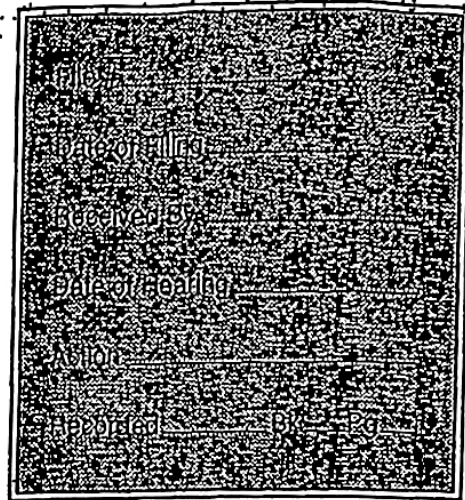


**East Providence
Zoning Board of Review**

**DIMENSIONAL VARIANCE FORM
(Ref. 19-47)**

This form must be completed in full prior to being considered by the Zoning Board of Review.



PHONE NUMBER: 401 437-1100

1. LOCATION OF PROPERTY 10 SIDNEY STREET AVENUE/STREET
MAP 406 BLOCK 12 PARCEL 9 ZONING DISTRICT R-4

2. OWNER JOEL DEMELO and JANE M. ROCHA -DEMELO
ADDRESS 258 WINTHROP STREET, REHOBOTH, MA 02769
DATE OF PURCHASE JULY 8, 2022
PROPOSED LESSEE/PURCHASER _____
ADDRESS _____
ATTORNEY BRUCE H. COX
ADDRESS 1481 WAMPANOAG TRAIL, EAST PROVIDENCE, RI 02915
REPRESENTING OWNER

3. DIMENSIONS OF SITE 50 95 4750
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>VACANT</u>			
(2) _____			
(3) _____			

4. LIST OF PROPOSED CONSTRUCTION AND USES:

Use	No. of Height	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family	Type of Construction
				No. of Bedrooms/Unit	
(1) <u>Residential</u>	<u>28'3" 2</u>	<u>NO</u>	<u>1062 ft</u>	<u>3</u>	<u>wood frame</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 DEPTH OF 95 vs 100
19-145	LOT AREA OF 4750 vs 5000
19-135(1)	EXCESSIVE USAGE OF FRONT-YARD FOR PARKING

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed	RELIEF
19-145	5,000	4,750	250
19-145	100	95	
19-135(1)	16.5-Feet	18-Feet	5 2-Feet

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

THE LOT IS A PRE EXISTING LOT OF NON CONFORMING DEPTH CONSISTENT WITH ALL OF THE SURROUNDING LOT. THE LOT DEPTH PREVENTS THE CREATION OF A 5,000 sq ft lot.

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: _____ DATE _____

_____ DATE _____

Agent/Attorney _____ Address _____

LELA)

= 784 S.F.

ED TO STORE THE FIRST ONE

SED DWELLING.

F)(1FT./12IN.)(1IN.)= 66C.F.

