

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: 617-821-9415

1. LOCATION OF PROPERTY 135 Don Avenue AVENUE/STREET
 MAP 403 BLOCK 18 PARCEL 004.00 ZONING DISTRICT R-3

2. OWNER MARY E McCoy
 ADDRESS 135 Don Avenue
 DATE OF PURCHASE Aug 2023
 PROPOSED LESSEE/PURCHASER _____
 ADDRESS _____
 ATTORNEY _____
 ADDRESS _____
 REPRESENTING _____

3. DIMENSIONS OF SITE _____
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>House</u>	<u>2 story</u>		<u>wood</u>
(2)	<u>Garage</u>	<u>1 story</u>		<u>wood</u>
(3)				

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>Deck</u>	<u>12' x 12"</u>	<u>No</u>	<u>144 sq ft</u>	<u>-</u>	<u>wood</u>
(2)						
(3)						

(Over)



PRINTED ON RECYCLED PAPER

THIS VARIANCE APPLICATION RELATES TO:

- Principal Building (s)
 Accessory Building
 Lot Area

CHECK ONE OR MORE:

- Setback Requirement
 Number of Dwelling Units
 Lot/Building Coverage
 Floor Area
 Landscaping
 Height
 Amount Parking or Loading
 Signs/Billboards
 Location/Dimensions of Parking or Loading
 Other: _____
 Extension of Nonconforming Structure

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
① 19-145	EXCEEDS REAR-YARD SETBACK
② 19-145	EXCEEDS MAXIMUM LOT COVERAGE

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement		Proposed
	RED.	REDUCED	
① 19-145	25-FT	17.7-FT	15.5-FT
② 19-145	45%		51.7%

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

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: Mary S. McLoay DATE 10/1/24
 Agent/Attorney Helder Cunha Address 134 Don Ave Rumford

5:12



< Inbox

Contract SS24049 - McC...



Sardelli Survey, LLC
& Environmental Services

PO Box 1017
Charlestown, RI 02813
Phone (401) 837-3364
jamie@sardellisurvey.com

TO:
Betsy McCoy
135 Don Avenue
East Providence, Rhode Island

For: Impervious Coverage

Site has approximately 2,603 sq.ft. of impervious surface (including buildings, walks, drive and concrete pads)

Lot Area equals 5,312 sq. ft.

Lot Coverage equals 49% (2603/5312=0.4900)

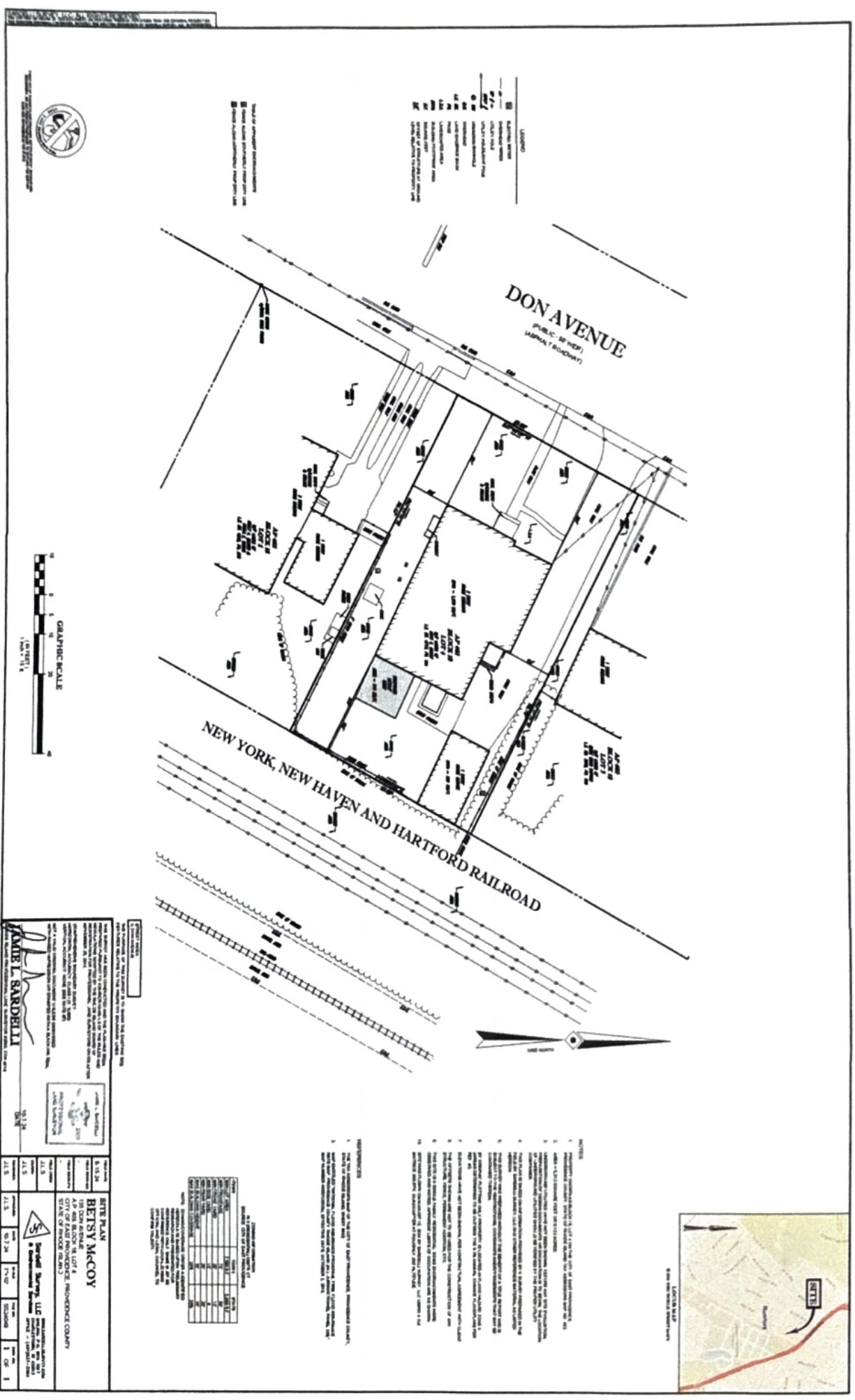
Please let me know if you have any additional questions.

