

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: 401-743-3190

1. LOCATION OF PROPERTY 137 BOURNE AVE. AVENUE/STREET
 MAP 303 BLOCK 8 PARCEL 6 ZONING DISTRICT R3

2. OWNER MICHAEL R. CASANO
 ADDRESS 137 BOURNE AVE. RUMFORD, RI 02916
 DATE OF PURCHASE JULY 1999
 PROPOSED LESSEE/PURCHASER _____
 ADDRESS _____
 ATTORNEY _____
 ADDRESS _____
 REPRESENTING _____

3. DIMENSIONS OF SITE 117' 112' 10,862
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>WOOD</u> | <u>19'10"</u> | <u>26 X 28</u> | <u>GARAGE</u> |
| (2) | <u>WOOD</u> | | <u>8 X 12</u> | <u>DECK</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) | _____ | _____ | _____ | _____ | _____ | _____ |
| (2) | _____ | _____ | _____ | _____ | _____ | _____ |
| (3) | _____ | _____ | _____ | _____ | _____ | _____ |

(Over)

5. THIS VARIANCE APPLICATION RELATES TO:

Principal Building (s) Accessory Building Lot Area

CHECK ONE OR MORE:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Setback Requirement | <input type="checkbox"/> Number of Dwelling Units |
| <input type="checkbox"/> Lot/Building Coverage | <input type="checkbox"/> Floor Area |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Height |
| <input type="checkbox"/> Amount Parking or Loading | <input type="checkbox"/> Signs/Billboards |
| <input type="checkbox"/> Location/Dimensions of Parking or Loading | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Extension of Nonconforming Structure | |

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-YARD SETBACK ENCROACHMENT |
| | |
| | |

7. DEVIATION FROM REQUIRED STANDARDS

| Section Number | Ordinance Requirement | Proposed |
|----------------|-----------------------|----------|
| 19-145 | 20-Feet | 5-feet |
| | | |

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

TOO SMALL FOR TABLE, CHAIRS + GRILL

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: Michele K. Co DATE 9-8-23

Agent/Attorney _____ Address _____

5. DESCRIPTION OF PROPOSAL: Describe the proposed use, include information on the scale and size of proposal.

RETAIN MODIFIED DESIGN AND DECK
ADDITION.

6. PRECEDENT STANDARDS: List the Sections of Chapter 19 which include precedent standards applicable to the proposed use. Describe how the proposal will meeting the standards.

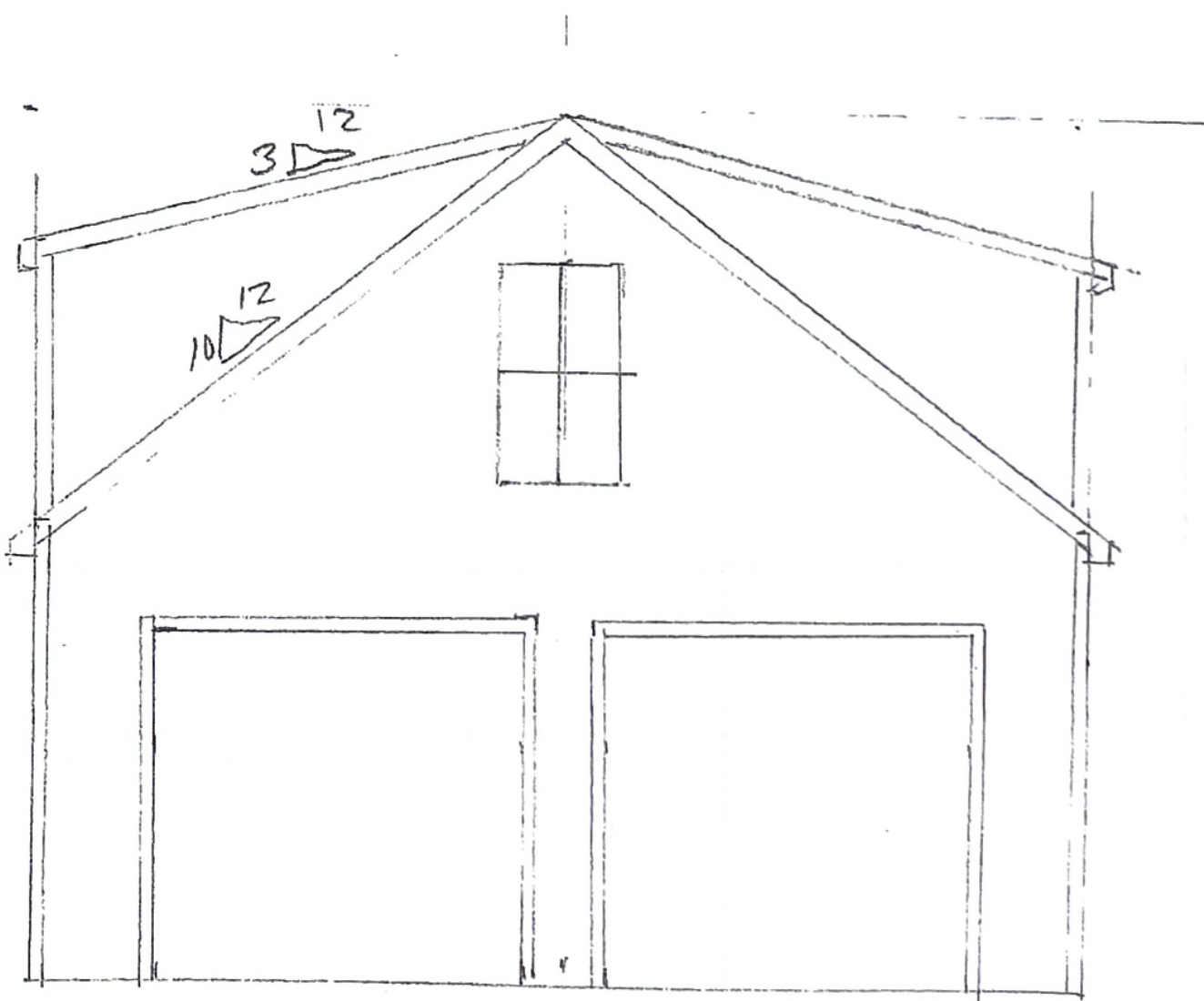
| SECTION NUMBER | STANDARD | DESCRIBE COMPLIANCE |
|----------------|----------|-----------------------------|
| 19-28 | | SCHEDULE OF USE REGULATIONS |
| | | |
| | | |
| | | |

