

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) 438-3084

1 LOCATION OF PROPERTY 118 WATERVIEW AVENUE, RIVERSIDE, R.I. 02915
 MAP A 210 BLOCK 1 PARCEL 5 ZONING DISTRICT R3

2: OWNER Edward B. & Carol A. MacRae
 ADDRESS 118 WATERVIEW AVENUE, RIVERSIDE, R.I. 02915
 DATE OF PURCHASE April 1968
 PROPOSED LESSEE/PURCHASER NA
 ADDRESS _____
 ATTORNEY _____
 ADDRESS _____
 REPRESENTING _____

3. DIMENSIONS OF SITE 80 160 12,000 S.F.
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

	Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1)	RESIDENCE	1/2 STORIES	1420 S.F.	Wood Frame
(2)	Shed	1 STORY (12' 1/2")	285 S.F.	Wood Frame
(3)				

LIST OF PROPOSED CONSTRUCTION AND USES:

	Use	Height	No. of Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint) (8x28)	Multi-Family No. of Bedrooms/Unit	Type of Construction
(1)	Farmers Porch	8'-12" 1/2"	1	No	224 S.F.	—	Wood Frame
(2)							
(3)							

(Over)



PRINTED ON RECYCLED PAPER

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 required = 15', setback To Porch = 11.9' Variance requested = 31'

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
19-145	15'	11.9'

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

Existing residence was constructed 10.9' from westerly property line in 1949

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.

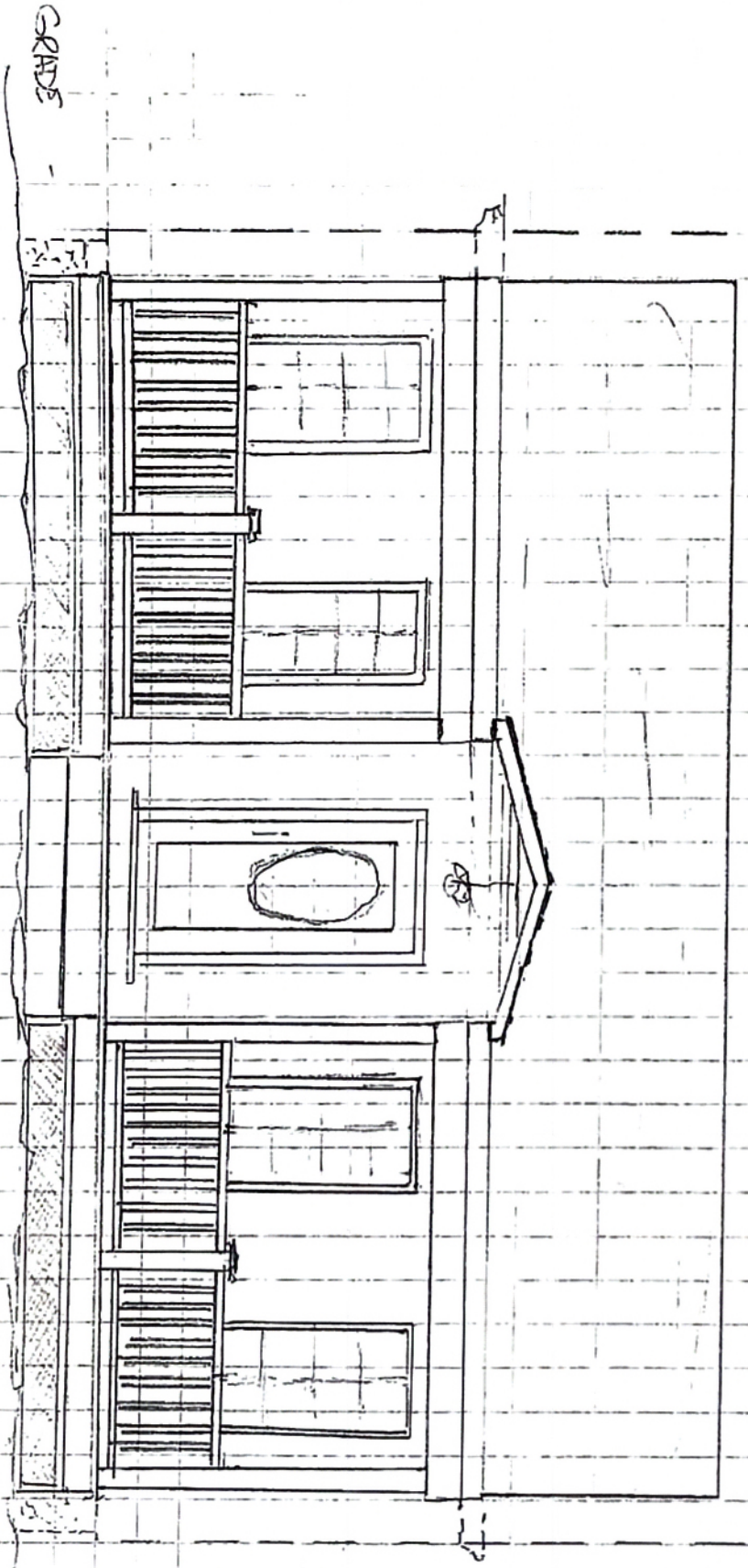
OWNER(S) SIGNATURE: Edward B MacRae DATE April 19, 2024

