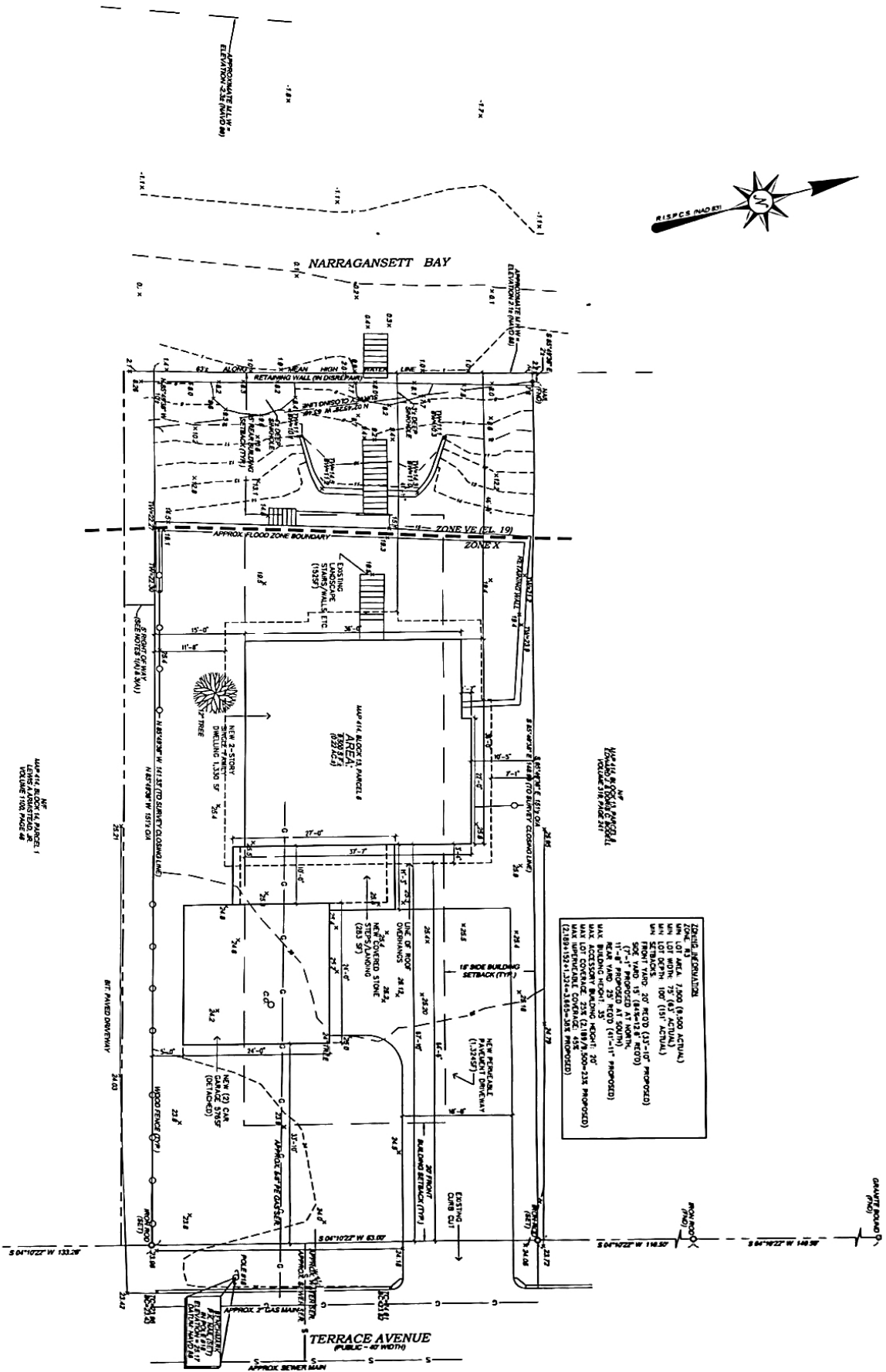




1 PROPOSED SITE PLAN  
 1/8" = 1'-0"



**ZONING REGULATIONS**  
 MAX LOT AREA: 2,000 (8,500 ACTUAL)  
 MAX LOT WIDTH: 75' (41' ACTUAL)  
 MAX SETBACKS:  
 FRONT YARD: 20' (15'-0" PROPOSED)  
 SIDE YARD: 15' (15'-0" PROPOSED)  
 REAR YARD: 15' (15'-0" PROPOSED)  
 MAX BUILDING HEIGHT: 35' (35'-0" PROPOSED)  
 MAX ACCESSORY BUILDING HEIGHT: 20' (20'-0" PROPOSED)  
 MAX ACCESSORY BUILDING AREA: 500-250 (500-250 PROPOSED)  
 MAX LOT COVERAGE: 25% (25% PROPOSED)  
 MAX LOT AREA: 2,000 (8,500 ACTUAL)  
 (2,180/1,550+1,375+345-582 PROPOSED)

