

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: 908-601-4352

1. LOCATION OF PROPERTY 130 Lindy Ave AVENUE/STREET
 MAP 513 BLOCK 1 PARCEL 47 ZONING DISTRICT R3

2. OWNER Lauren Beriont and Kathryn Harris
 ADDRESS 130 Lindy Ave
 DATE OF PURCHASE December 2023
 PROPOSED LESSEE/PURCHASER n/a
 ADDRESS n/a
 ATTORNEY n/a
 ADDRESS n/a
 REPRESENTING n/a

3. DIMENSIONS OF SITE 167 79.52 12,600
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>Residence, 1, 1517 SF; Wood frame</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	Type of Construction
					No. of Bedrooms/Unit	
(1) <u>Covered porch, 1, No, 307 sq. ft. , n/a, Wood frame</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	Front setback relief for covered porch

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
19-145	20'-0"	15'-0"

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

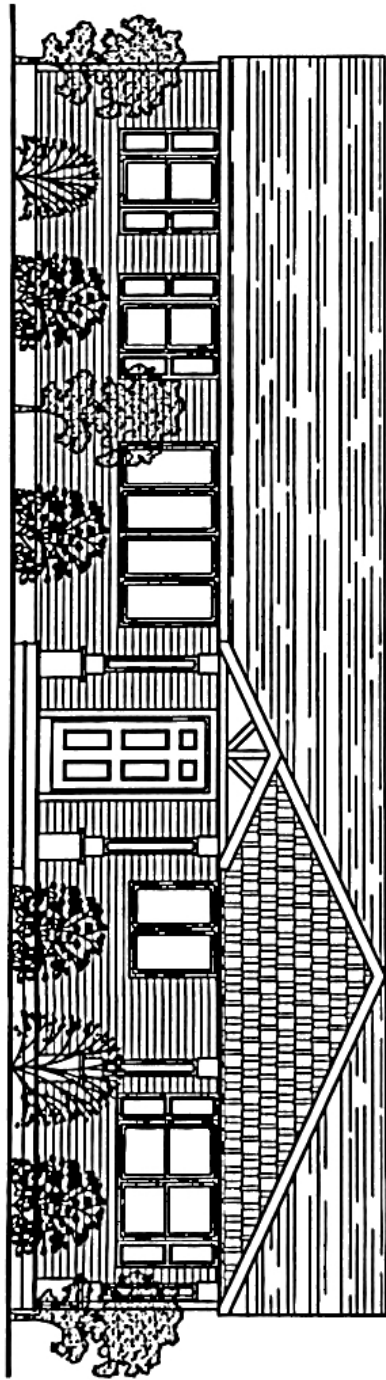
Original lot design in subdivision is very shallow in depth due to dead end circle on street behind residence (Peach Orchard Dr). Residence at end of road pushed north creating an irregular wide but shallow lot.

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.

