

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: 401 569 3913

1. LOCATION OF PROPERTY 10 ROSCLAND COURT AVENUE/STREET
MAP 512 BLOCK 22 PARCEL 106 ZONING DISTRICT R-3

2. OWNER JAMES ARONSON
ADDRESS 10 ROSCLAND COURT RIVERSIDE RI 02915
DATE OF PURCHASE 1997
PROPOSED LESSEE/PURCHASER _____
ADDRESS _____
ATTORNEY _____
ADDRESS _____
REPRESENTING _____

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>Garage</u>		<u>380</u>	<u>WOOD</u>
(2) <u>House</u>	<u>2.5</u>	<u>2060/467</u>	<u>WOOD</u>
(3) <u>Shed</u>		<u>120</u>	<u>WOOD</u>

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 <u>1 Bed</u>	Type of Construction
(1) <u>Tv Room</u>			<u>NO</u>	<u>360</u>		<u>WOOD / Panel</u>
(2) <u>Kitchen - Bed - Bath 1</u>			<u>NO</u>	<u>858</u>		
(3) <u>Hobby - storage</u>		<u>2</u>	<u>NO</u>	<u>864</u>	<u>1-Bed - storage</u>	<u>STRUCTURAL INSULATED PANEL</u>

→ FAMILY ADU
(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
	side set back Relief

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed

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

EXISTING GARAGE NON CONFORMING
ALREADY OF SIDE SET BACK
↳ FAMILY ADU

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.

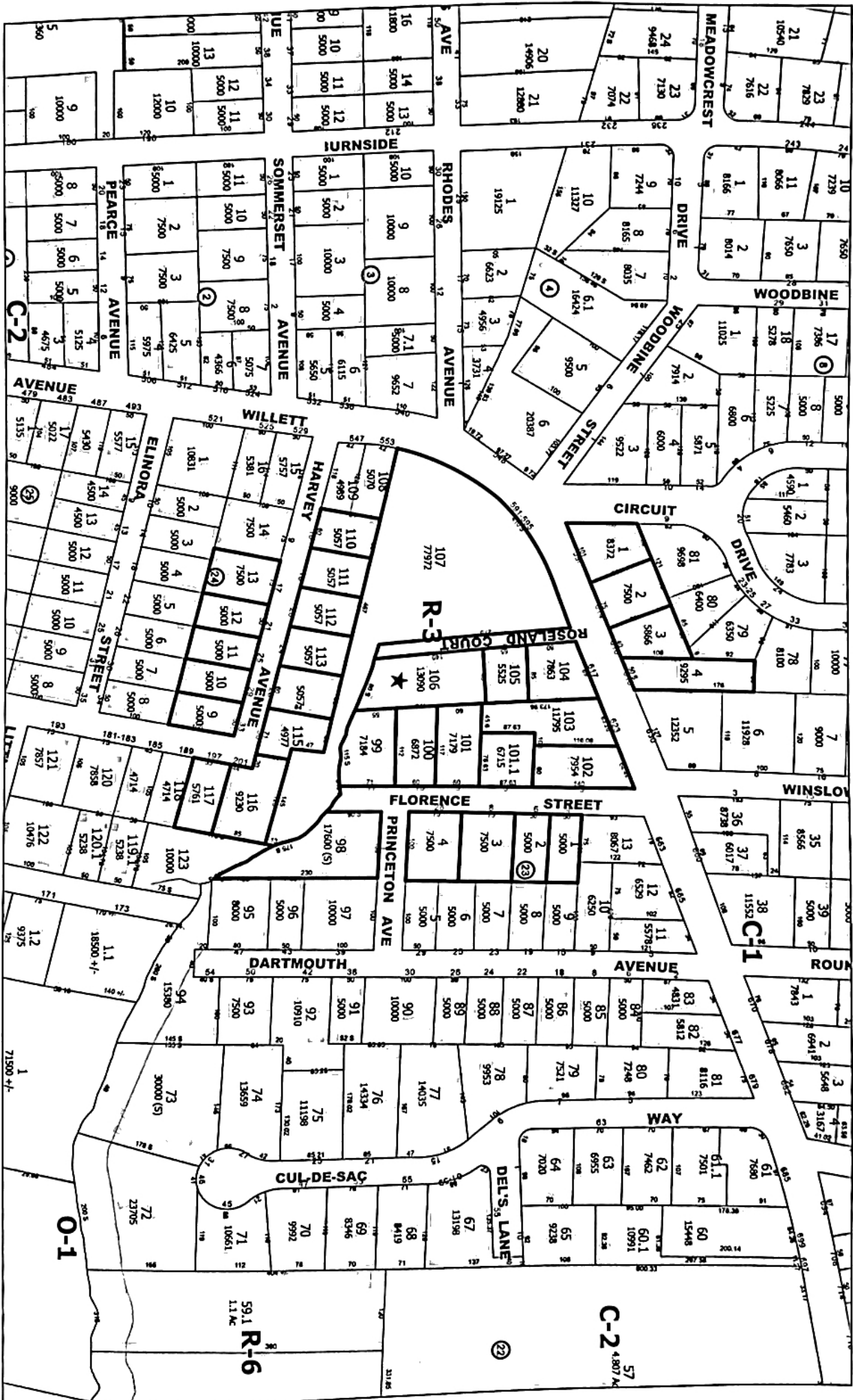
OWNER(S) SIGNATURE: David [Signature] DATE 6-9-25
DATE _____