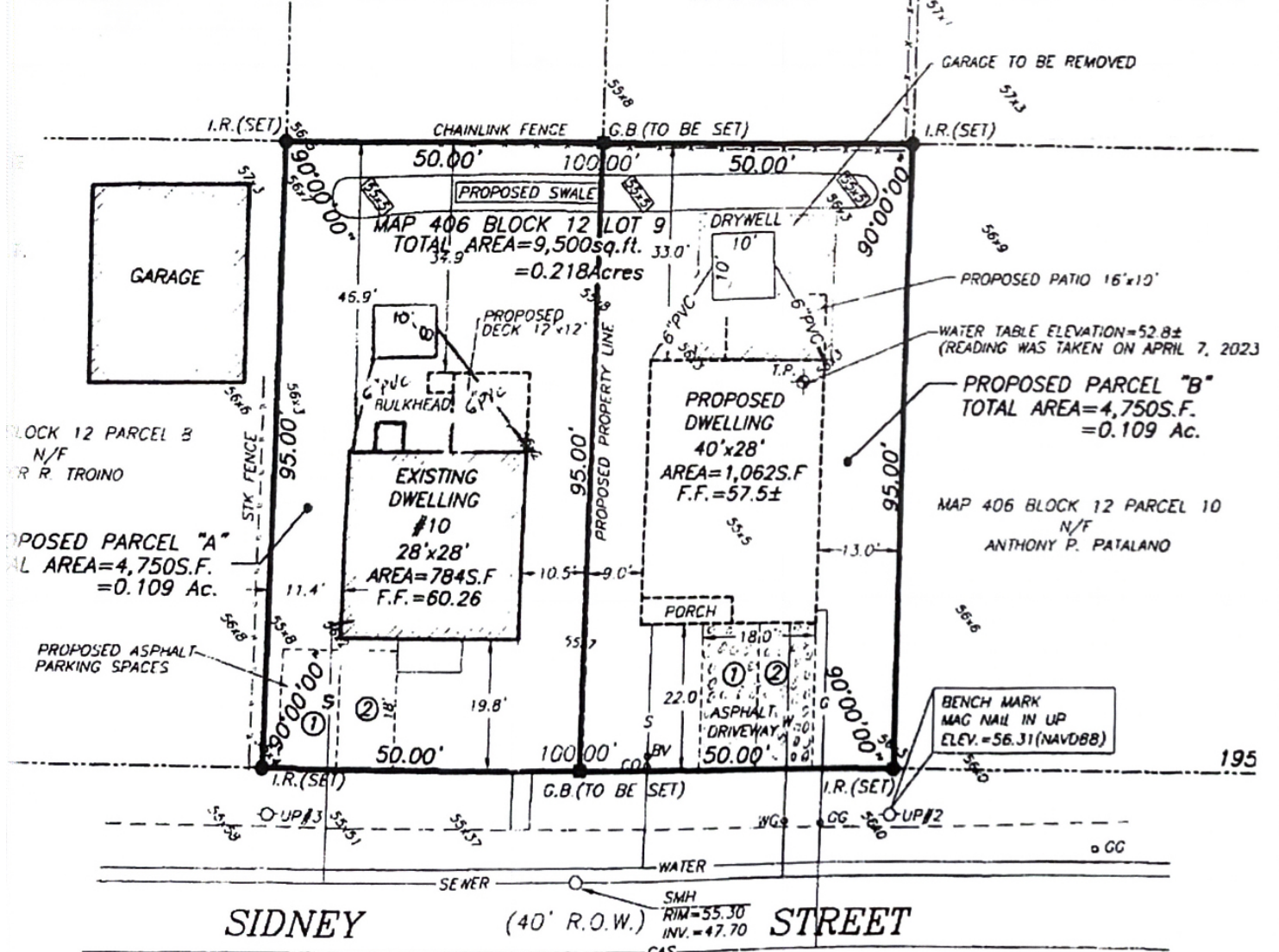
0'= 72C.F.>66C.F. OK

BLOCK 12 PARCEL 17
N/F
MARVIN NAVOGROSKI

MAP 406 BLOCK 12 PARCEL 16
N/F
MARVIN NAVOGROSKI

MAP 406 BLOCK 12 PARCEL 15
N/F
LISA LANDIGHAM

MAP 406 BLOCK 12 PARCEL 14
N/F
ANTHONY P. PATALANO ESTATE



PLANNING CERTIFICATION

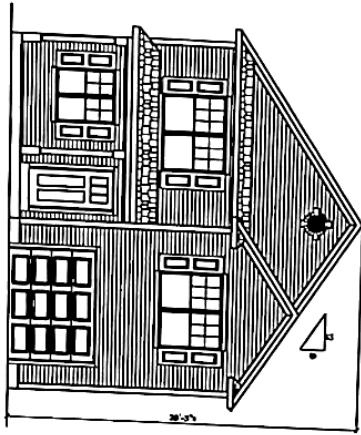
I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS MET THE REQUIREMENTS OF THE EAST PROVIDENCE LAND DEVELOPMENT AND SUBDIVISION REVIEW'S RULES AND REGULATIONS AND IS NOW ELIGIBLE FOR RECORDING

