

# 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

John Shekarchi, Esq.  
PHONE NUMBER: 401-722-3600

- LOCATION OF PROPERTY 297 Terrace Ave. AVENUE/STREET  
MAP 415 BLOCK 8 PARCEL 2 ZONING DISTRICT R-3
- OWNER MULBERRY PLACE LLC  
ADDRESS 17 Bluff St. Riverside, RI 02915  
DATE OF PURCHASE 9-23-19  
PROPOSED LESSEE/PURCHASER NA  
ADDRESS NA  
ATTORNEY John Shekarchi, Esq. & John Damico, Esq.  
ADDRESS 51 Jefferson Blvd. Ste: 400 Warwick, RI 02888  
REPRESENTING Owner's of LLC in corporate & personal capacity
- DIMENSIONS OF SITE 55 ft 263' 14,272  
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>Residential single-family</u>	<u>35'</u>	<u>1,994</u>	<u>Wood / frame</u>
(2)			
(3)			

### 4. LIST OF PROPOSED CONSTRUCTION AND USES:

Use	Height	No. of Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family No. of Bedrooms/Unit	Type of Construction
(1) <u>Residential single-family</u>	<u>35'</u>	<u>3</u>	<u>Yes</u>		<u>1</u>	<u>wood / frame</u>
(2)						
(3) <u>See plan submitted herewith for all existing building, uses, and dimensions.</u>						

(Over)

5. THIS VARIANCE APPLICATION RELATES TO:

- 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: \_\_\_\_\_  
 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
Sec. 19-145	Side setback 5.1' protected permission to 5'
	side setback 5.4' protected permission to 4.6'
	existing deck 15' setback to 11.7' 3.3'± Variance
	existing deck 15' setback to 12.3' 2.7' Variance

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
Sec 19-145 side	15 ft±	5' 8" 4.6'
Sec 19-145 side (deck)	15 ft±	11.7' & 12.3'

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

The subject property is burdened by pre-existing dimensional and structural constraints unique to the site, which create practical difficulties in achieving full compliance with applicable zoning requirements absent relief.

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 3/2/22

Agent/Attorney John Shekharshi Address 51 Jefferson Blvd. Ste. 400  
John Damico Cambridge, MA 02138

