

June 17, 2026
Zoning Division-City of East Providence
145 Taunton Avenue
East Providence, Rhode Island 02914

Re: Request for Zoning Variance Certificate -1099 Bullocks Point Avenue Riverside, RI

I would like to bring awareness to several changes made to the original house plans for 1099 Bullocks Point Ave., most notably reduction of the building size and specifically designed landscaping to reduce overall environmental impact.

Changes from the original plan to the new plan are as follows:

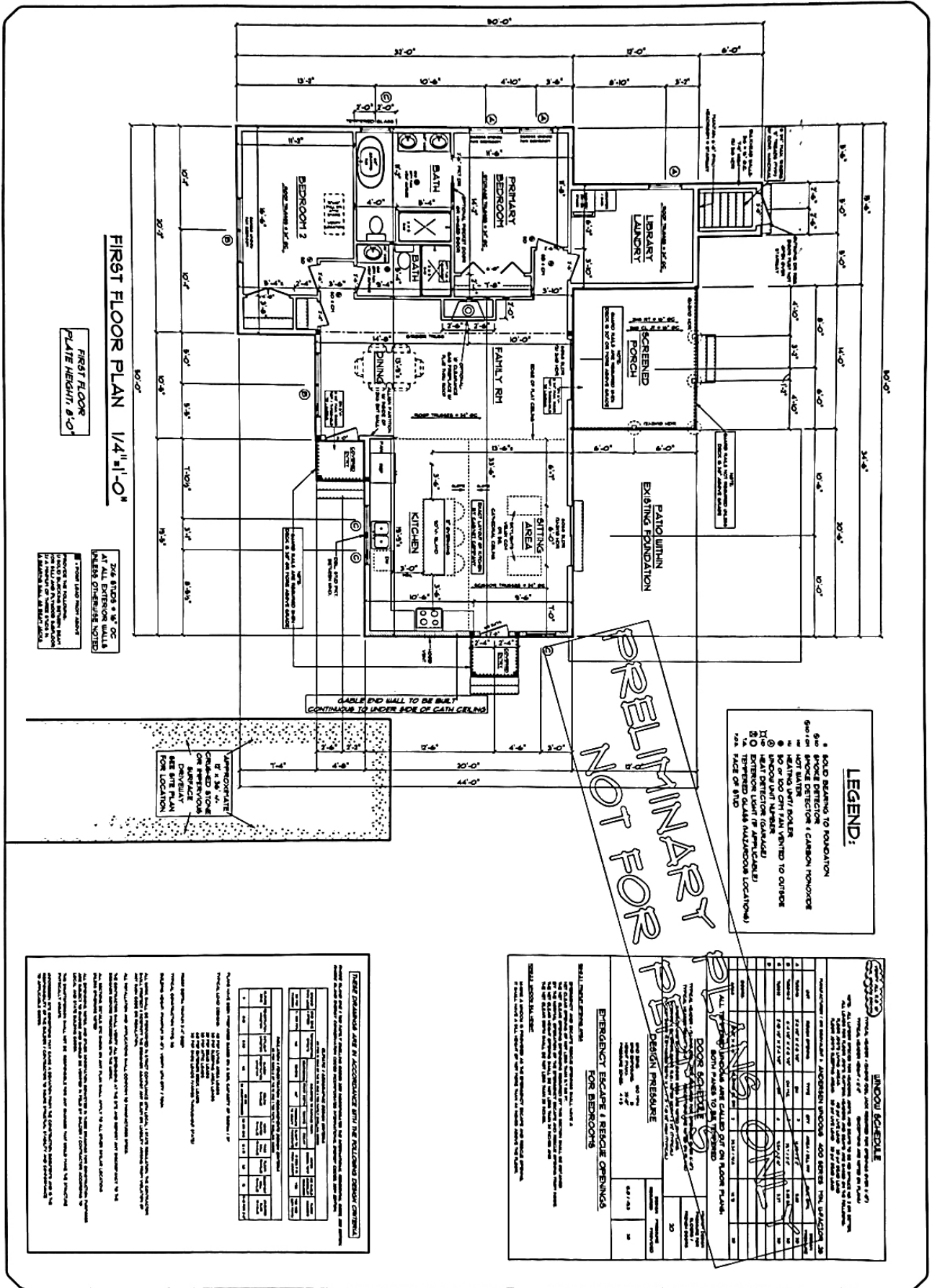
1. The roofline has been reduced from 3 stories at 34 feet to 1 story at 20 feet 6 inches.
2. The original 2-car garage with 2 story carriage house above and rooftop deck has been eliminated and, in its place, will be a ground level, open outdoor area.
3. The number of rooms has been reduced from four bedrooms to two and from four bathrooms to two.
4. The original proposed driveway measuring 8 'x 47.25 ft will now be 12 'x 36' permeable driveway.
5. The original garage entry and parking area measuring 15 x 22' will be removed and grass planted.
6. Overall impermeable surface area has been reduced significantly. What was once covered surface area for driveway and parking will now be plantings and grass.

