

East Providence Zoning Board of Review

DIMENSIONAL VARIANCE FORM

(Ref. 19-47)

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

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

PHONE NUMBER: 401 497 7310

1. LOCATION OF PROPERTY 72 Merritt rd. AVENUE/STREET
 MAP 309 BLOCK 14 PARCEL 18 ZONING DISTRICT R2

2. OWNER Paula Paiva
 ADDRESS 72 Merritt rd Riverside RI 02915
 DATE OF PURCHASE _____
 PROPOSED LESSEE/PURCHASER _____
 ADDRESS _____
 ATTORNEY _____
 ADDRESS _____
 REPRESENTING SELF

3. DIMENSIONS OF SITE 60-Feet 135-Feet 9934
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</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>REMAIN TREE HOUSE</u>	_____	_____	_____	_____	_____
(2) _____	_____	_____	_____	_____	_____
(3) _____	_____	_____	_____	_____	_____

(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
① 19-144(b)	ACCESSORY SIDE-YARD SETBACK
② 19-144(b)	ACCESSORY REAR-YARD SETBACK

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
① 19-144(b)	5- FEET	1.6- FEET
② 19-144(b)	5- FEET	1.9- FEET

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

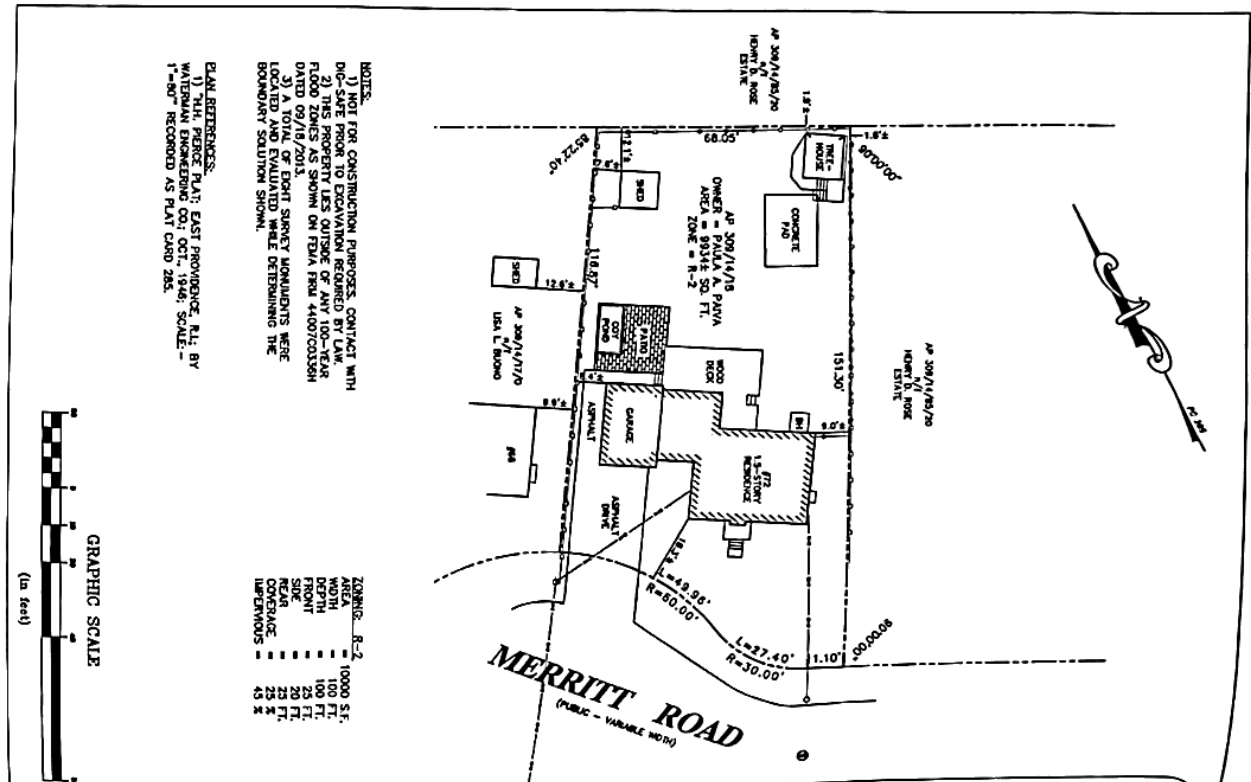
NOTE: PLANS ACTED UPON BY THE BOARD BECOME INCORPORATED AS PART OF THE DECISION AND ARE FINAL.