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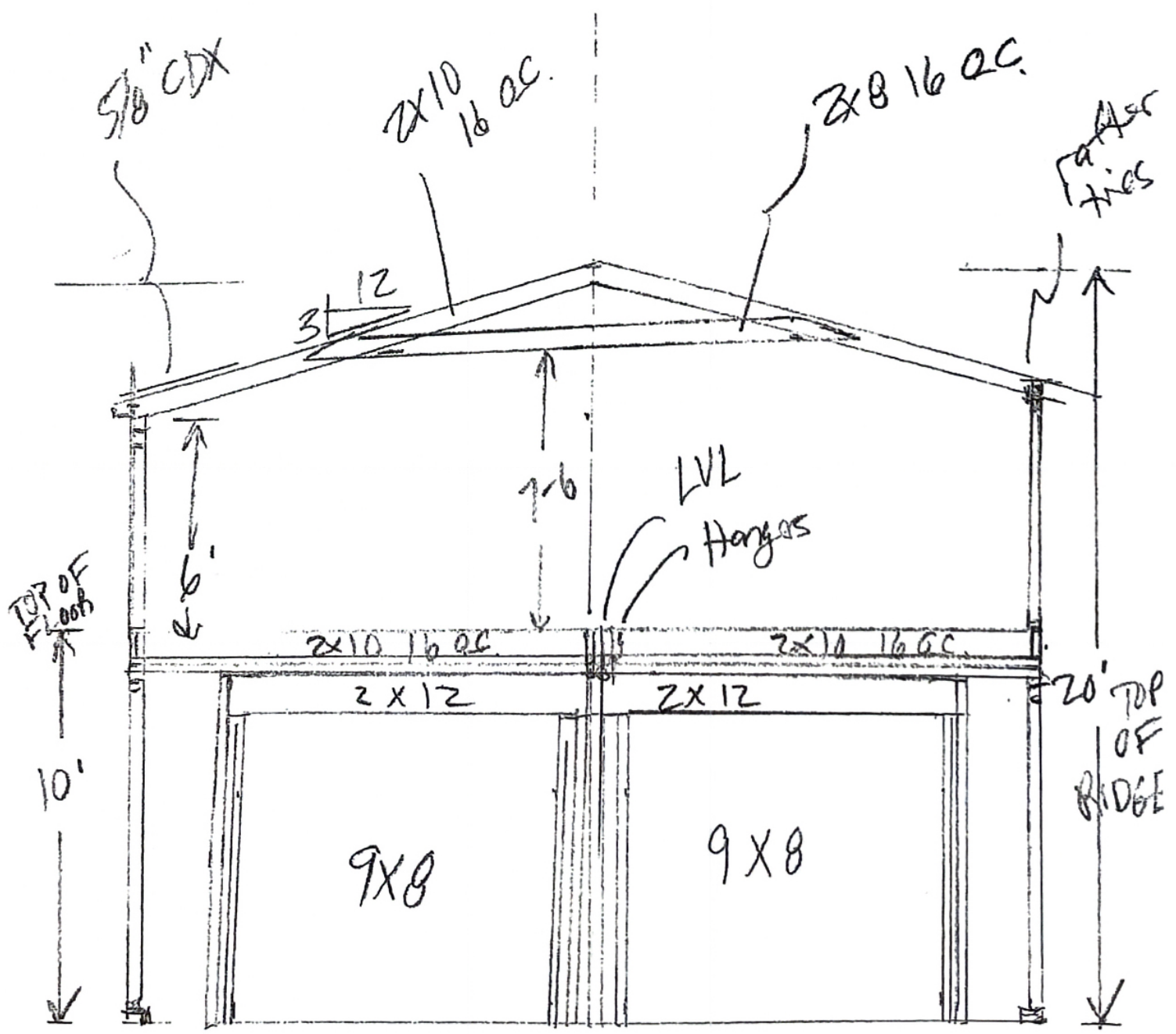
OWNER(S) SIGNATURE Mitchell J. Lee DATE 8-17-23
DATE