# EXHIBIT A – PHOTO ANALYSIS



305 Terrace Ave

297 Terrace Ave



289 Terrace Ave

285 Terrace Ave



**281 Terrace Ave**

**273 Terrace Ave**



**253 Terrace Ave**

**249 Terrace Ave**



249 Terrace Ave

245 Terrace Ave



245 Terrace Ave

241 Terrace Ave



**241 Terrace Ave**

**237 Terrace Ave**



**213 Terrace Ave**

**209 Terrace Ave**

ID	Site Address	Owner Name	Owner Name 2	Owner Address	Owner City	Owner State	Owner Zip
415-02-007.00	282 TERRACE AVE	CONTI, JAMES &	CONTI, LUCIANN	286 TERRACE AVE	RIVERSIDE RI		02915
415-02-008.00	286 TERRACE AVE	CONTI, JAMES E &	CONTI, LUCIANN	286 TERRACE AVE	RIVERSIDE RI		02915
415-02-009.00	294 TERRACE AVE	FRENCH, JAN		294 TERRACE AVE	RIVERSIDE RI		02915
415-02-010.00	302 TERRACE AVE	GREGORY, GEORGE K		302 TERRACE AVE	RIVERSIDE RI		02915
415-02-011.00	1169 BULLOCKS PT AVE	AKKAOU, MICHAELA &	AKKAOU, ANNE M	1169 BULLOCKS PT AVE	RIVERSIDE RI		02915
415-02-012.00	1165 BULLOCKS PT AVE	JACQUART, PATRICIA		1165 BULLOCKS PT AVE	RIVERSIDE RI		02915
415-02-013.00	1159 BULLOCKS PT AVE	HURD, DIANE B		1159 BULLOCKS PT AVE	RIVERSIDE RI		02915
415-07-010.00	15 SEAVIEW AVE	SCHIFF, STEPHEN & HAYNES, BARBARA R	SCHIFF, SHARON M & PERRY, BARBARA R	15 SEAVIEW AVE	RIVERSIDE RI		02915
415-07-011.00	5 SEAVIEW AVE	J-TRS SNIDERMA	HAYNES, THOMAS J & TR	5 SEAVIEW AVE	RIVERSIDE RI		02915
415-07-012.00	1 SEAVIEW AVE	N. RONALD P & MACDONALD	NUDELMAN, JUDITH A & HELEN W	1 SEAVIEW AVE	RIVERSIDE RI		02915
415-08-001.00	305 TERRACE AVE	D. HELEN W-TR	MACDONALD TRUST	305 TERRACE AVE	RIVERSIDE RI		02915
415-08-003.00	289 TERRACE AVE	SLEPKOW, MATTHEW D &	SLEPKOW, SUSAN ANN	289 TERRACE AVE	RIVERSIDE RI		02915
415-08-004.00	281 TERRACE AVE	KUSS, VIVIAN		281 TERRACE AVE	RIVERSIDE RI		02915
415-08-005.00	281 TERRACE AVE	HOME RUN PROPERTIE S LLC		281 TERRACE AVE	RIVERSIDE RI		02915

ID	Site Address	Owner Name	Owner Name 2	Owner Address	Owner City	Owner State	Owner Zip
415-08-002 00	297 TERRACE AVE	MULBERRY PLACE LLC		17 BLUFF ST	RIVERSIDE	RI	02915





297 Terrace

Property Information  
 ID 415-08-002-00  
 Location 297 TERRACE AVE  
 Owner MULBERRY PLACE LLC