I, the undersigned, swear that all information given above to the best of my knowledge is complete and correct.

OWNER(S) SIGNATURE:  DATE 12.13.22

Agent/Attorney

DATE _____

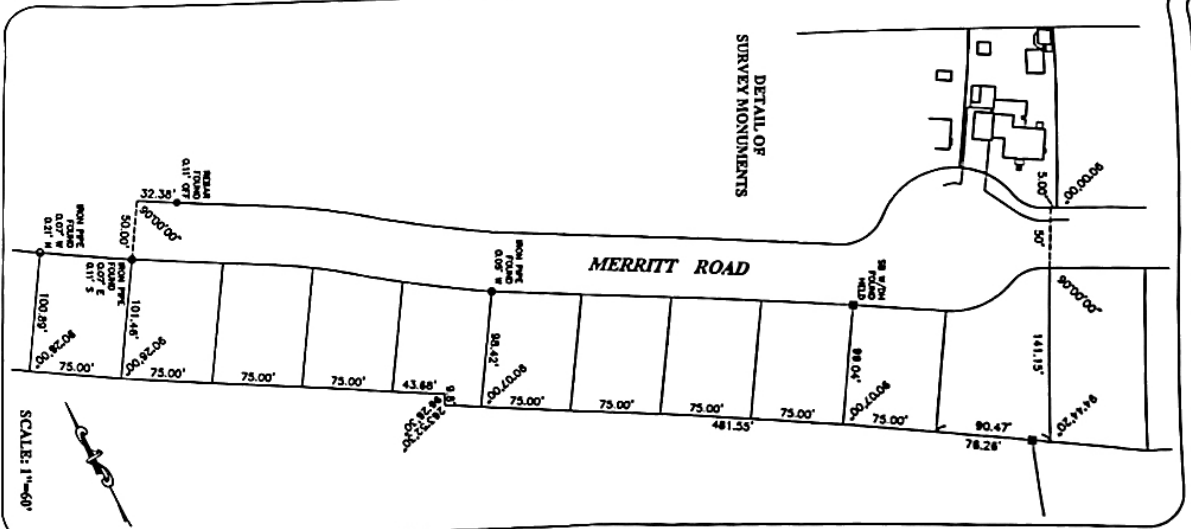
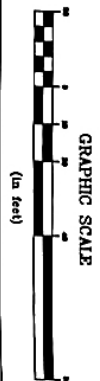


NOTES:
 1) NOT FOR CONSTRUCTION PURPOSES. CONTACT WITH DUG-SAFE PRIOR TO EXCAVATION REQUIRED BY LAW.
 2) THIS PROPERTY LIES OUTSIDE OF ANY 100-YEAR FLOOD ZONES AS SHOWN ON FEMA FIRM 44007C0135H DATED 09/18/2013.
 3) SPORT SHEDS AND SIGNAGE WERE LOCATED AND EVALUATED WHERE DETERMINED THE BOUNDARY SOLUTION SHOWN.

ZONING: R-2

AREA	10000 S.F.
DEPTH	100 FT.
FRONT	25 FT.
REAR	20 FT.
SIDE	20 FT.
HEIGHT	20 FT.
MAXIMUM	45 FT.

PLAN REFERENCES:
 1) T.M. PERCE PLAN; EAST PROVIDENCE, R.I.: BY WATERMAN ENGINEERING CO.; OCT., 1946; SCALE: 1"=80' RECORDED AS PLAT CARD 285.



SCALE: 1"=60'

EXPRESS SURVEYING
 CTRIA M. JOHNSON, P.L.L.C.
 72 WOOD CREEK
 WASHINGTON, DISTRICT OF COLUMBIA 20002

PROJECT TITLE:
 PLANA RESIDENCE
 72 MERRITT ROAD
 RIVERSIDE, RHODE ISLAND
 A.P. 309/14/18
 DEED BOOK 1150 PAGE 325

DATE: 11/18/2027

SCALE: 1"=20'

PROJECTED BY: G.M.J. Checked by: G.M.J.

