

# 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: 438-8211

1. LOCATION OF PROPERTY 219 Mauran Avenue AVENUE/STREET  
MAP 106 BLOCK 33 PARCEL 019 ZONING DISTRICT R6

2. OWNER Jon Cerami  
ADDRESS 219 Mauran Avenue  
DATE OF PURCHASE April 1, 2022  
PROPOSED LESSEE/PURCHASER N/A  
ADDRESS \_\_\_\_\_  
ATTORNEY Gregory S. Dias, Esquire  
ADDRESS 349 Warren Avenue, East Providence, RI 02914  
REPRESENTING Jon Cerami

3. DIMENSIONS OF SITE 50 100 5,000  
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>1 Family</u>	<u>2.5 story</u>	<u>1735</u>	<u>Wood</u>
(2) <u>Garage</u>	<u>1 story</u>	<u>400</u>	<u>Wood</u>
(3) _____	_____	_____	_____

4. LIST OF PROPOSED CONSTRUCTION AND USES:

Use	No. of Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family	Type of Construction
				No. of Bedrooms/Unit	
(1) <u>Retain Deck</u>	_____	<u>No</u>	<u>12 X 16</u>	_____	<u>Wood</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
19-145	side Yard Setback

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
19-145	8 Feet	6.0/7.3

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

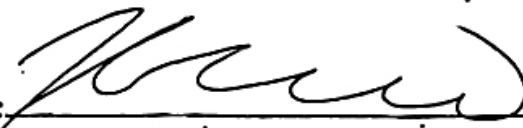
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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 6/29/23

Jon Cerami DATE \_\_\_\_\_

Agent/Attorney Gregory S. Dias Address 349 Warren Ave, East Pro. RI 02914

### **Attachment**

The side yard setback for a deck at this location/property is 8 feet. The Petitioner's deck is less than one foot shy of the 8-foot requirement (7.3 on one end and 7.4 on the other) from the boundary line) and 6.1 feet to his own fence.

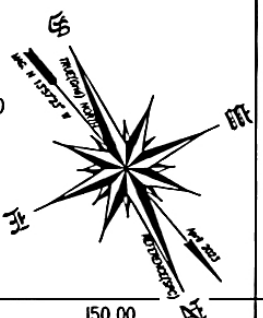
The Petitioner will agree to add 8-foot arborvitaes adjacent to the entire 16 feet of his deck on his side of his fence to screen the property from the one side neighbor. The Petitioner's property is on a corner lot and the deck only effects one neighbor.