MAP #14 BLOCK 14 PARCELS 1 THROUGH 1100 PAGE #8

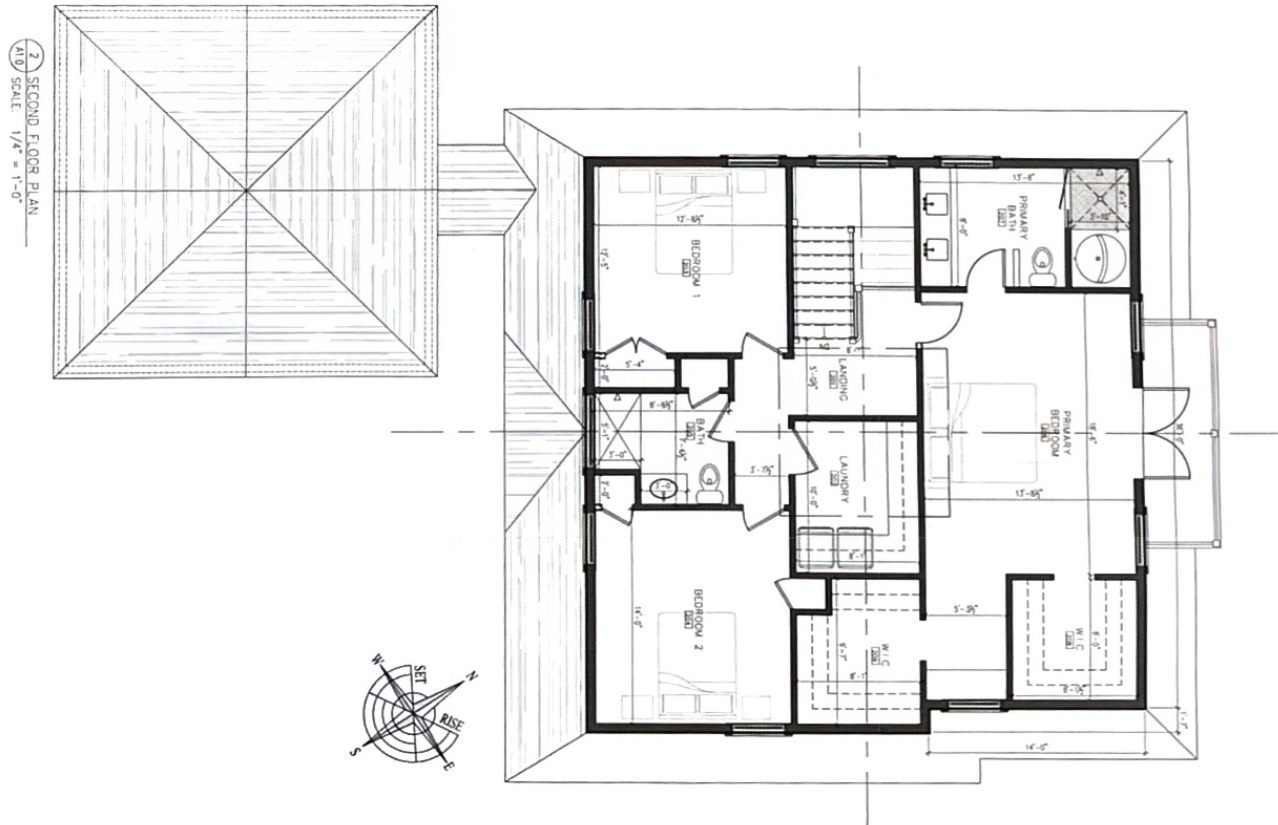
