

**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: 401-954-5202

1. LOCATION OF PROPERTY 154 TERRACE AVE RIVERSIDE AVENUE/STREET
 MAP 414 BLOCK 03 PARCEL 00700 ZONING DISTRICT R3

2. OWNER ROBERT E. DENHAM III W/LIFE ESTY JEANNE DENHAM
 ADDRESS 154 TERRACE AVE RIVERSIDE
 DATE OF PURCHASE 01/1960
 PROPOSED LESSEE/PURCHASER _____
 ADDRESS _____
 ATTORNEY _____
 ADDRESS _____
 REPRESENTING _____

3. DIMENSIONS OF SITE 95.00 FT 100.00 FT 9500.00 SQ FT
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>IFAM</u>	_____	_____	_____
(2) _____	_____	_____	_____
(3) _____	_____	_____	_____

4. LIST OF PROPOSED CONSTRUCTION AND USES:

Use	No. of Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family No. of Bedrooms/Unit	Type of Construction
(1) <u>1 STORY ADDITION & DELINE PER PLANS</u>	_____	_____	_____	_____	_____
(2) _____	_____	_____	_____	_____	_____
(3) _____	_____	_____	_____	_____	_____

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

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
① 19-145	FRONT-YARD SETBACK
② 19-145	SIDE-YARD SETBACK (MULTIPLE SIDES)
③ 19-145	REAR-YARD SETBACK

7. DEVIATION FROM REQUIRED STANDARDS

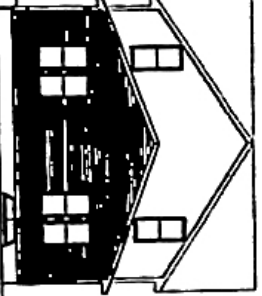
Section Number	Ordinance Requirement	Proposed
① 19-145	20- FEET	16.3- FEET
② 19-145	15- FEET	4.7- FEET
③ 19-145	25- FEET	23.1- FEET

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

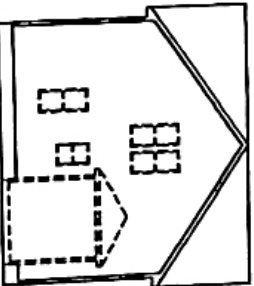
NOTE: PLANS ACTED UPON BY THE BOARD BECOME INCORPORATED AS PART OF THE DECISION AND ARE FINAL.


I, the undersigned, swear that all information given above to the best of my knowledge is complete and correct.

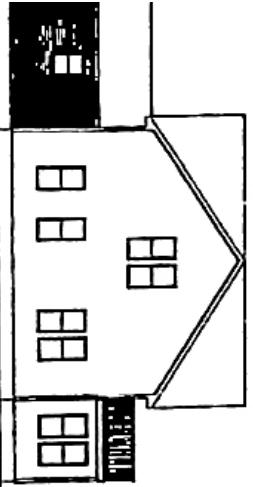
OWNER(S) SIGNATURE: *Patricia Leitz* DATE 11-14-2022
 _____ DATE _____



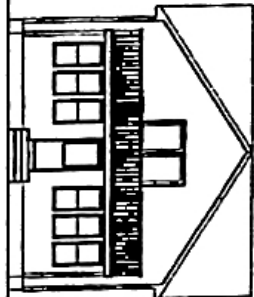
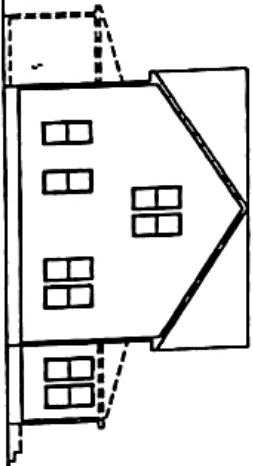
EXISTING
EAST ELEVATION