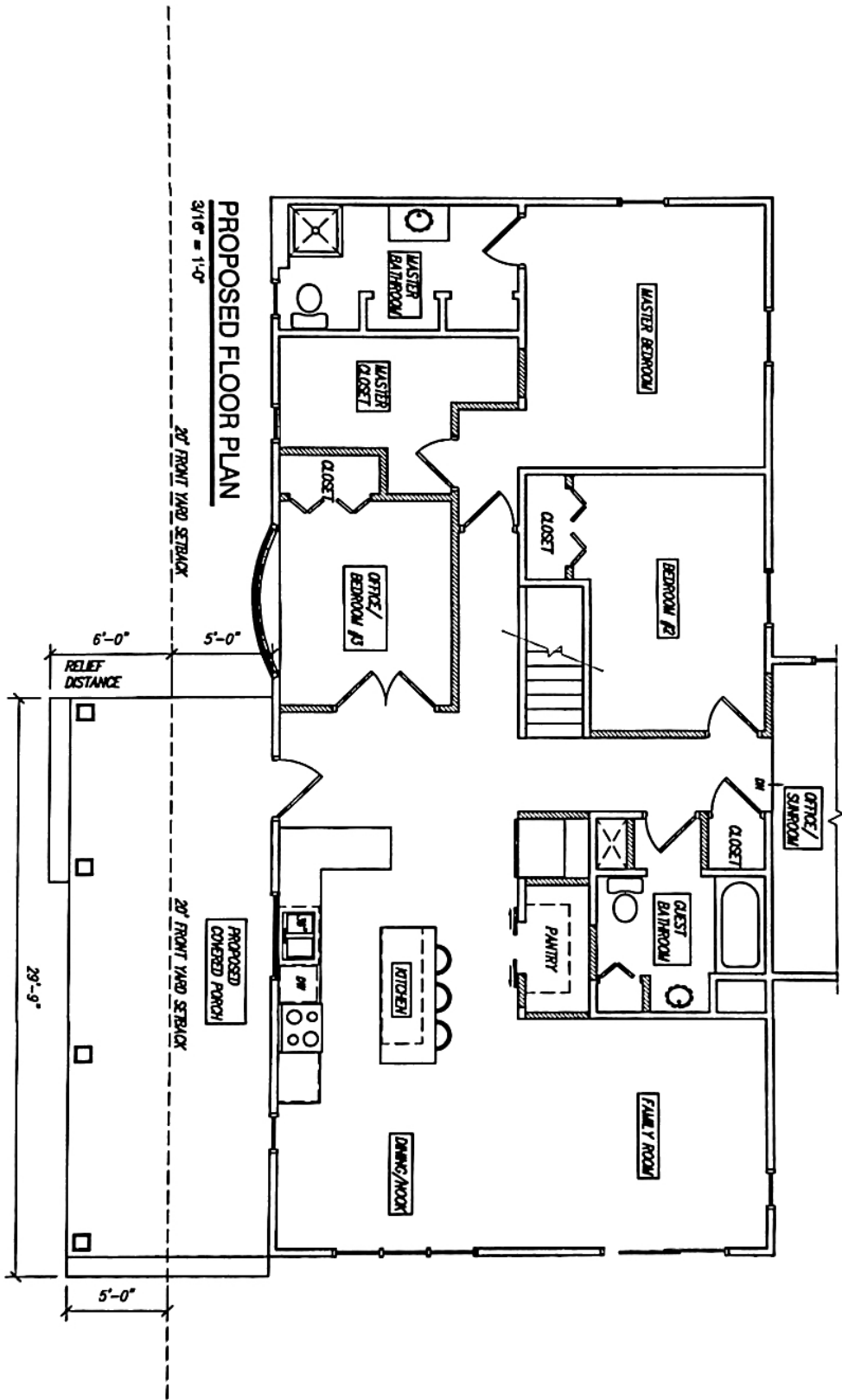
OWNER(S) SIGNATURE: _____ DATE _____
 _____ DATE _____

Agent/Attorney _____ Address _____



PROPOSED FRONT ELEVATION

3/16" = 1'-0"