Agent/Attorney _____ Address _____



RADIUS MAP
10 Roseland Ct
512-22-106

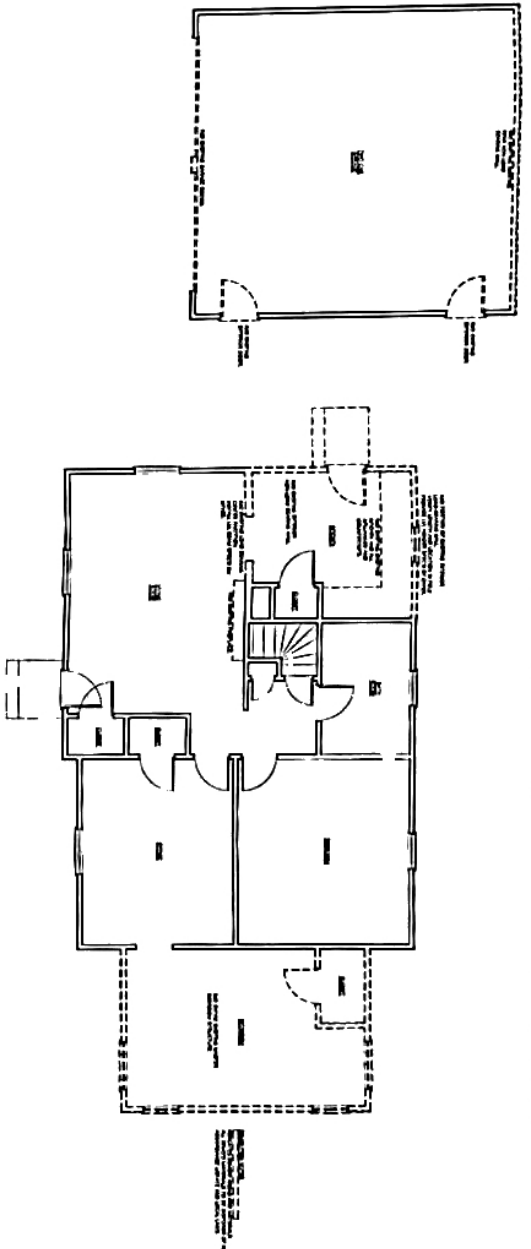
★ PARCELS WITHIN 200'
SELECTED PARCEL.