AGENT/ATTORNEY _____
ADDRESS _____
Phone Number _____

FRONT ELEVATION
1/4 SCALE

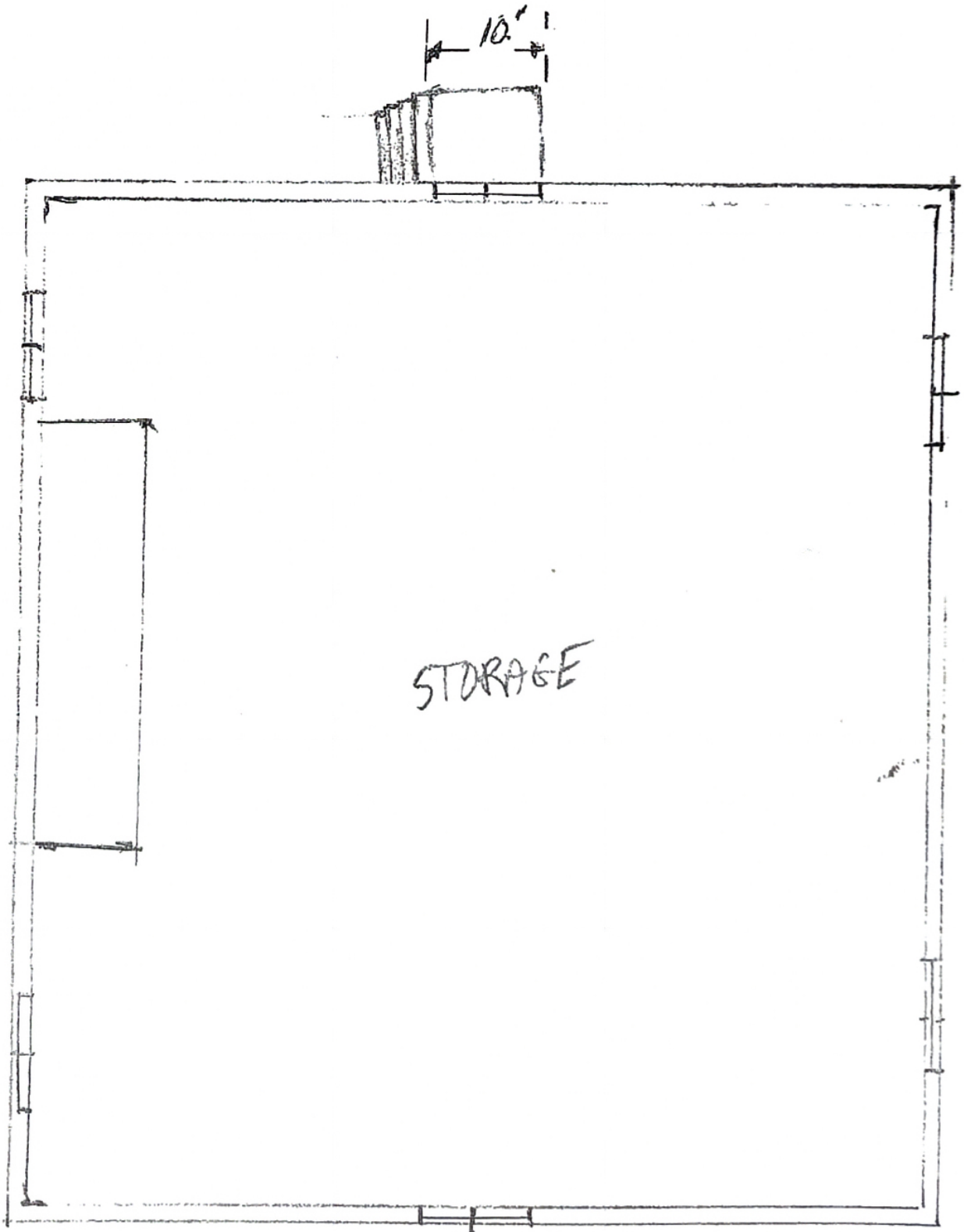


SECTIONAL
1/4 SCALE



UPSTAIRS

1/4 SCALE



FLOOR FRAME

1/4 SCALE

2x10 16 O.C.

LVL
Beam

Hanger

13'

26

2x10 16 O.C.