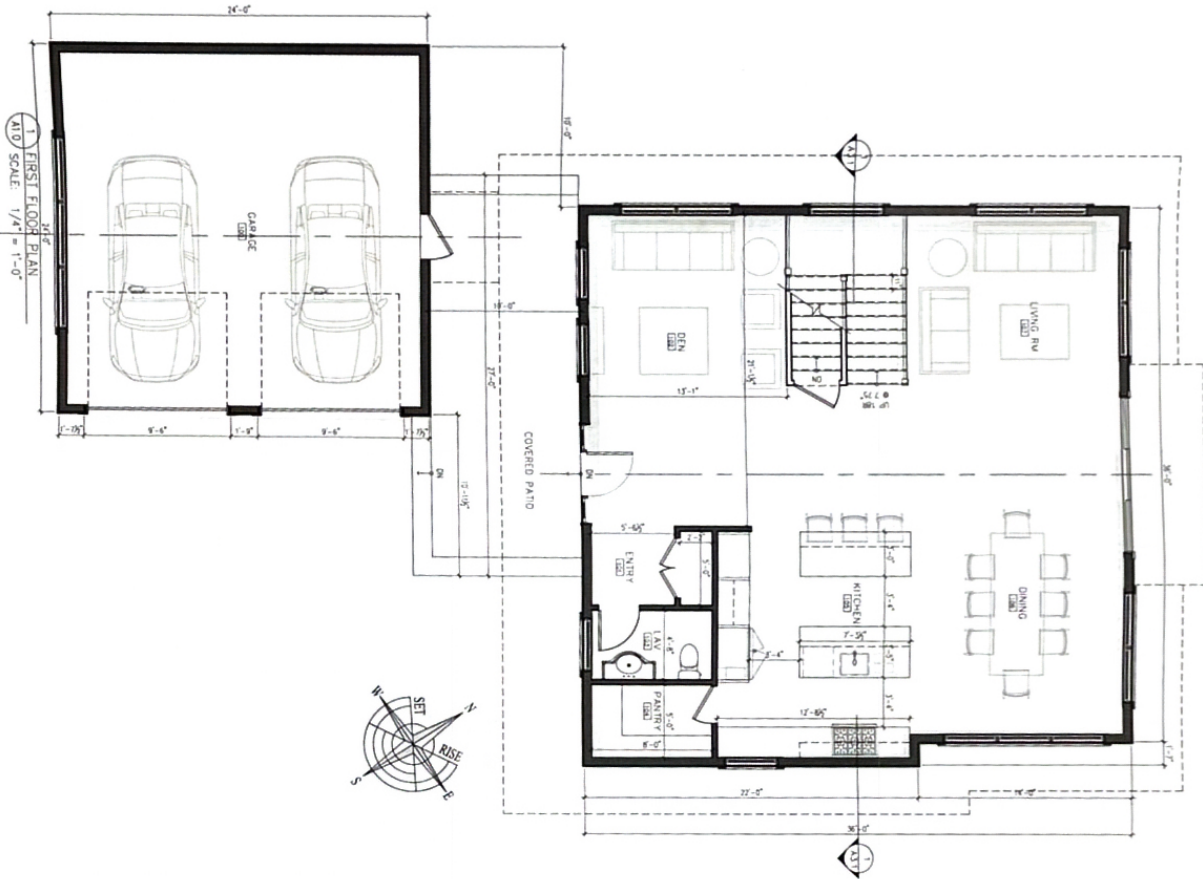
MAP #14 BLOCK 14 PARCELS 1 THROUGH 1100 PAGE #8

