

Board of Review  
 DIMENSIONAL VARIANCE FORM  
 (Rev. 1947)

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 \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

LOCATION OF PROPERTY 18 MEADOWCREST DR. AVENUE/ST FREET  
 MAP 511 BLOCK 02 PARCEL 024.00 ZONING DISTRICT R-3

2. OWNER ROMAN BETHANIE JEAN & RAOU JENNIFER L.  
 ADDRESS SAME  
 DATE OF PURCHASE \_\_\_\_\_  
 PROPOSED LESSEE/PURCHASER N/A  
 ADDRESS \_\_\_\_\_  
 ATTORNEY \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 REPRESENTING SELF

3. DIMENSIONS OF SITE 70- FEET 140- FEET 9,500  
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

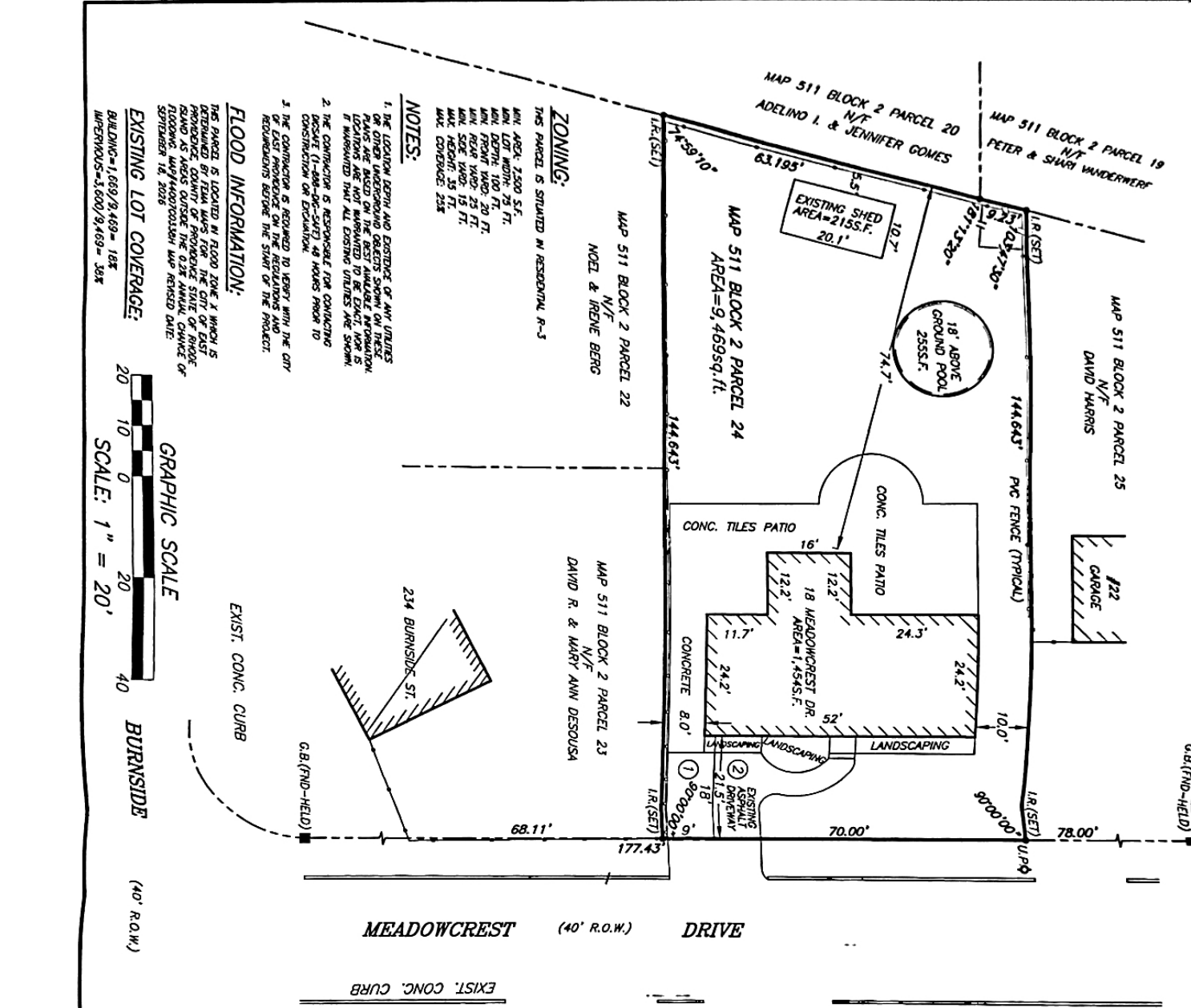
Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1) <u>SINGLE-FAMILY</u>			
(2) _____			
(3) _____			

4. 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>LARGE CONVERSION TO LIVING SPACE</u>					
(2) _____					
(3) _____					

(Over)





**NOTES:**

1. THE LOCATION, DEPTH AND EXISTENCE OF ANY UTILITIES OR OTHER UNDERGROUND OBJECTS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. LOCATIONS ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL EXISTING UTILITIES ARE SHOWN.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONDUCTING A PRELIMINARY SURVEY 48 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION.
3. THE CONTRACTOR IS REQUIRED TO NOTIFY THE CITY OF PROVIDENCE OF ANY CHANGES TO THE ORIGINAL REQUIREMENTS BEFORE THE START OF THE PROJECT.