In addition to the new building design, the landscaping on the property will be designed by my daughter-in-law, a landscape architect, who specializes in ecological landscape design. The design will include native plants and trees, flowering shrubs, perennials and a pollinator garden to form an ecological foundation for the property. The use of rain barrels and a rain garden will help reduce water usage. Lawn will be minimized to include more diverse plantings.

My intent is to build a small and beautiful home that will add to the unique beauty and character of Narragansett Terrace and welcome its neighbors for years to come.

Therefore, it is my hope that the board approves the required variances and the new building plan will be approved by the city.

Patricia Mallozzi
1099 Bullocks Point Avenue



FIRST FLOOR PLAN 1/4" = 1'-0"

FIRST FLOOR
PLATE HEIGHT: 8'-0"

2x6 STUDS @ 16" OC
AT ALL EXTERIOR WALLS
UNLESS OTHERWISE NOTED

LEGEND:

- 1. BOLD RELATING TO FOUNDATION
- 2. SMOKE DETECTOR
- 3. CARBON MONOXIDE DETECTOR
- 4. HOT WATER
- 5. HOT AIR
- 6. 30" or 36" CPM FAN LIMITED TO OUTSIDE
- 7. HEAT DETECTOR (CIRCLED)
- 8. EXTERIOR LIGHT (MATERIALS LOCATIONS) SEE FACE OF SHEET

PRELIMINARY
NOT FOR CONSTRUCTION

WINDOW SCHEDULE

1. ALL WINDOW SCHEDULES ARE CALLED OUT ON FLOOR PLANS FROM FLOOR TO ALL FLOOR PLANS.

| NO. | TYPE | FINISH | GLASS | OPERATION | SWITCH | SCREEN | SHUTTERS | REMARKS |
|-----|-------------|--------|------------|-----------|--------|--------|----------|-----------------------------|
| 1 | DOUBLE HUNG | WOOD | CLERESTORY | UP/DN | NO | NO | NO | CLERESTORY WINDOW FOR ENTRY |
| 2 | DOUBLE HUNG | WOOD | CLERESTORY | UP/DN | NO | NO | NO | CLERESTORY WINDOW FOR ENTRY |
| 3 | DOUBLE HUNG | WOOD | CLERESTORY | UP/DN | NO | NO | NO | CLERESTORY WINDOW FOR ENTRY |
| 4 | DOUBLE HUNG | WOOD | CLERESTORY | UP/DN | NO | NO | NO | CLERESTORY WINDOW FOR ENTRY |
| 5 | DOUBLE HUNG | WOOD | CLERESTORY | UP/DN | NO | NO | NO | CLERESTORY WINDOW FOR ENTRY |
| 6 | DOUBLE HUNG | WOOD | CLERESTORY | UP/DN | NO | NO | NO | CLERESTORY WINDOW FOR ENTRY |
| 7 | DOUBLE HUNG | WOOD | CLERESTORY | UP/DN | NO | NO | NO | CLERESTORY WINDOW FOR ENTRY |
| 8 | DOUBLE HUNG | WOOD | CLERESTORY | UP/DN | NO | NO | NO | CLERESTORY WINDOW FOR ENTRY |
| 9 | DOUBLE HUNG | WOOD | CLERESTORY | UP/DN | NO | NO | NO | CLERESTORY WINDOW FOR ENTRY |
| 10 | DOUBLE HUNG | WOOD | CLERESTORY | UP/DN | NO | NO | NO | CLERESTORY WINDOW FOR ENTRY |

