

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: 401.433.5200

1. LOCATION OF PROPERTY 0 Main Street and 91 Main Street AVENUE/STREET
 MAP 412 BLOCK 20 PARCEL 3 & 3.1 ZONING DISTRICT R-3

2. OWNER Edington Family Trust
 ADDRESS 97 Main Street
 DATE OF PURCHASE 1950's
 PROPOSED LESSEE/PURCHASER _____
 ADDRESS _____
 ATTORNEY Timothy J. Chapman, Esq.
 ADDRESS 349 Warren Avenue, East Providence, RI 02914
 REPRESENTING Edington Family Trust

3. DIMENSIONS OF SITE

50'	100'	5000 (Lot 3)
100'	100'	10,000 (lot 3.1)
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>Lot 3 Vacant</u>			
(2) <u>Lot 3.1 Two-family</u>	<u>30'</u>	<u>1,952</u>	<u>Wood</u>
(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) <u>Lot 3 Single-family</u>	<u>15-20'</u>	<u>1</u>	<u>yes</u>	<u>1000</u>	<u>3</u>	<u>Wood</u>
(2) _____						
(3) _____						

(Over)

5. THIS VARIANCE APPLICATION RELATES TO:

Principal Building (s) Accessory Building Lot Area

CHECK ONE OR MORE:

- | | |
|--|---|
| <input type="checkbox"/> Setback Requirement | <input type="checkbox"/> Number of Dwelling Units |
| <input type="checkbox"/> Lot/Building Coverage | <input type="checkbox"/> Floor Area |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Height |
| <input type="checkbox"/> Amount Parking or Loading | <input type="checkbox"/> Signs/Billboards |
| <input type="checkbox"/> Location/Dimensions of Parking or Loading | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> 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
19-145 (lot 3)	lot size requirement of 7,500 sq. ft.
19-145 (lot 3.1)	lot size requirement of 11,250 sq. ft.

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
19-145 (lot 3)	7,500 sq. ft.	5,000 sq. ft.
19-145 (lot 3.1)	11,250 sq. ft.	10,000 sq. ft.

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

See attached addendum.

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: *Wendy T.* DATE 9/8/22
DATE _____

ADDENDUM

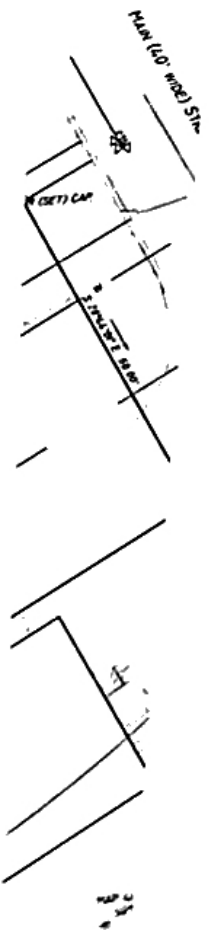
**RE: Edington Family Trust
0 and 91 Main Street**

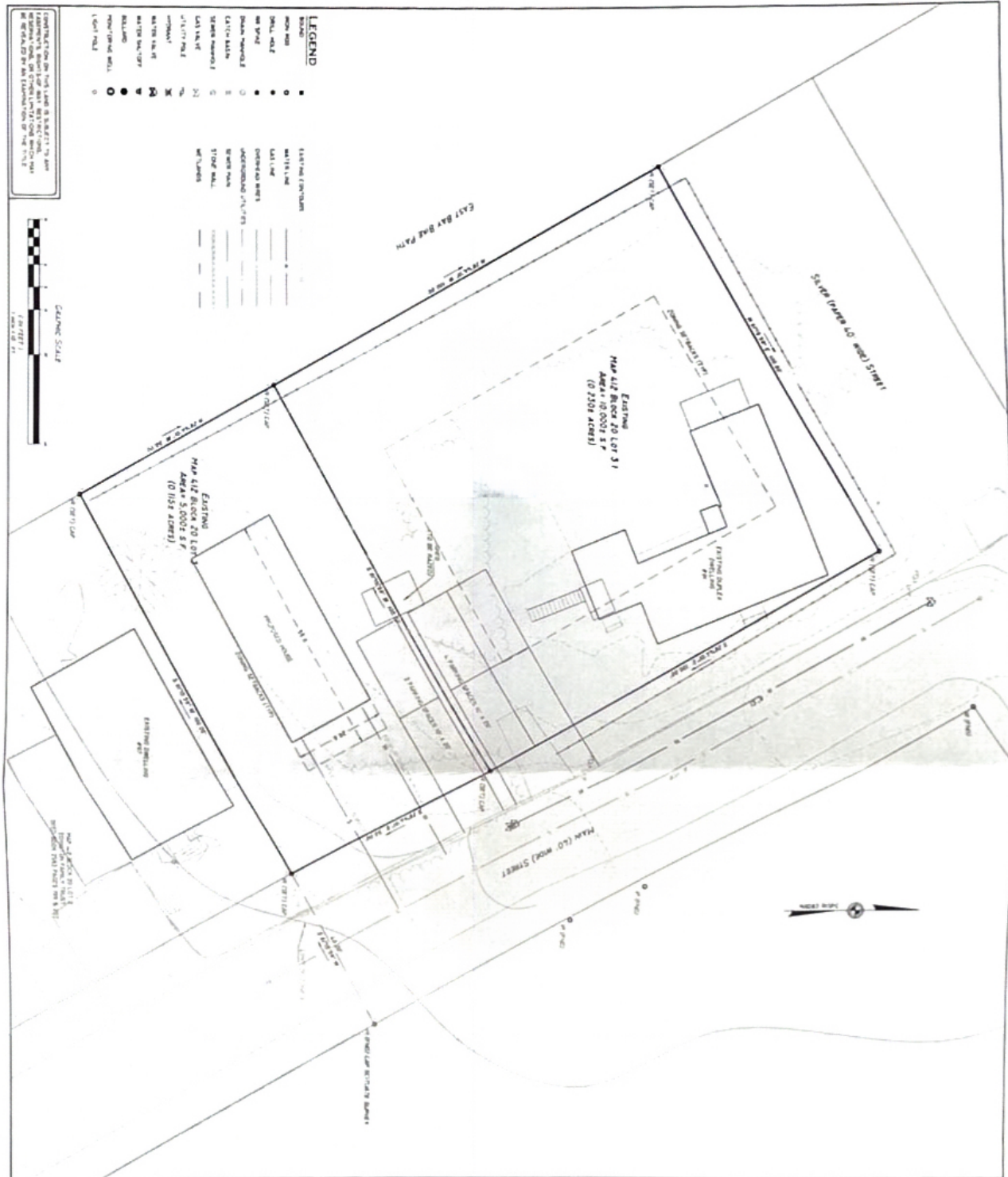
The above listed owner seeks permission to build a single-family dwelling on an undersized and vacant lot (Lot 3) located at 0 Main Street. The abutting two-family dwelling (Lot 3.1) located at 91 Main Street would remain as is. The shed intersecting the two properties would be razed.

