

# East Providence Zoning Board of Review

## Use 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 _____

1. LOCATION OF PROPERTY 1297 S Broadway AVENUE/STREET  
 MAP 108 BLOCK 1 PARCEL 25 ZONING DISTRICT R-3

2. OWNER MDC Properties  
 ADDRESS 28 French St, Rehoboth MA, 02769  
 DATE OF PURCHASE \_\_\_\_\_  
 PROPOSED LESSEE/PURCHASER \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 ATTORNEY \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 REPRESENTING \_\_\_\_\_

3. DIMENSIONS OF SITE 75' 100' 7500 SF  
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>2 family dwelling</u>	<u>22'</u>	<u>3800 SF</u>	<u>wood framed</u>
(2) _____	_____	_____	_____
(3) _____	_____	_____	_____

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	Type of Construction
(1) <u>3 family dwelling</u>	<u>22'</u>	<u>22'</u>	<u>22'</u>	<u>3800 SF</u>	<u>3</u>	<u>wood framed</u>
(2) _____	_____	_____	_____	_____	_____	_____
(3) _____	_____	_____	_____	_____	_____	_____

(Over)

5. THIS VARIANCE APPLICATION RELATES TO:

Principal Building (s)       Accessory Building       Land

CHECK ONE OR MORE:

Use       Extension of Nonconforming Use  
 Change Nonconforming Use       Other-Please Specify \_\_\_\_\_

6. IF CHANGE OF NONCONFORMING USE, WHAT IS EXISTING USE?

\_\_\_\_\_

7. LIST EACH APPLICABLE SECTION OF THE ZONING ORDINANCE FOR WHICH VARIANCE IS SOUGHT PLUS A BRIEF DESCRIPTION OF THE NATURE OF THE VARIANCES:

SECTION NUMBER	DESCRIPTION VARIANCE
<u>Section 19-98</u>	Relief is requested from Section 19-98 (Schedule of Use Regulations) to permit a three-family dwelling in an R-3 Single-Family Residential District, and from Section 19-45 (Variances) to establish the required findings for a Use Variance
<u>Section 19-45</u>	
_____	
_____	

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

A Use Variance is requested to transition this approved two-family dwelling into a three-family dwelling. The property faces a significant hardship due to its unique configuration; as the ground floor is currently restricted to storage, a substantial portion of the building's square footage remains 'dead space' that cannot be effectively integrated into the upper units.

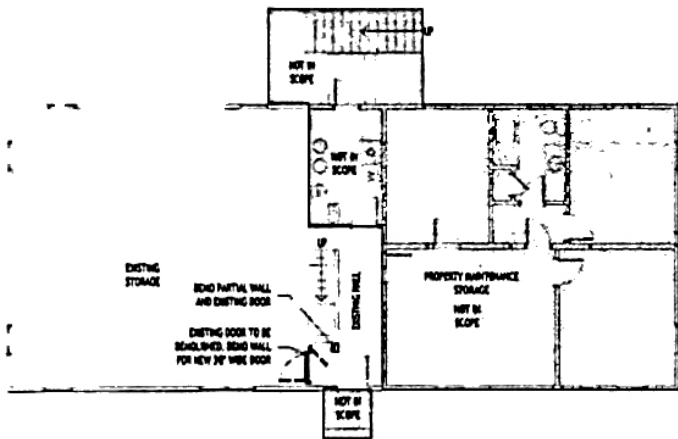
Converting this space into a third unit provides the necessary economic viability to ensure the preservation and maintenance of a property hand-built by the owner and his father. The proposal seeks minimum relief necessary to put the entire building to its most productive use, addressing local density needs without increasing the structure's impact on the surrounding community.

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: Paul E. Bulj      DATE 4-3-26  
\_\_\_\_\_      DATE \_\_\_\_\_

Agent/Attorney \_\_\_\_\_ Address \_\_\_\_\_



**CONSTRUCTION LEGEND**

- DEMOLISHED WALL/ITEM
- ===== EXISTING WALL/ITEM
- XXXXXXXXXX NOT IN SCOPE

**GENERAL NOTES**

1. EXISTING WINDOWS AND EXTERIOR DOORS TO REMAIN.
2. RENOVATION TO OCCUR ON FIRST FLOOR ONLY. SECOND FLOOR IS NOT IMPACTED.