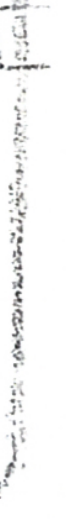
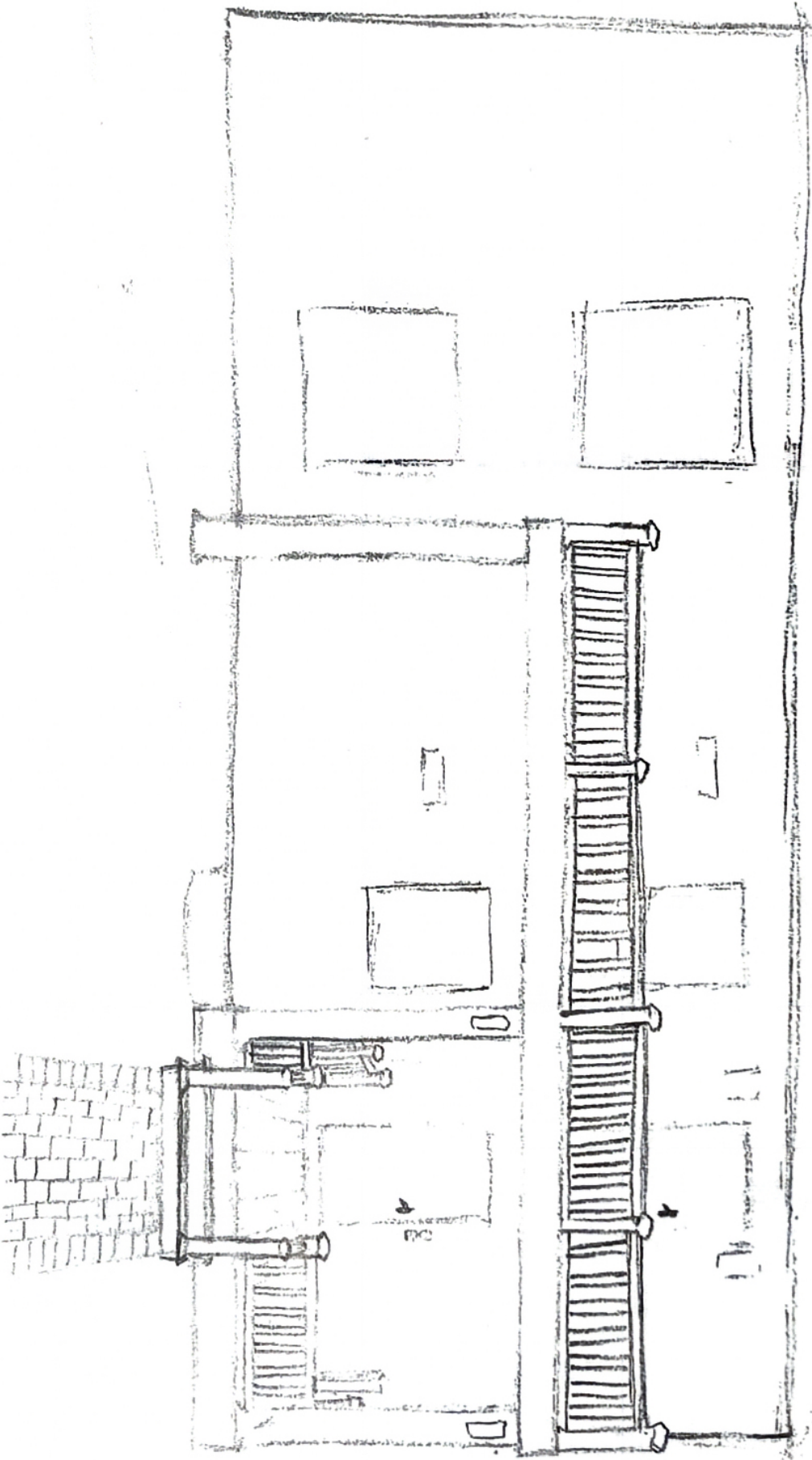
Hung on
Beam

posted to
Foundation

LVL 5

posted to
Footings

28



DECK

PROPOSED

EXISTING

12"

House

Pt.
2x8

5
ledger lock
screws

Joist
hanger

Pt.
2x8 16oc.

(2) 2x8
Pt.

9'