The existing two-family dwelling is legal non-conforming. The variance request for Lot 3 is for the 10,000 square foot lot to remain as a 11,250 square foot lot is required per the Zoning Ordinance.

The vacant lot that the owner seeks to build a single-family home is a 5,000 sq. ft. lot where a 7,500 sq. ft. lot is required. In the vicinity of the owner's property are a number of 5,000 sq. ft. lots with single-family dwellings.

The owner has submitted an Administrative Subdivision application to the Planning Department for the purpose of clarifying that Lots 3 and 3.1 are legal lots of record and not merged.





AN SITE
 AN SITE ENGINEERING, LLC
 4515 West 10th Street, Suite 200
 Anchorage, Alaska 99507
 Phone: (907) 562-1234
 Fax: (907) 562-1235
 Email: info@ansite.com

<p>ADMINISTRATIVE SUBDIVISION</p> <p>"EDINGTON PROPERTY" 9197 Main Street East Anchorage, AK Anchorage Map 412 Block 20 Lots 2 & 3</p>	
<p>Project Name Edington Property "A"</p>	<p>Project No. 9197 Main Street East Anchorage, AK</p>
<p>City Anchorage</p>	<p>State AK</p>
<p>Project Date 10/10/2022</p>	<p>Project Status Preliminary</p>

CERTIFICATIONS
 I, the undersigned, being duly sworn, depose and say that the information furnished in this subdivision map is true and correct to the best of my knowledge and belief, and that I am the owner of the property herein described.

 Notary Public

GENERAL NOTES

1. THIS SUBDIVISION MAP IS SUBJECT TO ALL RECORDS, PLATS, AND MAPS ON FILE WITH THE ALASKA DEPARTMENT OF CONVEYANCE.
2. THE BOUNDARIES OF THE LOTS AND BLOCKS SHOWN ON THIS MAP ARE BASED ON THE RECORDS OF THE ALASKA DEPARTMENT OF CONVEYANCE.
3. THE LOTS AND BLOCKS SHOWN ON THIS MAP ARE SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS SHOWN ON RECORDS ON FILE WITH THE ALASKA DEPARTMENT OF CONVEYANCE.
4. THE LOTS AND BLOCKS SHOWN ON THIS MAP ARE SUBJECT TO ALL LIENS AND OTHER ENCUMBRANCES SHOWN ON RECORDS ON FILE WITH THE ALASKA DEPARTMENT OF CONVEYANCE.
5. THE LOTS AND BLOCKS SHOWN ON THIS MAP ARE SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND CONDITIONS SHOWN ON RECORDS ON FILE WITH THE ALASKA DEPARTMENT OF CONVEYANCE.

ADMINISTRATIVE SUBDIVISION

"EDINGTON PROPERTY"
 9197 Main Street East Anchorage, AK
 Anchorage Map 412 Block 20 Lots 2 & 3

LEGEND

EXISTING PROPERTY
 - - - - -

PROPOSED PROPERTY
 - - - - -

PROPOSED LOT LINES
 - - - - -

PROPOSED BLOCK LINES
 - - - - -

PROPOSED STREET LINES
 - - - - -

PROPOSED UTILITY LINES
 - - - - -

LEGEND

EXISTING PROPERTY
 - - - - -

PROPOSED PROPERTY
 - - - - -

PROPOSED LOT LINES
 - - - - -

PROPOSED BLOCK LINES
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PROPOSED STREET LINES
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PROPOSED UTILITY LINES
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