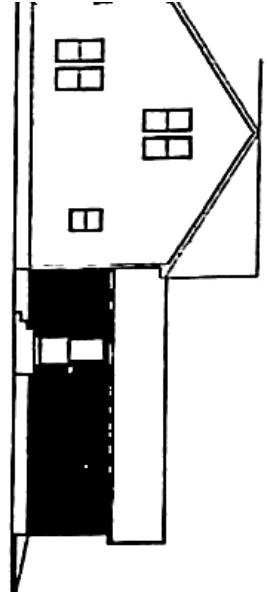
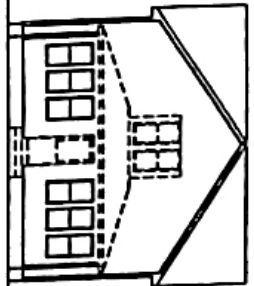

 ARCHITECTURAL FIRM
 1234 MAIN ST.
 ANYTOWN, CA 90301
 TEL: (555) 123-4567
 FAX: (555) 987-6543
 WWW: WWW.ARFIRM.COM
 DATE: 10/15/2010
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 PROJECT NO.: 10101
 SHEET NO.: A2



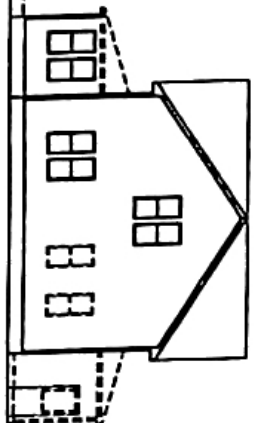
