

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: 401-473-1984

1. LOCATION OF PROPERTY 121 Turner Ave AVENUE/STREET
MAP 4/2 BLOCK 05 PARCEL 010.00 ZONING DISTRICT R-3 DISTRICT

2. OWNER Sandra Grant 401-473-1984
ADDRESS 121 Turner Ave
DATE OF PURCHASE _____
PROPOSED LESSEE/PURCHASER _____
ADDRESS _____
ATTORNEY _____
ADDRESS _____
REPRESENTING SELF

3. DIMENSIONS OF SITE _____
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>		<u>1385sf</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	Type of Construction
					No. of Bedrooms/Unit	
(1) _____						
(2) <u>RAIN DECKING IN FRONT</u>						
(3) _____						

(Over)

50% preconsumer content  10% postconsumer content

PRINTED ON RECYCLED PAPER

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 | |

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 19-145	FRONT-YARD SETBACK
② 19-145	SIDE-YARD SETBACK

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
① 19-145	20-Feet	13.2 Feet
② 19-145	15-Feet	13.8 Feet

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

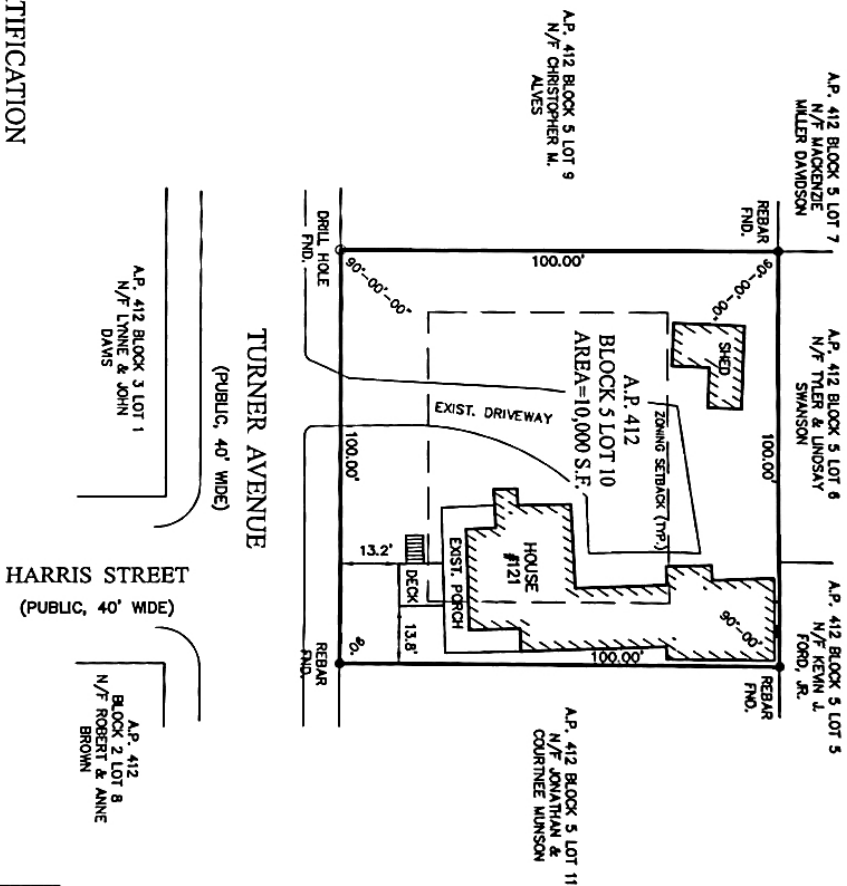
NOTE: PLANS ACTED UPON BY THE BOARD BECOME INCORPORATED AS PART OF THE DECISION AND ARE FINAL.

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

OWNER(S) SIGNATURE: Dandra M. Dugan DATE 11/5/2025

Agent/Attorney _____ Address _____

MINIMUM LOT AREA = 7,500 SF
MINIMUM LOT WIDTH = 75'
MAXIMUM LOT COVERAGE = 25%
MINIMUM FRONT YARD = 20'
MINIMUM SIDE YARD = 15'
MINIMUM REAR YARD = 25'

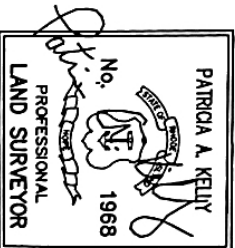


THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE PRIDE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:	LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION:	CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

BY: Patricia A. Kelly 10/18/25
PATRICIA A. KELLY, PLS #168 COA #A734 DATE



NO.	REVISION	DATE	BY
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SANDRA & CLIFFORD GRANT

EAST PROVIDENCE, RI
A.P. 412 BLOCK 5 LOT 10

KELLY LAND SERVICES, INC.