PLANNING BOARD CHAIRPERSON

DATE

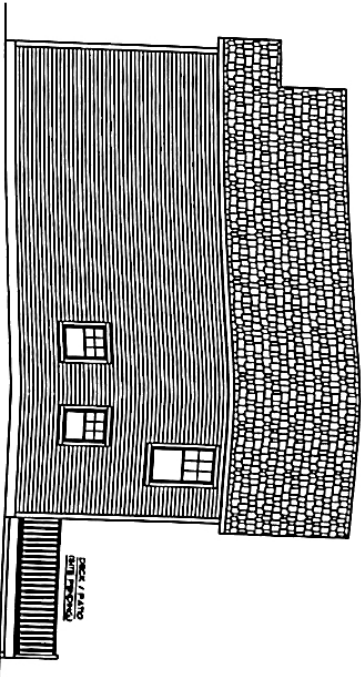
DATE

ZONING CERTIFICATION



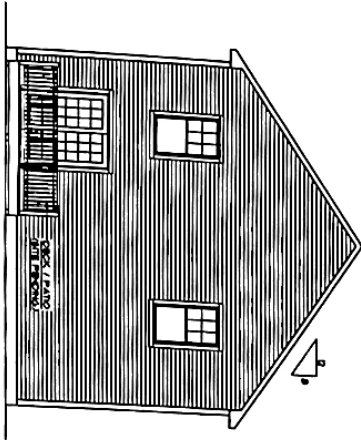
FRONT ELEVATION 1/4"=1'-0"

SCALE: 1/4" = 1'-0"

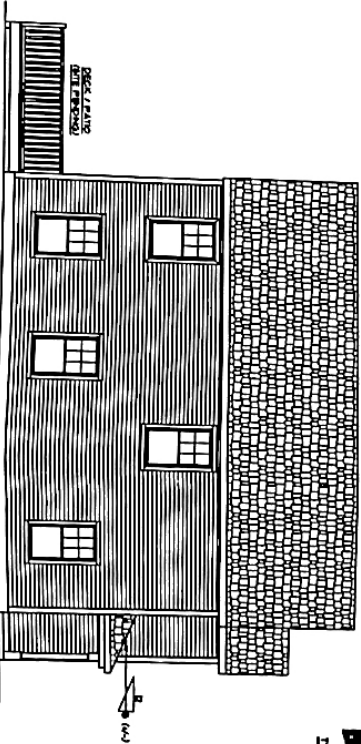


RIGHT SIDE ELEVATION 1/4"=1'-0"

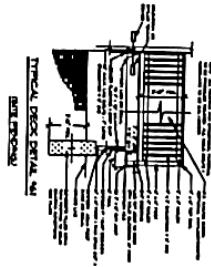
PRELIMINARY PLANS ONLY
FOR ZONING AND PRICING ONLY



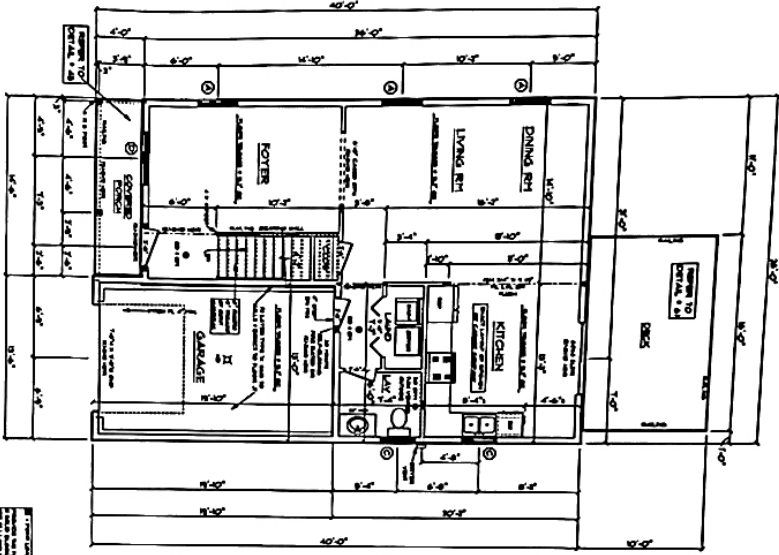
BACK ELEVATION 1/4"=1'-0"