DOOR SCHEDULE

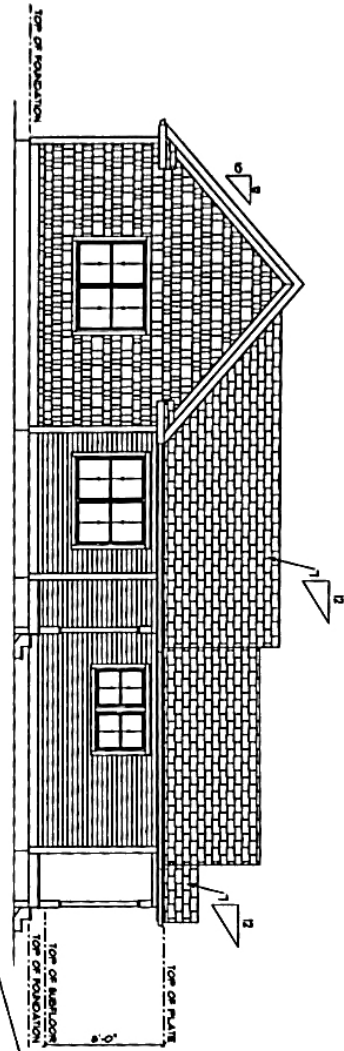
1. ALL DOOR SCHEDULES ARE CALLED OUT ON FLOOR PLANS FROM FLOOR TO ALL FLOOR PLANS.

| NO. | TYPE | FINISH | OPERATION | SWITCH | REMARKS |
|-----|-------------|--------|-----------|--------|-----------------------|
| 1 | DOUBLE DOOR | WOOD | UP/DN | NO | DOUBLE DOOR FOR ENTRY |
| 2 | DOUBLE DOOR | WOOD | UP/DN | NO | DOUBLE DOOR FOR ENTRY |
| 3 | DOUBLE DOOR | WOOD | UP/DN | NO | DOUBLE DOOR FOR ENTRY |
| 4 | DOUBLE DOOR | WOOD | UP/DN | NO | DOUBLE DOOR FOR ENTRY |
| 5 | DOUBLE DOOR | WOOD | UP/DN | NO | DOUBLE DOOR FOR ENTRY |
| 6 | DOUBLE DOOR | WOOD | UP/DN | NO | DOUBLE DOOR FOR ENTRY |
| 7 | DOUBLE DOOR | WOOD | UP/DN | NO | DOUBLE DOOR FOR ENTRY |
| 8 | DOUBLE DOOR | WOOD | UP/DN | NO | DOUBLE DOOR FOR ENTRY |
| 9 | DOUBLE DOOR | WOOD | UP/DN | NO | DOUBLE DOOR FOR ENTRY |
| 10 | DOUBLE DOOR | WOOD | UP/DN | NO | DOUBLE DOOR FOR ENTRY |

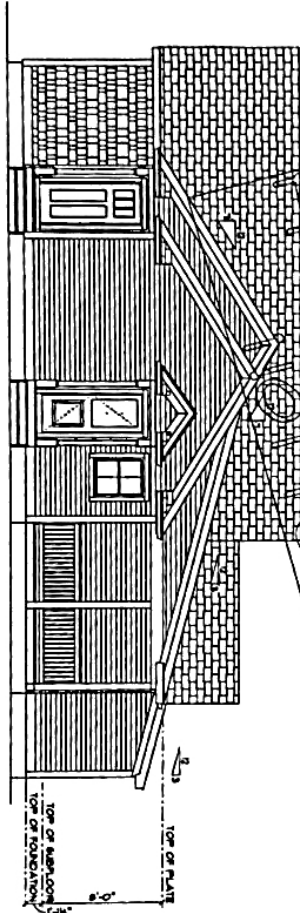
FINISH SCHEDULE

1. ALL FINISH SCHEDULES ARE CALLED OUT ON FLOOR PLANS FROM FLOOR TO ALL FLOOR PLANS.

| NO. | FINISH | REMARKS |
|-----|--------|-----------------------|
| 1 | WOOD | WOOD FINISH FOR ENTRY |
| 2 | WOOD | WOOD FINISH FOR ENTRY |
| 3 | WOOD | WOOD FINISH FOR ENTRY |
| 4 | WOOD | WOOD FINISH FOR ENTRY |
| 5 | WOOD | WOOD FINISH FOR ENTRY |
| 6 | WOOD | WOOD FINISH FOR ENTRY |
| 7 | WOOD | WOOD FINISH FOR ENTRY |
| 8 | WOOD | WOOD FINISH FOR ENTRY |
| 9 | WOOD | WOOD FINISH FOR ENTRY |
| 10 | WOOD | WOOD FINISH FOR ENTRY |