EXISTING
NORTH ELEVATION



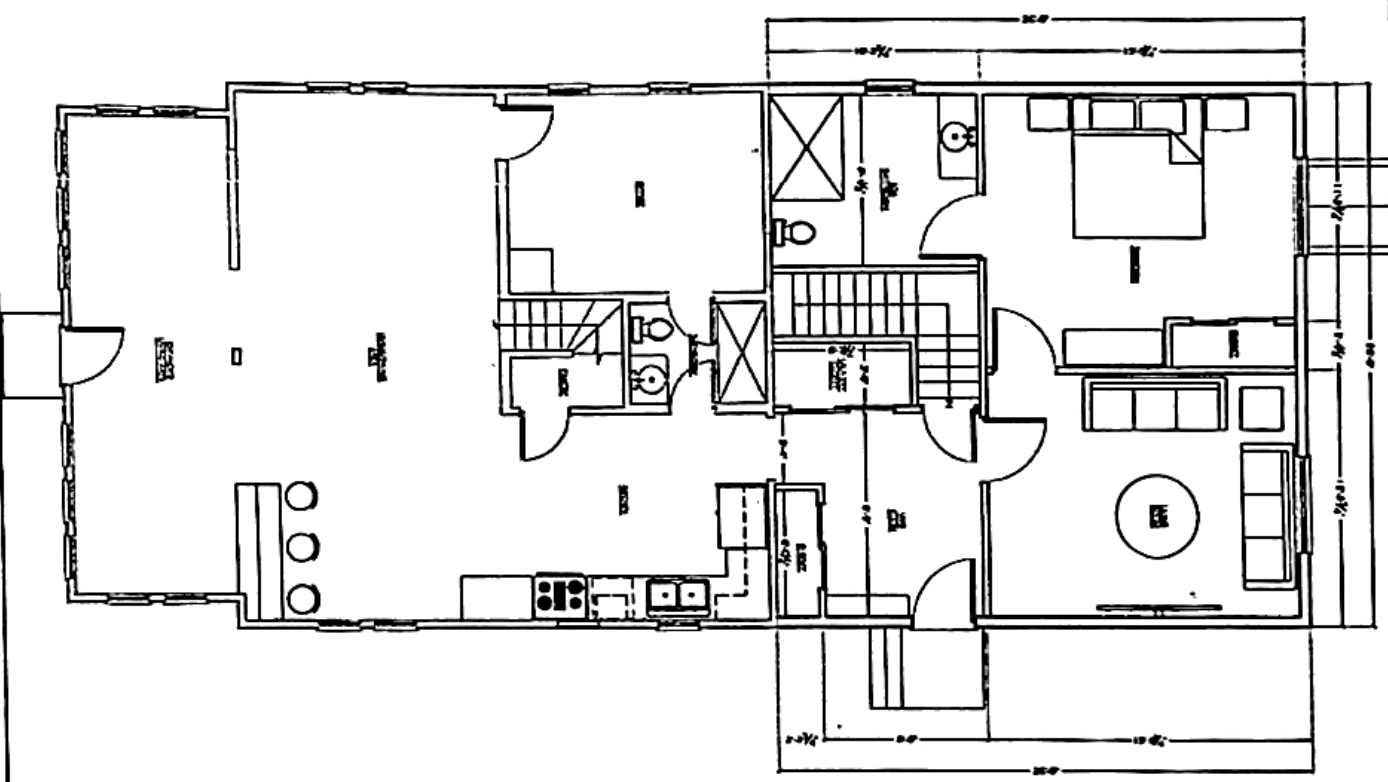
EXISTING
WEST ELEVATION



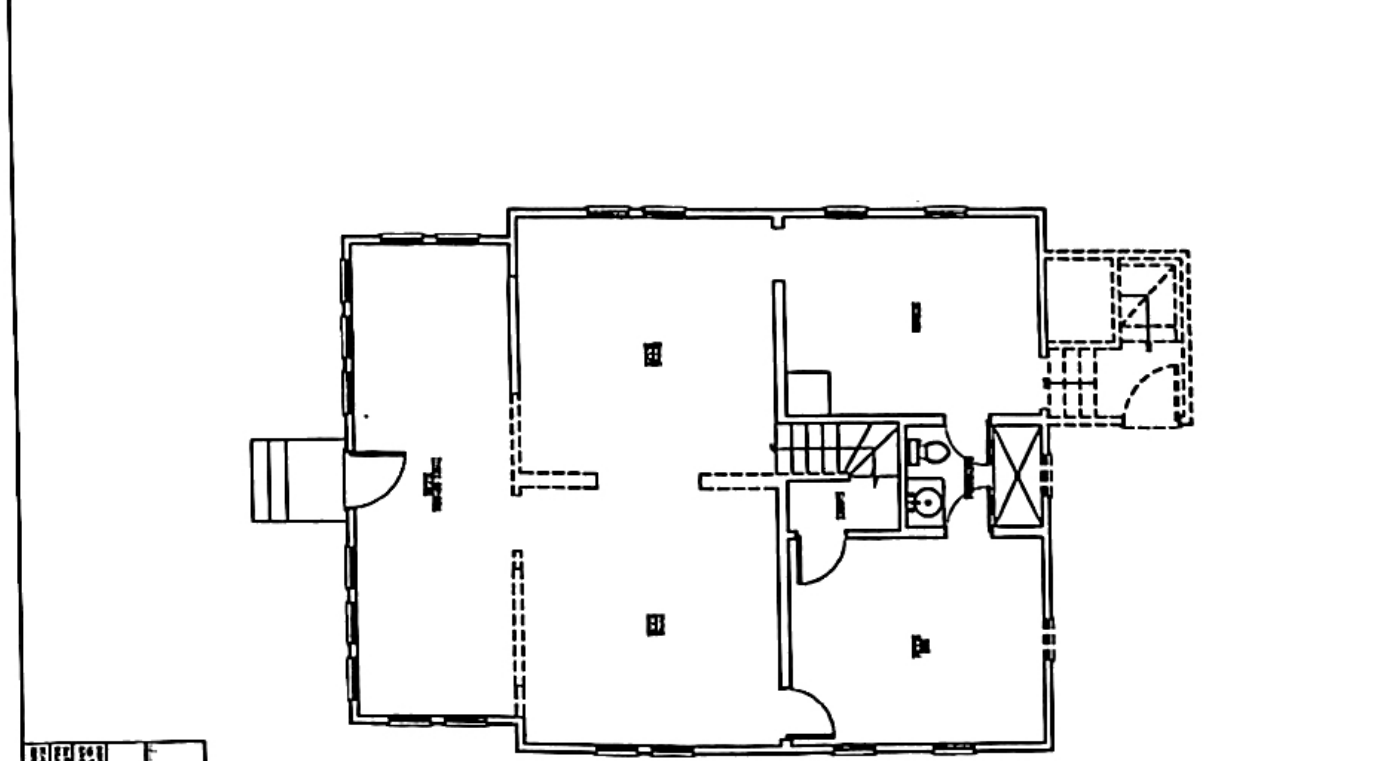
EXISTING
NORTH ELEVATION



PROPOSED



EXISTING

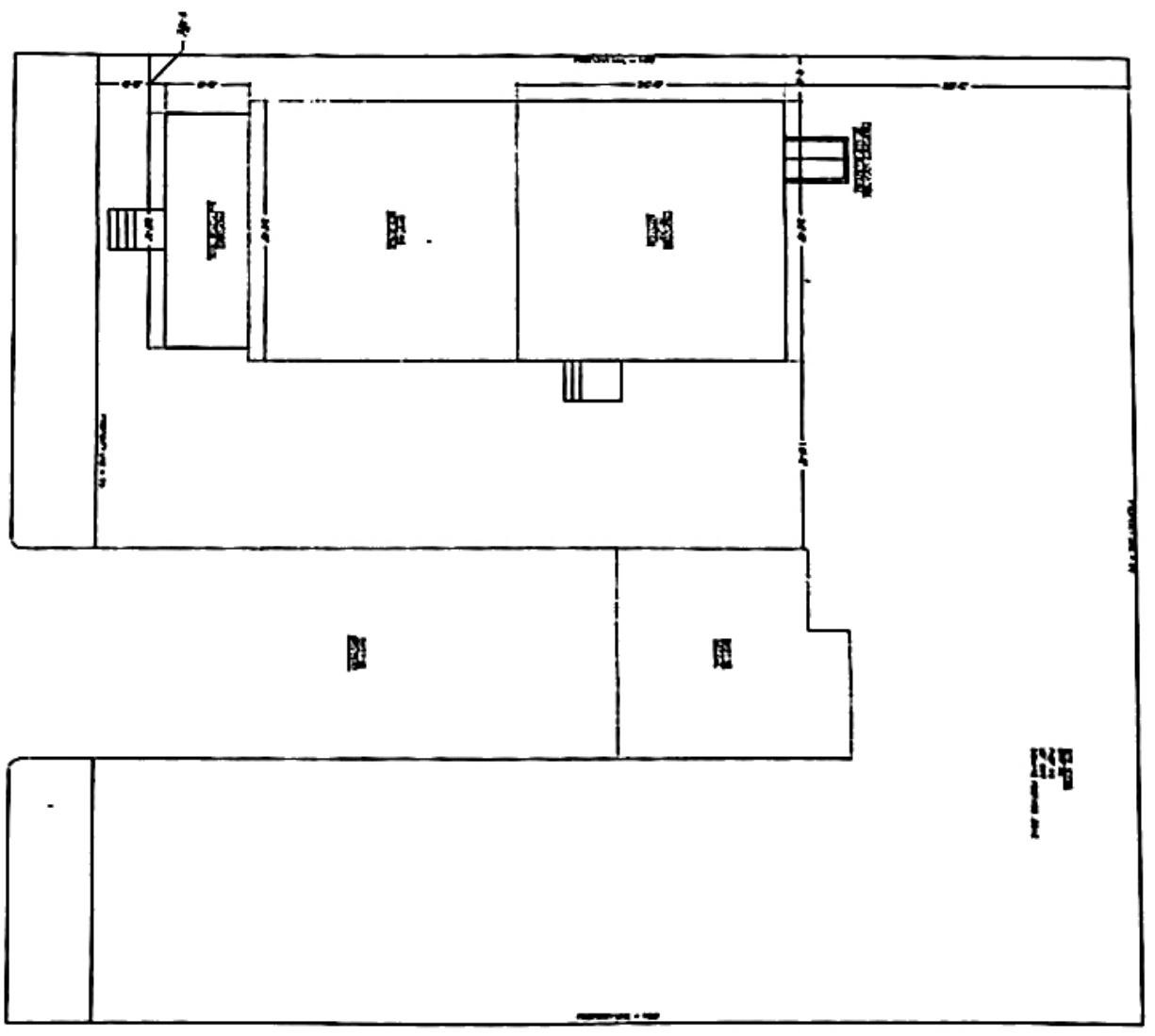


NOT TO SCALE
 ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE SPECIFIED



A1	FLOOR PLANS
	PLANS