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



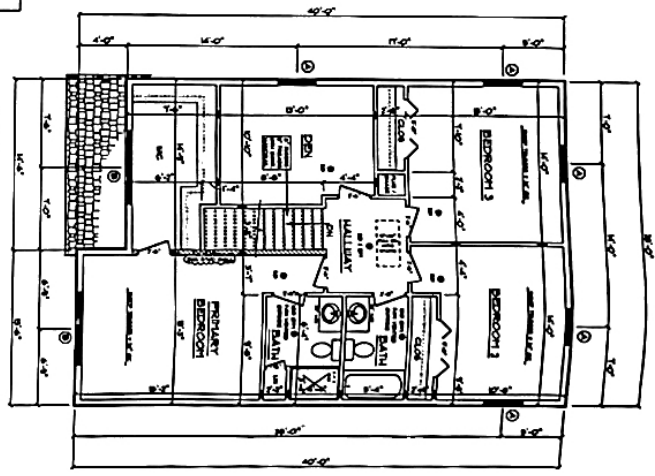
<p>DLR DIMENSIONS RESIDENTIAL DESIGNER & CONSULTANTS 401.738.3156 DLRDIMENSIONS.COM</p>		<p>CONSTRUCTION PLANS ARE DRAFTED FOR SHADOWS ONLY.</p> <p>DLR DIMENSIONS INC. DOES NOT WARRANT THE USE OF PLANS THAT HAVE BEEN SUPPLIED BY AN OFFICE PARTNER.</p>	<p>40 X 26 SHOTGUN COLONIAL</p> <p>PREPARED FOR: DEVELO CONSTRUCTION INC.</p> <p>10 BENEY STREET EAST PROVIDENCE, RHODE ISLAND</p>
<p>DATE: _____</p> <p>SCALE: 1/4" = 1'-0"</p> <p>PROJECT: _____</p> <p>DRAWN BY: _____</p> <p>CHECKED BY: _____</p> <p>DATE: _____</p> <p>DRAWING NUMBER: B47D</p> <p>1 OF 1</p>	<p>DLR DIMENSIONS INC. IS NOT LICENSED FOR ARCHITECTURAL DESIGN OR ENGINEERING IN ANY STATE. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p>		



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

FLOOR THICKNESS INDICATED BY CIRCLES

200 SLABS 4" X 8" OC AT ALL EXTERIOR WALLS AND INTERIOR CORNERS



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

PRELIMINARY PLANS ONLY
FOR ZONING AND PRICING ONLY

- LEGEND:**
- 1. SOLID SHADING TO INDICATE FOUNDATION
 - 2. HATCH PATTERN TO INDICATE CONCRETE
 - 3. HATCH PATTERN TO INDICATE BRICK
 - 4. HATCH PATTERN TO INDICATE GLASS
 - 5. HATCH PATTERN TO INDICATE METAL
 - 6. HATCH PATTERN TO INDICATE WOOD
 - 7. HATCH PATTERN TO INDICATE STONE
 - 8. HATCH PATTERN TO INDICATE TERRAZZO
 - 9. HATCH PATTERN TO INDICATE CARPET
 - 10. HATCH PATTERN TO INDICATE TILE
 - 11. HATCH PATTERN TO INDICATE PLASTER
 - 12. HATCH PATTERN TO INDICATE GYP

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
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10. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
12. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.

SCALE	DATE
NOTED	DATE
APPROVED	DATE
DRAWN BY	DATE
DESIGNED BY	DATE
DATE	

DLR DIMENSIONS
RESIDENTIAL DESIGNERS & CONSULTANTS
401.738.3156 DLRDIMENSIONS.COM

CONSTRUCTION PLANS ARE PREPARED FOR SHOWN ONLY
DLR DIMENSIONS, INC.
DOES NOT WARRANT THE USE OF PLANS
THAT HAVE BEEN SUPERSEDED AND
BY OTHER PARTIES