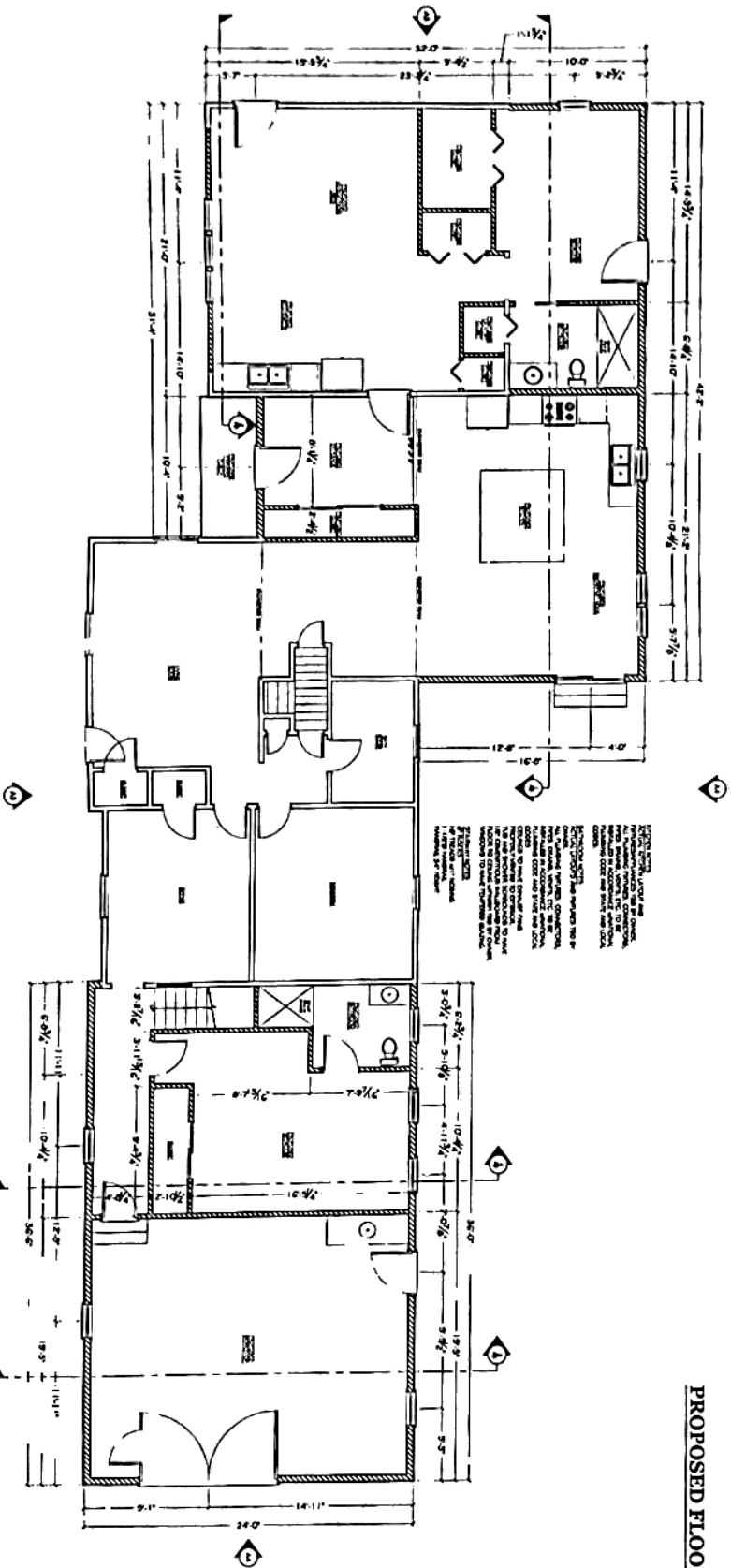
ABUTTERS LIST
10 Roseland Court
512-22-106