DATE: 11/18/2027

CLIENT/OWNER:
 DOUG PLANA
 72 MERRITT ROAD
 RIVERSIDE, RHODE ISLAND
 401-487-7310

SUBJECT MATTER: CITY REVIEW

COMMENTS:
 This survey has been conducted and the 1/4" scale plan has been prepared in accordance with the provisions of the Rhode Island Surveying Act of April 24, 2018, as amended.
 (1) The Rhode Island Surveying Act of April 24, 2018, as amended, requires that a survey be conducted by a Registered Professional Surveyor.
 (2) The Rhode Island Surveying Act of April 24, 2018, as amended, requires that a survey be conducted by a Registered Professional Surveyor.
 This plan has been prepared for the use of the client and is not to be used for any other purpose without the written consent of the surveyor.
 THE SURVEYOR'S LIABILITY IS LIMITED TO THE BOUNDARIES SHOWN ON THIS PLAN.

REGISTERED PROFESSIONAL SURVEYOR
 CTRIA M. JOHNSON, P.L.L.C.
 72 WOOD CREEK
 WASHINGTON, DISTRICT OF COLUMBIA 20002

DATE: 11/18/2027





Save



Share





ADULTERS LIST
72 HARTWELL RD
200-14-13

ABUTTERS LIST
 72 MERRITT RD
 309-14-18

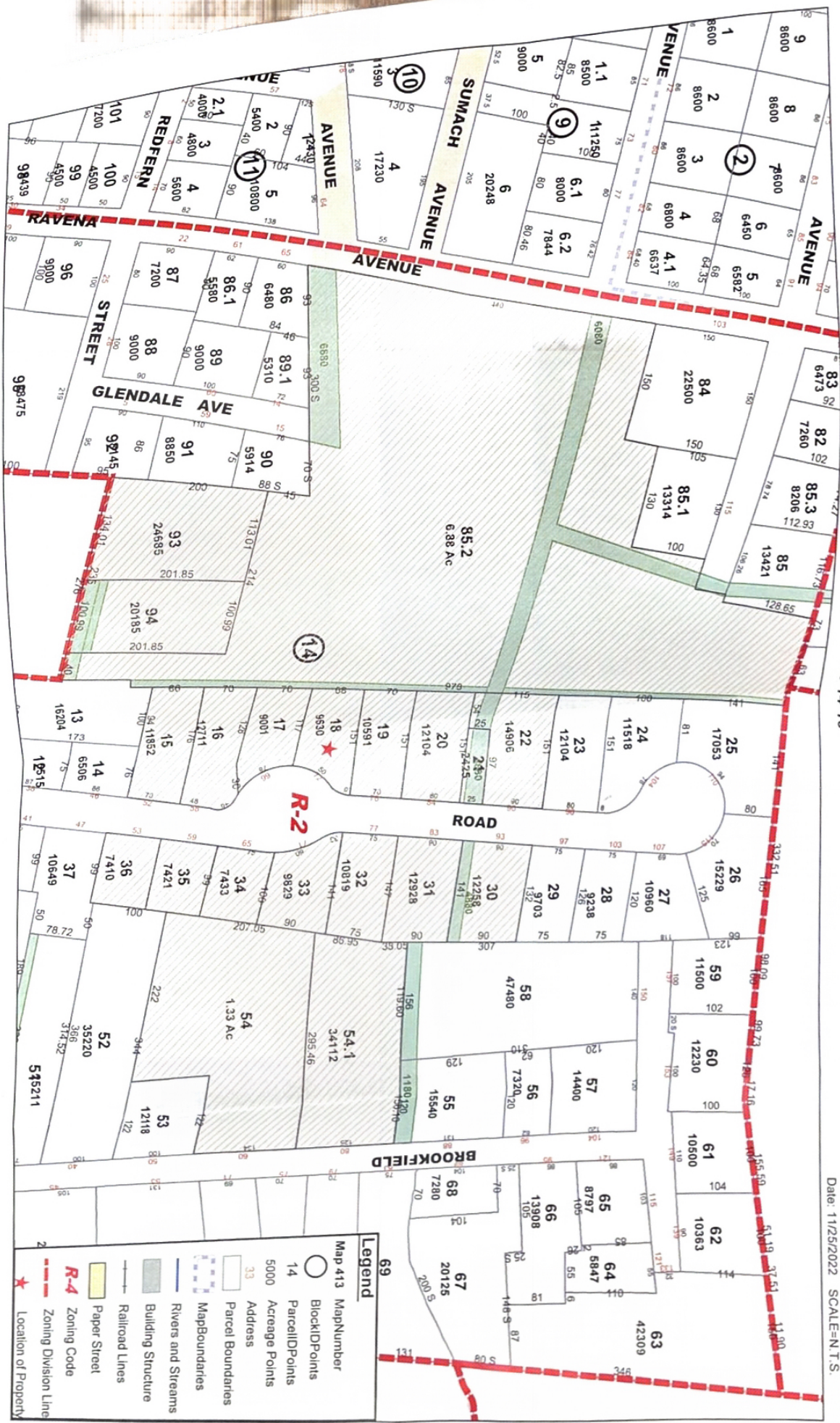
PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
309-14-015.00	CONNELL, ERICA M-TR, EP IRREVOCABLE TRUST	46 RUMSTICK RD	BARRINGTON, RI 02806	52 MERRITT RD
309-14-016.00	CROSSON, DENNIS P	58 MERRITT RD	RIVERSIDE, RI 02915	58 MERRITT RD
309-14-017.00	BUONO, LISA L	66 MERRITT RD	RIVERSIDE, RI 02915	66 MERRITT RD
309-14-018.00	PAIVA, PAULA A	72 MERRITT RD	RIVERSIDE, RI 02915	72 MERRITT RD
309-14-019.00	SKONIECZNY, MICHAEL J & BENNET-BONN,	78 MERRITT RD	RIVERSIDE, RI 02915	78 MERRITT RD