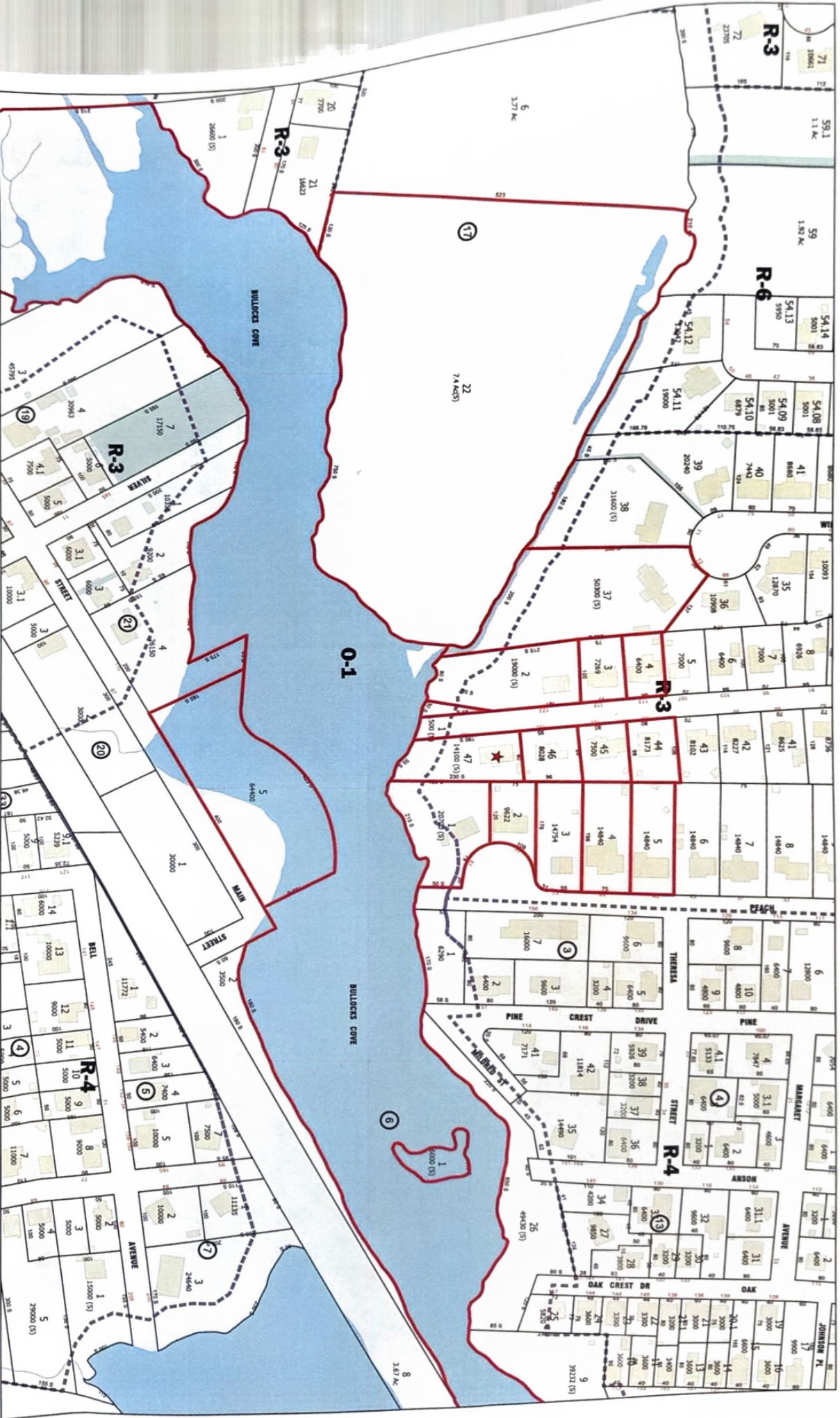




RADIUS MAP

130 LINDY AVE
513-1-47

Legend
— PARCELS WITHIN 200'
★ SELECTED PARCEL



ABUTTERS LIST
130 Lindy Avenue
513-1-47

Parcel ID	Owners Name	Owners Address	City, State, Zip Code	Location
412-21-005-00	STATE OF RHODE ISLAND & DEPT OF TRANSPORTATION	TWO CAPITAL HILL	PROVIDENCE, RI 02903	0 ZZ RAILROAD SITE
512-22-003-00	BREWSTER, WILLIAM & COTE, LINDA	119 LINDY AVE	RIVERSIDE, RI 02915	119 LINDY AVE
512-22-004-00	FREEDMAN, JESSE M & JULIA	113 LINDY AVE	RIVERSIDE, RI 02915	113 LINDY AVE
412-17-022-00	HISTORICAL CEMETERY	C/O 145 TAUNTON AVE	E PROVIDENCE, RI 02914	0 ZZ LITTLE NECK CEMETERY
513-01-004-00	MASSEY, THOMAS F &STEPHANIE J	49 PEACH ORCHARD DR	RIVERSIDE, RI 02915	49 PEACH ORCHARD DR
513-01-003-00	RICCI, CYNTHIA & PICHETTE, STEVEN JOAN LOUISE PICHETTE IRREV TRU	53 PEACH ORCHARD DR	RIVERSIDE, RI 02915	53 PEACH ORCHARD DR
513-01-001-00	FINE, ROBERT	61 PEACH ORCHARD DR	RIVERSIDE, RI 02915	61 PEACH ORCHARD DR
512-22-001-00	CITY OF E PROVIDENCE &CITY OWNED R.E.	145 TAUNTON AVE	E PROVIDENCE, RI 02914	0 LINDY AVE
513-01-005-00	SMITH, DAVID H. & LINDA K. &DOUGHTY, GLORIA LIFE EST	45 PEACH ORCHARD DR	RIVERSIDE, RI 02915	45 PEACH ORCHARD DR
513-01-047-00	BERIONT, LAUREN & HARRIS, KATHRYN	130 LINDY AVE	RIVERSIDE, RI 02915	130 LINDY AVE
513-01-046-00	SCOTT, KATHY	853 HARTFORD AVE	JOHNSTON, RI 02919	122 LINDY AVE
513-01-045-00	SINCLAIR, MILDRED E	102 LINDY AVE	RIVERSIDE, RI 02915	102 LINDY AVE
513-01-044-00	JOHNSTON, JEFFREY L &CATHERINE L	98 LINDY AVE	RIVERSIDE, RI 02915	98 LINDY AVE
512-22-037-00	HASSEL, MARGARET K AKA MARGRIT LIFE ESTATE	72 WINTHROP ST	RIVERSIDE, RI 02915	72 WINTHROP ST
513-01-002-00	CARVARA, JESSE &ELAINE L	57 PEACH ORCHARD DR	RIVERSIDE, RI 02915	57 PEACH ORCHARD DR
512-22-002-00	CHAUNCEY, KIRKA	123 LINDY AVE	RIVERSIDE, RI 02915	123 LINDY AVE