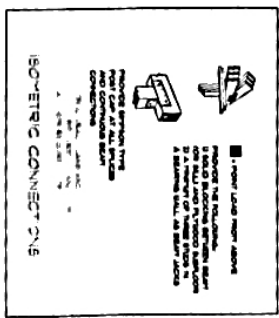
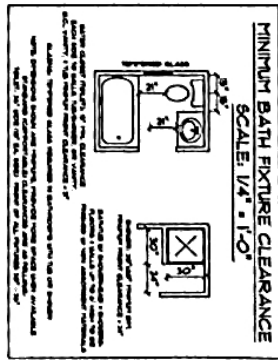


FRONT ELEVATION 1/4"=1'-0"



RIGHT SIDE ELEVATION 1/4"=1'-0"

PRELIMINARY FOR PERMITS ONLY



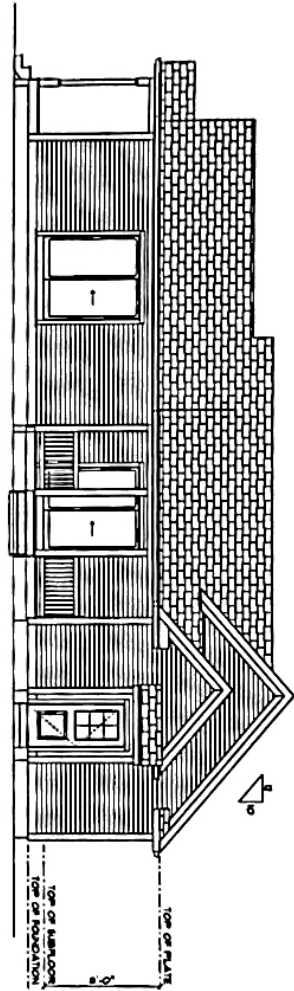
| | |
|----------------|-------|
| SCALE | NOTED |
| DATE | NOTED |
| APPROVED | DATE |
| DRAWN BY | DATE |
| DRAWING NUMBER | DATE |

ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

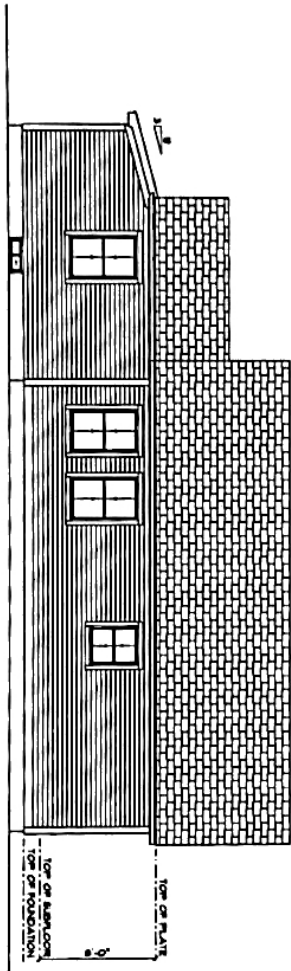
DLR DIMENSIONS 1971 INC.
RESIDENTIAL DESIGNERS & CONSULTANTS
401.738.3156 DLRDIMENSIONS.COM

CONSTRUCTION PLANS ARE DRAFTED FOR SINGLE-FAMILY ONLY.
DLR DIMENSIONS, INC. DOES NOT PERMIT THE USE OF PLANS THAT HAVE BEEN TAMPERED WITH BY OUTSIDE PARTIES.

CUSTOM RESIDENCE
PREPARED FOR:
PATRICIA MALLOZZI
1055 BALLOCKS POINT AVENUE
RIVERSIDE, RHODE ISLAND



BACK ELEVATION 1/4"=1'-0"



LEFT SIDE ELEVATION 1/4"=1'-0"

LEGEND:

- 1 SOLID RELATING TO FOUNDATION
- 2a SMOKE DETECTOR
- 2b SMOKE DETECTOR + CARBON MONOXIDE
- 3a NOT WATER
- 3b NOT WATER
- 4 30 or 500 CFM FAN VENTED TO OUTSIDE
- 5 WINDOW UNIT AIR-CONDITIONER
- 6a HEAT DETECTOR (STANDARD)
- 6b HEAT DETECTOR (UL-CLEAR)
- 7a RETURN AIR FILTER (MULTIPOUR LOCATION)
- 7b FACE OF STUD