10/15/11 10/15/11 10/15/11 10/15/11	10/15/11 10/15/11 10/15/11 10/15/11

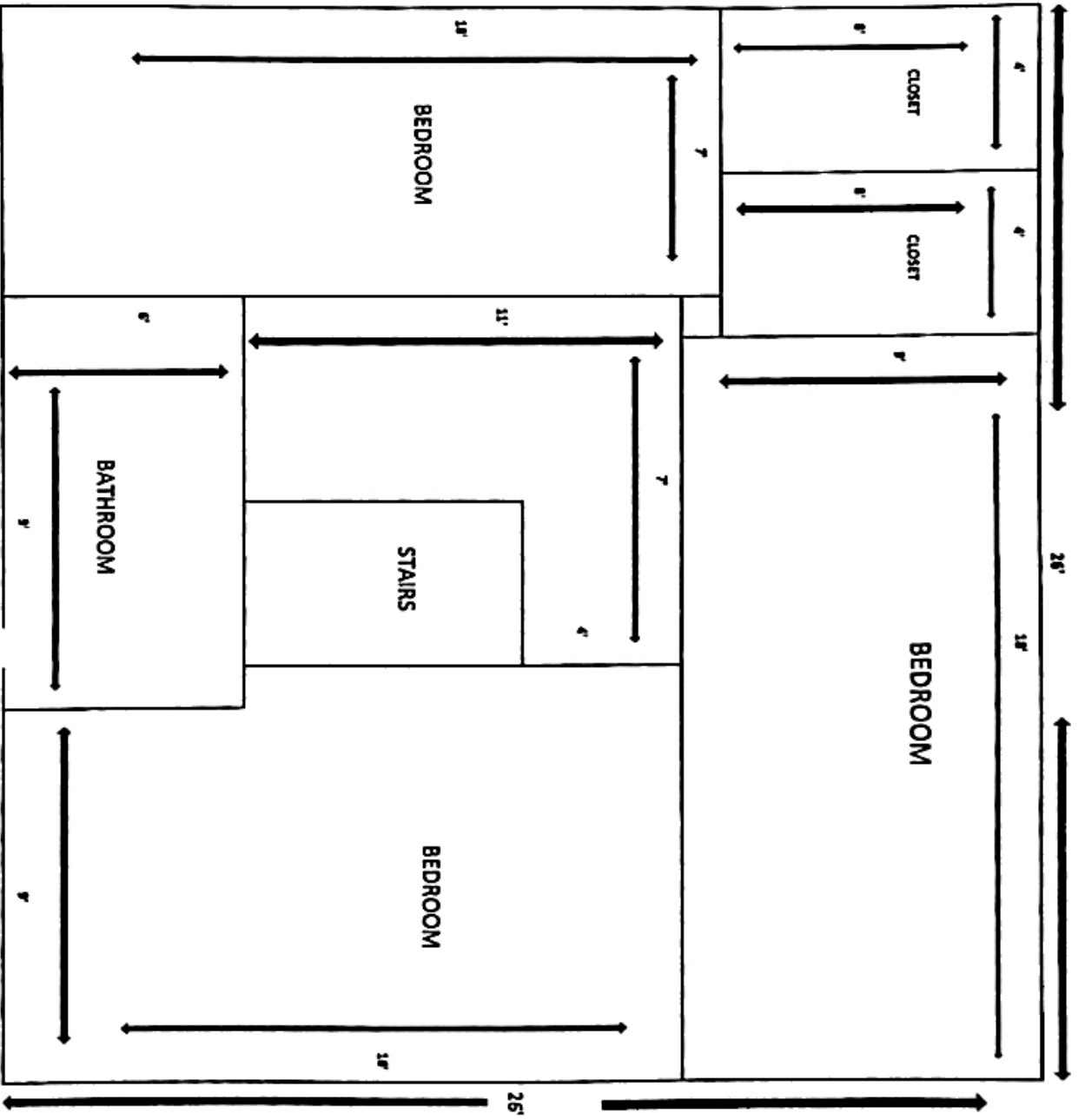
FRONT OF HOUSE



NO. 1
DATE
BY
SCALE
PROJECT
NO. 1



FRONT OF HOUSE



2ND
FLOOR

LOCATION: 161 TERRACE AVE
 OWNER: MUSIAL, SANDRA
 CO-OWNER: N/A
 SLH_OWN_ADDR: 161 TERRACE AVE

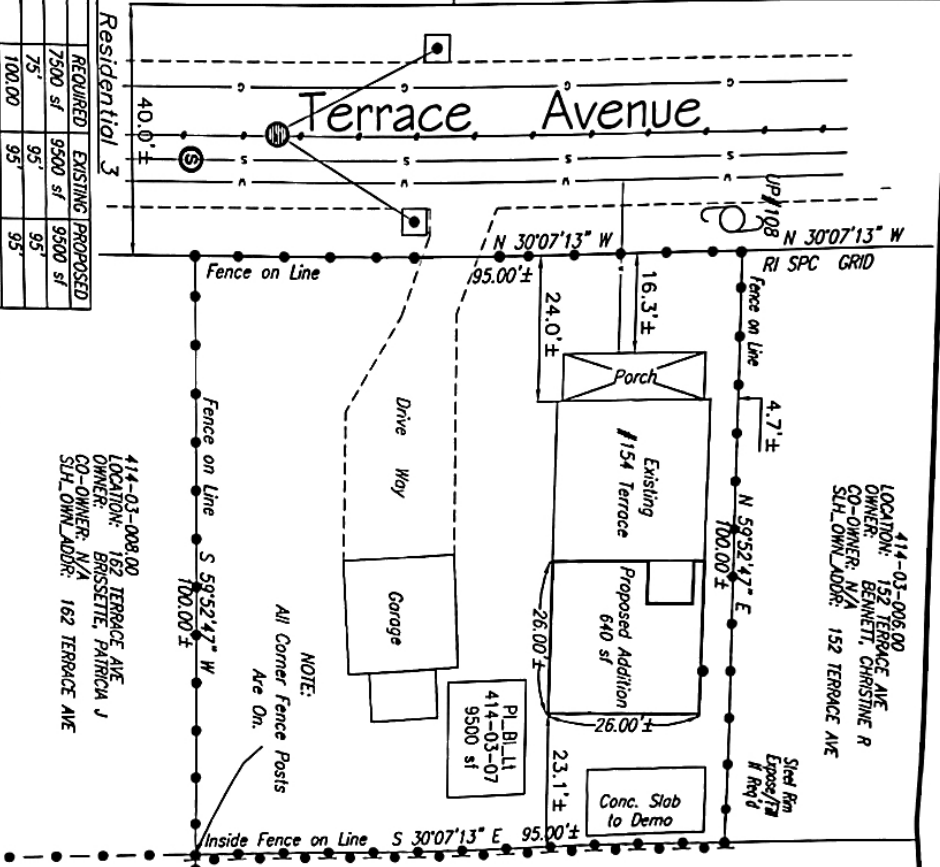
LOCATION: 153 TERRACE AVE
 OWNER: LAMOUNTAIN, JOSEPH T &
 EILEEN F
 CO-OWNER: N/A
 SLH_OWN_ADDR: 153 TERRACE AVE

RI SPC GRID N 30°07'13" W

Zoning Residential 3

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	7500 sf	9500 sf	9500 sf
MIN. LOT WIDTH	75'	95'	95'
MIN. LOT DEPTH	100.00'	95'	95'
MAX. LOT COVERAGE	25%+20%	16.2%	22.1%
MIN. FRONT YARD	20'	16.3'	16.3'
MIN. SIDE YARD	15'	4.7'	4.7'
MIN. REAR YARD	25'	41.5'	23.1'

Copyright 2022 Stephen M. Murgro PLS
 This Survey is being Provided Solely for
 the use of the Current Parties, and that no
 other use has been Created, Expressed or
 Implied, to copy the Survey except as it is
 Necessary in Conjunction with the Original
 Transaction.



NOTE:
 All Corner Fence Posts
 Are On.