Thank you for your business!

Sincerely,
Jamie L. Sardelli, PLS

A handwritten signature in black ink that reads "J L Sardelli".





DON AVENUE
 (PUBLIC SP. PROP. / ASPHALT ROADWAY)

NEW YORK, NEW HAVEN AND HARTFORD RAILROAD



MADE L. SARDELLI
 10119
 1113

REVISIONS

NO.	DATE	DESCRIPTION
1	11/13/11	ISSUED FOR PERMITTING

OWNER: BETSY MCROY
 1810 DON AVENUE, LOT 18
 CITY OF HARTFORD, CONNECTICUT 06103

DESIGNER: SARGENT & Lundy, LLC
 100 STATE STREET, SUITE 200
 HARTFORD, CT 06103

SCALE: 1" = 10'-0"

NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

LEGEND:

[Symbol]	18' EASEMENT
[Symbol]	10' EASEMENT
[Symbol]	5' EASEMENT
[Symbol]	3' EASEMENT
[Symbol]	2' EASEMENT
[Symbol]	1' EASEMENT
[Symbol]	0.5' EASEMENT
[Symbol]	UTILITY EASEMENT
[Symbol]	RAILROAD EASEMENT
[Symbol]	ADJACENT PROPERTY
[Symbol]	STREET FRONTAGE
[Symbol]	RAILROAD FRONTAGE
[Symbol]	RAILROAD TRACKS
[Symbol]	RAILROAD CROSSING
[Symbol]	RAILROAD OVERPASS
[Symbol]	RAILROAD UNDERPASS
[Symbol]	RAILROAD TUNNEL
[Symbol]	RAILROAD BRIDGE
[Symbol]	RAILROAD VIADUCT
[Symbol]	RAILROAD CUTTING
[Symbol]	RAILROAD EMBANKMENT
[Symbol]	RAILROAD DITCH
[Symbol]	RAILROAD FENCE
[Symbol]	RAILROAD SIGN
[Symbol]	RAILROAD LIGHT
[Symbol]	RAILROAD SIGNAL
[Symbol]	RAILROAD SWITCH
[Symbol]	RAILROAD TRACK
[Symbol]	RAILROAD TIE
[Symbol]	RAILROAD SLEEPER
[Symbol]	RAILROAD BALLAST
[Symbol]	RAILROAD GRAVEL
[Symbol]	RAILROAD SAND
[Symbol]	RAILROAD CLAY
[Symbol]	RAILROAD BRICK
[Symbol]	RAILROAD CONCRETE
[Symbol]	RAILROAD METAL
[Symbol]	RAILROAD WOOD
[Symbol]	RAILROAD PLASTER
[Symbol]	RAILROAD STONE
[Symbol]	RAILROAD GLASS
[Symbol]	RAILROAD RUBBER
[Symbol]	RAILROAD LEAD
[Symbol]	RAILROAD ZINC
[Symbol]	RAILROAD COPPER
[Symbol]	RAILROAD ALUMINUM
[Symbol]	RAILROAD STEEL
[Symbol]	RAILROAD IRON
[Symbol]	RAILROAD SODIUM
[Symbol]	RAILROAD POTASSIUM
[Symbol]	RAILROAD CALCIUM
[Symbol]	RAILROAD MAGNESIUM
[Symbol]	RAILROAD SILICON
[Symbol]	RAILROAD PHOSPHORUS
[Symbol]	RAILROAD SULFUR
[Symbol]	RAILROAD CHLORINE
[Symbol]	RAILROAD FLUORINE
[Symbol]	RAILROAD BROMINE
[Symbol]	RAILROAD IODINE
[Symbol]	RAILROAD OXYGEN
[Symbol]	RAILROAD HYDROGEN
[Symbol]	RAILROAD NITROGEN
[Symbol]	RAILROAD CARBON
[Symbol]	RAILROAD SILICON
[Symbol]	RAILROAD PHOSPHORUS
[Symbol]	RAILROAD SULFUR
[Symbol]	RAILROAD CHLORINE
[Symbol]	RAILROAD FLUORINE
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[Symbol]	RAILROAD IODINE
[Symbol]	RAILROAD OXYGEN
[Symbol]	RAILROAD HYDROGEN
[Symbol]	RAILROAD NITROGEN
[Symbol]	RAILROAD CARBON