ABUTTERS LIST  
 219 MAURAN AVE  
 106-33-19

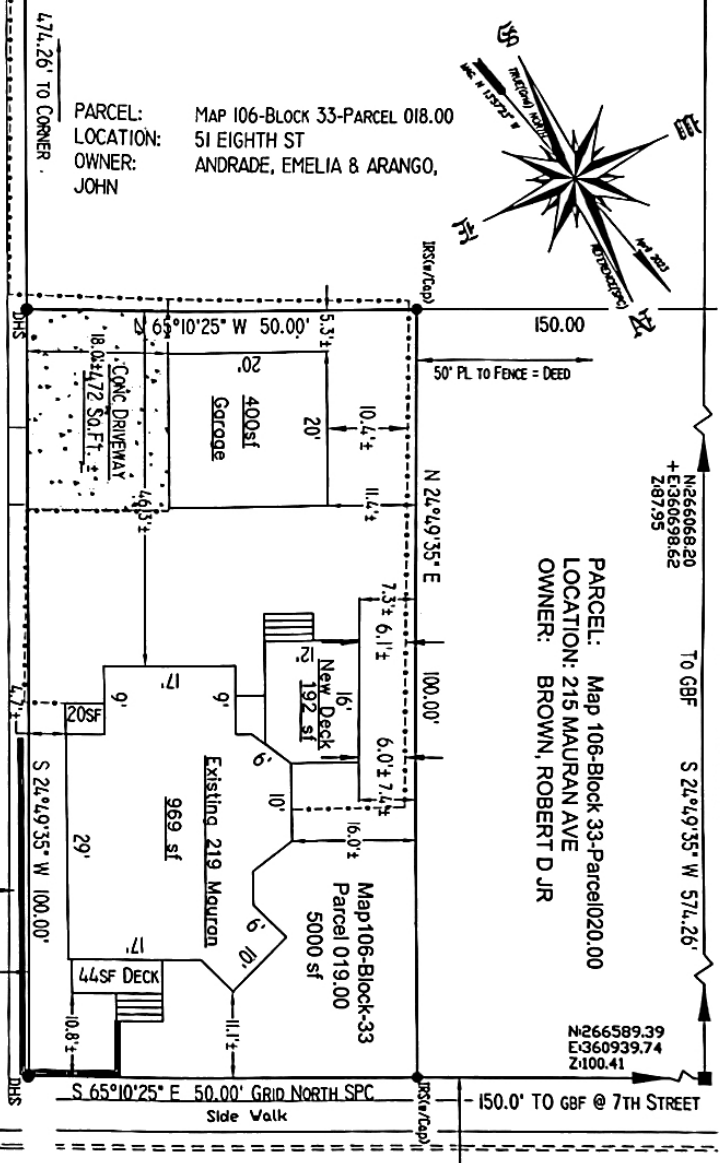
PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
106-25-003.00	GIRAGOSIAN, RICHARD J	35 SEVENTH ST	E PROVIDENCE, RI 02914	35 SEVENTH ST
106-26-001.00	VIRGARIO LAND RI LLC	9161 LIBERIA AVE STE 401	MANASSAS, VA 20110	208 MAURAN AVE
106-26-002.00	GONCALVES VICTOR H & ARMINDA	229 MAURAN AVE	E PROVIDENCE, RI 02914	210-212 MAURAN AVE
106-26-003.00	DAMIAO, IVA LIFE ESTATE &	216 MAURAN AVE	EAST PROVIDENCE, RI 02914	214-216 MAURAN AVE
106-26-004.00	GONCALO, BETTY F LIFE EST	29 EIGHTH ST	East Providence, RI 02914	29 EIGHTH ST
106-26-019.00	MOTA, EDWARD & MARIA I	195 BROOK ST	REHOBOTH, MA 02769	30-32 SEVENTH ST
106-27-001.00	GONCALVES, LOUIE A & REGINA C	226 MAURAN AVE	East Providence, RI 02914	226 MAURAN AVE
106-27-001.10	CAVALLARO, MARIA C-TRS	220 MAURAN AVE	EAST PROVIDENCE, RI 02914	220 MAURAN AVE
106-27-002.00	WHITEHOUSE, TIMOTHY L-TR	PO BOX 202	WELLINGTON, CO 80549	234 MAURAN AVE
106-27-003.00	TAVARES, JOAO & ODILIA LIFE ESTATE	30 EIGHTH ST	EAST PROVIDENCE, RI 02914	30 EIGHTH ST
106-32-001.00	RESENDES, CARLOS M	2 COUNTRY VIEW DR	COVENTRY, RI 02816	221 MAURAN AVE
106-32-002.00	MARTINS, ADRIANO N & MANUELA C	50 EIGHTH ST	E PROVIDENCE, RI 02914	50 EIGHTH ST
106-32-003.00	AMARAL, JOHN M & FERNANDA M	52 EIGHTH ST	E PROVIDENCE, RI 02914	52 EIGHTH ST
106-32-004.00	MATOS, LEONARDO D & MARIA D LIFE ESTATE	62 EIGHTH ST	EAST PROVIDENCE, RI 02914	62 EIGHTH ST
106-32-005.00	HUARD, SANDRA A	64 EIGHTH STREET	E PROVIDENCE, RI 02914	64 EIGHTH ST
106-32-006.00	THIMAS, PAMELA F	66 EIGHTH ST	EAST PROVIDENCE, RI 02914	66 EIGHTH ST
106-32-015.00	MONROE, LAURIE ANN	63 NINTH ST	EAST PROVIDENCE, RI 02914	63 NINTH ST
106-32-015.10	COUTO, MARIA O	57 NINTH ST	E PROVIDENCE, RI 02914	57 NINTH ST
106-32-016.00	MORGADO, LISABETE	628 WEEFAMOE ST	FALL RIVER, MA 02720	49 NINTH ST
106-32-017.00	PONTE, DAVID M & ESTRELLA F-TRS	231 MAURAN AVE	EAST PROVIDENCE, RI 02914	233 MAURAN AVE
106-32-018.00	GONCALVES, VICTOR H & ARMINDA E	229 MAURAN AVE	E PROVIDENCE, RI 02914	229 MAURAN AVE
106-32-019.00	RANDALL, TINA R	227 MAURAN AVE	EAST PROVIDENCE, RI 02914	227 MAURAN AVE
106-33-001.00	DAROSA, LINDA & LAURA	205 MAURAN AVE	EAST PROVIDENCE, RI 02914	205-207 MAURAN AVE
106-33-002.00	ADAMO, DENNIS A LIFE ESTATE	52 SEVENTH ST	EAST PROVIDENCE, RI 02914	50-52 SEVENTH ST
106-33-003.00	PEREZ, LISBETT & FERNANDEZ-KURY, SALVADOR E	60 SEVENTH ST	E PROVIDENCE, RI 02914	58-60 SEVENTH ST
106-33-004.00	CHAN, PO HANG TONY & KO TSUI FONG	62 SEVENTH ST	E PROVIDENCE, RI 02914	62 SEVENTH ST
106-33-015.00	ALMEIDA, BRIAN A & ERICAL	65 EIGHTH ST	EAST PROVIDENCE, RI 02914	65 EIGHTH ST
106-33-016.00	CULLIGAN, KRISTIN E	61 EIGHTH ST	EAST PROVIDENCE, RI 02914	61 EIGHTH ST
106-33-017.00	HIGIANO, JOAQUIN CORTORREAL	53 EIGHTH ST	E PROVIDENCE, RI 02914	53 EIGHTH ST
106-33-018.00	ANDRADE, EMELIA & ARANGO, JOHN D	51 EIGHTH ST	East Providence, RI 02914	51 EIGHTH ST
106-33-019.00	CERAMI, JON	219 MAURAN AVE	EAST PROVIDENCE, RI 02914	219 MAURAN AVE

