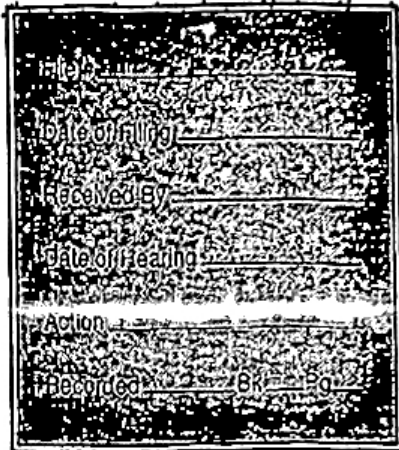


East Providence
Zoning Board of Review

DIMENSIONAL VARIANCE FORM
(Ref. 19-47)



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

PHONE NUMBER: 401-595-4182

1. LOCATION OF PROPERTY 38 Manning DRIVE AVENUE/STREET
MAP 409 BLOCK 8 PARCEL 12 ZONING DISTRICT _____

2. OWNER Jonathan Pangborn
ADDRESS 38 Manning Drive
DATE OF PURCHASE 11-4-2004
PROPOSED LESSEE/PURCHASER _____
ADDRESS _____
ATTORNEY _____
ADDRESS _____
REPRESENTING _____

3. DIMENSIONS OF SITE 70 120 8400
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>Home</u>		<u>1010</u>	
(2)	<u>Attached Breezeway</u>		<u>9x8</u>	
(3)	<u>Attached garage</u>		<u>2x13</u>	

LIST OF PROPOSED CONSTRUCTION AND USES:

	Use	No. of Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family No. of Bedrooms/Unit	Type of Construction
(1)	<u>Home</u>	<u>23</u>	<u>+1</u>	<u>No</u>	<u>562</u>	<u>Family</u>
(2)	<u>W ADU - Remodel</u>					<u>ADU</u>
(3)						

* No change to existing Footprint of Bldg.
2nd floor above ^(Over) garage, breezeway & connect to main home.

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
Sec. 19-145	Side Yard Setback

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed (existing and proposed)
Sec. 19-145	15 feet	6 feet

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

Home exists as non conforming with approximately 6.7' feet to the side yard setback. Proposal is to add a second story addition to the house with no additional encroachment into the side yard setback.

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: *Kathleen Parlow* DATE 9-5-24
Susan M. Parlow DATE 9-5-24
 Agent/Attorney _____ Address _____

August 29, 2024

East Providence City of
145 Taunton Avenue
East Providence, RI 02914

Attn Zoning Board

We would like to provide a little background as to the reason for this request. Our son Zachary and his Fiancée Julia are going to be married in June of 2025. Our intent is to provide them with a head start by staying with us. With housing and expenses soaring. They simply do not have enough money to afford a home.

We have been at our home since 2004, and Zachary attended Silver Spring, Martin and East Providence High School.

Jonathan and I had volunteered in the community for many years, with East Providence Central Little League, and AYSO Soccer.

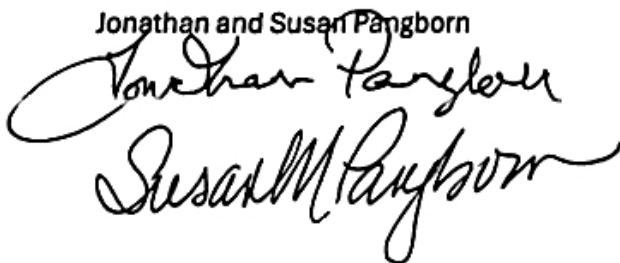
Zachary has coached the EP Lacrosse team for several years, starting as a volunteer and then as an assistant and most recently this year as the head coach.

Julia works in town at a locally owned business.

In doing this project we hope to keep our family local, and maybe some day help them with little ones, and vice versa they will be able to help us as we age.

Thank you for your consideration on this matter.

Jonathan and Susan Pangborn



Jonathan Pangborn
Susan M Pangborn

August 29, 2024

East Providence, City of

145 Taunton Avenue

East Providence, RI 02914

Attn: Zoning

Petition to accept Class IV survey vs Class I

Accessory Dwelling Unit -Family-Remodel house, breezeway, and above garage

No change to current setback of home

To whom it may concern:

This is a request to seek the board's permission for relief from the Class I survey requirement for the Zoning Board submission. Our home exists today as non-conforming, with a setback of approximately 6.7 feet from the side property line. We are proposing a second story addition and remodel above the existing garage and breezeway. The proposed addition will not be any closer to the property line than our existing home.

We have submitted the attached application with the Class IV survey, with the intent that this will provide adequate information for the board's review.