① DEMOLITION FIRST FLOOR PLAN  
1/8" = 1'-0"

MDC PROPERTIES  
1297 SOUTH BROADWAY

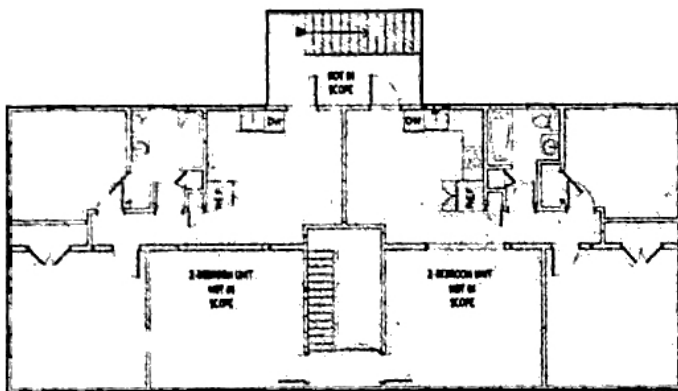
No.	Description	Date

**EXISTING FLOOR PLANS**

Project number \_\_\_\_\_  
Date 4/2/2020  
Drawn by JF

**A1**

4/2/2020 8:29:37 AM



**CONSTRUCTION LEGEND**

- DEMOLISHED WALL/ITEM
- ===== EXISTING WALL/ITEM
- ██████████ NOT IN SCOPE

**GENERAL NOTES**

1. EXISTING WINDOWS AND EXTERIOR DOORS TO REMAIN.
2. RENOVATION TO OCCUR ON FIRST FLOOR ONLY. SECOND FLOOR IS NOT IMPACTED.

1 DEMOLITION SECOND FLOOR PLAN  
1/8" = 1'-0"

**MDC PROPERTIES**  
**1297 SOUTH BROADWAY**

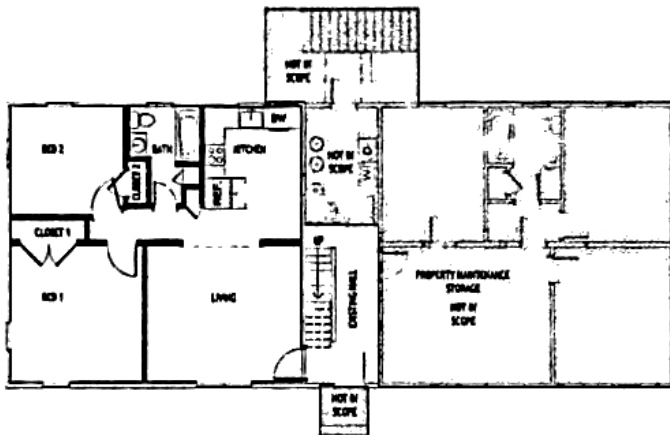
No.	Description	Date

**EXISTING FLOOR PLANS**

Project Number \_\_\_\_\_  
Date 4/2/2020  
Drawn by JC

**A2**

4/2/2020 9:29:38 AM



**CONSTRUCTION LEGEND**

-  NEW WALL/ITEN
-  EXISTING WALL/ITEN
-  NOT IN SCOPE

**GENERAL NOTES**

1. EXISTING WINDOWS AND EXTERIOR DOORS TO REMAIN.
2. RENOVATION TO OCCUR ON FIRST FLOOR ONLY. SECOND FLOOR IS NOT IMPACTED.

① PROPOSED FIRST FLOOR PLAN  
1/8" = 1'-0"

