

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 _____

Attorney Christine J. Engustian
 PHONE NUMBER: 401.434.1250

1. LOCATION OF PROPERTY 52 White AVENUE/~~STREET~~
 MAP 313 BLOCK 06 PARCEL 016.00 ZONING DISTRICT R-4

2. OWNER Wayne C. Bonadie
 ADDRESS 52 White Avenue, East Providence, RI 02915
 DATE OF PURCHASE October 2005
 PROPOSED LESSEE/PURCHASER N/A
 ADDRESS _____
 ATTORNEY Christine J. Engustian
 ADDRESS One Grove Avenue, East Providence, RI 02914
 REPRESENTING Owner/Applicant Wayne C. Bonadie

3. DIMENSIONS OF SITE _____ 2,660 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 Dwelling</u>		<u>approx. 854 SF</u>	<u>Wood</u>
(2) <u>Shed</u>		<u>99 SF</u>	<u>Wood</u>
(3) <u>Wood Decks/Patios</u>		<u>471 SF</u>	<u>Wood</u>

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>Cobblestone driveways +</u>			<u>2,340 SF total</u>		
(2) <u>walkway</u>					
(3) _____					

(Over)

5. THIS VARIANCE APPLICATION RELATES TO: See below

- 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: Impervious Surface Coverage
 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>19-145</u>	<u>maximum impervious surface coverage</u>
<u>19-135(1)</u>	<u>parking in the front yard setback</u>
<u>19-282(a)</u>	<u>minimum size of a parking space</u>

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
<u>19-145</u>	<u>Max. Impervious - 45%</u>	<u>78.5%</u>
<u>19-135(1)</u>	<u>≤ 1/3 of lot width</u>	<u>39.0%</u>
<u>19-282(a)</u>	<u>Minimum 162 SF for a parking space</u>	<u>7' x 14' = 98 SF</u>

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

Please see the attached sheets.

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 7/7/2023

Agent/Attorney Christine J. Engustian Address One Grove Ave., Ea. Prov., RI 02914

Re: Owner/Applicant Wayne Bonadie
Subject Property: 52 White Avenue, East Providence, RI 02915
Assessor's Map 313, Block 06, Parcel 016.00
Dimensional Variance Application – Supplemental Sheet to Question #8

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

The Applicant, Wayne C. Bonadie, has owned the subject property at 52 White Avenue for almost two decades. He takes great pride in his property and consequently has made efforts throughout the years of ownership to improve the appearance of the property which, in turn, has improved the visual atmosphere and overall aesthetics of White Avenue and the immediate neighborhood. Unquestionably, the Applicant has been a dedicated homeowner. Unfortunately, however, the Applicant did not know that improving the parking situation on the premises by installing cobblestone required a permit until he was so informed by the City Zoning Officer. Nor did the Applicant understand that installing cobblestone would affect an impervious surface coverage calculation and ultimately necessitate the dimensional variances listed in the subject Dimensional Variance Application. He openly admits that he was under the impression that if the surface was not "solid like pavement, cement or tar" but rather a surface where water could penetrate (e.g. between edges of the cobblestones), it was not impervious. After he received the City of East Providence Notice of Violation, Applicant retained legal counsel to guide him in properly addressing with the City the situation he unwittingly created.

A view of the parcels of land on White Avenue demonstrates a residential setting that was initially established as a summer colony and over time housed full-time residences. The parcels of land are on the smaller side and the residential and accessory structures encroach upon minimum yard setbacks that were adopted into a City Zoning Ordinance long after those structures were erected. The subject property is no exception.

In addition, the street is narrow and on-street parking, although permitted, makes vehicular travel on White Avenue particularly challenging. For example, last year, the side view mirror of Applicant's vehicle was destroyed and completely dislodged while it was parked legitimately on White Avenue. In year 2021, that very same vehicle, while parked on White Avenue, was side-swiped by an East Providence fire truck, causing damage to the vehicle's doors, back and front panels, and the side view mirror which was ripped off entirely. Garbage trucks, rescue vehicles with first responders, and service or delivery vehicles such as those for UPS, Amazon and the like, have had great difficulty in traveling on White Avenue.

Lastly, with respect to reasons that off-street parking is sought by this Applicant, the Applicant has been considered by his physician as in need of a disability parking placard certification, and the State of Rhode Island Division of Motor Vehicles has issued a handicap parking permit to him over a half a dozen years ago. (The Applicant's current

Parking Disability Permit expires in January 2028.) It is physically easier for Applicant to park on his property than on the street.

