

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: 401-999-3901

1. LOCATION OF PROPERTY 100 Forbes Street AVENUE/STREET
MAP 411 BLOCK 05 PARCEL 085.00 ZONING DISTRICT 4

2. OWNER Forbes Street LLC
ADDRESS 194 Bluff Ave, Swansea, MA 02777
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) _____	_____	_____	_____
(2) _____	_____	_____	_____
(3) _____	_____	_____	_____

4. LIST OF PROPOSED CONSTRUCTION AND USES:

Use	No. of Height Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family	Type of Construction
				No. of Bedrooms/Unit	
(1) _____	_____	_____	_____	_____	_____
(2) <u>MAINTAIN ACCESS TO OFF-STREET PARKING CONDITIONS</u>	_____	_____	_____	_____	_____
(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: ACCESSORY / IMPLACEMENTS

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 19-281	PARKING IN FRONT-YARD
② 19-281	EXCESSIVE PAVEMENT IN FRONT-YARD
③ 19-283	EXTENDING IN A REAR YARD

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed

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

- Introduce additional off site parking spaces for tenants
- Provide more space for dumpster to be easily accessed

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: Eric [Signature] DATE 9/8/2022

Agent/Attorney

Google Maps 95 Forbes St

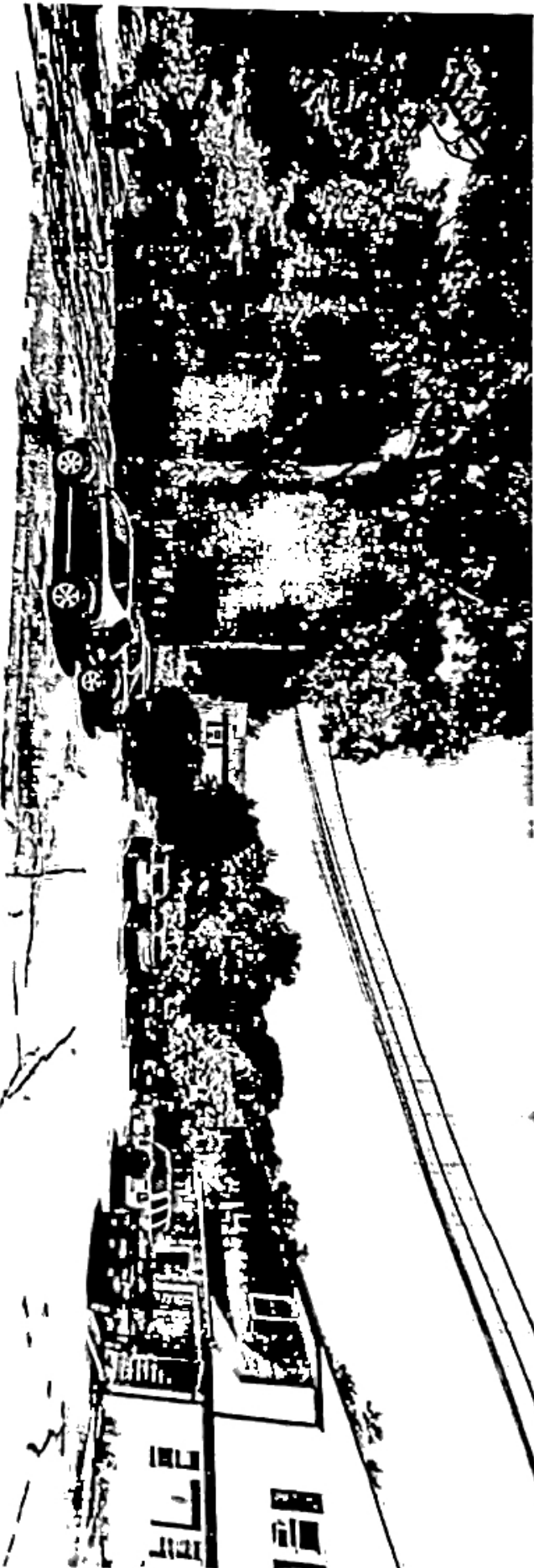


Image capture: Jun 2021 © 2022 Google

← 100 Forbes St

All Street View & 360°

Go gle Maps 120 Forbes St

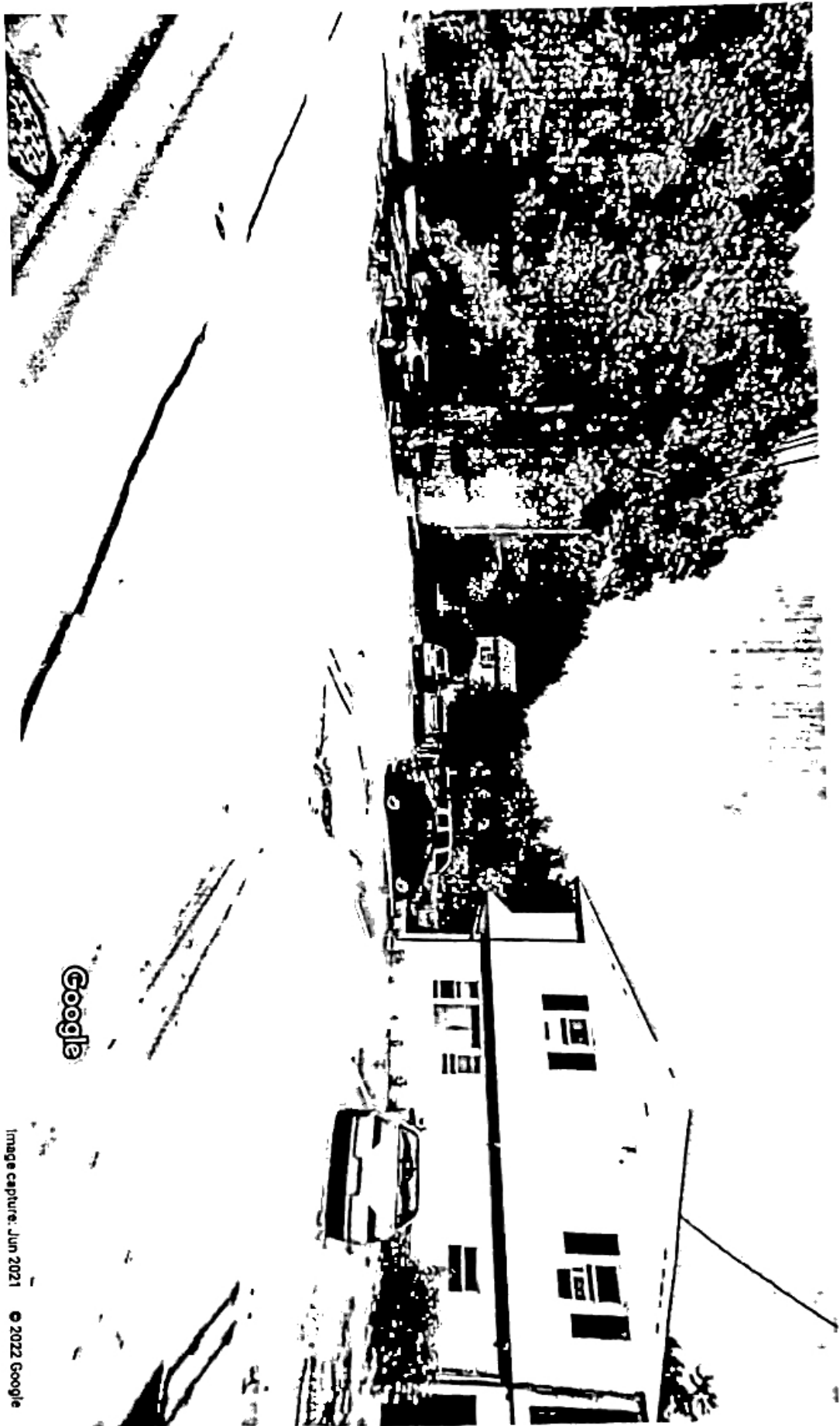


Image capture: Jun 2021 © 2022 Google

← 100 Forbes St

All Street View & 360°

Go gle Maps 100 Forbes St

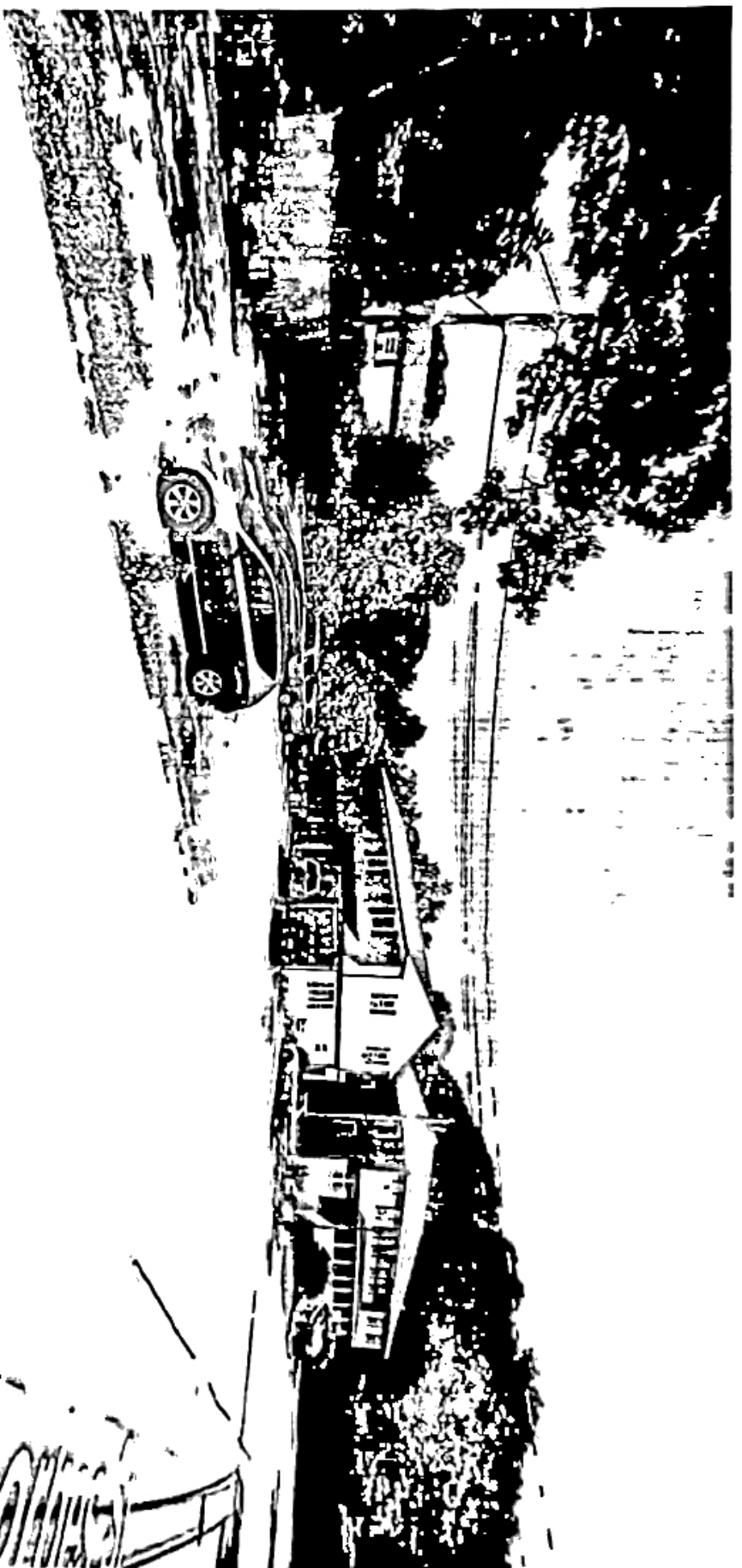


Image capture: Jun 2021 © 2022 Google