414-03-008.00
 LOCATION: 162 TERRACE AVE
 OWNER: BRISSETTE, PATRICK J
 CO-OWNER: N/A
 SLH_OWN_ADDR: 162 TERRACE AVE

414-03-006.00
 LOCATION: 152 TERRACE AVE
 OWNER: BENNETT, CHRISTINE R
 CO-OWNER: N/A
 SLH_OWN_ADDR: 152 TERRACE AVE

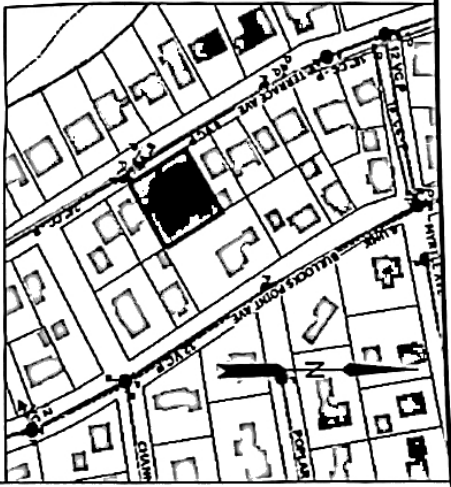
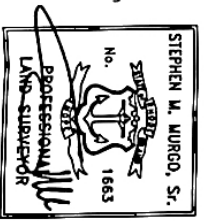
414-03-012.00
 LOCATION: 995 BILLOCKS PT AVE
 OWNER: ALLEN, CYNTHIA B
 CO-OWNER: N/A
 SLH_OWN_ADDR: 995 BILLOCKS PT
 AVE
 SLH_CITY: RIVERSIDE

414-03-011.00
 LOCATION: 1005 BILLOCKS PT AVE
 OWNER: GAGLIARDI, BRN
 CO-OWNER: N/A
 SLH_OWN_ADDR: 1005 BILLOCKS PT
 AVE



CERTIFICATION
 This survey has been conducted and the plan has been prepared pursuant
 to Section 9 of the Rules and Regulations adopted by the Rhode
 Island State Board of Registration for Professional Land Surveyors on
 Nov. 5, 2015, as follows:
 (a) Type of Boundary Survey
 Comprehensive Boundary Survey
 (b) The purpose of the Survey and Plan is to show property line
 information and the location on structures and other features
 deemed important.

Measurement Specification
 BY: Stephen M. Murgro PLS 1663
 COA 15 A33 NOV.1,2022



- LEGEND**
 (Symbols May Be Found On PLAN)
- R/W ROD ROUND
 - R/W ROD ST
 - MONUMENT TO BE SET
 - △ R/W MARK ROUND
 - FENCE POST
 - MONUMENT ROUND
 - FENCE LINE
 - DRILL HOLE ROUND
 - X SOIL GRAVE
 - WATER
 - GAS
 - MANHOLE
 - HYDROWIT
 - CATCH BASIN GRATE
 - SPHER
 - UTILITY POLE
 - TAX ASSESSOR
 - DRILL HOLE ST

Robert E. Denham III & Jeanne Denham
 SITUATED AT
 Map 414 Block 03 Parcel 07
#154 Terrace Avenue
 EAST PROVIDENCE, RHODE ISLAND
 PREPARED BY
STEPHEN M. MURGO SR.
 PROFESSIONAL LAND SURVEYOR
 MASSACHUSETTS RHODE ISLAND
 162 Bay View Avenue
 Bristol, Rhode Island
 02803
 401-253-0092
 Scale 1" = 20'
 SMSURVEY@COX.NET