Sheet Title	
SITE PLAN	
Sheet Number	A-1.0

**L'EUROPA RESIDENCE**  
 57 TERRACE AVENUE  
 EAST PROVIDENCE RI

**GREGORY J. SUDER**  
 ARCHITECTS

204 LANTANA STREET  
 EAST PROVIDENCE RI 02903  
 TEL: 401/451-4141  
 FAX: 401/451-4142



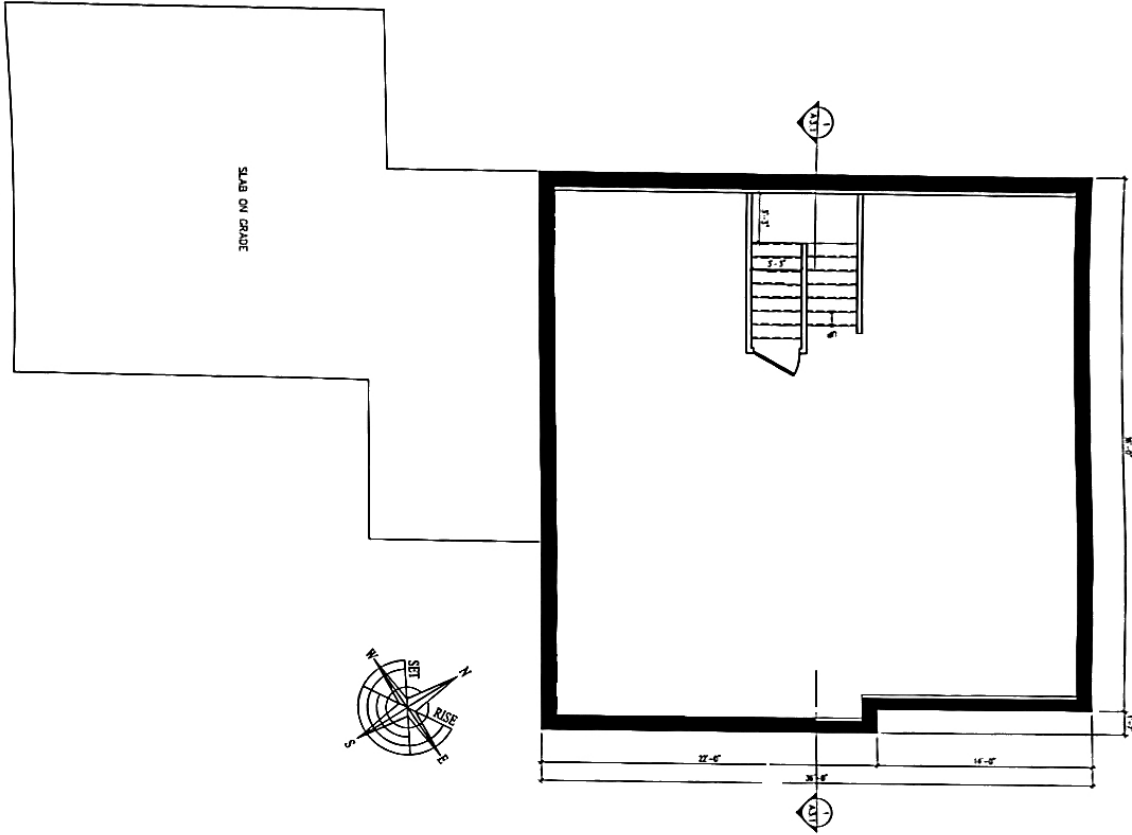
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	A-11.0	
DATE	BY	CHKD BY

Sheet Title:  
**FLOOR PLANS**

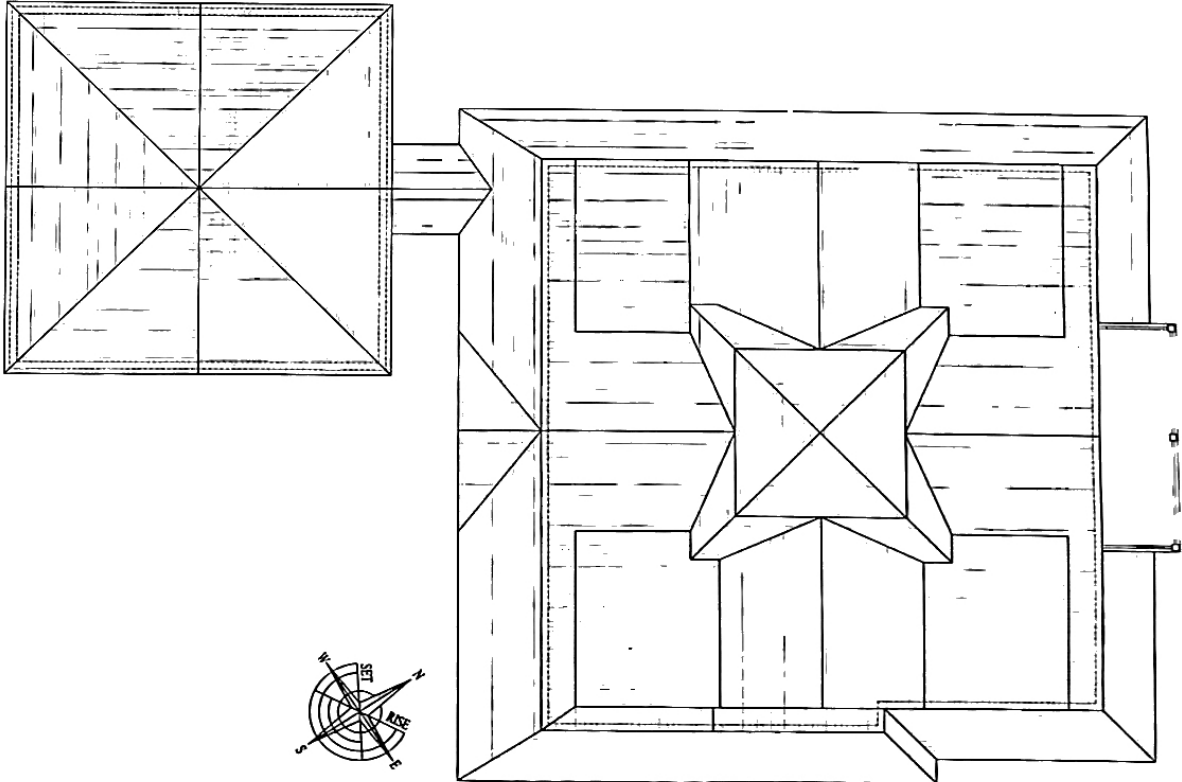
Project:  
**L'EUROPA RESIDENCE**  
57 TERRACE AVENUE  
EAST PROVIDENCE RI