Trails

6x6

5/4x6 Decking

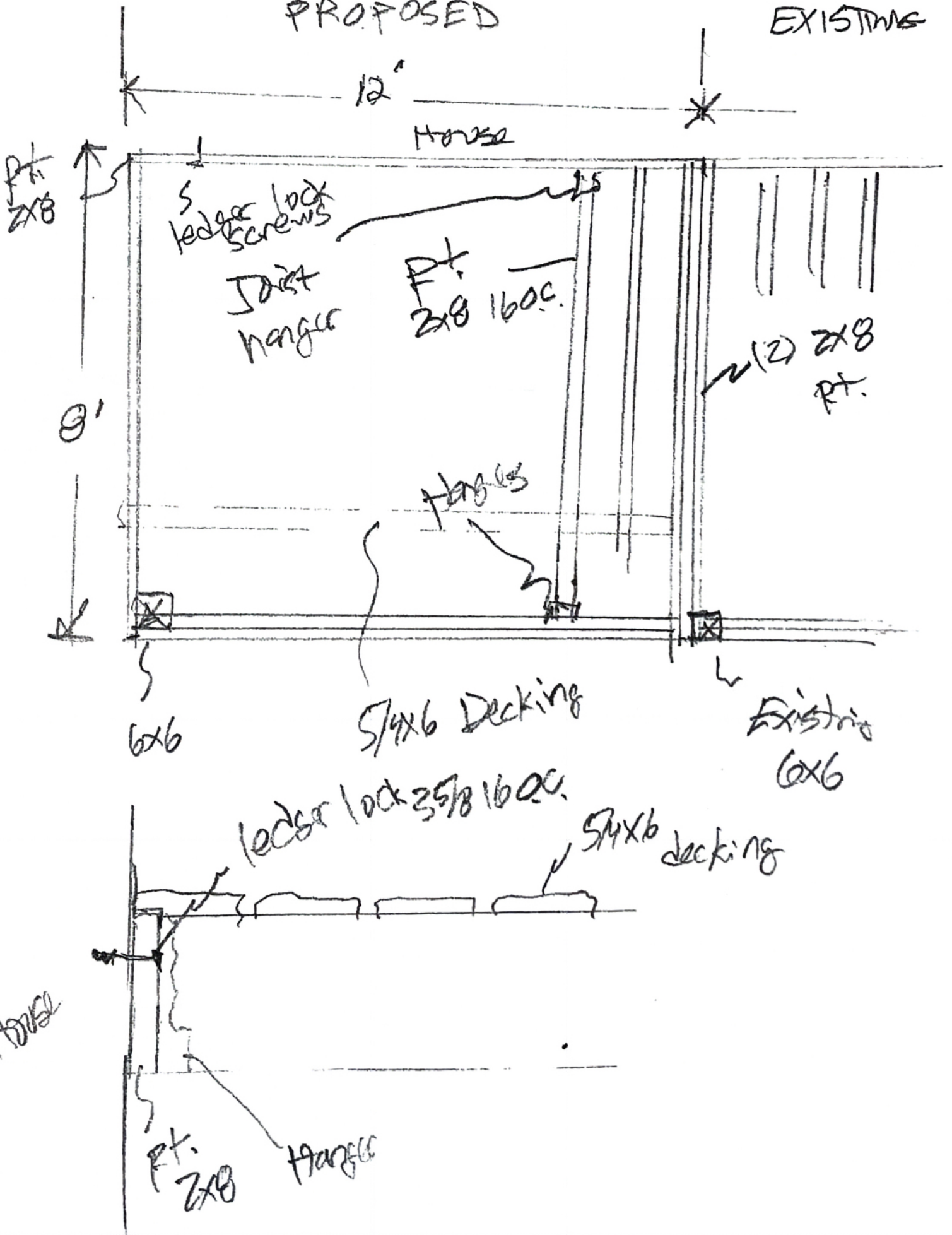
Existing
6x6

ledger lock 3 5/8 16oc.

5/4x6 decking

House

Pt.
2x8
Hanger



min 36"

mat space 4"

computer rail system

5/8x6 composite decking

Aztec skirt board

ft 6x6 w/ vinyl slats

ft. double 2x8

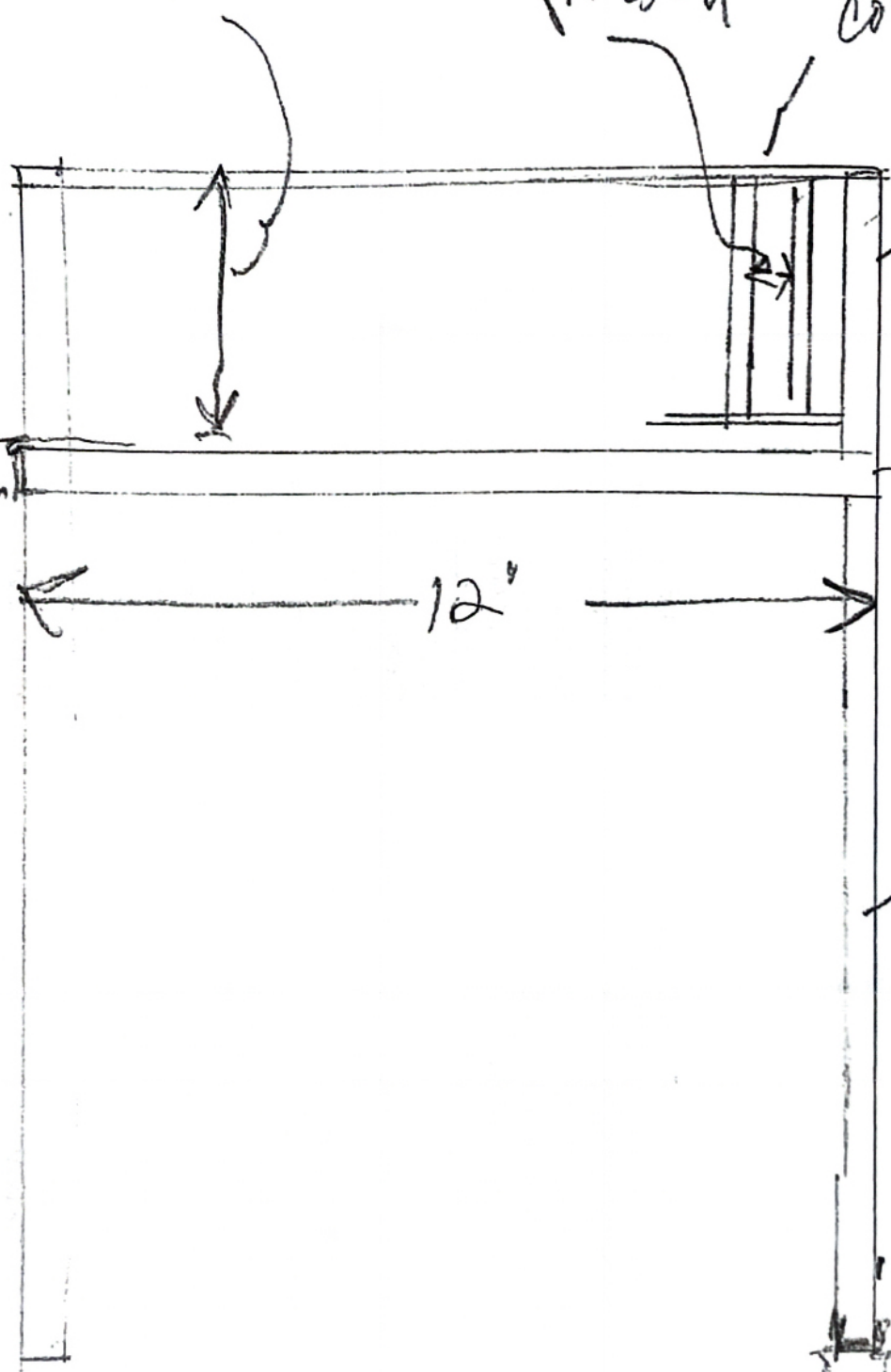
12'

