

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: 774-315-6009

1. LOCATION OF PROPERTY 115 TERRACE AVE AVENUE/STREET
MAP 414 BLOCK 15 PARCEL 001 ZONING DISTRICT R-3

2. OWNER YDAU ROSEN & ORIT ROSENBLATT - ROSEN
ADDRESS 115 TERRACE AVE, RIVERSIDE RI 02915
DATE OF PURCHASE 6/5/2018
PROPOSED LESSEE/PURCHASER _____
ADDRESS _____
ATTORNEY NA
ADDRESS _____
REPRESENTING _____

3. DIMENSIONS OF SITE 66.22' 334.79' 19,746 sq. ft.
Width Depth Area (Sq. Ft.)

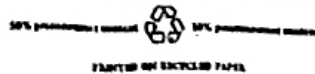
LIST OF ALL EXISTING BUILDINGS AND USES:

Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1) <u>Single Family</u>	<u>34' 9 3/4"</u>	<u>5,007</u>	<u>1,794 sq. ft.</u>
(2) _____	_____	_____	_____
(3) _____	_____	_____	_____

4. LIST OF PROPOSED CONSTRUCTION AND USES:

Use	No. of Height Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family No. of Bedrooms/Unit	Type of Construction
(1) <u>SF</u>	<u>34' 9 3/4"</u>	<u>1.5</u>	<u>NO</u>	<u>1,794 sq. ft.</u>	<u>WOOD</u>
(2) _____	_____	_____	_____	_____	_____
(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: _____

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	SIDE-YARD SETBACK ENCROACHMENT

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
19-145	15- FEET	6.6- FEET

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

THE BEDROOM IS VERY SMALL & NOT EASILY USEABLE. WE NEED TO BUILD OUT INTO EXISTING SPACE TO ENLARGE B.R.

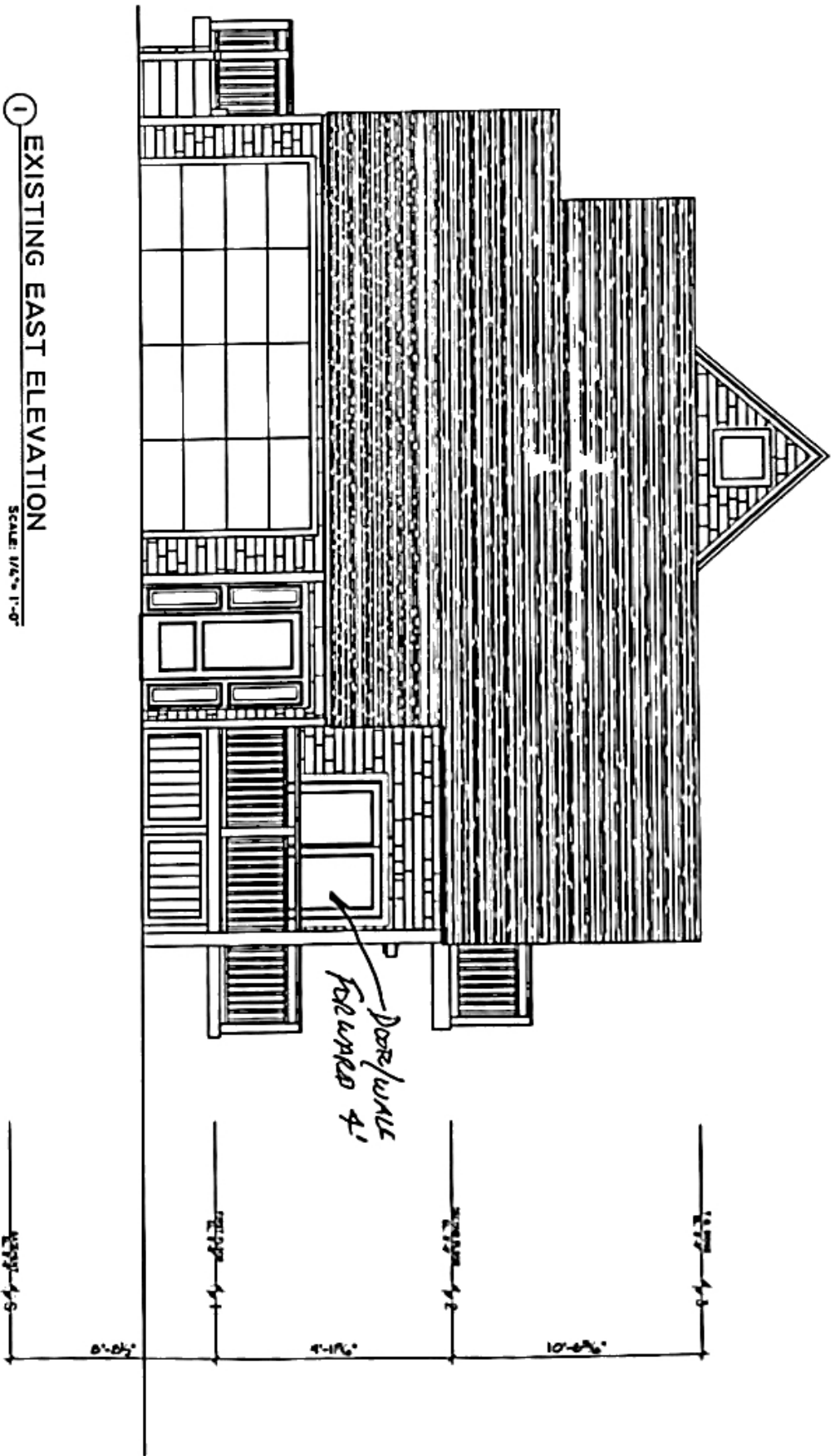
NOTE: PLANS ACTED UPON BY THE BOARD BECOME INCORPORATED AS PART OF THE DECISION AND ARE FINAL.