574 ANTONIA, BETHLEHEM  
ARCHITECTS  
GREGORY J. SINGER  
ARCHITECTS

1 BASEMENT PLAN  
 ALL SCALE 1/4" = 1'-0"



2 ROOF PLAN  
 ALL SCALE 1/4" = 1'-0"



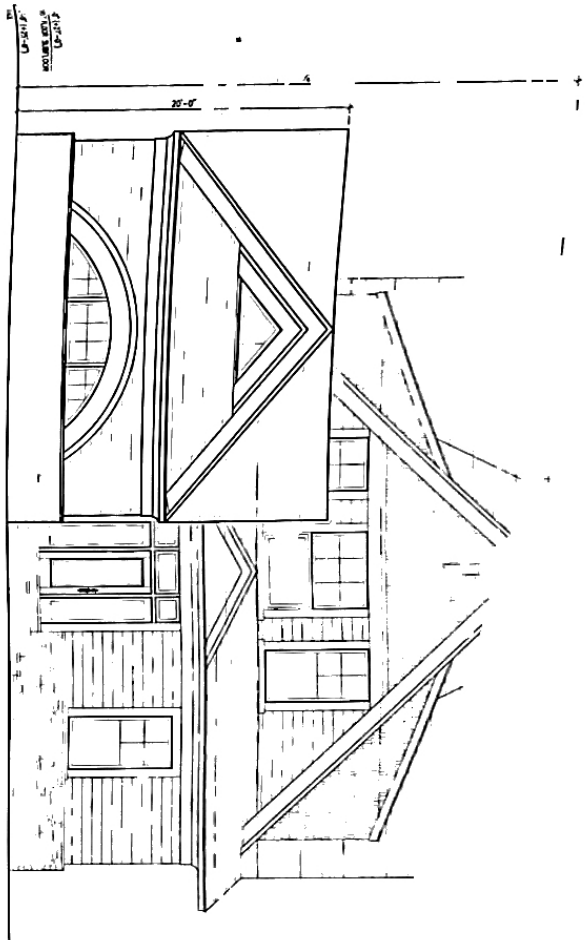
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 A-1.1

NO.	DESCRIPTION	DATE

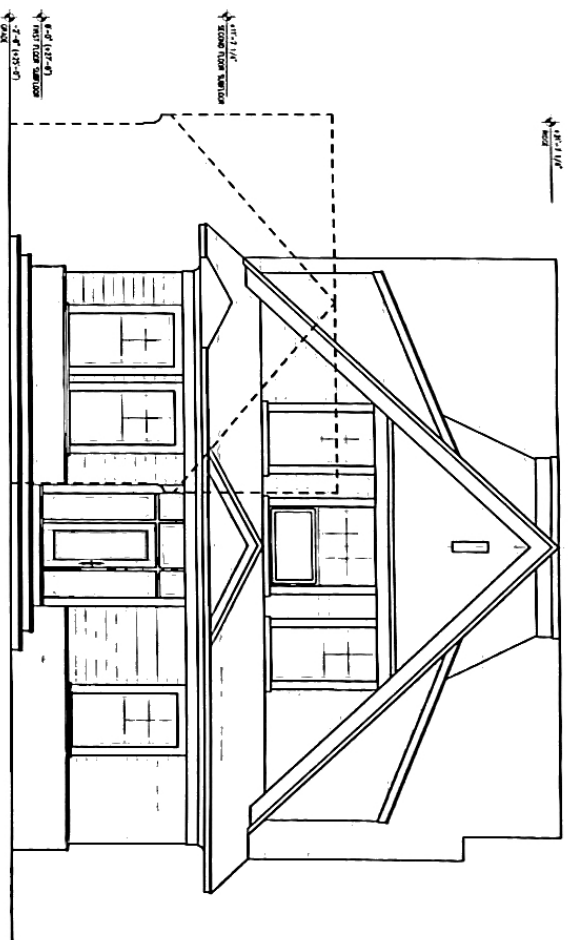
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 FLOOR PLANS