309-14-020.00	BAKER, JOSHUA ROBERT & KYLIA MARIE	84 MERRITT RD	RIVERSIDE, RI 02915	84 MERRITT RD
309-14-021.00	E PROVIDENCE SEWER DEPT	1 CREST AVE	RIVERSIDE, RI 02915	88 MERRITT RD
309-14-022.00	SILVA, FERNANDO C & NATALIA F	90 MERRITT RD	RIVERSIDE, RI 02915	90 MERRITT RD
309-14-030.00	GOULET, RAYMOND H & JEANNETTE L	93 MERRITT RD	RIVERSIDE, RI 02915	93 MERRITT RD
309-14-031.00	RODERICKS, ROBERT P & DIANE M	83 MERRITT RD	RIVERSIDE, RI 02915	83 MERRITT RD
309-14-032.00	RICHARDSON, SHELDON M & TERESA M	77 MERRITT RD	RIVERSIDE, RI 02915	77 MERRITT RD
309-14-033.00	MURPHY, WILLIAM H JR & CLAUDIA	71 MERRITT RD	RIVERSIDE, RI 02915	71 MERRITT RD
309-14-034.00	MOWCHAN, ANNE E	65 MERRITT RD	RIVERSIDE, RI 02915	65 MERRITT RD
309-14-035.00	SANTOS, JOSHUA & ELYSHA	59 MERRITT RD	RIVERSIDE, RI 02915	59 MERRITT RD
309-14-036.00	WITTER, SHANNON M	53 MERRITT RD	RIVERSIDE, RI 02915	53 MERRITT RD
309-14-054.00	JAWORSKI, ANTHONY S & CHRISTINE P	60 BROOKFIELD RD	RIVERSIDE, RI 02915	60 BROOKFIELD RD
309-14-054.10	SOARES, GEORGE & NORMA A LIFE ESTATE	80 BROOKFIELD RD	RIVERSIDE, RI 02915	80 BROOKFIELD RD
309-14-085.20	ROSE, HENRY D ESTATE	245 WARREN AVE	East Providence, RI 02914	0 SWEET BRIAR AVE
309-14-093.00	ANDREOZZI, ANTHONY J III & TERESA	17 CURTIS LN	RIVERSIDE, RI 02915	17 CURTIS LN
309-14-094.00	FREITAS, TOBIAS & JASON	87 CENTRAL AVE	EAST PROVIDENCE, RI 02914	15 CURTIS LN



200' RADIUS MAP

72 MERITT RD
309-14-18

Date: 11/25/2022 SCALE=N.T.S.



Legend

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