I, the undersigned, swear that all information given above to the best of my knowledge is complete and correct.

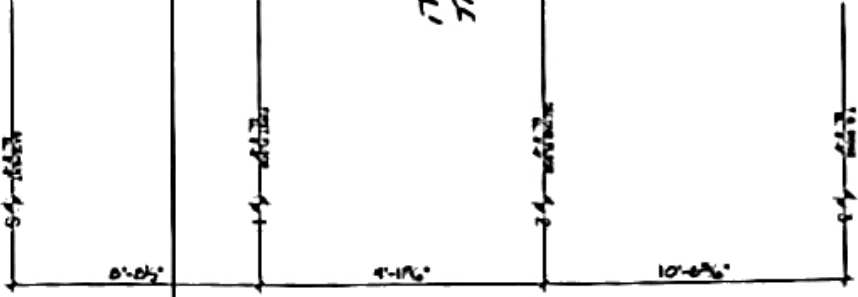
OWNER(S) SIGNATURE: Yonav Rosen DATE 5/9/2024

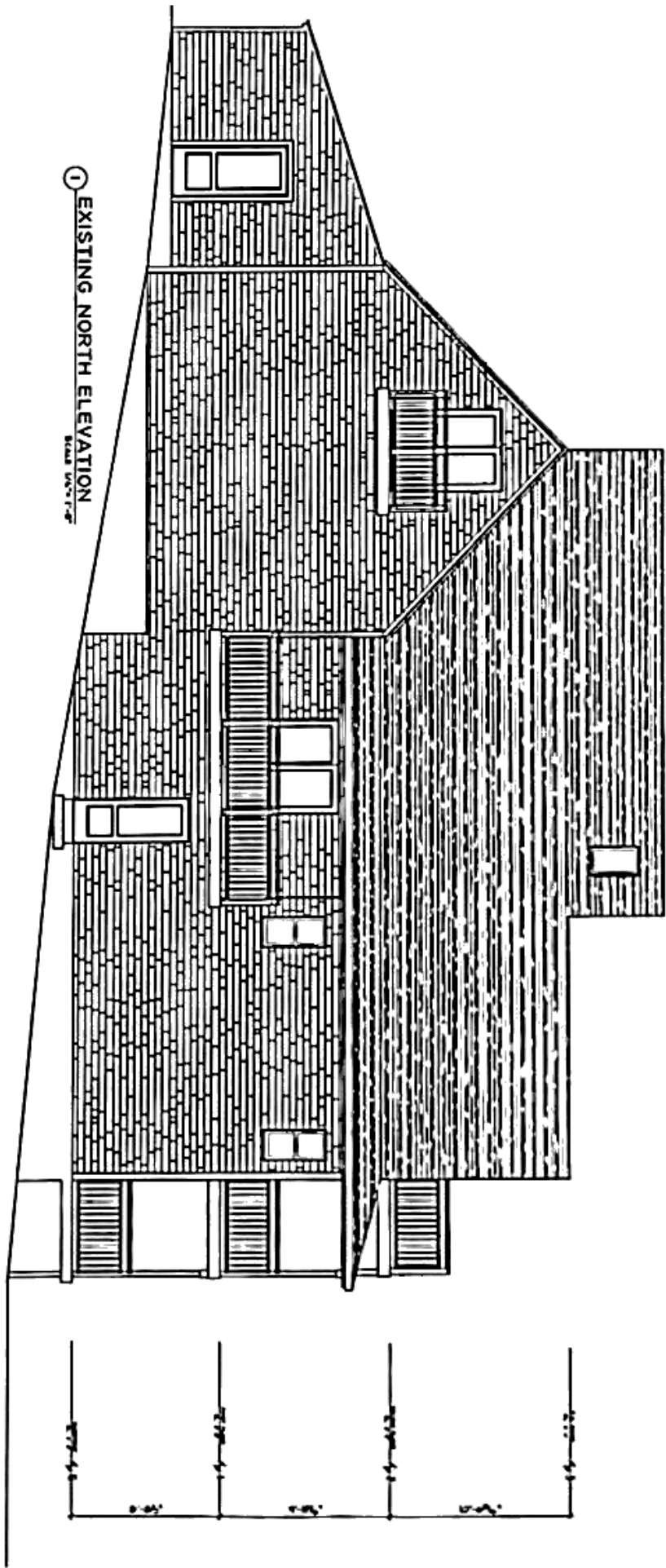
Agent/Attorney _____ Address _____

① EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



DOOR/WALL
FOLLOWS 4'