Project  
 L'EUROPA RESIDENCE  
 57 TERRACE AVENUE  
 EAST PROVIDENCE RI

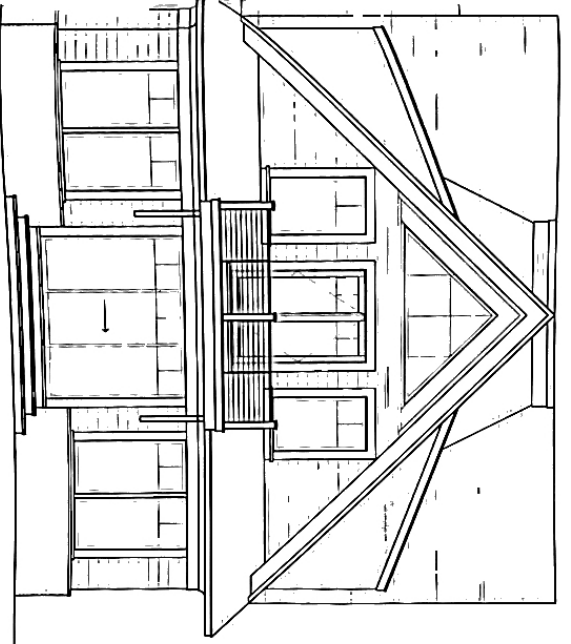
GREGORY J. SNIDER  
 ARCHITECTS



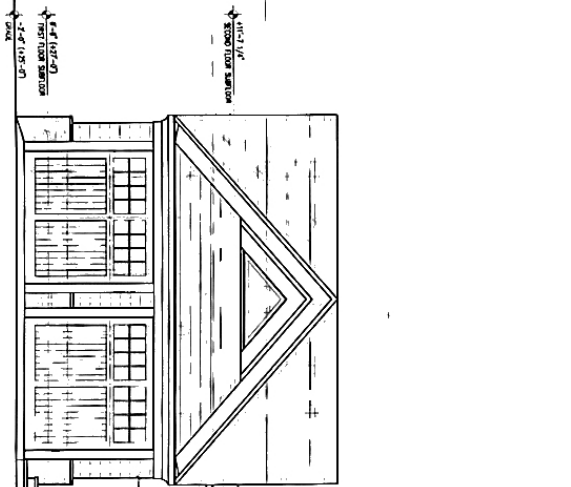
1 EAST ELEVATION  
 1/4" SCALE = 1'-0"



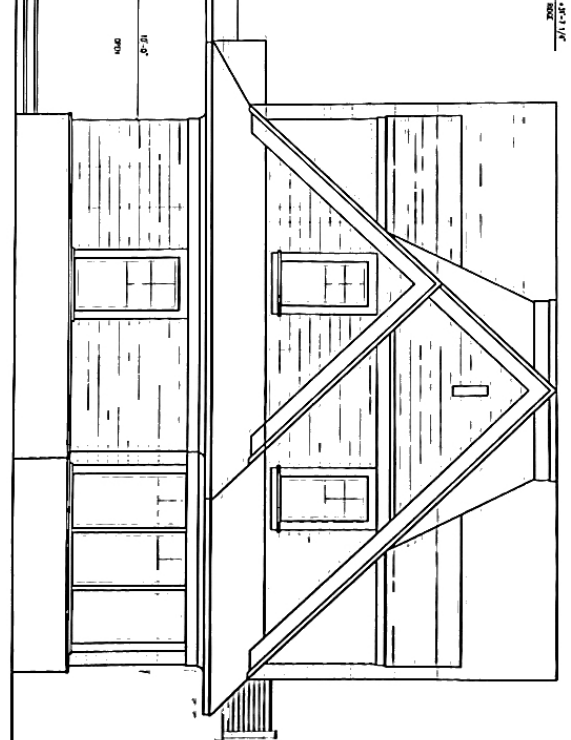
2 EAST ELEVATION (HIDDEN)  
 1/4" SCALE = 1'-0"