| | | | | |
|---------------------------|---|---|--|---|
| <p>7/23/20 1 of 1</p> | <p>SCALE NOTED DATE DESIGNED BY DRAWN BY CHECKED BY</p> | <p>DLR DIMENSIONS, INC. 1095 BULLOCKS POINT AVENUE RIVERSIDE, RHODE ISLAND 02915 401.738.3156 DLRDIMENSIONS.COM</p> | <p>CONSTRUCTION PLANS ARE DESIGNED FOR SINGLE-USE ONLY. DLR DIMENSIONS, INC. DOES NOT PERMIT THE USE OF PLANS THAT HAVE BEEN TAMPARED WITH BY OUTSIDE PARTIES.</p> | <p>CUSTOM RESIDENCE</p> <p>PREPARED FOR: PATRICIA MALLOZZI</p> <p>1095 BULLOCKS POINT AVENUE RIVERSIDE, RHODE ISLAND</p> |
|---------------------------|---|---|--|---|

LA CROIX, BARBARA A & DIDONATO, CHARLES D
218 TERRACE AVE
RIVERSIDE, RI, 02915

WOLFSON, IVAN & MINASIAN, DIANE
221 TERRACE AVE
RIVERSIDE, RI, 02915

ESTRADA, SAUL & BOYLE, JEANNE
M-TRSESTRADA-BOYLE FAMILY REV TRUST-2025
234 TERRACE AVE
RIVERSIDE, RI, 02915

HEANEY, SEAN & BENROS, ALEXEA
238 TERRACE AVE
RIVERSIDE, RI, 02915

BURNS, WILLIAM M
242 TERRACE AVE
RIVERSIDE, RI, 02915

AGUIAR, CHRISTOPHER P-TRMICHELLE K AGUIAR
IO IRREV TR AGMT
8 MURRAY AVE
RIVERSIDE, RI, 02915

KING, JAMIE LEE & GINA L-TRSGINA L KING
REVOCABLE TRUST
1093 BULLOCKS PT AVE
RIVERSIDE, RI, 02915

ALLEN, STEPHEN R & ALLEN, CAROLINE M
62 RIVERSIDE DR
RIVERSIDE, RI, 02915

WALL, CHRISTINE M
1096 BULLOCKS PT AVE
RIVERSIDE, RI, 02915

GLASS, WENDY E & GLASS, LEWIS
8 HEMLOCK DR
NATICK, MA, 01760

DYKEMAN, CONSTANCE MARY-TRTHOMAS &
CONSTANCE DYKEMAN TRUST
199 RIVERSIDE DR
RIVERSIDE, RI, 02915

CORDEIRO, PATRICIA A
209 RIVERSIDE DR
RIVERSIDE, RI, 02915