ft 6x6

Post anchor base

10" footing
1/2" Below grade

MIKE CAGACO
BOWNE AVE



ABUTTERS LIST
137 BOURNE AVE
303-8-16

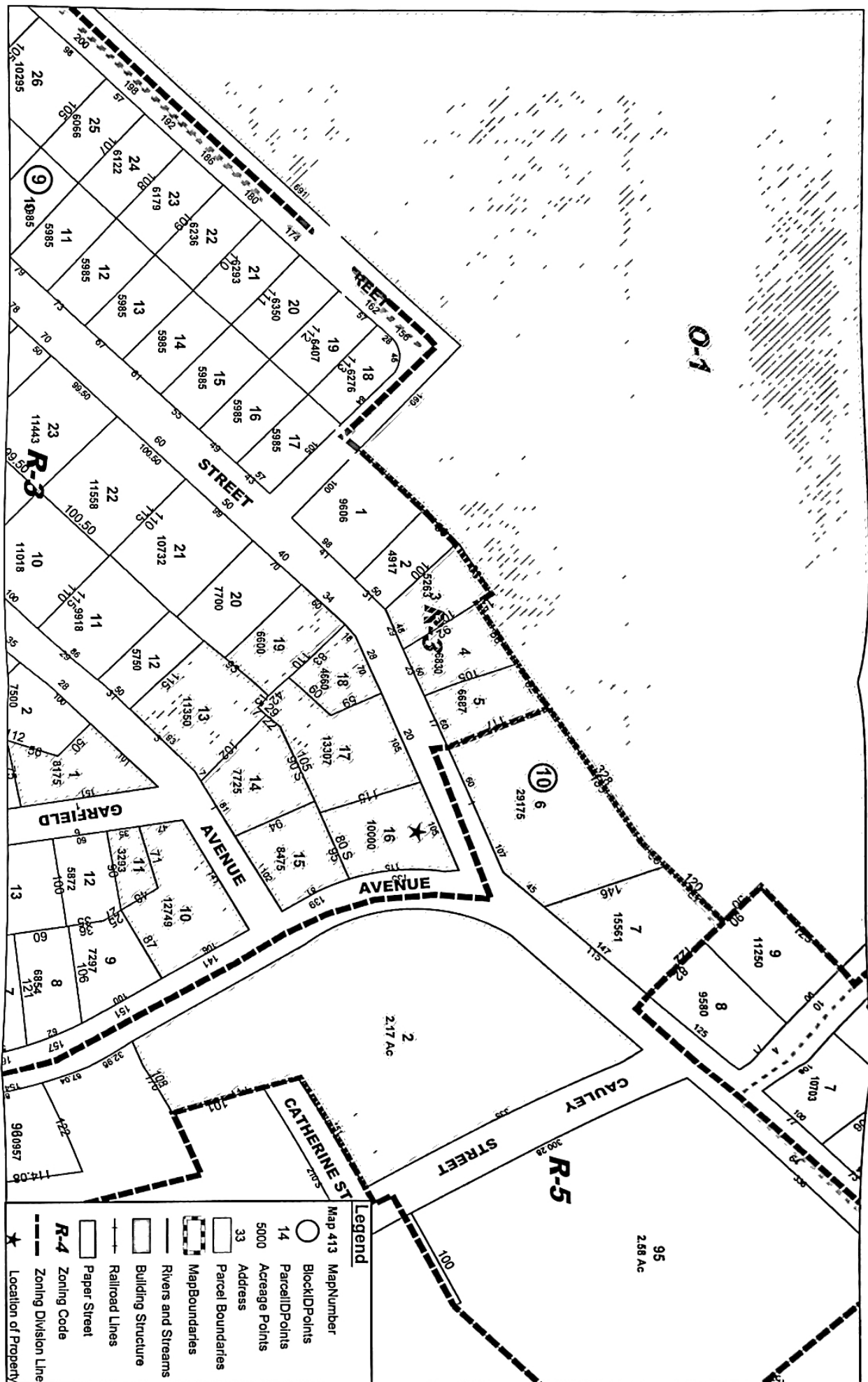
| PARCEL ID | OWNERS NAME | OWNERS ADDRESS | CITY, STATE, ZIP CODE | LOCATION |
|---------------|--|-------------------------|-----------------------|--------------------|
| 303-05-010.00 | SILVA, MATTHEW T | 141 BOURNE AVE | RUMFORD, RI 02916 | 141 BOURNE AVE |
| 303-05-011.00 | SILVA, SCOTT R | 21941 RIMHURST DR APT G | LAKE FOREST, CA 92630 | 0 GARFIELD AVE |
| 303-06-001.00 | WAGHELSTEIN, SILVANA C | 1 GARFIELD AVE | RUMFORD, RI 02916 | 1 GARFIELD AVE |
| 303-08-013.00 | PIETRUSZKA, BENEDICT S JR & | 5 EDWARD AVE | RUMFORD, RI 02916 | 5 EDWARD AVE |
| 303-08-014.00 | HANRAHAN, FAITH & DAVID | 3 EDWARD AVE | RUMFORD, RI 02916 | 1-3 EDWARD AVE |
| 303-08-015.00 | BOURNE AVENUE ASSOCIATES LLC | 139 BOURNE AVE | RUMFORD, RI 02916 | 139 BOURNE AVE |
| 303-08-015.10 | CUMPLIDO, LUIS A & TATIANA K | 139 BOURNE AVE | RUMFORD, RI 02916 | 139 BOURNE AVE #1 |
| 303-08-015.20 | DEVANE, WILLIAM | 139 BOURNE AVE UNIT #2 | RUMFORD, RI 02916 | 139 BOURNE AVE #2 |
| 303-08-016.00 | CAVACO, MICHAEL R | 137 BOURNE AVE | RUMFORD, RI 02916 | 135-137 BOURNE AVE |
| 303-08-017.00 | KOLLIE, ALEXANDER & KIMBERLY L | 20 FREDERICK ST | RUMFORD, RI 02916 | 20 FREDERICK ST |
| 303-08-018.00 | FARSIDE, CARA L N/K/A CARA F VORONOV & | 30 GARWOOD BLVD | CLAYTON, NJ 08312 | 28 FREDERICK ST |
| 303-08-019.00 | RAPOSO, ODILIA S | 34 FREDERICK ST | RUMFORD, RI 02916 | 34 FREDERICK ST |
| 303-10-003.00 | MENARD, CATHERINE A | 29 FREDERICK ST | RUMFORD, RI 02916 | 29 FREDERICK ST |
| 303-10-004.00 | DECARVALHO, MELISSA M | 23 FREDERICK ST | RUMFORD, RI 02916 | 23 FREDERICK ST |
| 303-10-005.00 | RIVARD, JOSEPH W & WAYNE | 17 FREDERICK ST | RUMFORD, RI 02916 | 17-21 FREDERICK ST |
| 303-10-006.00 | FW PROPERTIES LLC | PO BOX 15038 | RIVERSIDE, RI 02915 | 1 FREDERICK ST |
| 303-10-007.00 | 10 YOUNG STREET LP | 941 DYER AVE | CRANSTON, RI 02920 | 115 BOURNE AVE |
| 303-11-002.00 | FC CENTRAL PROPERTIES LLC | 558 SMITHFIELD AVE | PAWTUCKET, RI 02860 | 130 BOURNE AVE |
| 402-20-021.00 | WANNAMOISSETT COUNTRY CLUB | 96 HOYT AVE | RUMFORD, RI 02916 | 96 HOYT AVE |