40 X 28 SHOTGUN COLONIAL
PREPARED FOR:
DEVELOPMENT, INC.
10 MONEY STREET
EAST PROVIDENCE, RHODE ISLAND

ABUTTERS LIST
 10 Sidney Street
 406-12-9

PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
406-11-005.00	LOPES, DONALD J & MICHELLE A	35 CHARLES ST	E PROVIDENCE, RI 02914	35 CHARLES ST
406-11-006.00	CABRAL, JOAO J & DORVALINA M	30 CHARLES ST	E PROVIDENCE, RI 02914	30 CHARLES ST
406-11-006.10	SOARES, SILVIO M ETAL-TRS	26 CHARLES ST	EAST PROVIDENCE, RI 02914	26 CHARLES ST
406-11-007.00	SILVA, DAVID C	22 CHARLES ST	EAST PROVIDENCE, RI 02914	22 CHARLES ST
406-11-008.00	OLMO, STACEY L & LUIS R	19 CHARLES ST	E PROVIDENCE, RI 02914	19 CHARLES ST
406-11-009.00	ACCINNO, RALPH J	61 BRIAR HOLLOW RD	COVENTRY, RI 02816	501-515 WATERMAN AVE
406-12-006.00	MELO, CARMO M	41 SIDNEY ST	East Providence, RI 02914	41 SIDNEY ST
406-12-007.00	CAVACO, THOMAS & DEBRA	35 SIDNEY ST	E PROVIDENCE, RI 02914	35 SIDNEY ST
406-12-008.00	TROINO, PETER R	27 SIDNEY ST	E PROVIDENCE, RI 02914	27 SIDNEY ST
406-12-009.00	DEMELO, JOEL L & ROCHA-DEMELO, JANE	10 SIDNEY ST	E PROVIDENCE, RI 02914	10 SIDNEY ST
406-12-010.00	PATALANO, ANTHONY P ESTATE	197 WATERMAN AVE	PORTSMOUTH, RI 02871-2448	599 WATERMAN AVE
406-12-011.00	SNS CONSTRUCTION LLC	57 RANDOLPH WAY	EAST PROVIDENCE, RI 02914	10 CHARLES ST
406-12-013.00	PATALANO, ANTHONY P ESTATE	197 WATERMAN AVE	E PROVIDENCE, RI 02914	0 CHARLES ST
406-12-014.00	PATALANO, ANTHONY P ESTATE	197 WATERMAN AVE	EAST PROVIDENCE, RI 02914	14 CHARLES ST
406-12-015.00	LANDINGHAM, LISA	14 CHARLES ST	EAST PROVIDENCE, RI 02914	18 CHARLES ST
406-12-016.00	CALOURO, MARCELO & ANA	18 CHARLES ST	E PROVIDENCE, RI 02914	18 CHARLES ST
406-12-017.00	NOVOGRODSKI, MARVIN	25 CHARLES ST	RIVERSIDE, RI 02915	25 CHARLES ST
406-12-018.00	PALUMBO, RICHARD	801 TAUNTON AVE	EAST PROVIDENCE, RI 02914	36 CHARLES ST
406-12-019.00	FERRELL, TONYA D	40 CHARLES ST	EAST PROVIDENCE, RI 02914	40 CHARLES ST
406-13-004.00	COSANN REALTY CO	135 BROADWAY	PROVIDENCE, RI 02903	2207 PAWTUCKET AVE
406-13-005.00	CMM REALTY LLC	2195 PAWTUCKET AVE	EAST PROVIDENCE, RI 02914	2195 PAWTUCKET AVE
406-13-006.00	MARTINS, CARLOS M & LUCIA A	2195 PAWTUCKET AVE	East Providence, RI 02914	2181 PAWTUCKET AVE
406-13-007.00	PATALANO, ANTHONY P ESTATE	197 WATERMAN AVE	E PROVIDENCE, RI 02914	2145 PAWTUCKET AVE
406-13-008.00	OLIVEIRA, VINCENT F ESTATE	627 WATERMAN AVE	EAST PROVIDENCE, RI 02914	625-627 WATERMAN AVE
406-13-009.00	PATALANO, ANTHONY P ESTATE	197 WATERMAN AVE	E PROVIDENCE, RI 02914	611 WATERMAN AVE