Property

38 Manning Drive

Riverside, RI 02915

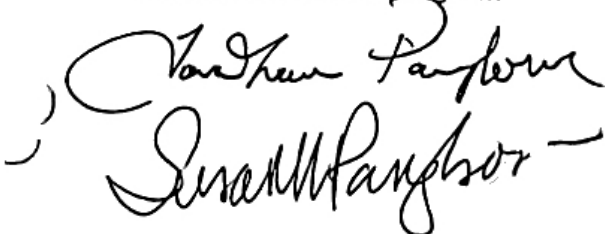
Map 409 Block 8 Parcel 12

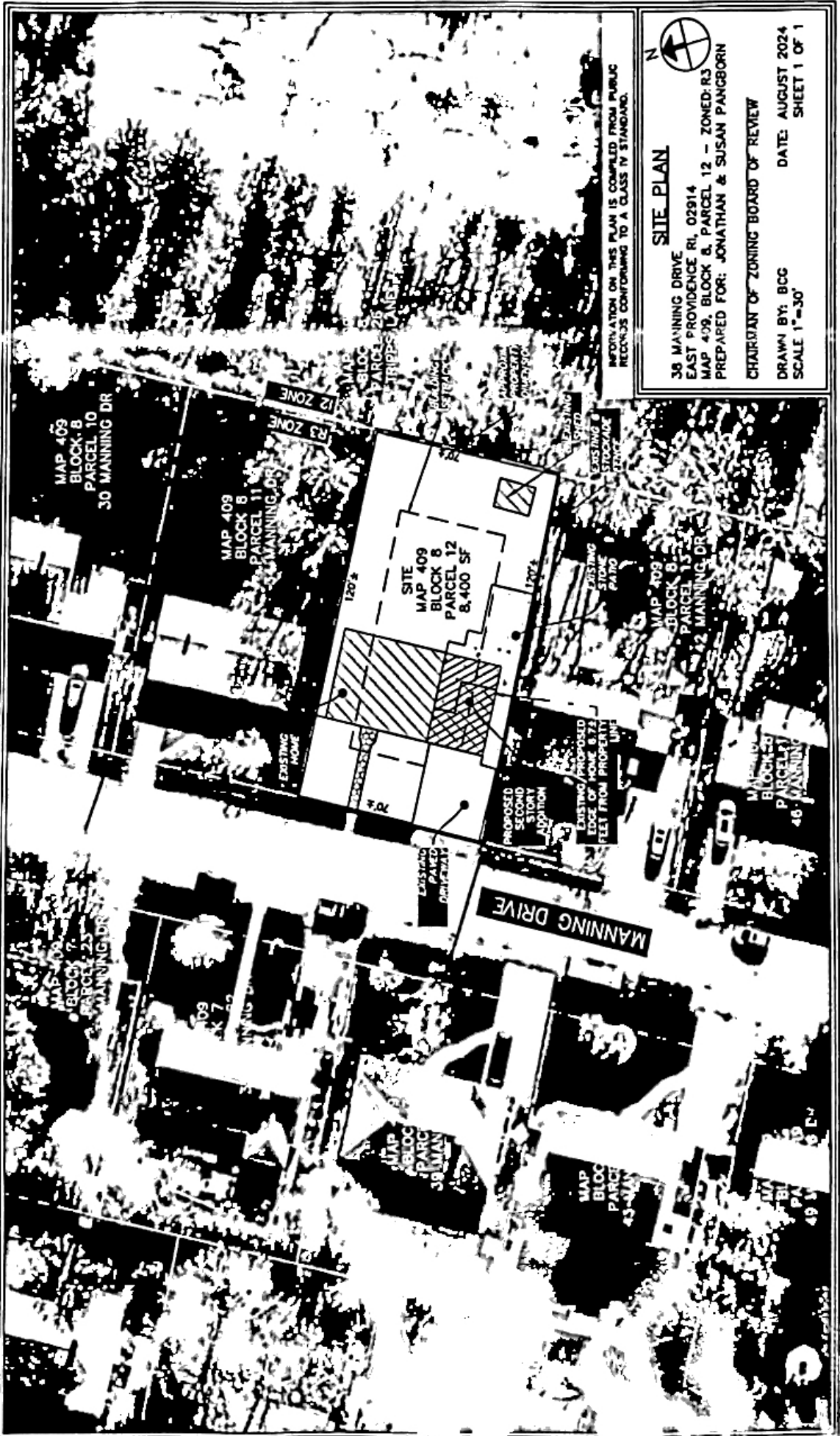
Owners

Jonathan and Susan Pangborn

Thank you,

Jonathan and Susan Pangborn

Handwritten signatures of Jonathan and Susan Pangborn. The signature for Jonathan Pangborn is written in a cursive style, and the signature for Susan Pangborn is also in cursive, appearing below Jonathan's signature.



INFORMATION ON THIS PLAN IS COMPILED FROM PUBLIC RECORDS CONFORMING TO A CLASS IV STANDARD.