10:04



Impervious

SS24049 SP 2024-10-07.pdf

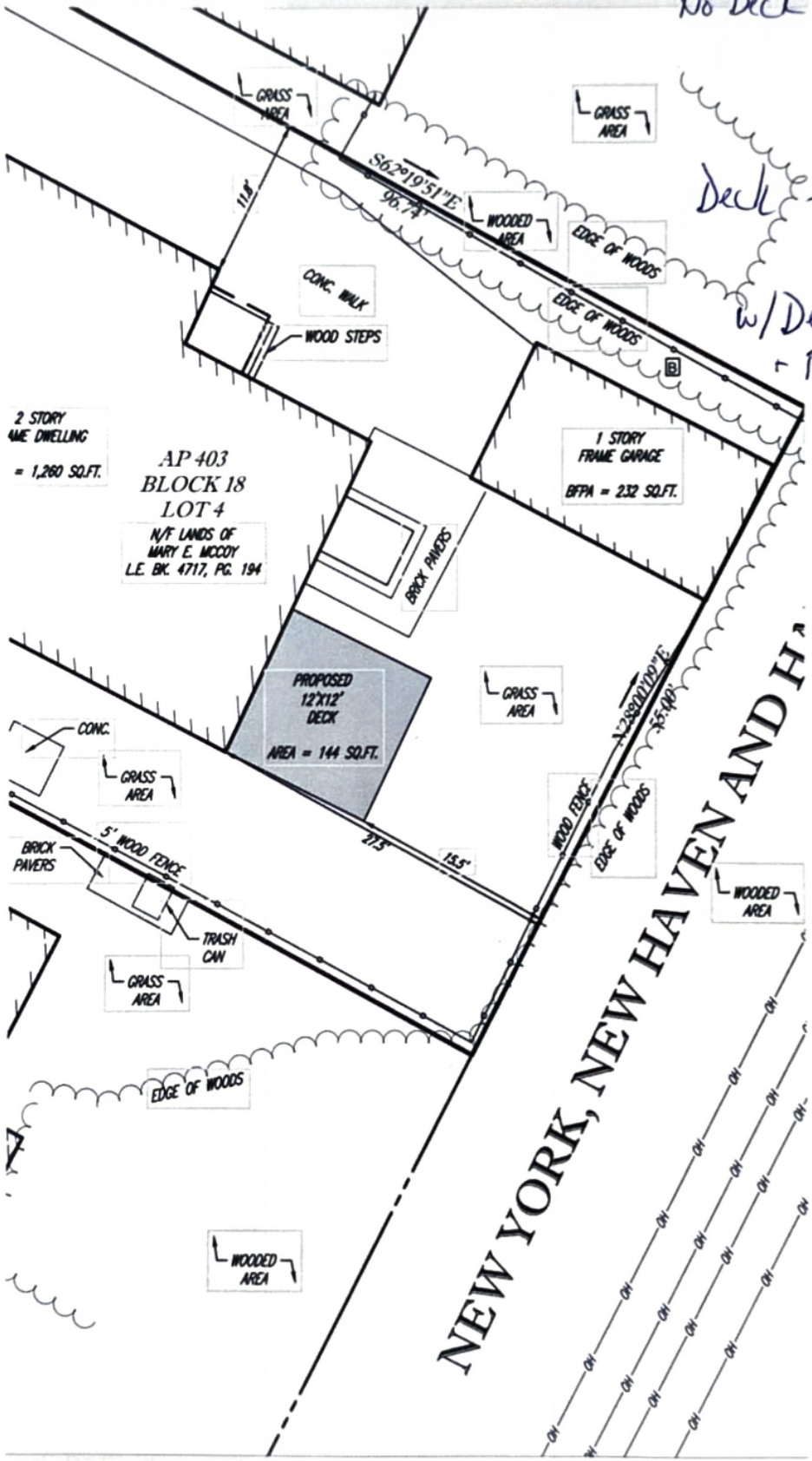
Done
No Deck

$$\frac{2603}{5312} = .49$$