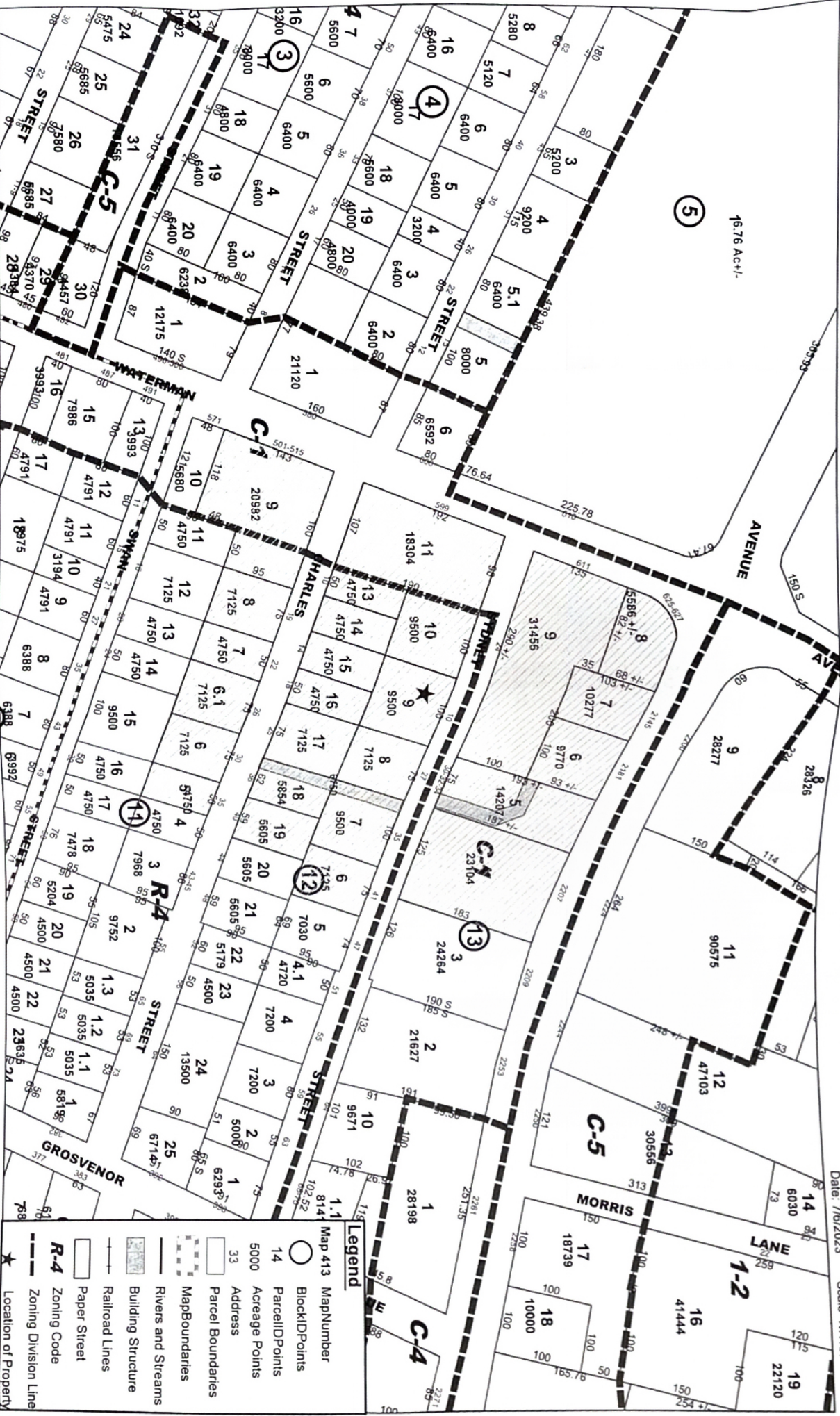


200' RADIUS MAP

10 Sidney Street
406-12-9

Date: 7/6/2023

Scale=N.T.S.



Legend

- Map 413 MapNumber
- BlockIDPoints
- ParcelIDPoints
- Acreege Points
- Address
- Parcel Boundaries
- MapBoundaries
- Rivers and Streams
- Building Structure
- Railroad Lines
- Paper Street
- Zoning Code
- Zoning Division Line
- Location of Property