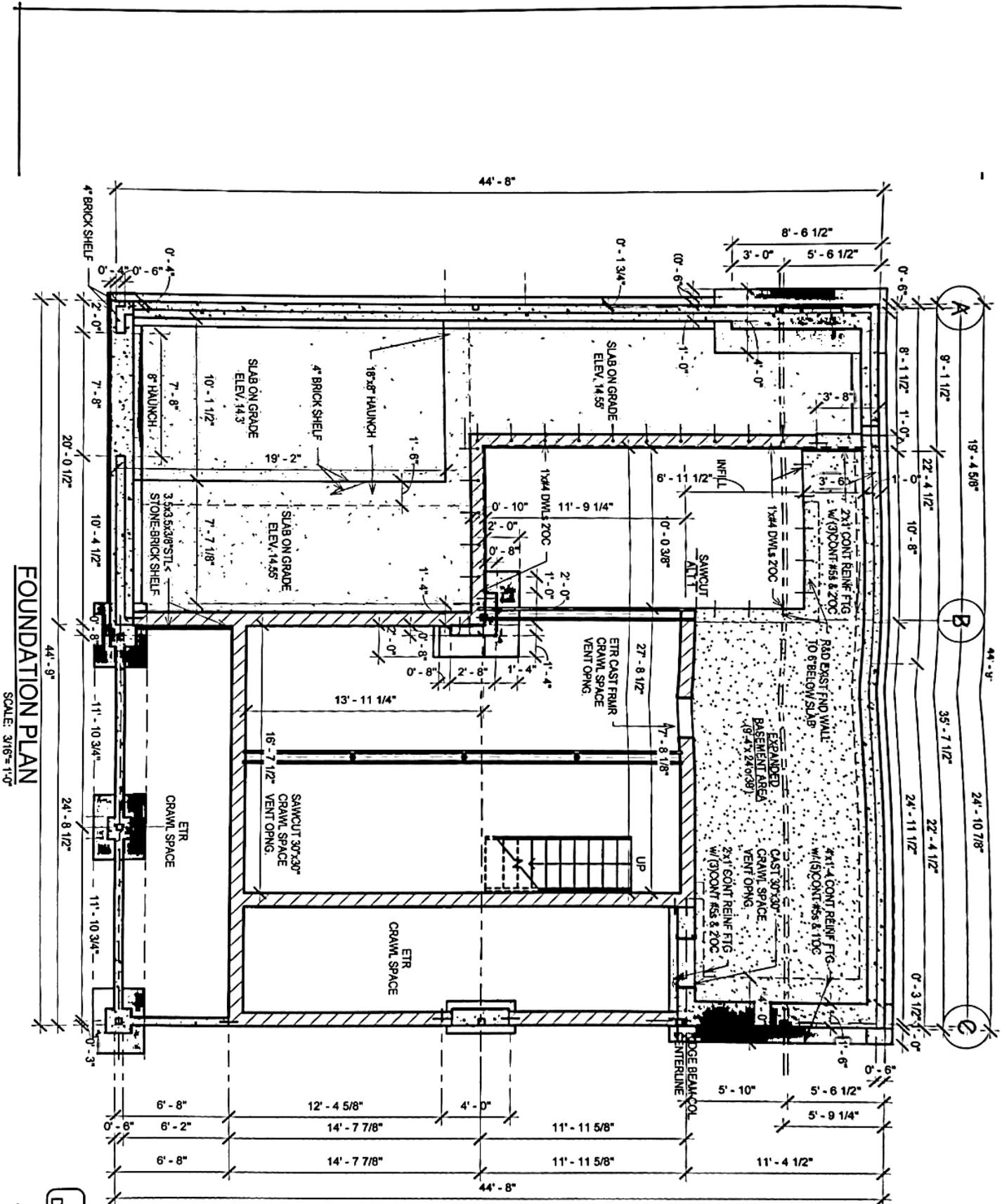


**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

City of East Providence RI makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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**FOUNDATION PLAN**

SCALE: 3/16" = 1'-0"

REL. B  
DESIGN  
DEVELOPMENT  
10/17/2024

**Basement Plan**

Rel/ Issue Date: 07/09/02  
Drawn by: JNM, I checked by: JNM, II

**A-1.0**

Scale: 3/16" = 1'-0"