$$\text{Deck} \frac{144}{5312} = .027$$

$$\text{w/Deck} = 51.7\%$$

Brick Pavers



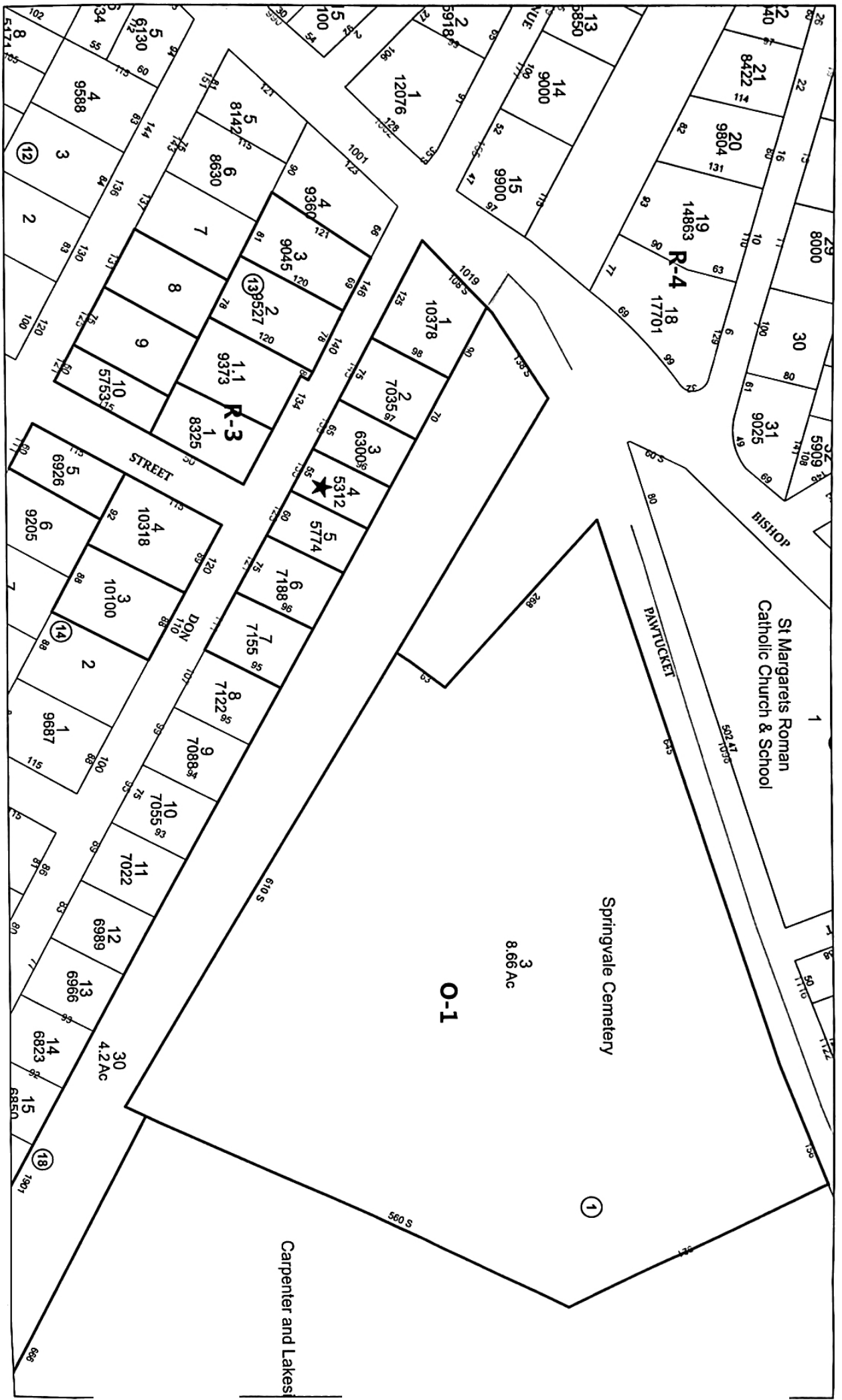
ABUTTERS LIST
 135 DON AVENUE
 403-18-004-00