← 100 Forbes St

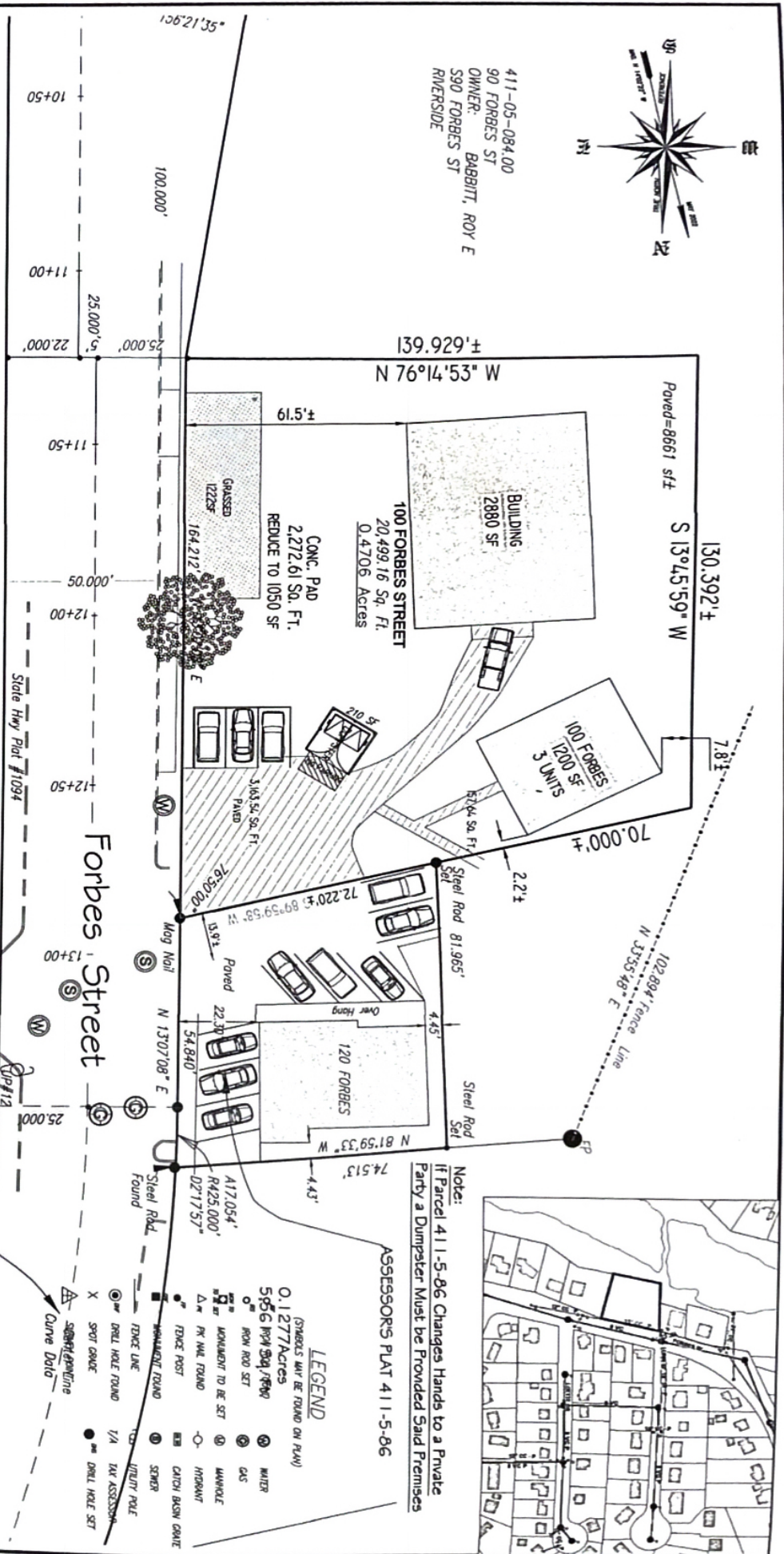
All Street View & 360°



411-05-084.00
90 FORBES ST
OWNER: BABBITT, ROY E
S90 FORBES ST
RIVERSIDE

	REQUIRED	EXISTING
MIN. LOT AREA	15,000sf	20,499 sf
MIN. LOT WIDTH	100'	164.3
MIN LOT FRONTAGE	100'	159.0'
MAX. LOT COVERAGE	50%	42.2%
MIN. FRONT YARD	15'	61.5'
MIN. SIDE YARD	15'	2.2'
MIN. REAR YARD	20'	7.8'


Commercial 4 E.P.



Reduce to 35.2%

CERTIFICATION:

This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rhode Island Statutes as adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on Nov. 5, 2015, as follows:
(a) Type of Boundary Survey: Comprehensive Boundary Survey
(b) The purpose of the Survey and Plan is to show property line information and the location on structures and other features deemed appropriate.