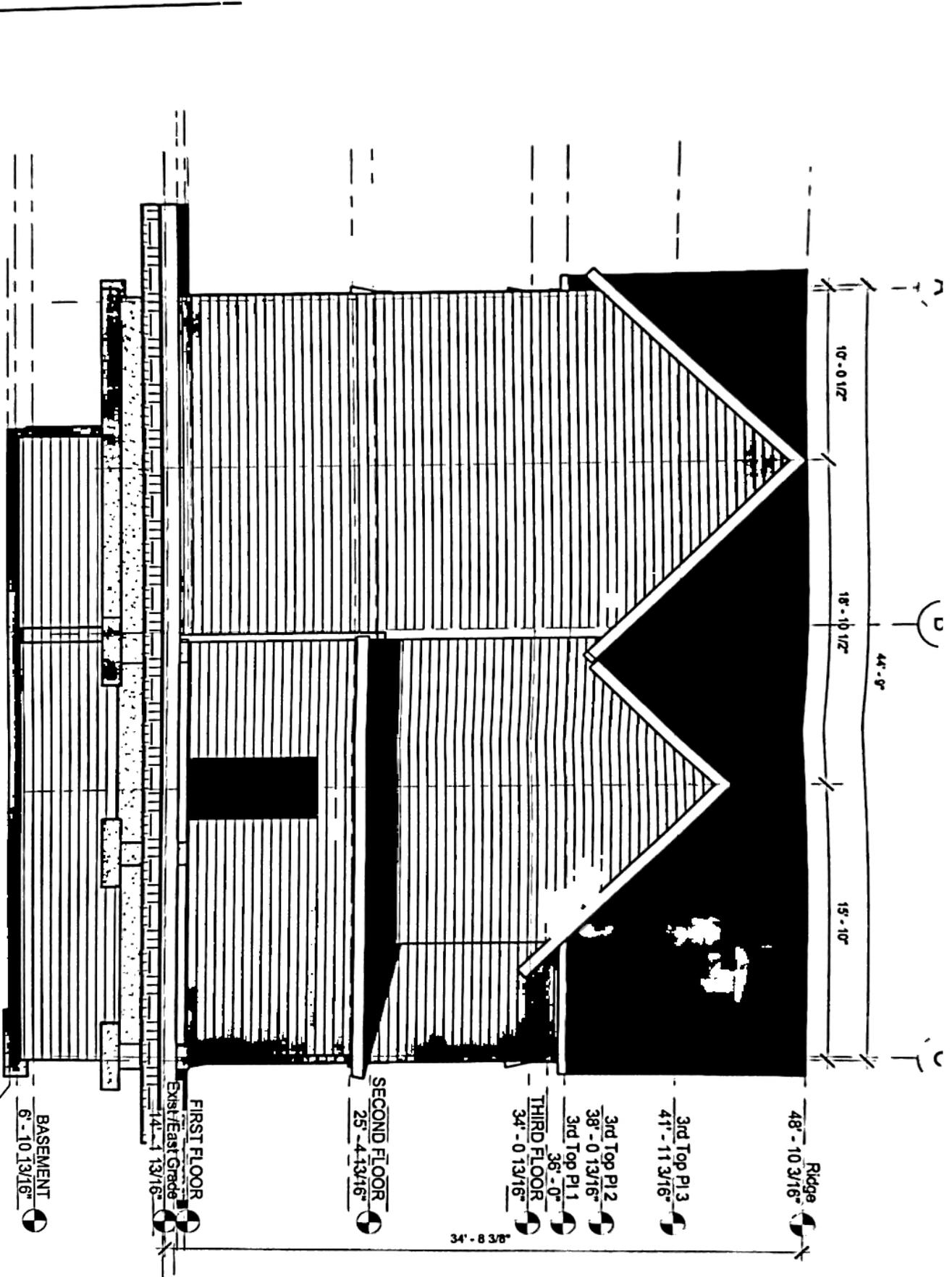
**BULLOCKS POINT TERRACE**  
PROPOSED DANTUONO RESIDENCE  
ADDITIONS & ALTERATIONS  
297 TERRACE AVENUE RIVERSIDE, RI

**-Transform-llc**  
Planning - Architecture - Design/Build

20 Westwood Road, Lincoln, RI 02865  
401.632.7255 jmcphearchitect@cox.net



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**EAST ELEVATION**  
SCALE: 3/16" = 1'-0"

BASEMENT  
6'-10 13/16"  
B.O. Fig 1  
5'-6 3/4"

FIRST FLOOR  
25'-4 13/16"  
Exist./East Grade  
14'-1 13/16"

SECOND FLOOR  
34'-0 13/16"  
36'-0"

THIRD FLOOR  
38'-0 13/16"  
3d Top Pl 1

41'-11 3/16"  
3d Top Pl 3

48'-10 3/16"  
Ridge

34'-8 3/8"