Not only is off-street parking the preference for owners of property along White Avenue but also off-street parking becomes unavoidable when snow conditions force the City to establish parking bans so municipal streets may be adequately plowed. Yet, the front yards for most of the White Avenue properties have insufficient areas for said parking if limited to single driveways such as normally found with single family residences throughout the City.

These afore-described characteristics of the subject property and street do indeed rise to and create a hardship found in the City Zoning Ordinance for the granting of dimensional variances. The hardship forced this Applicant/Owner to consider creating areas in the subject property's front yard for parking of vehicles. The installation of the cobblestone areas in front of the house at 52 White Avenue was the Owner's way to address this problem in an attractive and effective manner, one in which would be in keeping with the overall appearance of the premises and surrounding properties. Again, although there is a history of zoning applications relative to proposals submitted by this Applicant, the Applicant did not know cobblestone was an impervious surface.

Off-street parking in the front yard of the existing house at 52 White Avenue does not negatively impact the abutting or surrounding properties. Instead, it increases the safety and well-being of pedestrians and vehicular drivers along White Avenue and keeps the street free of congestion and unsightly parking of vehicles along a narrow street. To deny the requested relief would amount to more than a mere inconvenience to this Applicant. For the reasons stated, the applicant respectfully requests that this Honorable Board grant the dimensional variances requested in the subject application.