ABUTTERS LIST  
219 MAURAN AVE  
106-33-19

106-33-020.00	BROWN, ROBERT D JR	215 MAURAN AVE	East Providence, RI 02914	215 MAURAN AVE
106-34-021.00	FULLERTON, ALVIDA & PLANTE, JOYCE PATRICIA	53 SEVENTH ST	E PROVIDENCE, RI 02914	53 SEVENTH ST
106-34-022.00	ALMEIDA, ALFREDO S & ADELAIDE RAMOS	51 SEVENTH ST	E PROVIDENCE, RI 02914	51 SEVENTH ST
106-34-023.00	DIAS, FRANCIS J & MARIA G	11 EVELYN WAY	SEEKONK, MA 02771	201 MAURAN AVE



MAP 106-BLOCK 33-PARCEL 018.00  
 LOCATION: 51 EIGHTH ST  
 OWNER: ANDRADE, EMELIA & ARANGO, JOHN



REQUIRED	PROPOSED
MIN. LOT AREA	5000 SF
MIN. LOT WIDTH	50'
MIN. LOT DEPTH	100'
MAX. LOT COVERAGE	25%
MIN. FRONT YARD	15'
MIN. SIDE YARD	8'
MIN. REAR YARD	20'

Impermeable Surface Coverage +20% Site Area =35%

ZONING RESIDENTIAL B

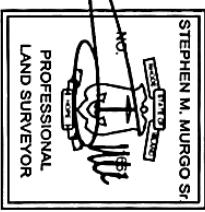
8th Street (Public) 40.0'

**CERTIFICATION.**

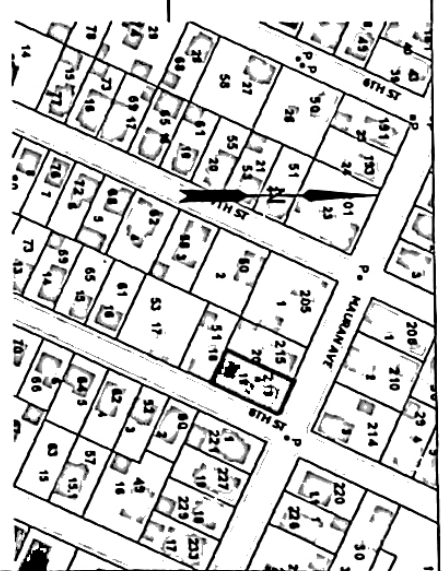
This survey has been conducted and the plan has been prepared pursuant to 435-R08-00-00-13 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on Jan 4th, 2022, as follows:

- (a) Type of Boundary Survey
- (b) Comprehensive Boundary Survey
- (c) The purpose of the Survey and Plan is to show property line information and the location of structures and other features deemed important to the planning information.

Signature of Stephen M. Murgo SR.  
 Stephen M. Murgo SR.  
 DAX 12-133-1093  
 Revised Dimensions June 5, 2023



**Mauran Avenue** (PUBLIC)



REFERENCE:  
 JOSHUA A. MAURAN PLAT  
 LOT # 328  
 BOOK 4, PAGE 11  
 NOVEMBER 1842  
 MAURAN PLAT  
 LOT # 328  
 BOOK 3 PAGE 13  
 JULY 1874  
 DEED BK 4572 PAGE 231

**LEGEND**  
 (SYMBOLS MAY BE FOUND ON PLAN)

- ROW ROAD FOUND
- ROW ROAD SET
- IMPROVEMENT TO BE SET
- PERM FOUND
- FENCE POST
- IMPROVEMENT FOUND
- FENCE LINE
- DRILL HOLE FOUND
- SPOT GRAVE
- SURVEY POINT
- ROW FOUND
- ROW PER FOUND
- WATER
- C/S
- LANE
- EXISTING FIRE HYDRANT
- CATCH BASIN DOUBLE
- SEWER
- UTILITY POLE
- TAX ASSESSOR
- DRILL HOLE SET
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING CATCH BASIN