3 WEST ELEVATION  
 1/4" SCALE = 1'-0"



4 NORTH ELEVATION  
 1/4" SCALE = 1'-0"



5 SOUTH ELEVATION  
 1/4" SCALE = 1'-0"

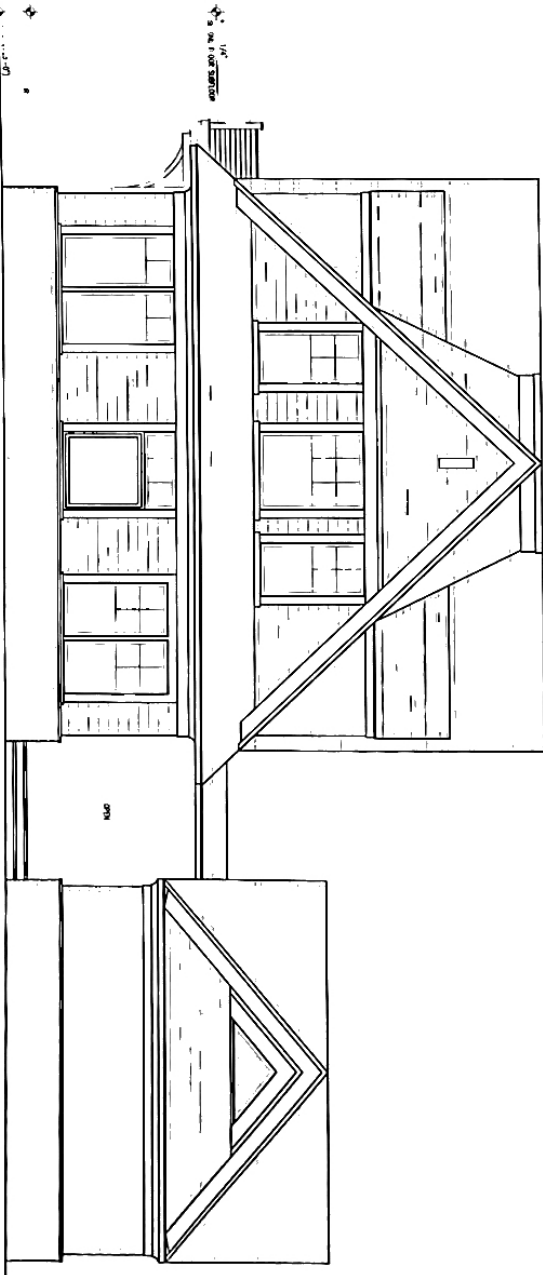
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NO.	DATE	DESCRIPTION

Sheet Title  
**EXTERIOR ELEVATIONS**

Project  
**L'EUROPA RESIDENCE**  
 57 TERRACE AVENUE  
 EAST PROVIDENCE RI

ORION/LSUDA  
 ARCHITECTS



1 SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

Sheet Number  
**A-2.0**

NO.	DATE	DESCRIPTION	BY	CHKD.

Sheet Title  
**EXTERIOR ELEVATIONS**

Project  
**L'EUROPA RESIDENCE**  
57 TERRACE AVENUE  
EAST PROVIDENCE RI



**GREGORY J. SNIDER**  
ARCHITECTS



**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: 401-241-7246 (cell)  
739-0291 (work)

1. LOCATION OF PROPERTY 57 Terrace Ave. AVENUE/STREET  
 MAP 414 BLOCK 13 PARCEL 006 ZONING DISTRICT R3

2. OWNER Ashley L'Europa  
 ADDRESS 57 Terrace Ave.  
 DATE OF PURCHASE 5/29/2014  
 PROPOSED LESSEE/PURCHASER \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 ATTORNEY \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 REPRESENTING \_\_\_\_\_