Respectfully Submitted,
Wayne C. Bonadie
By his Attorney,



Christine J. Engustian
One Grove Avenue
East Providence, RI 02914
401.434.1250

Dated: July 10, 2023

ABUTTERS LIST
52 WHITE AVENUE
313-6-16

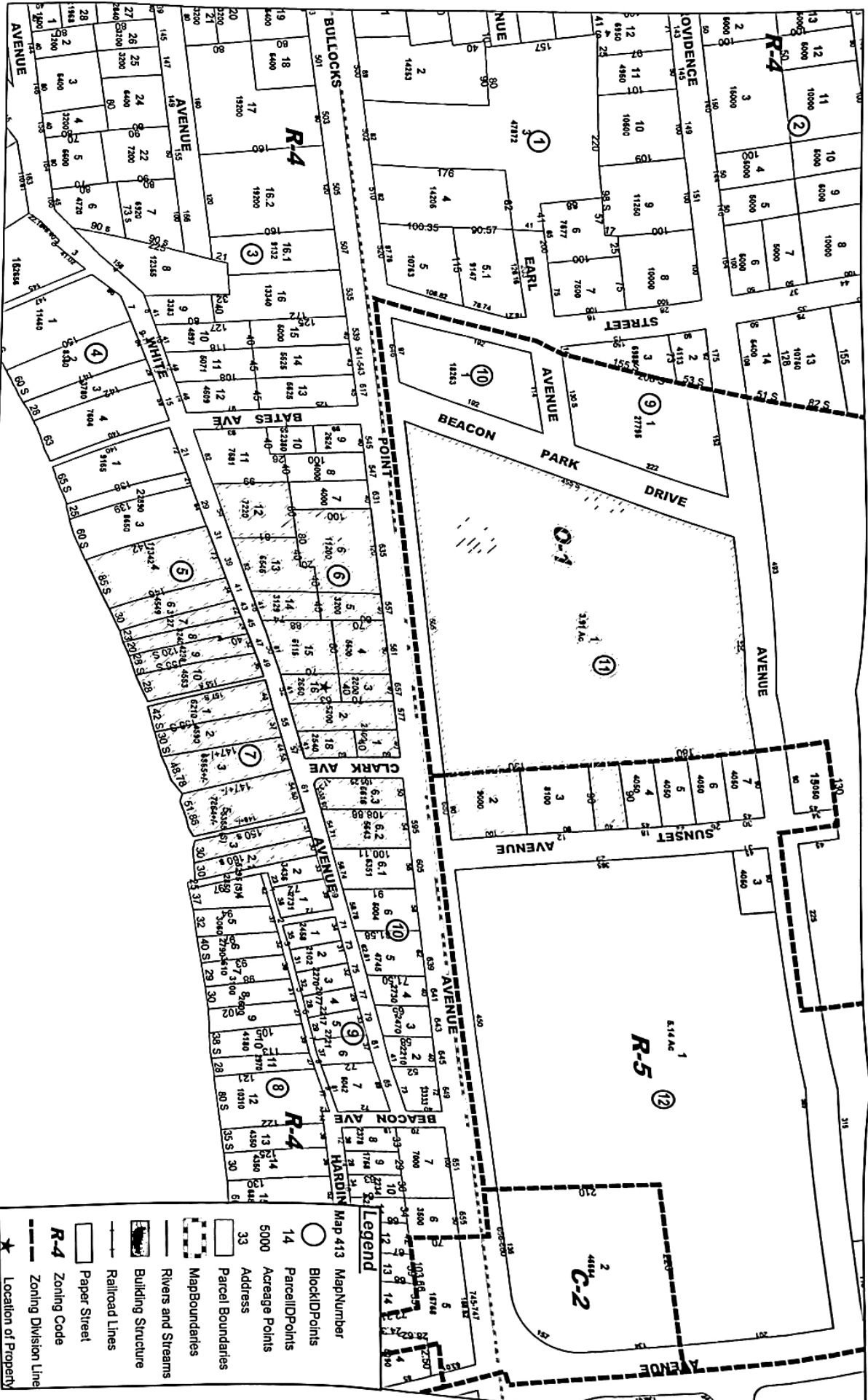
PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
313-05-004.00	ANTOCI, VALENTIN	31 WHITE AVE	RIVERSIDE, RI 02915	31 WHITE AVE
313-05-006.00	LAURENDEAU, SHIRLEY A	41 WHITE AVE	RIVERSIDE, RI 02915	41 WHITE AVE
313-05-007.00	PFANNING, ROBIN H & BALCETIS, RAMUNAS	43 WHITE AVE	RIVERSIDE, RI 02915	43 WHITE AVE
313-05-008.00	PICCININI, JOSEPH MARIO & ALBI, ALEXANDER LOUIS	45 WHITE AVE	RIVERSIDE, RI 02915	45 WHITE AVE
313-05-009.00	THEROUX, TRENT D & TREMBLAY, PENNEY E	47 WHITE AVE	RIVERSIDE, RI 02915	47 WHITE AVE
313-05-010.00	GORDON, CRAIG D-TR	49 WHITE AVE	RIVERSIDE, RI 02915	49 WHITE AVE
313-06-001.00	RIPLEY, FRANCISCO	579 BULLOCKS PT AVE	RIVERSIDE, RI 02915	579 BULLOCKS PT AVE
313-06-002.00	LAKE, CASEY	577 BULLOCKS PT AVE	RIVERSIDE, RI 02915	577 BULLOCKS PT AVE
313-06-003.00	FARREA, LISA A	657 BULLOCKS PT AVE	RIVERSIDE, RI 02915	657 BULLOCKS PT AVE
313-06-004.00	CARPENTER, ALAN & DIANNE A	561 BULLOCKS POINT AVE	RIVERSIDE, RI 02915	561 BULLOCKS PT AVE
313-06-005.00	LECAIN, GEORGE E & BETHANY J	557 BULLOCKS PT AVE	RIVERSIDE, RI 02915	557 BULLOCKS PT AVE
313-06-006.00	JEFF'S GARAGE LLC	635 BULLOCKS PT AVE	RIVERSIDE, RI 02915	635 BULLOCKS PT AVE
313-06-012.00	VOLOSHIN, METRO & SUSAN	54 WHITE AVE	RIVERSIDE, RI 02915	54 WHITE AVE
313-06-013.00	JKUMAR, FNU VIVEK & UJJAWAL, RICHA	42 WHITE AVE	RIVERSIDE, RI 02915	42 WHITE AVE
313-06-014.00	PEAHNING, ROBIN	43 WHITE AVE	RIVERSIDE, RI 02915	46 WHITE AVE
313-06-015.00	GAUZZA, DALE D & HEIZMANN, ELLEN & PFAHNING, ROBIN	43 WHITE AVE	RIVERSIDE, RI 02915	50 WHITE AVE
313-06-016.00	BONADIE, WAYNE C	52 WHITE AVE	RIVERSIDE, RI 02915	52 WHITE AVE
313-06-018.00	WEBER, KARL E	30 MIDDLE ST	RIVERSIDE, RI 02915	56 WHITE AVE
313-07-001.00	MOVSESIAN, PAUL & PAULA L	53 WHITE AVE	RIVERSIDE, RI 02915	53 WHITE AVE
313-07-002.00	MARTEL, STEPHEN P & HEIDI	55 WHITE AVE	RIVERSIDE, RI 02915	55 WHITE AVE
313-07-003.00	BEAGAN, JOSEPH WILLIAM & FARLEY, MARGARET ANN	57 WHITE AVE	RIVERSIDE, RI 02915	57 WHITE AVE
313-07-005.00	GLAVIN, TABATHA L	61 WHITE AVE	RIVERSIDE, RI 02915	61 WHITE AVE
313-08-002.10	TANURY, DAVID M LIFE ESTATE	65 WHITE AVE	RIVERSIDE, RI 02915	65 WHITE AVE
313-08-003.00	TANURY, DAVID M LIFE ESTATE	65 WHITE AVE	RIVERSIDE, RI 02915	0 WHITE AVE
313-10-006.20	ENTREKIN, MATTHEW	595 BULLOCKS PT AVE	RIVERSIDE, RI 02915	595 BULLOCKS PT AVE
313-10-006.30	SWANSON, PAUL J & HEATHER M	1 CLARK AVE	RIVERSIDE, RI 02915	1 CLARK AVE
413-11-001.00	CITY OF E PROVIDENCE	145 TAUNTON AVE	E PROVIDENCE, RI 02914	640 BULLOCKS PT AVE
413-11-002.00	CLANCY, JOHN P & MELINDA	680 BULLOCKS POINT AVE	RIVERSIDE, RI 02915	680 BULLOCKS PT AVE