SITE PLAN



36 MANNING DRIVE
EAST PROVIDENCE RI, 02914
MAP 409, BLOCK 8, PARCEL 12 - ZONED-R3
PREPARED FOR: JONATHAN & SUSAN PANGBORN
CHAIRMAN OF ZONING BOARD OF REVIEW

DRAWN BY: BCG
SCALE 1"=30'
DATE: AUGUST 2024
SHEET 1 OF 1

38 Manning Dr – Map 409- Block 8-Parcel 12 – Aug 29, 2024

Photo is dated. But accurate except color and walkway. Color is gray walkway is stone



Included: Dimensional application/ Abutter's List/ 200 Foot Radius/ Class IV/Building Elevations/Floor Plans/ NE Revaluation Group Parcel information

Petition letter to vacate Class I requirement in favor of included Class IV.

ABUTTERS LIST
38 MANNING DRIVE
409-8-12

PARCEL ID	OWNER NAME(S)	OWNER ADDRESS	CITY, STATE, ZIP CODE	LOCATION
409-07-006-00	MASSEY, DAVID	26 RILEY DR	RIVERSIDE, RI 02915	26 RILEY DR
409-07-007-00	MACHADO, DIANE M LIFE ESTMACHADO, MATTHEW & SIMEONE, SARAH	30 RILEY DR	RIVERSIDE, RI 02915	30 RILEY DR
409-07-008-00	RUSSELL, LORRAINE A & SHERRY LEE	34 RILEY DR	RIVERSIDE, RI 02915	34 RILEY DR
409-07-009-00	CAHIR, WILLIAM J JR & LEE A	38 RILEY DR	RIVERSIDE, RI 02915	38 RILEY DR
409-07-010-00	PACHECO, STEPHEN J & JOYCE E	42 RILEY DR	RIVERSIDE, RI 02915	42 RILEY DR
409-07-018-00	ROMANOFF, JENNIFER & RANDALL	53 MANNING DR	RIVERSIDE, RI 02915	53 MANNING DR
409-07-019-00	ALEXANDER, MICHAEL P JR & DONNAL	49 MANNING DR	RIVERSIDE, RI 02915	49 MANNING DR
409-07-020-00	TERGEIRA, JENNIFER M & ERICA	43 MANNING DR	RIVERSIDE, RI 02915	43 MANNING DR
409-07-021-00	TERGEIRA, JENNIFER M & ERICA	39 MANNING DR	RIVERSIDE, RI 02915	39 MANNING DR
409-07-022-00	DUARTE, MARIA MANUELA P	35 MANNING DR	RIVERSIDE, RI 02915	35 MANNING DR
409-07-023-00	YAMARTINO, DAVID	31 MANNING DR	EAST PROVIDENCE, RI 02914	31 MANNING DR
409-07-024-00	SOMERS, RENEE D	27 MANNING DR	RIVERSIDE, RI 02915	27 MANNING DR
409-07-025-00	MILLER, DEBRA J & GREGORY EVAN	23 MANNING DR	RIVERSIDE, RI 02915	23 MANNING DR
409-08-009-00	TOAVS, TREVOR	26 MANNING DR	RIVERSIDE, RI 02915	26 MANNING DR
409-08-010-00	VENICE, JOSHUA A & CHRISTINA M	30 MANNING DR	RIVERSIDE, RI 02915	30 MANNING DR
409-08-011-00	PICCERELLI, JOSEPH M & MARY C & SWEENEY, KATHERINE M	34 MANNING DR	RIVERSIDE, RI 02915	34 MANNING DR
409-08-012-00	PANGBORN, JONATHAN K & SUSAN M	38 MANNING DR	RIVERSIDE, RI 02915	38 MANNING DR
409-08-013-00	CABRAL, CARL S & IOANNA M	42 MANNING DR	RIVERSIDE, RI 02915	42 MANNING DR
409-08-014-00	FERREIRA, JOSEPH M & DEBORAH A	46 MANNING DR	RIVERSIDE, RI 02915	46 MANNING DR
409-08-015-00	MACDONALD, STUART R & IOANN M	50 MANNING DR	RIVERSIDE, RI 02915	50 MANNING DR
409-08-025-00	75 TRIPPS LLC	255 RUMSTICK RD	BARRINGTON, RI 02806	75 TRIPPS LN
409-08-026-00	HMS ASSOCIATES LTD PARTNERSHIP	65 TRIPPS LANE	RIVERSIDE, RI 02915	65 TRIPPS LN
409-08-027-00	PROPERTIES THREE E LLC & PROPERTIES THREE S LLC	58 AMARAL ST	RIVERSIDE, RI 02915	37 TRIPPS LN