REL. B  
DESIGN DEVELOPMENT  
10/17/2024

**A-3.0**

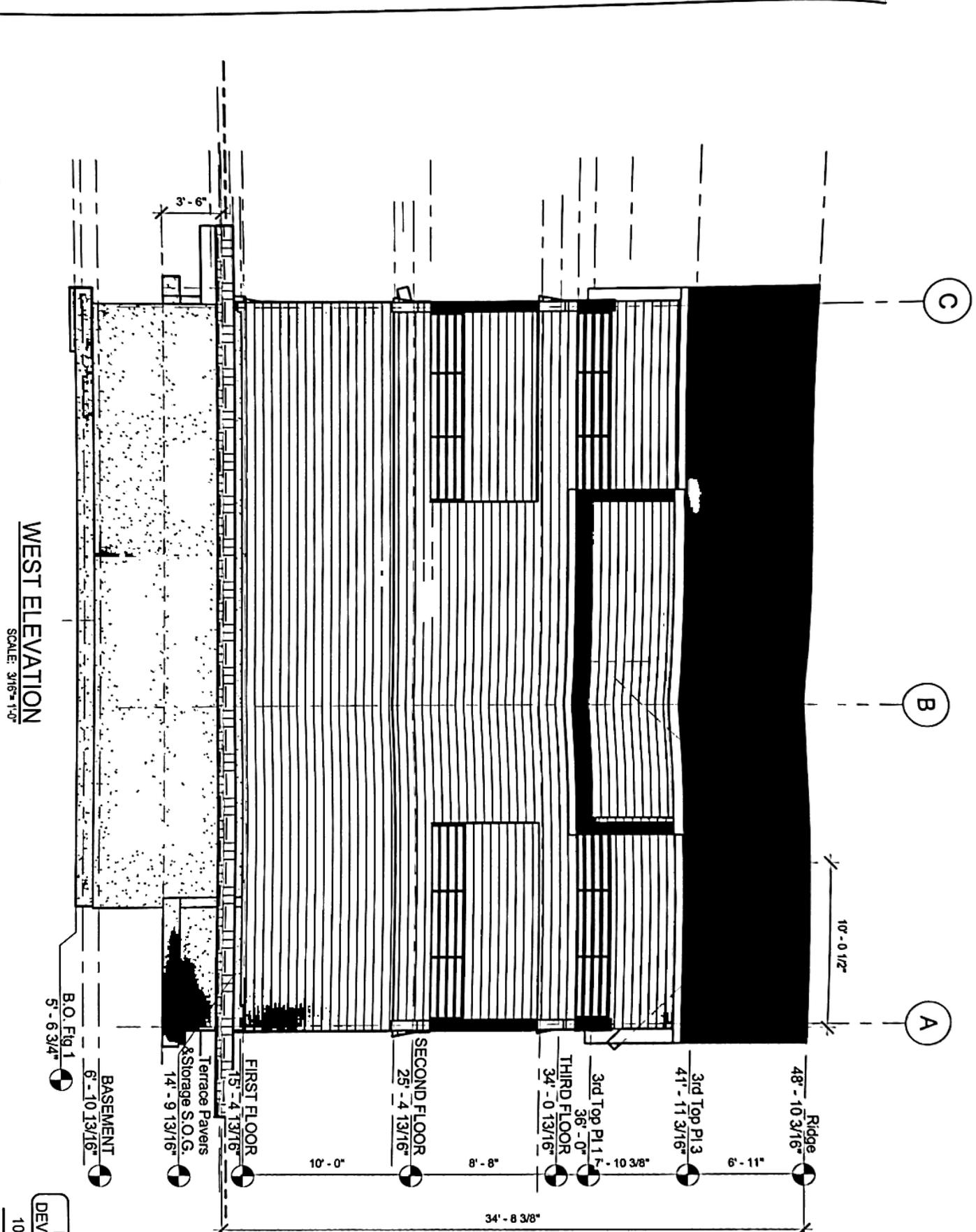
**East Elevation**  
Rel/ Issue Date: 07/09/02  
Drawn by: JNM, I Checked by: JNM, II

**BULLOCKS POINT TERRACE**  
**PROPOSED DANTUONO RESIDENCE**  
**ADDITIONS & ALTERATIONS**  
297 TERRACE AVENUE RIVERSIDE, RI

**-Transform-llc**  
Planning - Architecture - Design/Build  
20 Westwood Road, Lincoln, RI 02865  
401.632.7255 jmcphearchitect@cox.net







**WEST ELEVATION**  
SCALE: 3/16" = 1'-0"

REL. B  
DESIGN DEVELOPMENT  
10/17/2024  
**A-3.2**  
Scale: 3/16" = 1'-0"