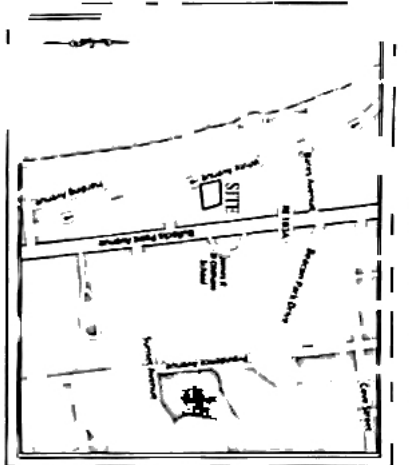
200' RADIUS MAP

52 White Avenue
313-6-16

Date: 7/6/2023 SCALE=N.T.S.



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



SURVEY REFERENCES

- PARCEL 16, DEED BOOK 2852, PAGE 119
- PARCEL 2, DEED BOOK 4107, PAGE 94
- PARCEL 3, DEED BOOK 2826, PAGE 123
- LOT 15, DEED BOOK 2852, PAGE 239
- LOT 4, DEED BOOK 970, PAGE 297

PLANS

PLAN DIMITED THAT OF LOTS ON PLEASANT BLVD, NEAR BALDLOCK'S POINT, EAST PROVIDENCE, RI, NO. 1, WHICH PLAN IS RECORDED IN THE RECORDS OF LAND PROVIDENCE OF THE CITY OF EAST PROVIDENCE IN PLAT BOOK 2 AT PAGE 2 AND (COPY) ON PLAT CARD 16.

SURVEY NOTES

ZONING DISTRICT R-4
ZONING RESTRICTIONS:
 Use Height: 30ft
 Use Building Coverage: 25%
 Use Lot Area: 5000 sq. ft.
 Use Lot Width: 30'
 Use Front Yard Setback: 15'
 Use Side Yard Setback: 5'
 Use Rear Yard: 20'
 Minimum Impervious Coverage: 45%

EXISTING CONDITIONS
 LOT AREA = 2,660 SQ. FT.
 BUILDING COVERAGE = 35.6%
 IMPERVIOUS SURFACE COVERAGE = 64% (IMPACT CONSTRUCTION)
 IMPERVIOUS SURFACE COVERAGE = 81% (FROM CONSTRUCTION)