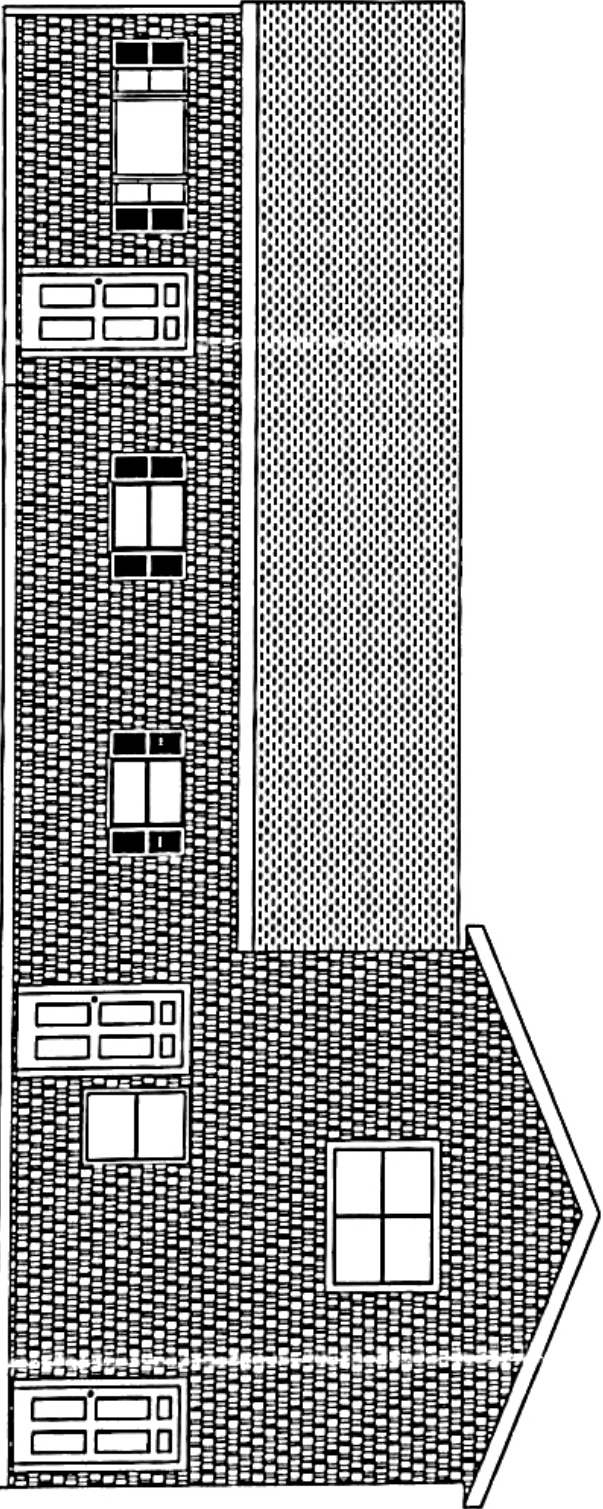


RADI'S MAP
38 MANNING DRIVE
409-08-12

★ SELECTED PARCEL
— PARCELS WITHIN 200'



REMODO ADDITION & SHED
 38 MANNING DRIVE
 RIVERSIDE, RI 02915



- DRAWINGS**
CP - COVER PAGE
EX 1 - EXISTING ELEVATIONS
EX 2 - EXISTING FLOOR LAYOUT
A1 - PROPOSED SHED LAYOUTS & ELEVATIONS
A2 - PROPOSED SHED SECTIONS & FRAMING
A3 - PROPOSED FIRST FL. MAIN LAYOUT
A4 - PROPOSED SECOND FLOOR MAIN LAYOUT
A5 - PROPOSED ELEVATION
A6 - PROPOSED SECTIONS & ELEVATION
A7 - PROPOSED FRAMING
A8 - NOTES

NOTES:
 -ADHERE TO ALL LOCAL, STATE AND FEDERAL REGULATIONS
 -CONSTRUCTION TO FOLLOW THE LATEST REVISIONS OF ALL APPLICABLE CODES
 -ALL MEASUREMENTS UNLESS OTHERWISE NOTED TO BE IN FEET AND INCHES
 -ALL ELEVATIONS SHALL BE TO FINISH UNLESS OTHERWISE NOTED
 -ALL WINDOWS, DOORS, TRIMS & SIDINGS TO BE AS SHOWN BY CONTRACTOR OR OWNER