**West Elevation**

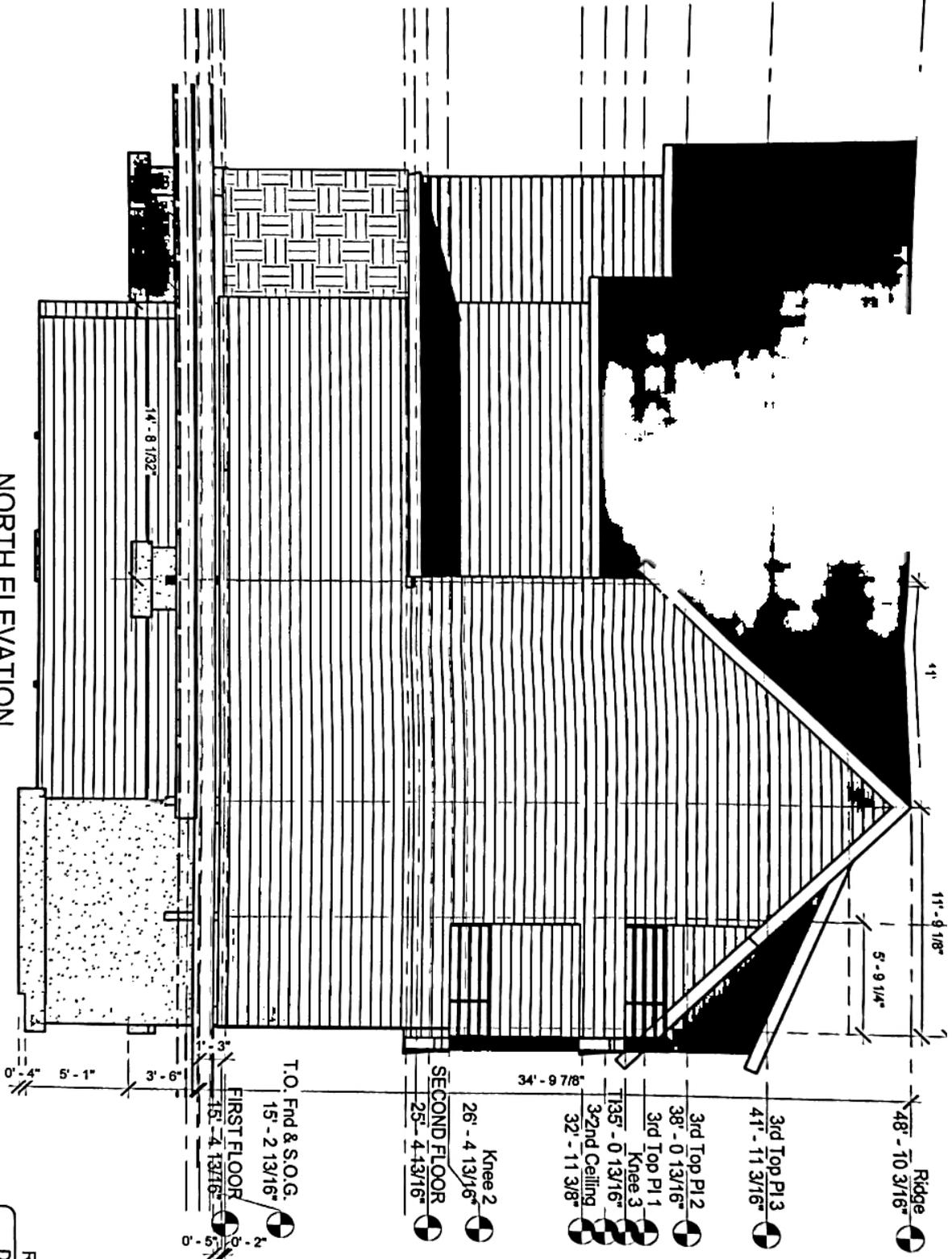
Re/ Issue Date: 10/05/24  
Drawn by: JNM, I Checked by: JNM, II