MATTHEWS, CHRISTOPHER A & YOUNG, KATHRYN
M
9 MYRA AVE
RIVERSIDE, RI, 02915

AINSWORTH, DONNA E
1080 BULLOCKS PT AVE
RIVERSIDE, RI, 02915

EDDY, BETHANY L & EDDY, DIANE M
4 MYRA AVE
RIVERSIDE, RI, 02915

DEXTER INVESTMENT CORP
70 WATERMAN AVE
EAST PROVIDENCE, RI, 02914

ARRUDA, JAMES & ARRUDA, SUSANNA
245 TERRACE AVE
RIVERSIDE, RI, 02915

GOLDMAN, JANET JESSEL & GOLDMAN, JAMES IAN
30 SUFFOLK WAY
LINCOLN, RI, 02865

CHAMPAGNE, LINDA M
237 TERRACE AVE
RIVERSIDE, RI, 02915

LARSON, KARA
233 TERRACE AVE
RIVERSIDE, RI, 02915

KALIN, JASON F
225 TERRACE AVE
RIVERSIDE, RI, 02915

WOLFSON, IVAN & MINASIAN, DIANE
221 TERRACE AVE
RIVERSIDE, RI, 02915

GRANOFF, CHARLES A & ANGEL CANADA IRREV
INCOME TRUST
249 TERRACE AVE
RIVERSIDE, RI, 02915

GOLDPET, ANNA & GOLDPET, ZACHARY
250 TERRACE AVE
RIVERSIDE, RI, 02915

SEARS, LINDA
254 TERRACE AVE
RIVERSIDE, RI, 02915

BOYD, MAUREEN W/LIF ESTBOYD, CONSTANCE
1121 BULLOCKS PT AVE
RIVERSIDE, RI, 02915

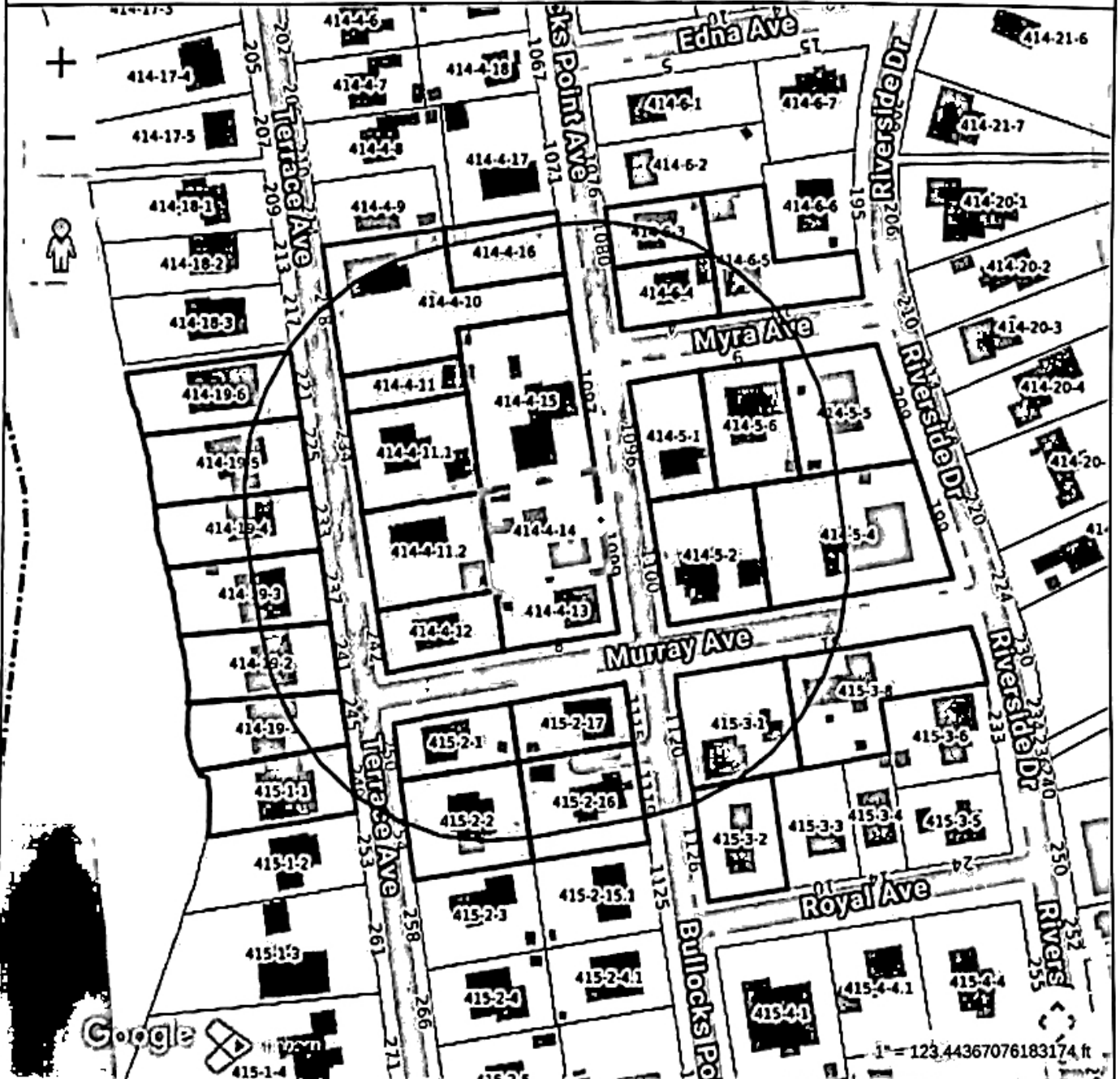
CLAUSS, DAVID E
1115 BULLOCKS PT AVE
RIVERSIDE, RI, 02915

DECOSTA, RICHARD F & DECOSTA, ELIZABETH C
1120 BULLOCKS PT AVE
RIVERSIDE, RI, 02915

SHELL, DEBORAH MILLER LIV TRUST & SHELL,
RICHARD R LIV TRUST
1126 BULLOCKS PT AVE
RIVERSIDE, RI, 02915

KAPSTEIN, STEPHANIE
51 MURRAY AVE
RIVERSIDE, RI, 02915

1099 Abutters Map



Property Information
 ID 414-04-014-00
 Location 1099 BULLOCKS PT AVE
 Owner MALLOZZI, PATRICIA I-TR



**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.

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