PARCEL ID	LOCATION	OWNER(S) NAME	OWNER(S) ADDRESS	CITY, STATE, ZIP
403-13-001-00	50 LEWIS ST	GAUL, KEVIN E & PAIGE P	50 LEWIS ST	RUMFORD, RI 02916
403-13-001-10	134 DON AVE	CUNHA, HELDER J & SANDRA	134 DON AVE	RUMFORD, RI 02916
403-13-002-00	140 DON AVE	PRIMMER, RICHARD J & ELIZABETH	140 DON AVE	RUMFORD, RI 02916
403-13-003-00	146 DON AVE	BOMBA, PRINCESS & ANTHONY C JR	146 DON AVE	RUMFORD, RI 02916
403-13-008-00	131 CATLIN AVE	COTTON, ANDREW	131 CATLIN AVE	RUMFORD, RI 02916
403-13-009-00	125 CATLIN AVE	HEY, LESLIE-TR	125 CATLIN AVE	RUMFORD, RI 02916
403-13-010-00	121 CATLIN AVE	AUDETTE, RICHARD AJR	121 CATLIN AVE	RUMFORD, RI 02916
403-14-003-00	110 DON AVE	PALOMO, VANESSA TAYLOR & PASTRELLO, MATHIEU JACQUES	110 DON AVE	RUMFORD, RI 02916
403-14-004-00	120 DON AVE	LAVALLEE, STEPHEN T & NANCY S	120 DON AVE	RUMFORD, RI 02916
403-14-005-00	111 CATLIN AVE	ASQUINO, CHERYL-TR LYNN B DEPRIZIO TRUST	111 CATLIN AVE	RUMFORD, RI 02916
403-18-001-00	1019 PAWTUCKET AVE	HARPER, ANNE M	1019 PAWTUCKET AVE	RUMFORD, RI 02916
403-18-002-00	145 DON AVE	MOORE, ASHLEY W & JONATHAN W	145 DON AVE	RUMFORD, RI 02916
403-18-003-00	139 DON AVE	PAPPAS, IRENE WANG	139 DON AVE	RUMFORD, RI 02916
403-18-004-00	135 DON AVE	MCCOY, MARY E	17 BRIDLEFIELD LN	MEDFIELD, MA 02052
403-18-005-00	123 DON AVE	ZEXTER, KELLY A & BURNS, PAULA W/LIF EST LYNCH, JOANNE M & ED	123 DON AVE	RUMFORD, RI 02916
403-18-006-00	121 DON AVE	KACZOR, KIMBERLY A	121 DON AVE	RUMFORD, RI 02916
403-18-007-00	111 DON AVE	KIRBY, MICAELA & IAN	111 DON AVE	RUMFORD, RI 02916
403-18-030-00	0 ZZ RAILROAD	PROVIDENCE & WORCESTER RR CO	200 MERIDIAN CENTRE BLVD SUITE 300	ROCHESTER, NY 14618
503-01-003-00	0 ZZ SPRINGVALE CEMETERY	HISTORICAL CEMETERY	C/O 145 TAUNTON AVE	EAST PROVIDENCE, RI 02914



RADIUS MAP
135 DON AVENUE
403-18-004-00

★ 135 DON AVENUE
PARCELS WITHIN 200'



St Margaret's Roman Catholic Church & School

Springvale Cemetery

O-1

3
8.66 Ac

Carpenter and Lakes

STREET

DON

PAWTUCKET

BISHOP

4.2 Ac

560 S