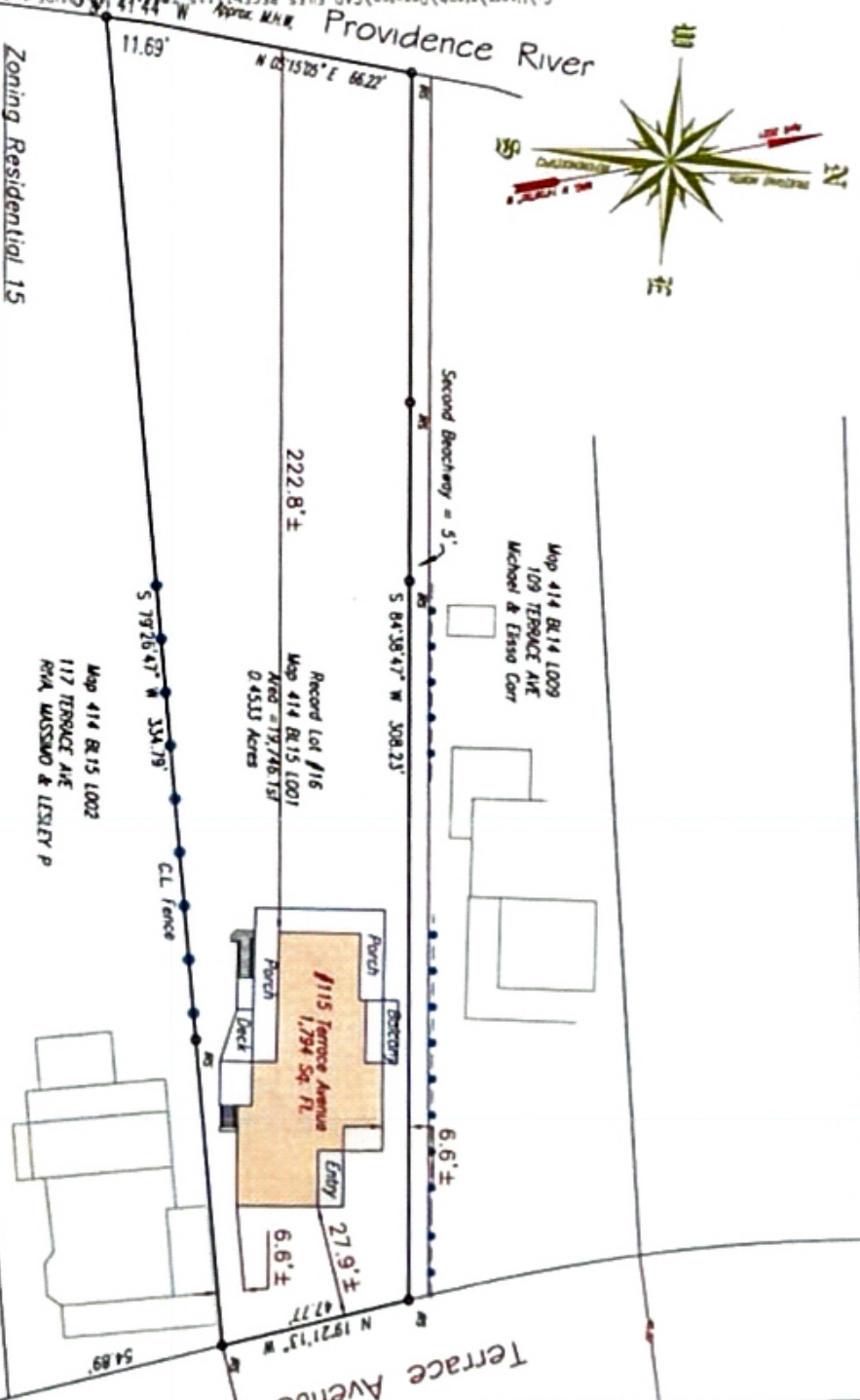




① EXISTING NORTH ELEVATION
SCALE 1/8" = 1'-0"



Providence River



Zoning Residential 15

REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	15000sf	15000sf
MIN LOT WIDTH	100.00	47.8
MIN LOT FRONTAGE	100.00	47.8
MAX LOT COVERAGE	25%	9.0%
MIN FRONT YARD	5'	27.9'
MIN SIDE YARD	20'	6.6'
MIN REAR YARD	5'	27.8'

Copyright 2021 Stephen M. Murgio PLS
 This Survey is being Provided Solely for the use of the Current Parties, and that no License has been Granted, Expressed or Implied, to copy the Survey except as it is Necessary in Conjunction with the Original Transaction.

CERTIFICATION:
 The survey has been conducted and the plan has been prepared pursuant to Section 8 of the State and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on May 5, 2015, and of the Regulations for Professional Land Surveyors on (a) Title of the Subdivision: Comprehensive Boundary Survey
 (b) The purpose of the Survey and Plan is to show property, lot dimensions and the location of structures and other features deemed important.