3. DIMENSIONS OF SITE 63' 151' 9,500  
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>2 1/2 stories</u>	<u>1,254</u>	<u>Wood Frame</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>Single Family Dwelling</u>	<u>2 stories</u>	<u>Basement</u>	<u>1,330</u>	<u>32 H.</u>	<u>SF Wood Frame</u>
(2) <u>Garage</u>	<u>20' single story</u>	<u>No basement</u>	<u>576 SF</u>	_____	<u>Wood Framed</u>

(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
<u>19-145</u>	<u>Setback variance on North &amp; South Side yards</u>
<u>19-1</u>	<u>Accessory Structure Location</u>

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
<u>19-145</u>	<u>12.6 side yard</u>	<u>7'-1" at North</u>
<u>19-1</u>	<u>12.6 side yard</u>	<u>11'-8" at South</u>
	<u>Proposed garage in front of dwelling unit.</u>	

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

Narrow lot makes it difficult to provide enough access space to the back of the lot without severely encroaching on side yard setbacks.

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 5-8-24



ABUTTERS LIST  
 57 TERRACE AVE  
 414-13-6

PARCEL #	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
414-02-001-00	BODELL, MICHAEL J & KAREN E	50 TERRACE AVE	RIVERSIDE, RI 02915	50 TERRACE AVE
414-02-002-00	ANTONELLI, CHRISTOPHER D-TR ANTONELLI FAMILY IRREV TRUST	56 TERRACE AVE	RIVERSIDE, RI 02915	56 TERRACE AVE
414-02-003-00	GOETZ, KATHERINE TRUSTEE	60 TERRACE AVE	RIVERSIDE, RI 02915	60 TERRACE AVE
414-02-004-00	BUCKLEY, ALEXANDER C & KRISTENE E	66 TERRACE AVE	RIVERSIDE, RI 02915	66 TERRACE AVE
414-02-005-00	GREEN, J DAVIE	78 TERRACE AVE	RIVERSIDE, RI 02915	78 TERRACE AVE
414-02-006-00	MURPHY, PHYLLIS	80 TERRACE AVE	RIVERSIDE, RI 02915	80 TERRACE AVE
414-02-022-00	MCLEOD, SARAH L & BUCHBINDER, JAN J	905 BULLOCKS PT AVE	RIVERSIDE, RI 02915	905 BULLOCKS PT AVE
414-02-023-00	GORDON, DANIEL MARC & SHOKO O	897 BULLOCKS PT AVE	RIVERSIDE, RI 02915	897 BULLOCKS PT AVE
414-02-024-00	SPIRA, JEANNE	893 BULLOCKS PT AVE	RIVERSIDE, RI 02915	893 BULLOCKS PT AVE
414-02-025-00	HALE, ELAINE-TR THEODORE W & ELAINE HALE 2008	DECLARATION OF TRUSTS	BARRINGTON, RI 02806	889 BULLOCKS PT AVE
414-13-001-00	RENAUD, DEBORAH A LIFE ESTATE	37 TERRACE AVE	RIVERSIDE, RI 02915	37-39 TERRACE AVE
414-13-003-00	BARBOSA, ELEANOR LIFE ESTATE	45 TERRACE AVE	RIVERSIDE, RI 02915	45 TERRACE AVE
414-13-004-00	DECARLO, DEBRA A-TR & DEBRA A DECARLO TRUST AGREEMEN	49 TERRACE AVE	RIVERSIDE, RI 02915	49 TERRACE AVE
414-13-005-00	HOOPER, HARTWELL D JR-TR & HARTWELL D HOOPER JR LIVING TR	53 TERRACE AVE	RIVERSIDE, RI 02915	53 TERRACE AVE
414-13-006-00	LEUROPA, ASHLEY E & MARTINEZ, MIRIAM E	57 TERRACE AVE	RIVERSIDE, RI 02915	57 TERRACE AVE
414-14-001-00	ARMISTEAD, LEWIS A JR	65 TERRACE AVE	RIVERSIDE, RI 02915	65 TERRACE AVE
414-14-002-00	GIONFRIDDO, PAUL M	67 TERRACE AVE	RIVERSIDE, RI 02915	67 TERRACE AVE
414-14-003-00	BOREN, JUDITH H NK/A & JUDITH H SHELDON	73 TERRACE AVE	RIVERSIDE, RI 02915	73 TERRACE AVE
414-14-004-00	MEYER, LADD WILLIAM	75 TERRACE AVE	RIVERSIDE, RI 02915	75 TERRACE AVE



**RADIUS MAP**  
57 Terrace Avenue  
414-13-6