Parcel ID	Owners Name	Owners Mailing Address	City, State, Zip Code	Location
512-11-001-00	CARUOLO, GEORGE D	670 WILLETT AVE	RIVERSIDE, RI 02915	596 WILLETT AVE
512-11-002-00	RODRIGUES, JOSE	614 WILLETT AVE	RIVERSIDE, RI 02915	614 WILLETT AVE
512-11-003-00	ESTEN, RICHARD B JR & ANNE E-TESTEN FAMILY REV LIV TRUST	616 WILLETT AVE	RIVERSIDE, RI 02915	616 WILLETT AVE
512-11-004-00	BUTTERWORTH, PAULA S	618 WILLETT AVE	RIVERSIDE, RI 02915	618 WILLETT AVE
512-22-098-00	ZUNDA, GARY & JEAN	1 PRINCETON AVE	RIVERSIDE, RI 02915	1 PRINCETON AVE
512-22-099-00	ALVES, AARON JAMES & ELIZABETH	17 FLORENCE ST	RIVERSIDE, RI 02915	17 FLORENCE ST
512-22-100-00	NEHER, DEBRA L F EST & NEHER, MADISON	15 FLORENCE ST	RIVERSIDE, RI 02915	15 FLORENCE ST
512-22-101-00	HOLAHAN, KATHLEEN M & JOHN F	9 FLORENCE ST	RIVERSIDE, RI 02915	9 FLORENCE ST
512-22-101-10	DANIEL, JOAO & MARIA N	5 FLORENCE ST	RIVERSIDE, RI 02915	5 FLORENCE ST
512-22-102-00	PEARSON, CARL & JONES, MEG ANNE	3 FLORENCE ST	RIVERSIDE, RI 02915	3 FLORENCE ST
512-22-103-00	MCGEE, EDWARD W D & MARISUE W	623 WILLETT AVE	RIVERSIDE, RI 02915	623 WILLETT AVE
512-22-104-00	GUIMELLI, CAROL	2 ROSELAND CT	RIVERSIDE, RI 02915	2 ROSELAND CT
512-22-105-00	MAINELLA, JOHN	6 ROSELAND CT	RIVERSIDE, RI 02915	6 ROSELAND CT
512-22-106-00	ARONSON, JARED E & HERNANDEZ, SAMANTHA	10 ROSELAND CT	RIVERSIDE, RI 02915	10 ROSELAND CT
512-22-107-00	CAPTAIN AND BUSH APARTMENTS LLC C/O PICERNE REAL ESTATE GROUP	75 LAMBERT LIND HIGHWAY	WARWICK, RI 02886	591-593 WILLETT AVE
512-22-110-00	CUNNINGHAM, DALE E	10 HARVEY AVE	RIVERSIDE, RI 02915	10 HARVEY AVE
512-22-111-00	LO SASSO, MICHAEL O & CYNTHIA A	16 HARVEY AVENUE	RIVERSIDE, RI 02915	16 HARVEY AVE
512-22-112-00	HEALY, KELL R	4831 BOSTON COMMON GLEN	BRADENTON, FL 34211	20 HARVEY AVE
512-22-113-00	MELLO, JESSE V III	24 HARVEY AVE	RIVERSIDE, RI 02915	24 HARVEY AVE
512-22-114-00	ENANG, LOCC	28 HARVEY AVE	RIVERSIDE, RI 02915	28 HARVEY AVE
512-22-115-00	MCCARTHY, GAIL A	30 HARVEY AVE	RIVERSIDE, RI 02915	30 HARVEY AVE
512-22-116-00	LAPIETRA FAMILY LIVING TRUST	201 FENNER AVE	RIVERSIDE, RI 02915	201 FENNER AVE
512-22-117-00	CROKE, JORDANA L & KEVIN P	197 FENNER AVE	RIVERSIDE, RI 02915	197 FENNER AVE
512-23-001-00	CALENDA, ALICIA MARIE & COFFEY, KYLE FRANK	131 BAY SPRING AVE	BARRINGTON, RI 02806	4 FLORENCE ST
512-23-002-00	FINERAN, JESSICA	6 FLORENCE ST	RIVERSIDE, RI 02915	6 FLORENCE ST
512-23-003-00	DIAS, KAYLA M	8 FLORENCE ST	RIVERSIDE, RI 02915	8 FLORENCE ST
512-23-004-00	HUBBARD, ELIZABETH A & MARK W	28 FLORENCE ST	RIVERSIDE, RI 02915	28 FLORENCE ST
512-24-009-00	VIEIRA, ELIZABETH A-TR & ELIZABETH A VIEIRA DECLAR OF T	33 HARVEY AVE	RIVERSIDE, RI 02915	33 HARVEY AVE
512-24-010-00	KARIAN, RUSSELL-TR CSK IRREV TRUST II-2006	29 HARVEY AVE	RIVERSIDE, RI 02915	29 HARVEY AVE
512-24-011-00	CIOE, ROBERT SCOTT	25 HARVEY AVE	RIVERSIDE, RI 02915	25 HARVEY AVE