**BULLOCKS POINT TERRACE**  
**PROPOSED DANTUONO RESIDENCE**  
**ADDITIONS & ALTERATIONS**  
297 TERRACE AVENUE RIVERSIDE, RI

**- Transform - llc**  
Planning - Architecture - Design/BUILD  
20 Westwood Road, Lincoln, RI 02865  
401.632.7255 jmcphoeearchitect@cox.net



**NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



REL. B  
DESIGN DEVELOPMENT  
10/17/2024

**A-3.3**  
Scale: 3/16" = 1'-0"

**North Elevation**  
Rel/ Issue Date: 10/05/24  
Drawn by: JNM,II Checked by: JNM,II

**BULLOCKS POINT TERRACE**  
**PROPOSED DANTUONO RESIDENCE**  
**ADDITIONS & ALTERATIONS**  
297 TERRACE AVENUE RIVERSIDE, RI

**-T transform-llc**  
Planning - Architecture - Design/BUILD  
20 Westwood Road, Lincoln, RI 02865  
401.632.7255 jmcphsearchitect@cox.net

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**ISSUED FOR PERMIT APPLICATION**

**PROJECT:**  
 DANTEJONO  
 RESIDENCE

**DATE:**  
 11/15/2018

**SCALE:**  
 1/8" = 1'-0"

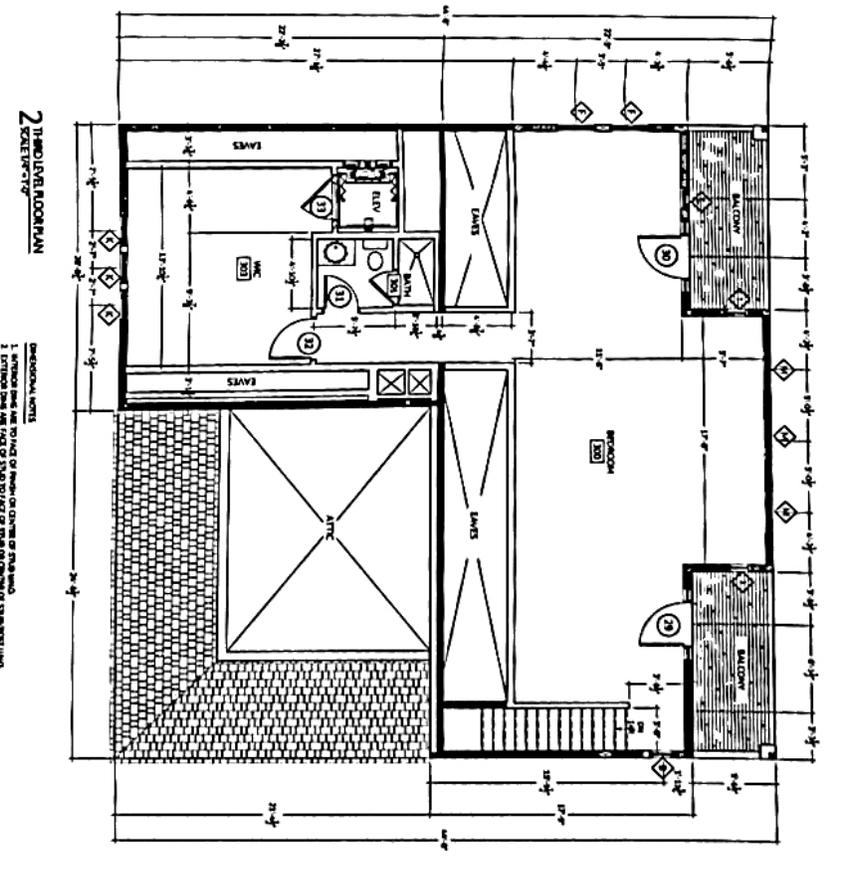
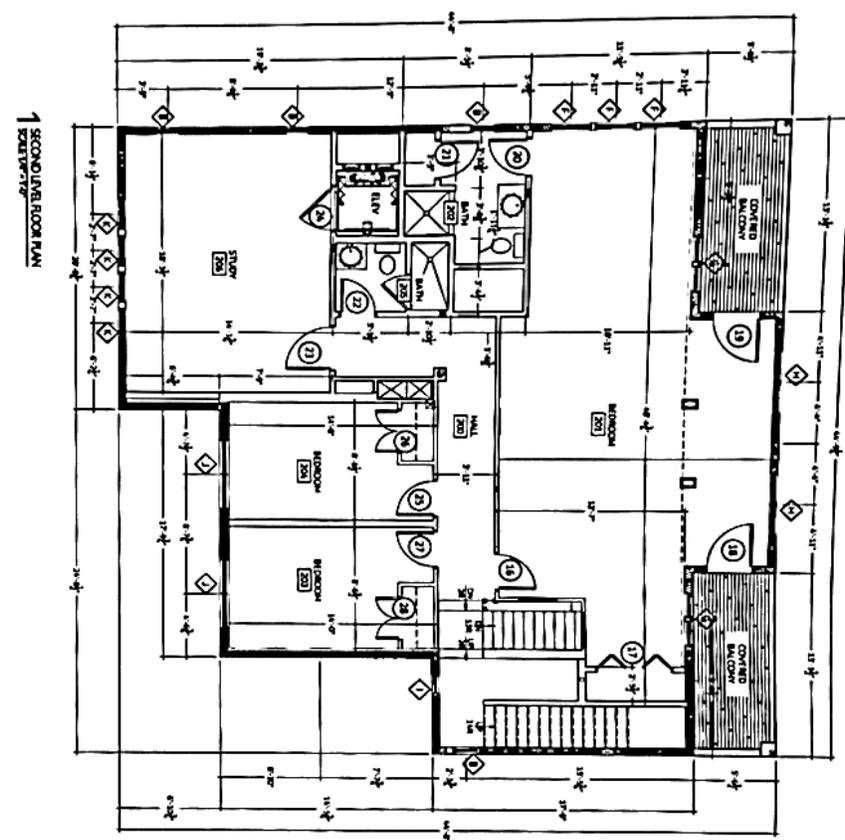
**PROJECT NO.:**  
 18-001