Agent/Attorney _____ Address _____

ED & CAROL MACRAE
118 WATERVIEW AVE
RIVERSIDE, RI 02915

4/18/2024
SK-3

28'-0"



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

DRAWN BY: MATTHEW BEGIN
DRAWN FOR: BEGIN SUBCONTRACTING
475 WALCOTT ST.
PAWTUCKET, RI 02861
(508) 463-5691

ABUTTERS LIST
 118 WATERVIEW AVE
 210-1-5

PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
209-10-001-00	DIB, GEORGE & DIIB, FARID G	9 CAROLINA AVE	RIVERSIDE, RI 02915	9 CAROLINA AVE
209-10-001-10	STODDARD, MARIAL L	5 CAROLINA AVE	RIVERSIDE, RI 02915	5 CAROLINA AVE
209-10-002-00	BESSETTE, GERALD A-TR & GERALD A BESSETTE LIVING TRUST	50 PARK RD	RIVERSIDE, RI 02915	50 PARK RD
209-10-003-00	HURT, ROBERT HOWARD	56 PARK RD	RIVERSIDE, RI 02915	56 PARK RD
209-10-004-00	MENDES, ELIZABETH M	64 PARK RD	RIVERSIDE, RI 02915	0 PARK RD
209-10-005-00	MENDES, ELIZABETH M	64 PARK RD	RIVERSIDE, RI 02915	64 PARK RD
209-10-006-00	MACHON, BETHANY K	24 SUNNYSIDE AVE	RIVERSIDE, RI 02915	24 SUNNYSIDE AVE
209-10-007-00	MEDEIROS, MARIA H	32 SUNNYSIDE AVE	RIVERSIDE, RI 02915	32 SUNNYSIDE AVE
209-10-008-00	BELHUMEUR, JENNIFER & JESSE M	115 WATERVIEW AVE	RIVERSIDE, RI 02915	115 WATERVIEW AVE
209-10-009-00	MARESCA, MICHAEL J	107 WATERVIEW AVE	RIVERSIDE, RI 02915	107 WATERVIEW AVE
209-10-010-00	AMARANTES, ROBERT-TR & AMARANTES IRREVOCABLE TRUST	105 WATERVIEW AVE	RIVERSIDE, RI 02915	105 WATERVIEW AVE
210-01-001-00	BROWN, WILLIAM PHILLIPS III	40 ASHTON RD	RIVERSIDE, RI 02915	40 ASHTON RD
210-01-002-00	BATEMAN, WILLIAM L JR & JEANNIE M	5 ASHTON RD	RIVERSIDE, RI 02915	5 ASHTON RD
210-01-003-00	KELAHAN, JOHN L & MARY LOU	90 WATERVIEW AVE	RIVERSIDE, RI 02915	90 WATERVIEW AVE
210-01-004-00	SEARLE, DOROTHY EVELYN LIFE ESTATE	104 WATERVIEW AVE	RIVERSIDE, RI 02915	104 WATERVIEW AVE
210-01-005-00	MACRAE, EDWARD B & CAROL A TR EDWARD B MACRAE REV TR &	118 WATERVIEW AVE	RIVERSIDE, RI 02915	118 WATERVIEW AVE
210-01-006-00	VENTURA, JOSEPH F & MENDY J	130 WATERVIEW AVE	RIVERSIDE, RI 02915	130 WATERVIEW AVE
210-01-007-00	IRVING, KEVIN B & TAMMY M MEDEIROS	134 WATERVIEW AVE	RIVERSIDE, RI 02915	134 WATERVIEW AVE
210-01-008-00	ALVAREZ, ALEXANDER & JULIAN, STEPHANIE	45 ASTRAL AVE	RIVERSIDE, RI 02915	45 ASTRAL AVE
210-01-009-00	PAVAO, VICTOR A JR LIFE ESTATE	108 ASTRAL AVE	RIVERSIDE, RI 02915	108 ASTRAL AVE
210-03-001-00	JONES, SCOTT C	1 ASTRAL AVE	RIVERSIDE, RI 02915	1 ASTRAL AVE
210-03-002-00	FOSTIN, MELISSA & DANIEL	18 ASTRAL AVE	RIVERSIDE, RI 02915	18 ASTRAL AVE
210-03-003-00	HAYES, KATHERINE M LIFE ESTATE	26 ASTRAL AVE	RIVERSIDE, RI 02915	26 ASTRAL AVE
210-03-004-00	CAVERIO, JUSTIN S & MICHELE	50 ASTRAL AVE	RIVERSIDE, RI 02915	50 ASTRAL AVE
310-07-004-20	MOBIL OIL CORPORATION & PROPERTY TAX DIVISION	PO BOX 64106	SPRING, TX 77387	0 PAWTUCKET AVE

RADIUS MAP
118 Water View Avenue
210-1-5