CREATIVE HOME DESIGN

8-29-2024

REMODO ADDITION & SHED
 38 MANNING DRIVE
 RIVERSIDE, RI 02915

COVER PAGE

REV

CP



CREATIVE HOME DESIGN

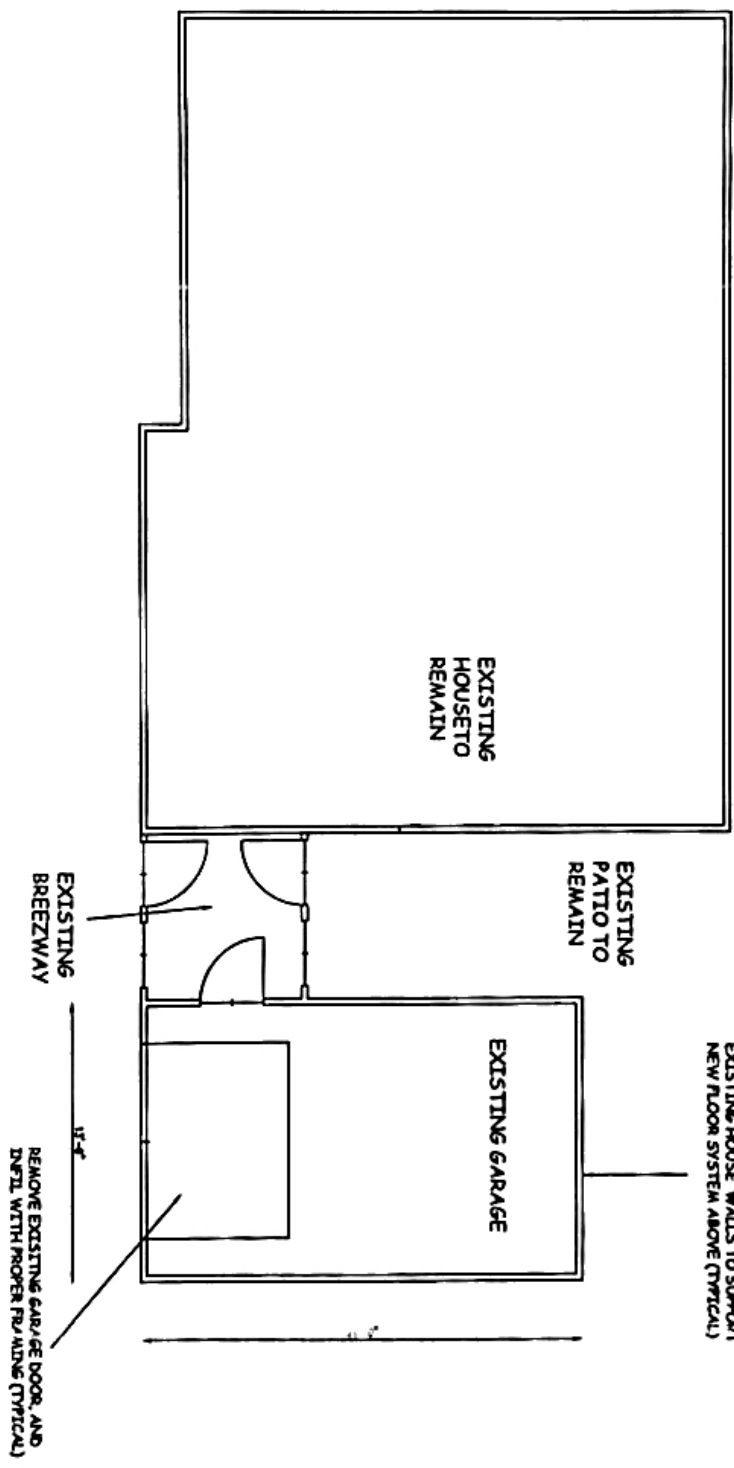
8-29-2024

REMOD ADDITION & SHED
38 MANNING DRIVE
RIVERSIDE, RI 02915

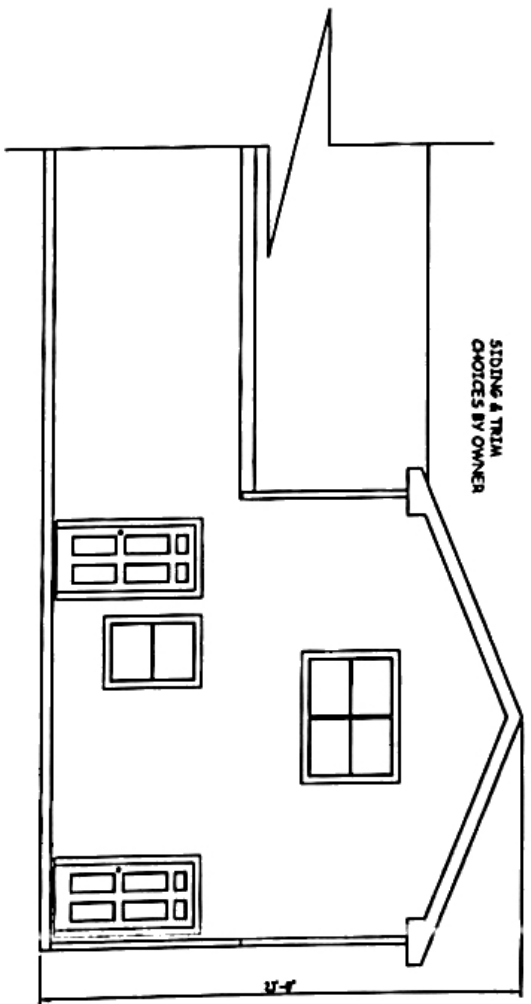
EXISTING GARAGE
BREEZWAY

EX-2

NOTE:
EXISTING GARAGE AND BREEZWAY
WALLS TO REMAIN WITH SISTERO
2X6 STUDS 16" O/C PLUS THE PLATES
AND ADD BLOCKING, PAD OUT WHERE
NEEDED. & MATCH HEIGHT OF THE
EXISTING HOUSE WALLS TO SUPPORT