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	11/15/2018	ISSUED FOR PERMIT APPLICATION

**SECOND & THIRD FLOOR PLANS**

**A1.1**



**1 SECOND FLOOR PLAN**  
**2 THIRD FLOOR PLAN**

- GENERAL NOTES:**
1. REFER TO ALL NOTES ON FACE OF FOUNDATION OR STRUCTURE.
  2. REFER TO ALL NOTES ON FACE OF FOUNDATION OR STRUCTURE.
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  14. REFER TO ALL NOTES ON FACE OF FOUNDATION OR STRUCTURE.
  15. REFER TO ALL NOTES ON FACE OF FOUNDATION OR STRUCTURE.

**FINISH NOTES:**

1. ALL FLOOR FINISHES SHALL BE AS SHOWN ON FINISH SCHEDULE.
2. ALL WALL FINISHES SHALL BE AS SHOWN ON FINISH SCHEDULE.
3. ALL CEILING FINISHES SHALL BE AS SHOWN ON FINISH SCHEDULE.
4. ALL EXTERIOR FINISHES SHALL BE AS SHOWN ON FINISH SCHEDULE.
5. ALL INTERIOR FINISHES SHALL BE AS SHOWN ON FINISH SCHEDULE.
6. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
7. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
8. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH ALL OTHER APPLICABLE CODES.
9. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH ALL OTHER APPLICABLE REGULATIONS.
10. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH ALL OTHER APPLICABLE ORDINANCES.
11. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH ALL OTHER APPLICABLE LAWS.
12. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH ALL OTHER APPLICABLE RULES.
13. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH ALL OTHER APPLICABLE REGULATIONS.
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