kellylandservices@gmail.com

LAND SURVEYING - SUBDIVISIONS - SEPTIC DESIGNS - SOIL EVALUATIONS

97 BUCKS WAY

401-293-0535
LIVERTON, RI 02883

PO BOX 278
#01-233-0333



DATE:	10/19/25
SCALE:	1"=30'
SHEET NO:	1 OF 1
PROJ. NO:	251001-SF

200' RADIUS MAP



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

ABUTTERS LIST
121 TURNER AVENUE
412-5-10

Parcel ID	Site Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
412-02-006.00	110 TURNER AVE	DUMONT, KELLY	110 TURNER AVE	RIVERSIDE	RI	02915
412-02-007.00	114 TURNER AVE	FARRELL, JAMES & FARRELL, JOSEPHINE	114 TURNER AVE	RIVERSIDE	RI	02915
412-02-008.00	118 TURNER AVE	BROWN, ROBERT A & BROWN, ANNE M	118 TURNER AVE	RIVERSIDE	RI	02915
412-02-009.00	85 HARRIS ST	JOHNSON, JAMES A REVOCABLE TRUST	85 HARRIS ST	RIVERSIDE	RI	02915
412-02-010.00	81 HARRIS ST	SPITZNAGEL, DEBORAH J & PAVA, DAVID J WILIF EST	PAVA, DONALD E & LOUISE C	RIVERSIDE	RI	02915
412-03-001.00	94 HARRIS ST	ESPINAL, LEIDY	94 HARRIS ST	RIVERSIDE	RI	02915
412-03-002.00	138 TURNER AVE	ANDREWS, NICHOLE C	138 TURNER AVE	RIVERSIDE	RI	02915
412-03-003.00	142 TURNER AVE	PANNILL, JEANNE H LIFE ESTATE & MCCANN, KEVIN P & JOHN H III-TRIS	JEANNE H PANNILL IRREV TRUST	RIVERSIDE	RI	02915
412-03-004.00	447 WILLETT AVE	GLENROSE-DAMBRA INC	1481 WAMPANOAG TR	RIVERSIDE	RI	02915
412-03-006.00	431 WILLETT AVE	TIRRELL HOLDINGS LLC	431 WILLETT AVE	RIVERSIDE	RI	02915
412-03-007.00	147 BURNSIDE AVE	DAMBRA, GARY F & SHEA, JULIE A	1481 WAMPANOAG TR	RIVERSIDE	RI	02915
412-03-008.00	88 HARRIS ST	JORDAN, CHARLES E III & JORDAN, SUSAN	88 HARRIS ST	RIVERSIDE	RI	02915
412-05-002.00	100 DORR AVE	CARLOZZI, CARLO	20 FOX RUN	EAST GREENWICH	RI	02818
412-05-002.00-1	110-112 DORR AVE	CARLOZZI, CARLO	20 FOX RUN	EAST GREENWICH	RI	02818
412-05-004.00	140 DORR AVE	WIRTZ, JEFFREY A	140 DORR AVE	RIVERSIDE	RI	02915
412-05-005.00	144 DORR AVE	FORD, KEVIN J JR	144 DORR AVE	RIVERSIDE	RI	02915
412-05-006.00	146 DORR AVE	SWANSON, TYLER & SWANSON, LINDSAY CAROLINE	146 DORR AVE	RIVERSIDE	RI	02915
412-05-007.00	150 DORR AVE	DAVIDSON, MACKENZIE MILLER	150 DORR AVE	RIVERSIDE	RI	02915
412-05-008.00	4 READ ST	KONDRATIEV, BRITNEY & KONDRATIEV, YURI	4 READ ST	RIVERSIDE	RI	02915
412-05-009.00	157 TURNER AVE	ROBILLARD, JOSHUA DANIEL & SEIDEN, SAMANTHA	157 TURNER AVE	RIVERSIDE	RI	02915
412-05-011.00	117-119 TURNER AVE	CARISI, MARCO & CARDOZA, BRIANNA P	117 TURNER AVE	RIVERSIDE	RI	02915
412-05-012.00	113 TURNER AVE	CYNTHIA L WEDEKIND REV TRUST	113 TURNER AVE	RIVERSIDE	RI	02915
412-05-013.00	125-129 TURNER AVE	AREL, PATRICIA	102 TURNER AVE	RIVERSIDE	RI	02915
412-06-001.00	459 WILLETT AVE	BULLARD, JOSEPH R	459 WILLETT AVENUE	RIVERSIDE	RI	02915
412-06-002.00	5 READ ST	BRAGA, MATTHEW R	5 READ ST	RIVERSIDE	RI	02915
412-08-013.00	18 READ ST	GUERTIN, DONALD R & GUERTIN, BARBARA D	18 READ ST	RIVERSIDE	RI	02915
412-08-014.00	149-151 DORR AVE	RICO, CINA	149 DORR AVE	RIVERSIDE	RI	02915
412-08-015.00	143 DORR AVE	THOMAS RYAN McDONALD REV TRUST	143 DORR AVE	RIVERSIDE	RI	02915
412-08-016.00	139 DORR AVE	RIVERA, LETICIA	139 DORR AVE	RIVERSIDE	RI	02915
412-08-017.00	137 DORR AVE	BUTLER, DEREK & BUTLER, LYNN	137 DORR AVE	RIVERSIDE	RI	02915
412-09-005.00	161 DORR AVE	NARDELLA, HEATHER SIMAS-TR MARIA P BRAGA IRREV INTER VIVOS TR	161 DORR AVE	RIVERSIDE	RI	02915