NEW FLOOR SYSTEM ABOVE (TYPICAL)

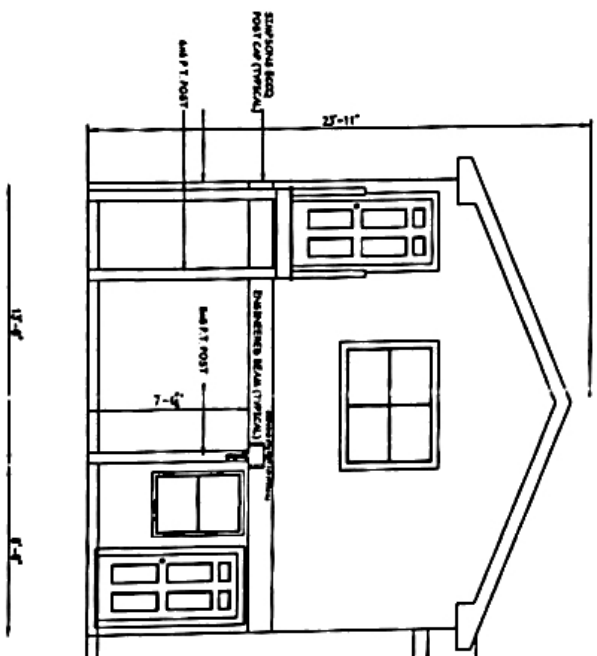


EXISTING GROUND LEVEL
SCALE: 3/8" = 1'-0"



STUDING & TRIM
CHOICES BY OWNER

STUDING & TRIM
CHOICES BY OWNER



PROPOSED FRONT ELEVATION
SCALE: 3/8" = 1'-0"

PROPOSED REAR ELEVATION
SCALE: 3/8" = 1'-0"



CREATIVE HOME DESIGN

8-29-2024

REMODO ADDITION & SHED
38 MANNING DRIVE
RIVERSIDE, RI 02915

PROPOSED
ELEVATIONS

REV

A-5



CREATIVE HOME DESIGN

8-29-2024

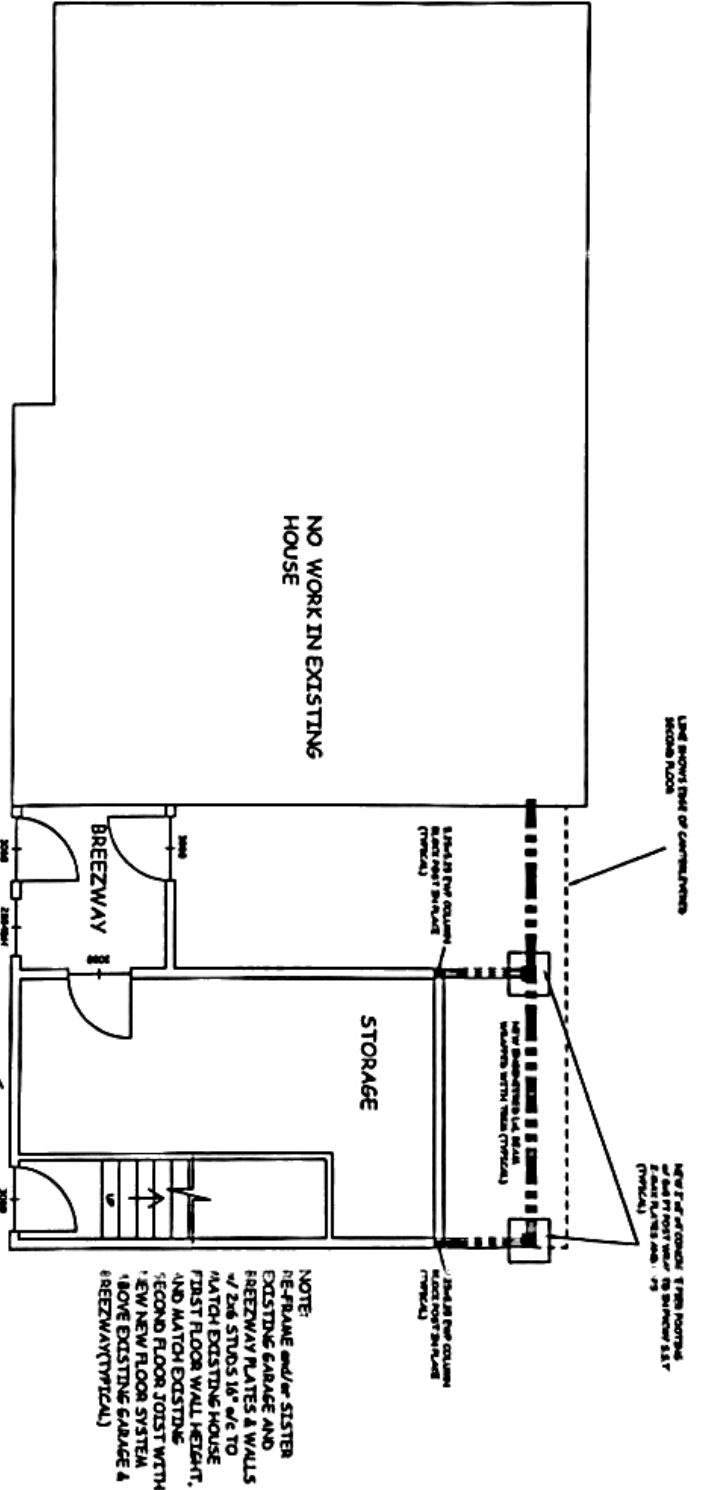
REMOD ADDITION & SHED
38 MANNING DRIVE
RIVERSIDE, RI 02915