**Zoning Plan for**

**JON CERAMI**

ASSESSOR'S Map 106 Block 33, Parcel 19

219 MAURAN AVENUE

EAST PROVIDENCE, RHODE ISLAND

PREPARED BY  
**STEPHEN M. MURGO SR.**

PROFESSIONAL LAND SURVEYOR  
 MASSACHUSETTS & RHODE ISLAND  
 182 BAY VIEW AVENUE  
 BRISTOL, RHODE ISLAND 02809  
 401-253-0092  
 (cell & text)  
 SMSURVEY@COX.NET

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 This Survey is being Provided Solely for the use of the Current Parties, and that no License has been Created, Expressed or Implied, to copy the Survey, except as it is Necessary, in Conjunction with the Original Transaction.

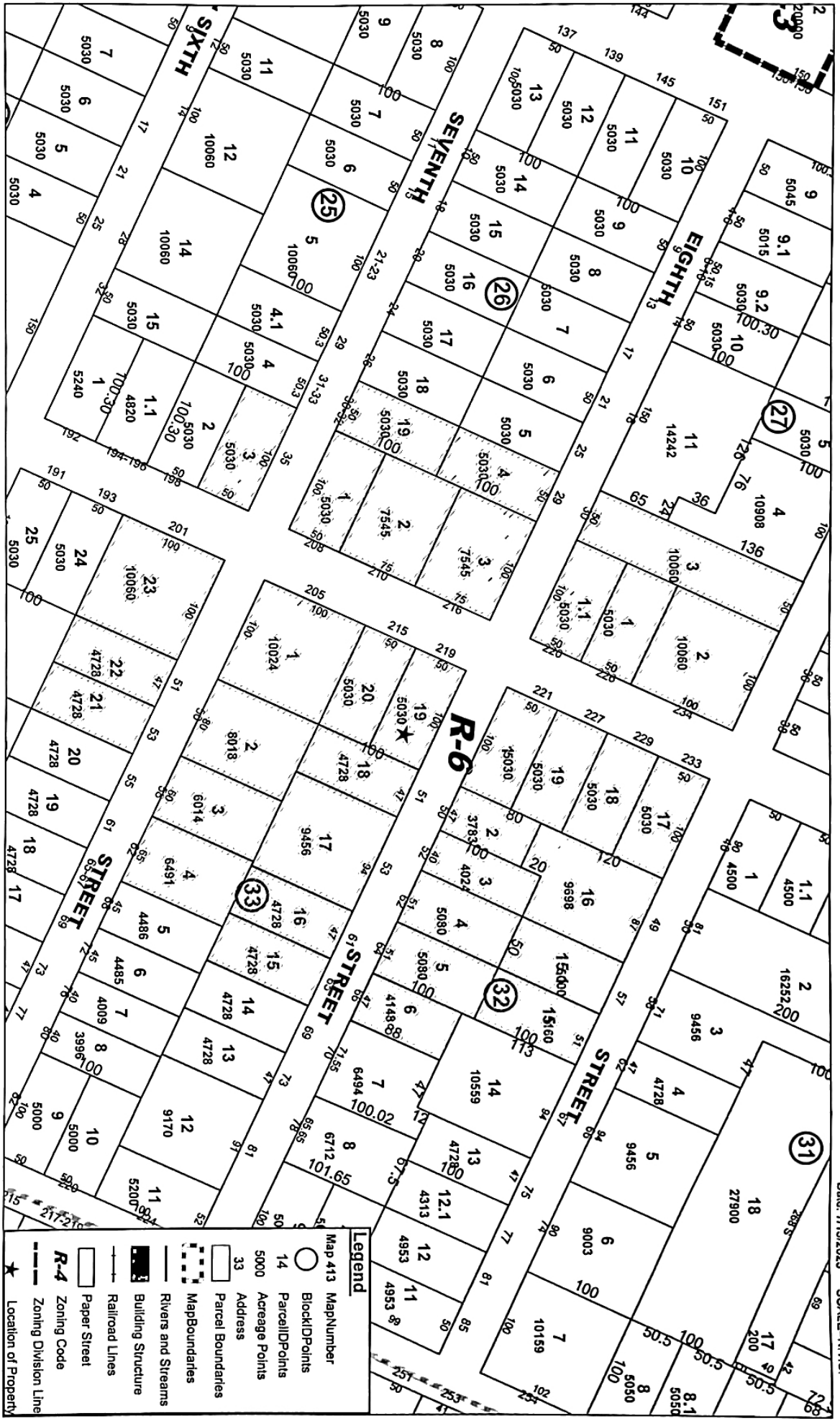




# 200' RADIUS MAP

219 MAURAN AVE  
106-33-19

Date: 7/13/2023 SCALE=N.T.S.



**Legend**

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