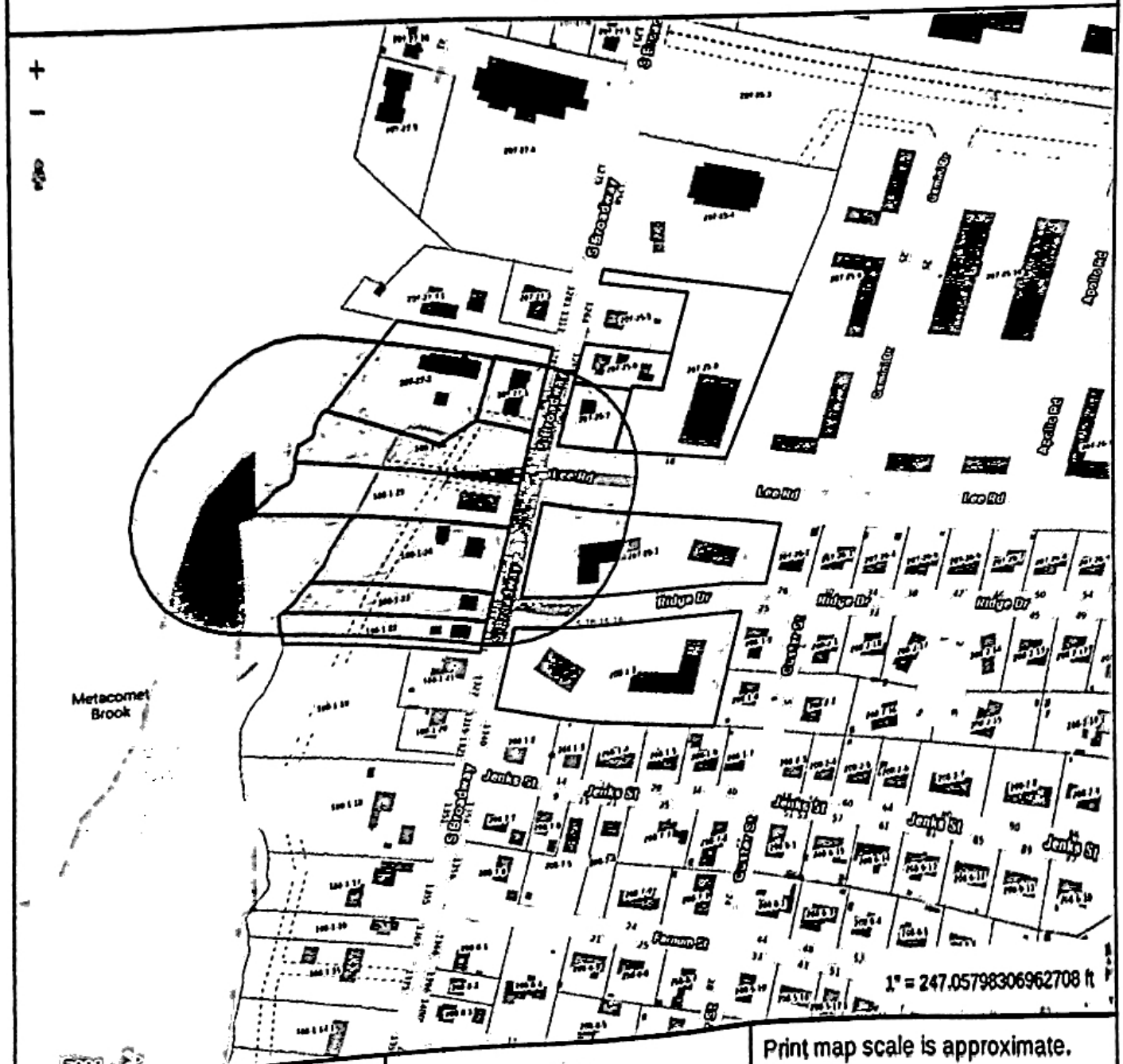
**MDC PROPERTIES**  
**1297 SOUTH BROADWAY**

No.	Description	Date

PROPOSED FLOOR PLANS	
Project number	
Date	4/2/2008
Drawn by	JL
<b>A3</b>	

4/2/2008 8:29:38 AM

### Abutters Map \_1297 S Broadway



1" = 247.05798306962708 ft



**Property Information**  
 ID 108-01-025-00  
 Location 1297 S BROADWAY  
 Owner MDC PROPERTIES LLC



#### MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

City of East Providence RI makes no claim and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate.  
Critical layout or measurement activities should not be done using this resource.

**METACOMET PROPERTY LLC  
ATTN LIANNE MARSHALL  
EAST PROVIDENCE,RI,02914  
500 Veterans Memorial Park,  
E.Providence**

**KALIN, JASON F  
225 TERRACE AVE  
RIVERSIDE,RI,02915  
1323 S Broadway, E.Providence**

**LINDQUIST, DENISE-TRDENISE M LINDQUIST LIV  
TRUST  
1317 S BROADWAY  
EAST PROVIDENCE,RI,02914**

**ALLEN, DOUGLAS H &ALLEN, AMY EV  
1307 S BROADWAY  
EAST PROVIDENCE,RI,02914**

**CITY OF EAST PROVIDENCE  
145 TAUNTON AVE  
EAST PROVIDENCE,RI,02914  
1293 S Broadway, E.Providence**

**FURTADO, NATASHA M-TREMIDIO & JULIANA ROSA  
IRREV TRUST  
1266 S BROADWAY  
EAST PROVIDENCE,RI,02914**

**DONAHUE, ANNE LOVE-TRDAVID & LINDA LOVE  
IRREV TRUST  
1290 S BROADWAY  
EAST PROVIDENCE,RI,02914**

**PV INVESTMENTS LLC  
941 DYER AVE  
CRANSTON,RI,02920  
18 Lee Rd, E.Providence**

**FC CENTRAL PROPERTIES LLC  
558 SMITHFIELD AVE  
PAWTUCKET,RI,02860  
5 Ridge Dr, E.Providence**

**OCEAN STATE COMMUNITY RESOURCES INC  
310 MAPLE AVE STE 102  
BARRINGTON,RI,02806  
1289 S Broadway, E.Providence**

**MARTINS, JOSEPH F LIFE ESTATE  
1287 S BROADWAY  
EAST PROVIDENCE,RI,02914**

**FC CENTRAL PROPERTIES LLC  
558 SMITHFIELD AVE  
PAWTUCKET,RI,02860  
10 Ridge Dr, E.Providence**