PROPOSED
FIRST FLOOR

REV

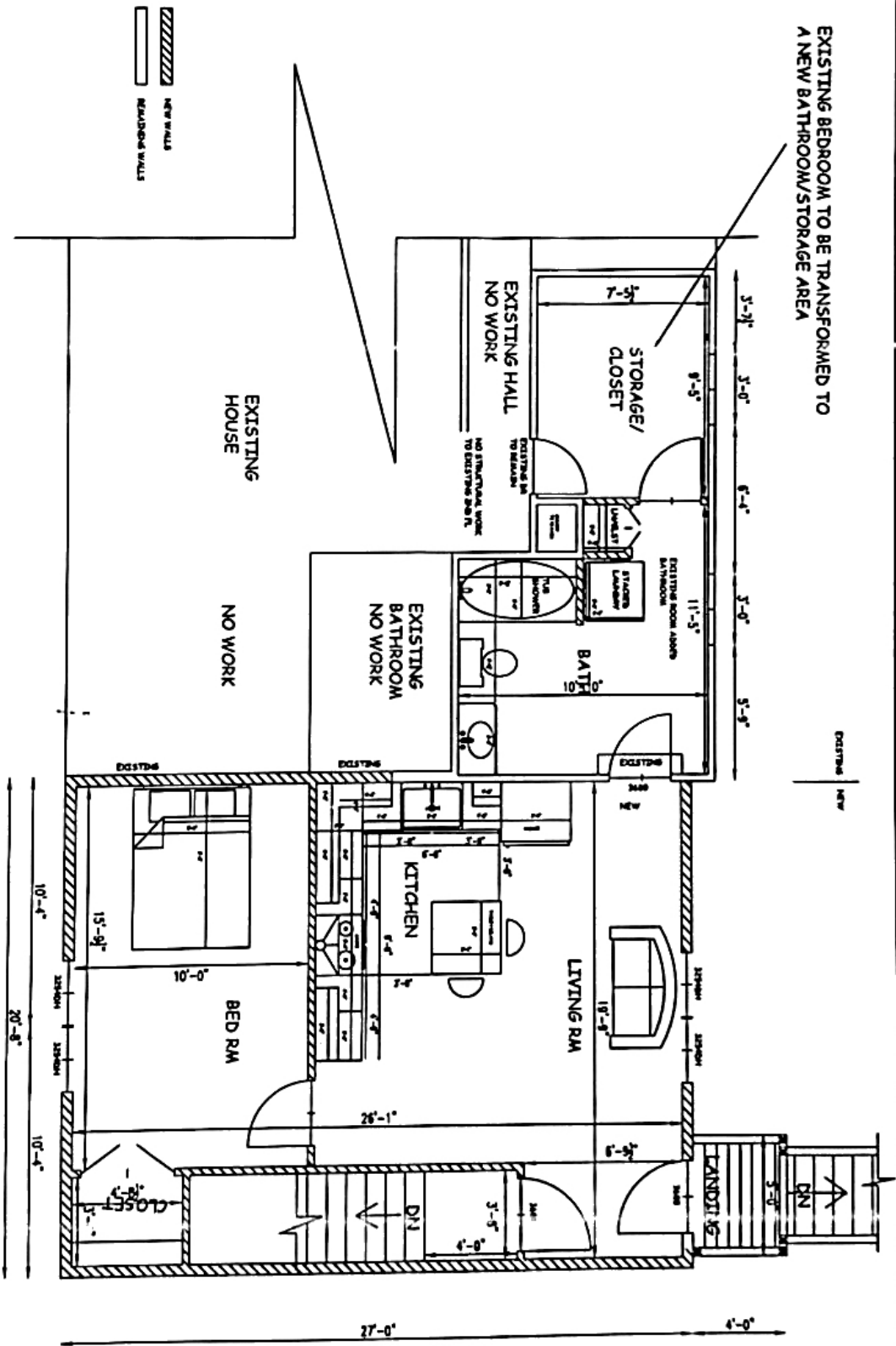
A-3

NOTE:
CONSTRUCTION CONTRACTOR TO EXAMINE
EXISTING FOUNDATION/FOOTINGS TO ASSURE
PROPER SUPPORT OF NEW SECOND LEVEL (TYPICAL.)



PROPOSED FIRST FL
SCALE: 3/8" = 1'-0"

EXISTING BEDROOM TO BE TRANSFORMED TO
A NEW BATHROOM/STORAGE AREA



PROPOSED SECOND FL
SCALE: 1/2" = 1'-0"



CREATIVE HOME DESIGN

8-29-2024

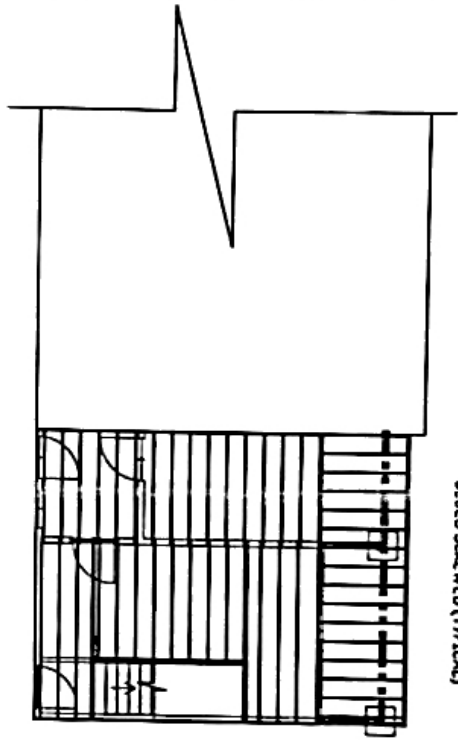
REMOD ADDITION
38 MANNING DRIVE