ABUTTERS LIST
154 TERRACE AVE
414-3-7

PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE ZIP CODE	LOCATION
414-03-002.00	MOSS, BENJAMIN AARON & OHARA, KAYLEIGH	138 TERRACE AVE	RIVERSIDE, RI 02915	138 TERRACE AVE
414-03-003.00	SILVA, GILBERT & JOYCE C	140 TERRACE AVE	RIVERSIDE, RI 02915	140-142 TERRACE AVE
414-03-004.00	CLANCY, NANCY E	144 TERRACE AVE	RIVERSIDE, RI 02915	144 TERRACE AVE
414-03-005.00	MORGAN, ALLISON S	31 CLIFDENS AVE	CRANSTON, RI 02920	148-150 TERRACE AVE
414-03-006.00	BENNETT, CHRISTINE R	152 TERRACE AVE	RIVERSIDE, RI 02915	152 TERRACE AVE
414-03-007.00	DENHAM, JEANNE LIFE ESTATE	154 TERRACE AVE	RIVERSIDE, RI 02915	154 TERRACE AVE
414-03-008.00	BRISSETTE, PATRICIA J	162 TERRACE AVE	RIVERSIDE, RI 02915	162 TERRACE AVE
414-03-009.00	BARBOSA, JORGE M & CARMINA M	168 TERRACE AVE	RIVERSIDE, RI 02915	168 TERRACE AVE
414-03-010.00	AUGUSTYN, JOHN & RENATA	10 CHANNING AVE	RIVERSIDE, RI 02915	10 CHANNING AVE
414-03-011.00	EDDY, DIANE M	1005 BULLOCKS PT AVE	RIVERSIDE, RI 02915	1005 BULLOCKS PT AVE
414-03-012.00	ALLEN, CYNTHIA B	995 BULLOCKS PT AVE	RIVERSIDE, RI 02915	995 BULLOCKS PT AVE
414-03-013.00	GOBEN, VIKTOR J	985 BULLOCKS PT AVE	RIVERSIDE, RI 02915	985 BULLOCKS PT AVE
414-03-014.00	WERNER, FRANZ J & OSSO-WERNER, CHARLOTTE	983 BULLOCKS POINT AVE	RIVERSIDE, RI 02915	983 BULLOCKS PT AVE
414-03-015.00	NENART, CATHERINE C	15 MYRTLE AVE	RIVERSIDE, RI 02915	15 MYRTLE AVE
414-04-001.00	GOLVEIA, SUSAN M & PEREIRA, RAUL	178 TERRACE AVE	RIVERSIDE, RI 02915	178 TERRACE AVE
414-04-002.00	AKIN, LYNN S	182 TERRACE AVE	RIVERSIDE, RI 02915	182 TERRACE AVE
414-09-001.00	BRYANT-BOTELHO, TRACY & JOHN L	990 BULLOCKS PT AVE	RIVERSIDE, RI 02915	990 BULLOCKS PT AVE
414-09-002.00	AKKAQOU, CAMILLE LIFE EST & AKKAQOU, MICHAEL	1010 BULLOCKS PT AVE	RIVERSIDE, RI 02915	1010 BULLOCKS PT AVE
414-10-001.00	WASKIEWICZ, MADLYN M & MATHEW R	1 POND BROOK LANE	BRISTOL, RI 02809	978 BULLOCKS PT AVE
414-10-002.00	WILSON, JANE T	984 BULLOCKS PT AVE	RIVERSIDE, RI 02915	984 BULLOCKS PT AVE
414-16-002.00	KUMIEGA, MARIA A & J DAVID	141 TERRACE AVE	RIVERSIDE, RI 02915	141 TERRACE AVE
414-16-003.00	GASBARRO, CHRISTOPHER	98 HIGHLAND AVE	RIVERSIDE, RI 02915	145-147 TERRACE AVE
414-16-004.00	JORDE, MAUREEN & SHAWN	6945 ANGELO LN	SEEKONK, MA 02771	149 TERRACE AVE
414-16-005.00	LAMOUNTAIN, JOSEPH T & EILEEN F	153 TERRACE AVE	GILROY, CA 95020	153 TERRACE AVE
414-16-006.00	MUSIAL, SANDRA	161 TERRACE AVE	RIVERSIDE, RI 02915	161 TERRACE AVE
414-16-007.00	GROSSMAN, SUZANNE B	165 TERRACE AVE	RIVERSIDE, RI 02915	165 TERRACE AVE
414-16-008.00	GAINES JOHN A & BARBARA M	169 TERRACE AVE	RIVERSIDE, RI 02915	169 TERRACE AVE
414-16-009.00	SIRMAJIS, JOHN E & ELAINE	4 HICKORY LANE	RIVERSIDE, RI 02915	173 TERRACE AVE
414-16-010.00	WEINSTEIN, DAVID & AMY L - TRS	177 TERRACE AVE	BARRINGTON, RI 02806	177 TERRACE AVE