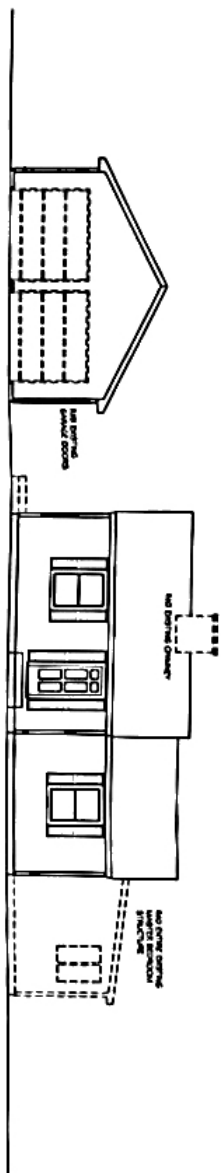
EXISTING/DEMO PLAN



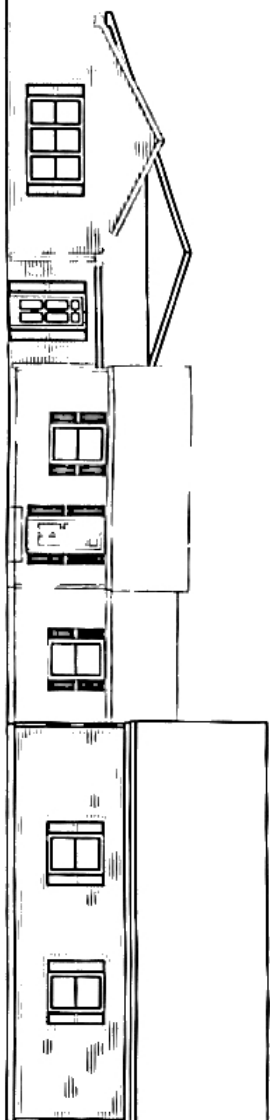
PROPOSED FLOORPLAN





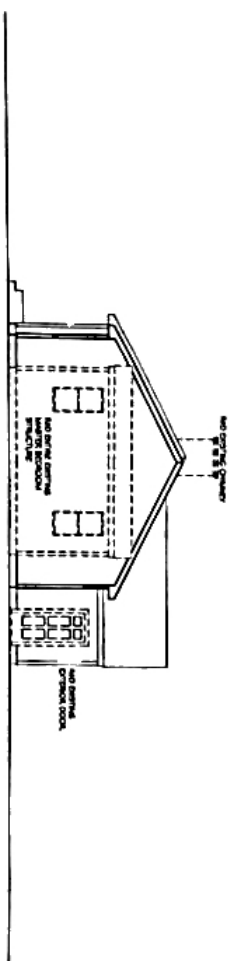


EXISTING FRONT

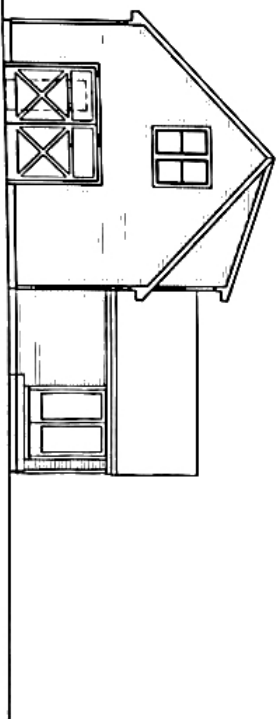


PROPOSED FRONT

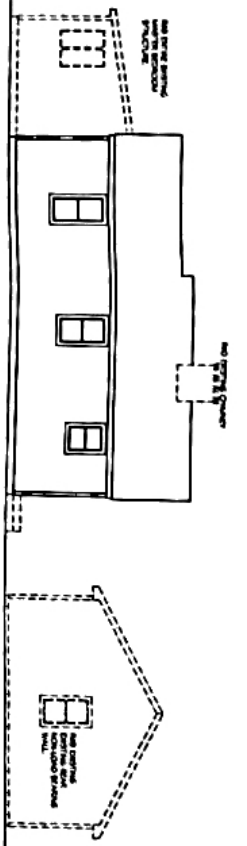
NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
3. THE PROPOSED FRONT PORCH SHALL BE CONSTRUCTED OF CONCRETE AND FINISHED WITH TERRAZZO.