RIVERSIDE, RI 02915

PROPOSED
SECOND FLOOR

REV

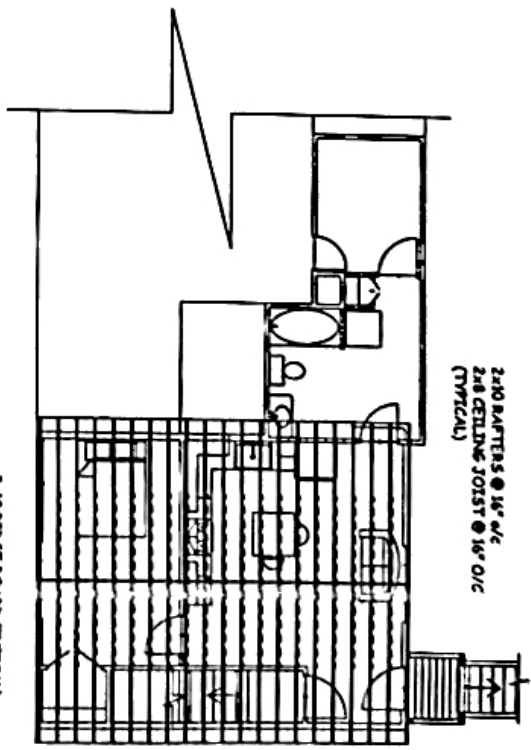
A-4

2x8 FLOOR JOIST @ 16" O/C
3/4" T&G SUB SHEATHING
GLUED SCREWED (TYPICAL)



PROPOSED FLOOR FRAME
SCALE: 1/4" = 1'-0"

2x8 BATTENS @ 16" O/C
2x8 CEILING JOIST @ 16" O/C
(TYPICAL)



PROPOSED ROOF FRAME
SCALE: 1/4" = 1'-0"

2x12 RIDGE BO./RD (TYPICAL)



CREATIVE HOME DESIGN

8-29-2024

REMODO ADDITION & SHED
38 MANNING DRIVE
RIVERSIDE, RI 02915

PROPOSED
FRAMING

REV

A-7