Measurement Specification

BY: 
Stephen M. Murgio PLS #193
COA US ASJ

June 11, 2022 (2)
Sept 20, 2022
Oct. 8, 2022



Notes:
If Parcel 411-5-06 Changes Hands to a Private Party a Dumpster Must be Provided Said Premises

LEGEND

- (CIRCLES NOT BE FOUND ON PLAN)
- 0.1277 Acres
- 5656 sqm (sq. ft.)
- RW ON ROAD SET
- MARKING TO BE SET
- FW ON ROAD
- FENCE POST
- UTILITY POLE
- DRAIN HOLE FOUND
- SPOT GRAVE
- SIGN/PAINTLINE
- CURVE DATA
- UTILITY POLE
- TAX ASSESSOR
- DRAIN HOLE SET
- SEWER
- CATCH BASIN GRAVE
- MANHOLE
- HYDRANT
- WALKER
- GAS
- WATER

Forbes Street LLC
ASSESSOR'S PLAT 411-5-85
SITUATED AT
100 Forbes Street
IN
EAST PROVIDENCE, RHODE ISLAND

PREPARED BY
STEPHEN M. MURGIO SR.
PROFESSIONAL LAND SURVEYOR
MASSACHUSETTS RHODE ISLAND
19 KINNINCUTT AVENUE
WARREN, RHODE ISLAND
02885
401-253-0092
SMSURVEY@COX.NET