Signature of Stephen M. Murgio PLS
 Date: April 24, 2018
 State: Rhode Island

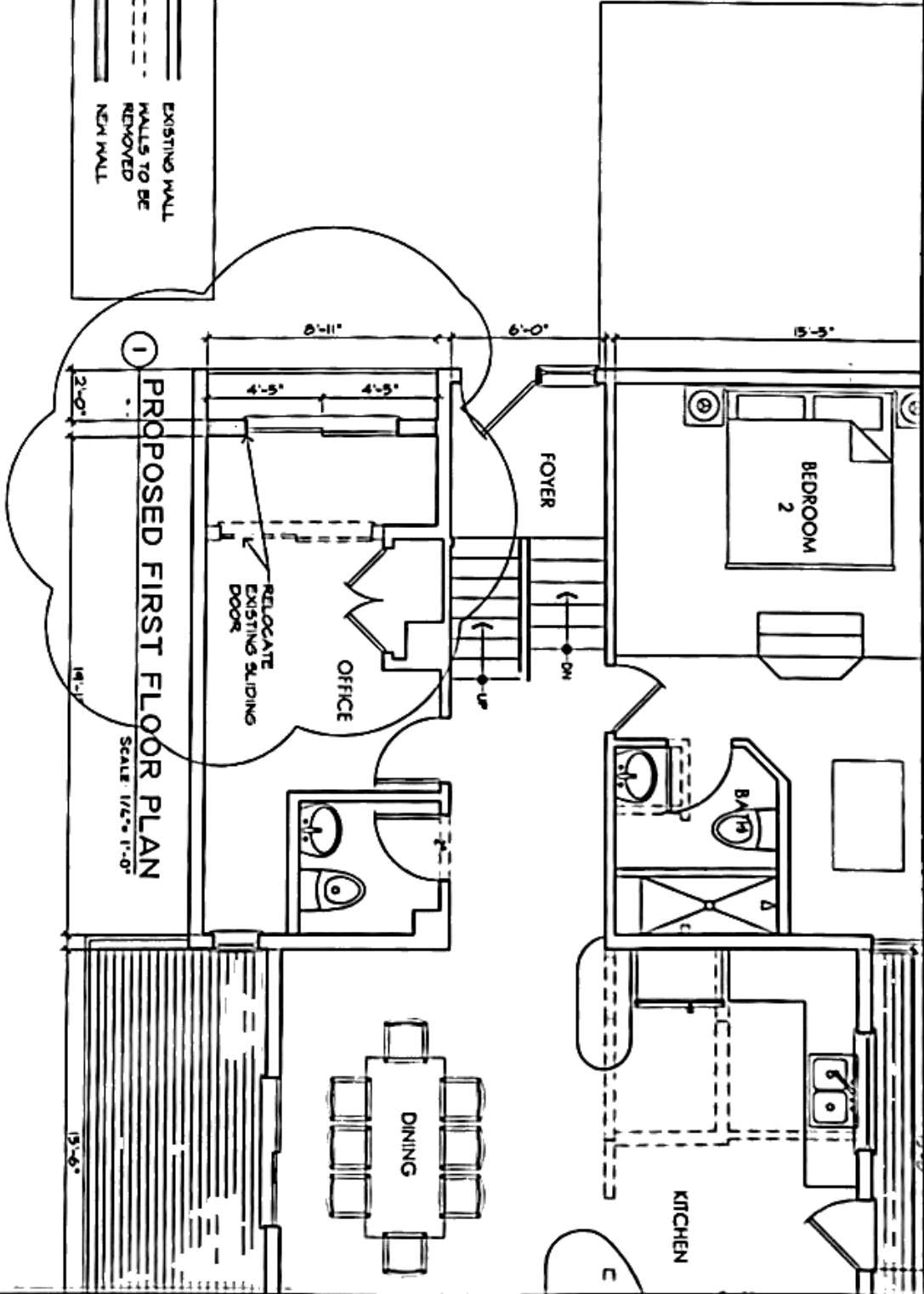


- LEGEND**
 (THINGS NOT BE FOUND ON PLAN)
- RICH RED FLAG
 - RICH RED SET
 - MONUMENT TO BE SET
 - △ IN ONE PLANT
 - FENCE POST
 - MONUMENT FOUND
 - FENCE LINE
 - ⊙ DRILL HOLE FOUND
 - X SPOT CHECK
 - WATER
 - GAS
 - MANHOLE
 - HIGHWAY
 - CANON MARK DRIVE
 - STRIP
 - LIGHT POLE
 - SAF ASSISTION
 - DRILL HOLE SET

Rosen Property
 Map 414 Block 15 Parcel 1
 SITUATED AT
#115 Terrace Avenue
 IN
EAST PROVIDENCE, RHODE ISLAND
 PREPARED BY
STEPHEN M. MURGIO SR.
 PROFESSIONAL LAND SURVEYOR
 MASSACHUSETTS - RHODE ISLAND
 13 KENNICOTT AVENUE
 WARREN, RHODE ISLAND 02880
 401-253-0092
 Scale 1" = 20'