4. THE PROPOSED FRONT PORCH SHALL BE 10 FEET WIDE AND 6 FEET DEEP.
5. THE PROPOSED FRONT PORCH SHALL BE 10 FEET WIDE AND 6 FEET DEEP.
6. THE PROPOSED FRONT PORCH SHALL BE 10 FEET WIDE AND 6 FEET DEEP.



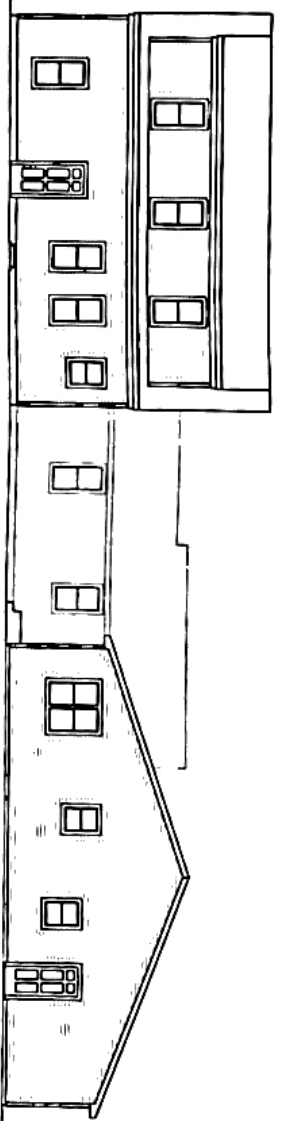
EXISTING BEDROOM SIDE



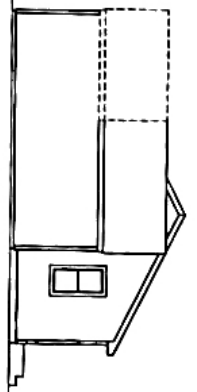
PROPOSED BEDROOM SIDE



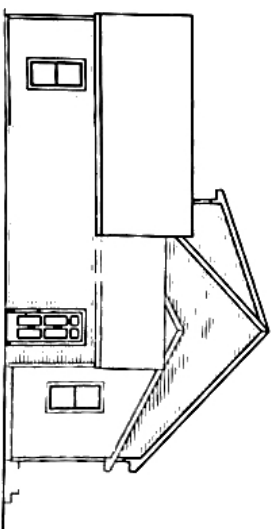
EXISTING REAR



PROPOSED REAR



EXISTING GARAGE SIDE



PROPOSED IN-LAW SIDE