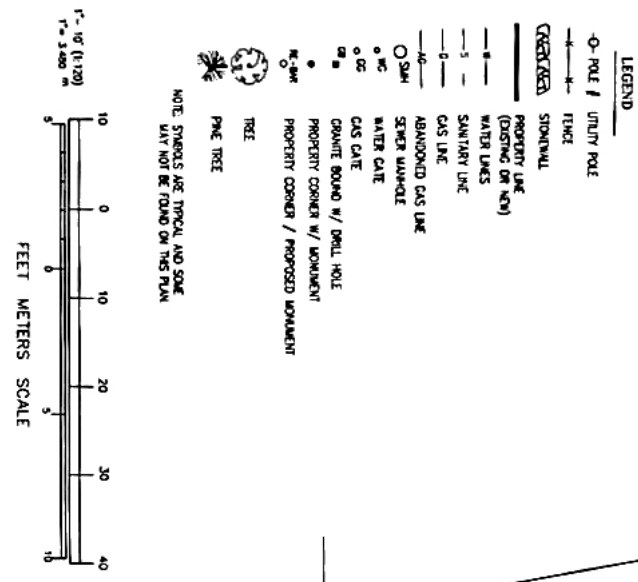
PARKING SPACE LAYOUT
 TOTAL PARKING SPACES: 15
 LOT WIDTH = 40'
 PARKING SPACE % = 15.7/100=39%



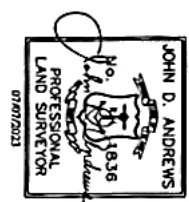
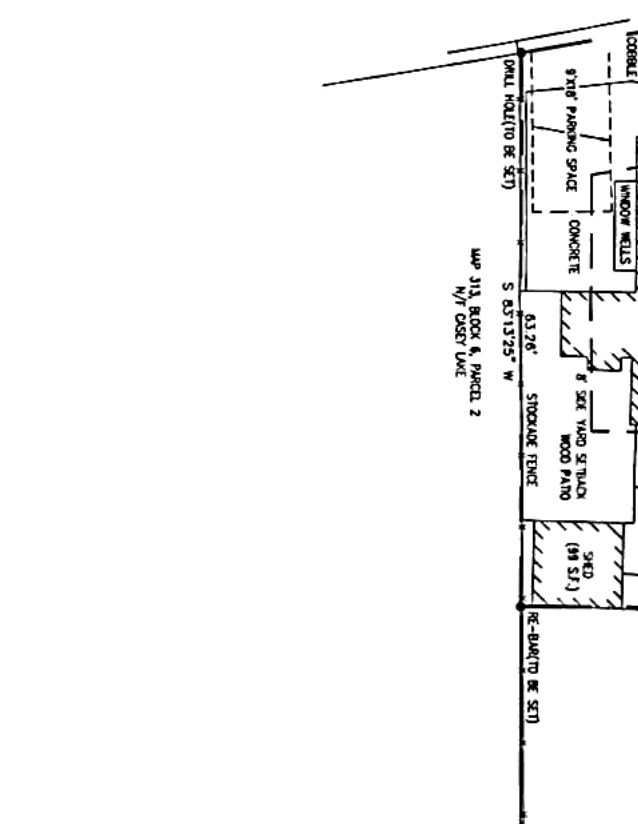
CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS ADOPTED BY THE PROVIDENCE STATE BOARD OF PROFESSIONAL LAND SURVEYORS FOR THE REGULATION OF PROFESSIONAL LAND SURVEYING AND SURVEYING AS FOLLOWS:
 TITLE OF BOUNDARY SURVEY: MAP 313, BLOCK 6, PARCELS 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
 TYPE OF BOUNDARY SURVEY: BOUNDARY SURVEY
 OTHER TYPE OF SURVEY: DATA ACQUISITION SURVEY
 TYPE OF SURVEY: N/A
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 BOUNDARY SURVEY TO ESTABLISH THE LOCATION OF THE PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS.

DATE: 01/07/2023
 SURVEYOR: JOHN D. ANDREWS, P.L.S.
 ADDRESS: 1500 W. MAIN ST., SUITE 100, PROVIDENCE, RI 02908



WHITE AVENUE
 (PUBLIC - 20' WIDTH)



JOHN D. ANDREWS
 PROFESSIONAL LAND SURVEYOR
 07020231

Douglas DESIGN GROUP
 LAND SURVEYING - CONSULTING
 100 TOWN CENTER, LOWER LEVEL, SUITE G
 WEST PROVIDENCE, RHODE ISLAND 02941
 PHONE: 401-774-2400
 WWW.DGDESIGNGROUP.COM

PROPERTY SURVEY
 Project Number: 01.23.1834
 Drawing No.

Scale: 1" = 10'

DATE: JANUARY 27, 2023

PREPARED FOR:
 EAST PROVIDENCE
 RHODE ISLAND
 MAP 313, BLOCK 6, PARCEL 16