200' RADIUS MAP

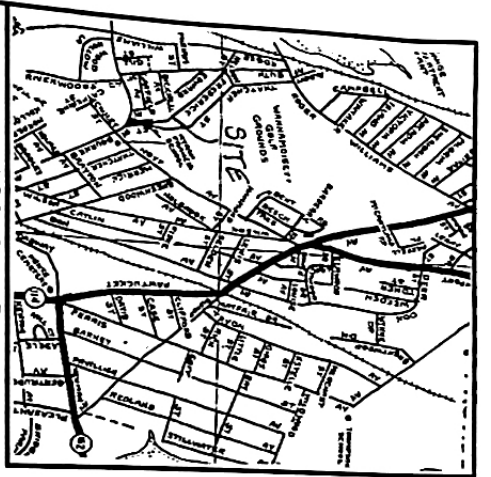
137 Bourne Ave
303-8-16

Date: 8/22/2023 SCALE=N.T.S.



Legend

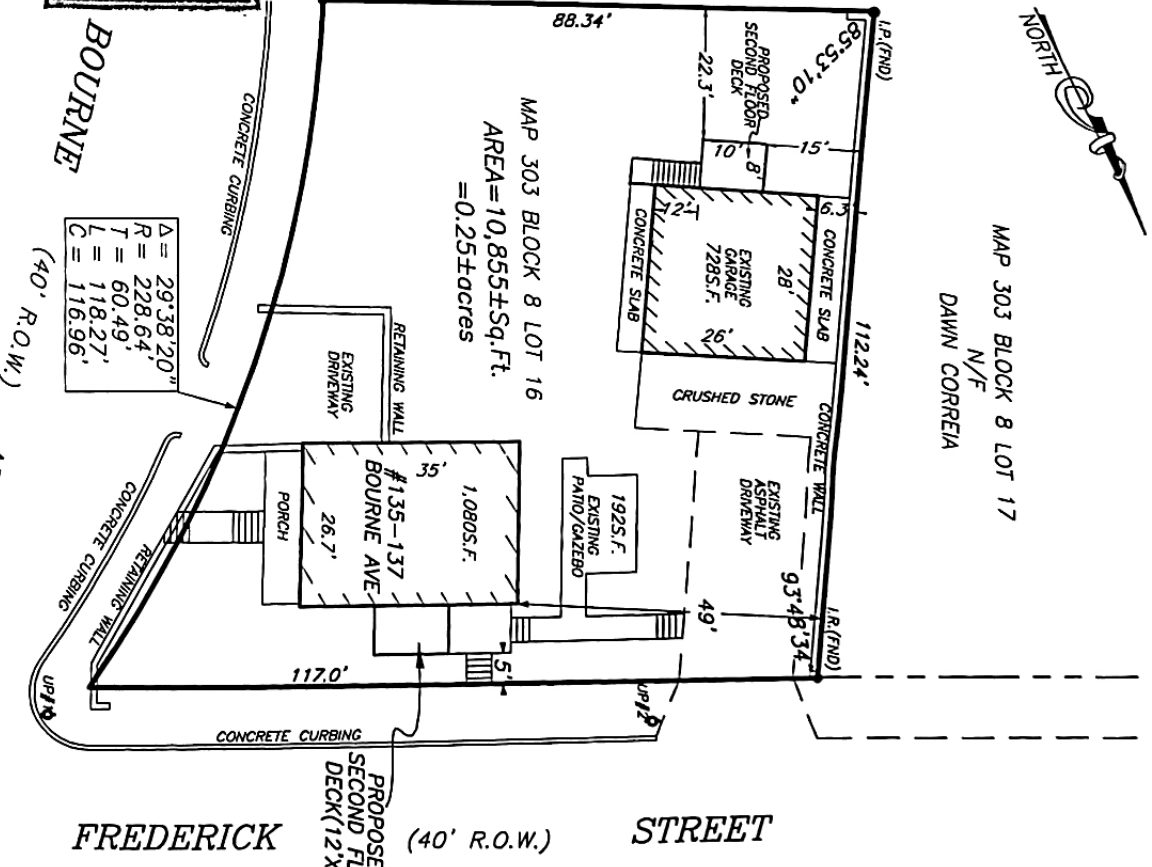
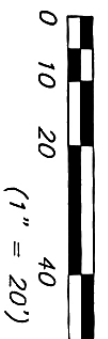
- Map 413 MapNumber
- BlockIDPoints
- ParcelIDPoints
- 14 ParcelIDPoints
- 5000 Acreage Points
- 33 Address
- Parcel Boundaries
- MapBoundaries
- Rivers and Streams
- Building Structure
- Railroad Lines
- Paper Street
- R-4 Zoning Code
- Zoning Division Line
- Location of Property