LEGEND

-  EXISTING WALL
-  WALLS TO BE REMOVED
-  NEW WALL



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

A1.0

ROSEN RESIDENCE
115 Terrace Ave
Riverside, Rhode Island

NO. 0001 000
Partial first floor plan
SCALE: 1/4" = 1'-0"
DATE: April 24, 2024

ARCHITECT
DESIGN
CONSULTING
CORPORATION
115 Terrace Ave
Riverside, RI 02881
TEL: 401-941-1111
WWW.CDA-RI.COM



ABUTERS LIST
115 TERRACE AVENUE
414-15-1

PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
414-02-010-00	DOLL, DAVID P & MURRAY, CATHERINE	98 TERRACE AVE	RIVERSIDE, RI 02915	98 TERRACE AVE
414-02-011-00	COUTO, RICHARD	106 TERRACE AVE	RIVERSIDE, RI 02915	106 TERRACE AVE
414-02-011-10	TOPPER, PHILIP KEVIN & AMELIA MARCETTI	945 BULLOCKS PT AVE	RIVERSIDE, RI 02915	945 BULLOCKS PT AVE
414-02-012-00	BRADLEY, LINDA M & C/O LINDA M GRIMSHAW	110 TERRACE AVE	RIVERSIDE, RI 02915	110 TERRACE AVE
414-02-013-00	ERICKSON, ALEXANDRA FAY	114 TERRACE AVE	RIVERSIDE, RI 02915	114 TERRACE AVE
414-02-014-00	LAIRD, WILLIAM B JR & ELIZABETH C YETNER	118 TERRACE AVE	RIVERSIDE, RI 02915	118 TERRACE AVE
414-02-015-00	ANDRADE, JEFFREY M	122 TERRACE AVE	RIVERSIDE, RI 02915	122 TERRACE AVE
414-02-016-00	GRIMLEY, SARA A	965 BULLOCKS PT AVE	RIVERSIDE, RI 02915	965 BULLOCKS PT AVE
414-02-017-00	OKEEFE, BRADFORD H	955 BULLOCKS PT AVE	RIVERSIDE, RI 02915	955 BULLOCKS PT AVE
414-02-018-00	HANSON, ROBERT KENNETH & SANDRA LILLIAN IRREV TRUST	951 BULLOCKS PT AVE	RIVERSIDE, RI 02915	951 BULLOCKS PT AVE
414-02-019-00	SAUVAGEAU, PAUL H & FAELLA, CARLEEN M	937 BULLOCKS PT AVE	RIVERSIDE, RI 02915	937 BULLOCKS PT AVE
414-03-001-00	MCENTEE, LINDA J	134 TERRACE AVE	RIVERSIDE, RI 02915	134 TERRACE AVE
414-14-006-00	SIMONEAU, LAURIE	87 TERRACE AVE	RIVERSIDE, RI 02915	87 TERRACE AVE
414-14-007-00	LOUGHLIN, JOHN T & JANIS	93 TERRACE AVE	E PROVIDENCE, RI 02915	93 TERRACE AVE
414-14-008-00	MCVAY, BETTY I LIFE ESTATE	105 TERRACE AVE	RIVERSIDE, RI 02915	105 TERRACE AVE
414-14-009-00	CARR, MICHAEL & ELISSA	109 TERRACE AVE	RIVERSIDE, RI 02915	109 TERRACE AVE
414-15-001-00	ROSEN, YOAV & ROZENBLATT-ROSEN, ORIT	115 TERRACE AVE	EAST PROVIDENCE, RI 02915	115 TERRACE AVE
414-15-002-00	RIVA, MASSIMO & LESLEY P	117 TERRACE AVE	RIVERSIDE, RI 02915	117 TERRACE AVE
414-15-003-00	COTOIA, CARL M & JOYCE D GREF-COTOIA	121 TERRACE AVE	RIVERSIDE, RI 02915	121 TERRACE AVE
414-15-004-00	GRANTHAM, RUPERT & JENNIFER	PO BOX 3371	WESTPORT, MA 02790	129 TERRACE AVE

RADIUS MAP
115 Terrace Avenue
414-15-1

