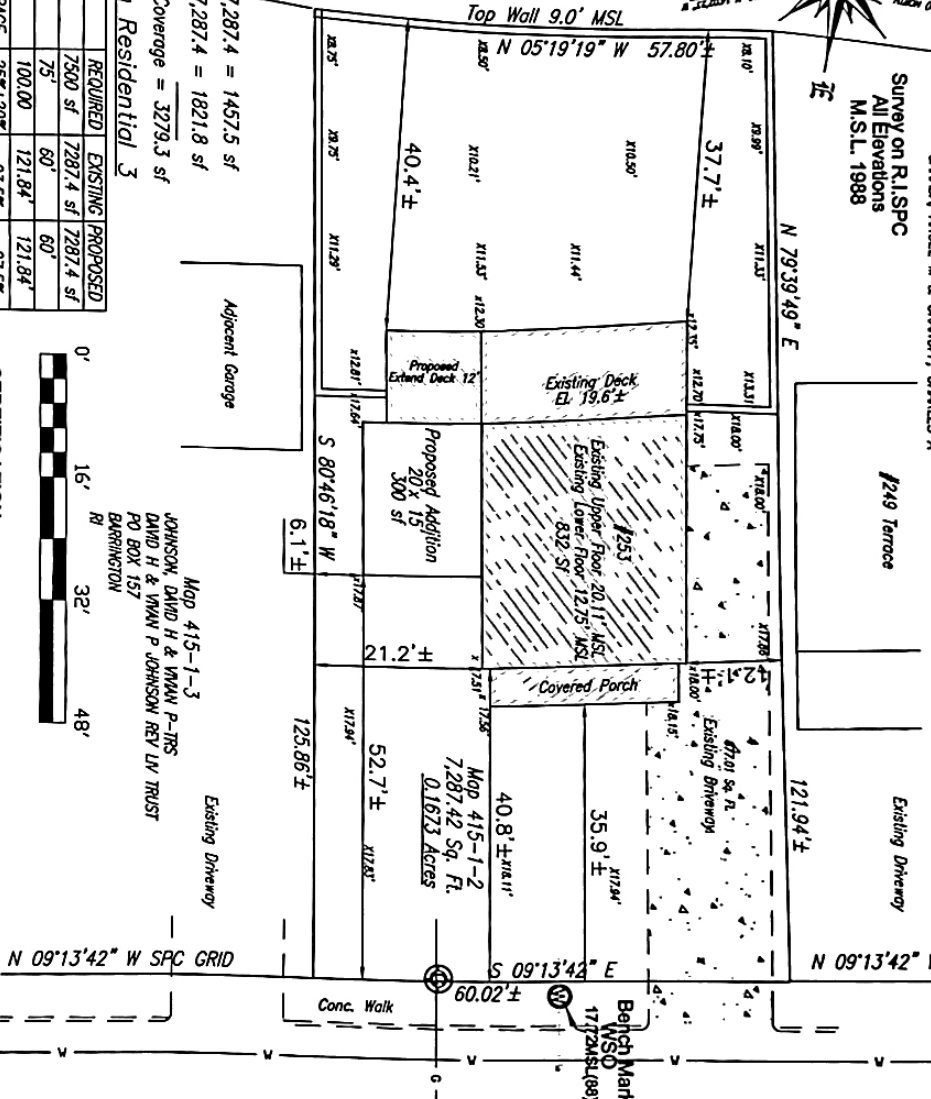
Providence River



MAP 415-1-1
 CAMDA, ANGEL M & GRANOFF, CHARLES A
 Survey on R.I.S.P.C
 All Elevations
 M.S.L. 1988

MIN. LOT AREA	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	75'	60'	60'
MIN. LOT DEPTH	100.00'	121.84'	121.84'
MAX. LOT COVERAGE	25%+20%	23.5%	27.5%
MIN. FRONT YARD	20'	35.9'	35.9'
MIN. SIDE YARD	15'	11.5'	6.1'
MIN. REAR YARD	25'	37.6'	37.6'

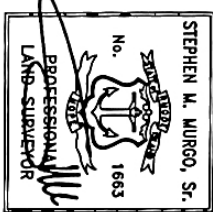
20% 7,287.4 = 1457.5 sf
 25% 7,287.4 = 1821.8 sf
 Max Lot Coverage = 3279.3 sf
Zoning Residential 3



CERTIFICATION:

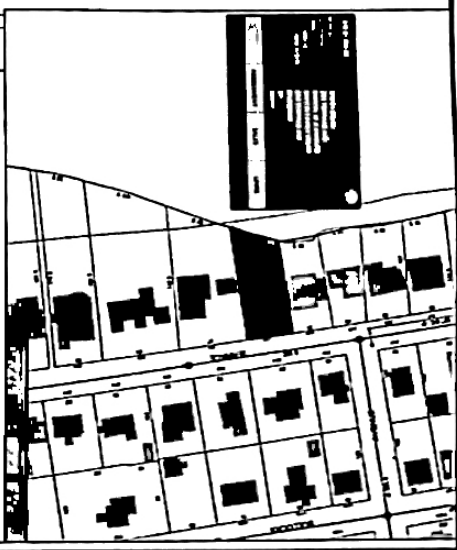
The survey has been conducted and the plan has been prepared pursuant to Section 9 of the rules and regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on Nov. 3, 2015, as amended.
 (1) Type of Boundary Survey
 Comprehensive Boundary Survey
 (2) The purpose of this Survey and Plan is to show properly the dimensions and the location on structures and other features deemed appropriate.
 Measurement Specification

By:
 Stephen M. Murgo PLS
 OMA 15 A33
 Sep 20, 2022



Terrace Avenue 40'

- LEGEND**
 (SYMBOLS MAY BE FOUND ON PLANS)
- R/W ROAD TYPED
 - R/W ROAD SET
 - MONUMENT TO BE SET
 - △ R/W H/W ROUND
 - FENCE POST
 - MONUMENT ROUND
 - FENCE LINE
 - DRILL HOLE ROUND
 - X SPOT GRAVE
 - WATER
 - GAS
 - MANHOLE
 - HYDRANT
 - DITCH BASIN GRATE
 - STUMP
 - UTILITY POLE
 - T/W ASSESSOR
 - DRILL HOLE SET



Mason Family Trust
 Map 415 Block 01 Parcel 2
 SITUATED AT
#253 Terrace Avenue
 EAST PROVIDENCE, RHODE ISLAND
 PREPARED BY
STEPHEN M. MURGO SR.
 PROFESSIONAL LAND SURVEYOR
 MASSACHUSETTS RHODE ISLAND
 162 Bay View Avenue
 Bristol, Rhode Island 02809
 401-253-0092
 Scale 1" = 16'
 SMSURVEY@COX.NET