MAP 303 BLOCK 8 LOT 15
N/F
LUIS A. & TATIAN K. CUMPLIDO

MAP 303 BLOCK 8 LOT 17
N/F
DAWN CORREIA

ZONING:
THIS PREMISES IS LOCATED IN DISTRICT R-1.
MIN. LOT AREA- 7,890 S.F.
MIN. LOT COVERAGE- 25%
MIN. LOT DEPTH- 100 FT.
MIN. FRONT YARD- 20FT.
MIN. REAR YARD- 25 FT.
MIN. SIDE YARD- 15 FT.
MAX. LOT COVERAGE- 1.25X
MAX. BUILDING HEIGHT- 25 FT



| | |
|-----|-----------|
| Δ = | 29'38.20" |
| R = | 228.64' |
| T = | 60.49' |
| L = | 118.27' |
| C = | 116.96' |

(40' R.O.W.)

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- DRILLING
- PROPOSED ADDITION
- NOW OR FORMERLY
- EXIST. ASPHALT
- GRANITE BOUND FOUND
- ON SET
- ON L.P. FND
- ON PVE FND
- ON REBAR SET
- HMD
- HYDRAUNT
- UTILITY POLE

REFERENCE:

- PLAT ENTITLED "REPLAT OF THE BROOKS PLAT OF LAND IN EAST PROVIDENCE, BELONGING TO WALTER E. BOURNE BY D.B. FITTS, JUN. 1900 SCALE 50 FEET PER INCH, WHICH PLAT IS RECORDED IN THE LAND EVIDENCE RECORDS OF THE CITY OF EAST PROVIDENCE ON PLAT CARD 146.
- PLAT ENTITLED "PLAN OF BOURNE AVE FROM ROGER WILLIAMS AVE TO FREDERICK ST. BY F.V. WHEATMAN SEPT. 1911," WHICH SAID PLAT IS RECORDED IN THE RECORDS OF LAND EVIDENCE OF THE CITY OF EAST PROVIDENCE ON HIGHWAY PLAT BOOK 13 PAGE 3.
- DEED BOOKS/PAGES: 2017/214, 2444/171, 2880/98 & 1998/100.

NOTES:

- THIS SURVEY DOES NOT REPRESENT ANY ATTEMPT TO LOCATE OR VERIFY THE EXISTENCE OR NONEXISTENCE OF ANY SUBSURFACE APPURTENANCES, UTILITIES OR STRUCTURES. ALL SUCH VERIFICATIONS ARE SUBJECT TO A SCOPE OF SERVICES BEYOND THIS CONTRACT.
- CONTRACTOR IS REQUIRED TO CALL 606-SAFE BEFORE ANY EXCAVATION IS COMPLETED (1-888-06-SAFE).
- CONTRACTOR IS REQUIRED TO VERIFY WITH THE CITY OF EAST PROVIDENCE ON THE REGULATIONS AND REQUIREMENTS BEFORE THE START OF THE PROJECT.
- THE TOTAL EXISTING AND PROPOSED LOT COVERAGE IS APPROXIMATELY 20%.

CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 415-B(2)-6(2)-1.2 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS SEPTEMBER 18, 2018 AS FOLLOWS:
TYPE OF SURVEY- LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION- CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PROPOSED DECK THIS PLAN IS AS FOLLOWS:
FOR
SURVEY & PLAN
FOR
MICHAEL CAIVACO
156-137 BOURNE AVENUE
EAST PROVIDENCE, RHODE ISLAND
MAP 303 BLOCK 8 PARCEL 10

| | |
|-----------------------------------|----------------|
| MJP ENGINEERING ASSOCIATES | |
| 326 SOVARS ROAD | |
| BARRINGTON, RHODE ISLAND 02808 | |
| DATE | SEPT. 18, 2023 |
| SCALE | 1"=20' |
| PROJECT NO. | 2023-001 |
| DRAWN BY | M.J.P. |
| CHECKED BY | M.J.P. |
| DATE | SEPT. 18, 2023 |
| SCALE | 1"=20' |
| PROJECT NO. | 2023-001 |
| DATE | SEPT. 18, 2023 |
| SCALE | 1"=20' |
| PROJECT NO. | 2023-001 |
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