**ZONING:**  
THIS PARCEL IS SITUATED IN RESIDENTIAL R-3

**FLOOD INFORMATION:**  
THIS PARCEL IS LOCATED IN FLOOD ZONE X WHICH IS DETERMINED BY FEMA MAPS FOR THE CITY OF EAST PROVIDENCE, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND AS A BASIS FOR THE 0.2% ANNUAL CHANCE OF FLOODING. ANY FLOOD ZONING MAP REVISION DATE: SEPTEMBER 16, 2026

**EXISTING LOT COVERAGE:**  
BUILDING-1,669/8,469 = 18%  
APPROXIMATE-3,600/9,469 = 38%

**GRAPHIC SCALE**  
20 10 0 20 40  
SCALE: 1" = 20'

**BURNSIDE AVENUE** (40' R.O.W.)  
EXIST. CONC. CURB

**MEADOWCREST DRIVE** (40' R.O.W.)  
EXIST. CONC. CURB



**REFERENCES:**

1. PLAT DATED MARCH 4, 1948, PHILIPPS PLAT EAST PROVIDENCE, PROVIDENCE, R.I., RECORD 128, FILED IN THE OFFICE OF THE REGISTER OF DEEDS, CITY OF PROVIDENCE, R.I.
2. PLAT DATED MARCH 4, 1948, PHILIPPS PLAT EAST PROVIDENCE, PROVIDENCE, R.I., RECORD 128, FILED IN THE OFFICE OF THE REGISTER OF DEEDS, CITY OF PROVIDENCE, R.I.



**PROFESSIONAL LAND SURVEYOR**  
NABIL X. RAYHAN  
No. 1948  
6/18/26

**SURVEY & PLAN**  
FOR  
BETHANIE JEAN ROLAN AND JENNIFER L. RADO  
18 MEADOWCREST DRIVE  
EAST PROVIDENCE, RHODE ISLAND  
MAP 511 BLOCK 2 PARCEL 24

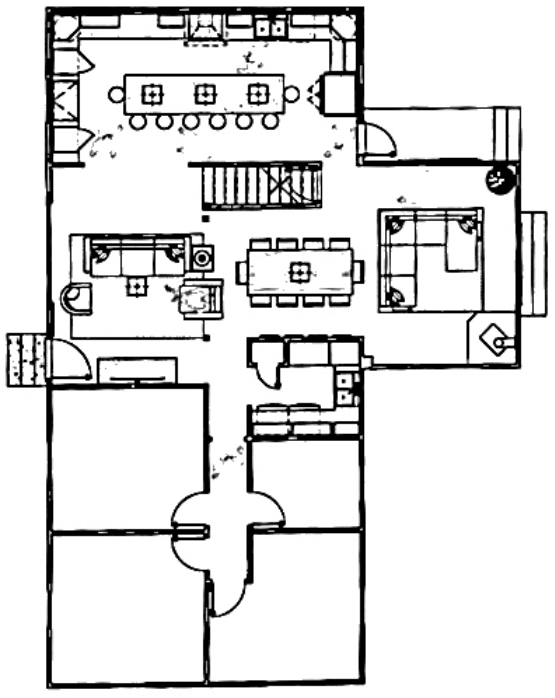
**NRC ASSOCIATES**  
P.O. BOX 14456  
EAST PROVIDENCE, RHODE ISLAND 02914  
(401)954-0206

**DRAWN BY: S.S.R.**  
**CHECKED BY: N.Y.R.**  
**APPROVED BY: N.Y.R.**

**DATE: JUNE 18, 2026**  
**SCALE: 1"=20'**

**MEADOWCREST**  
1 of 1

# Prepared For: The Family of 18 Meadowcrest Drive

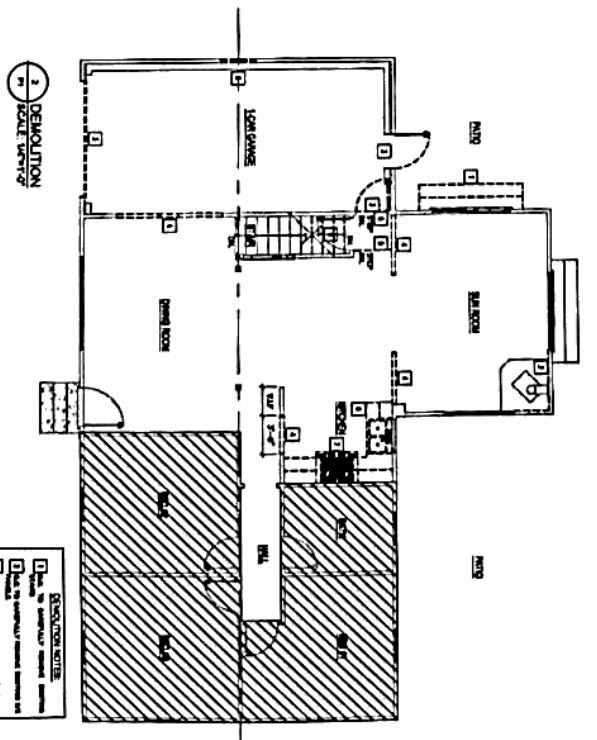
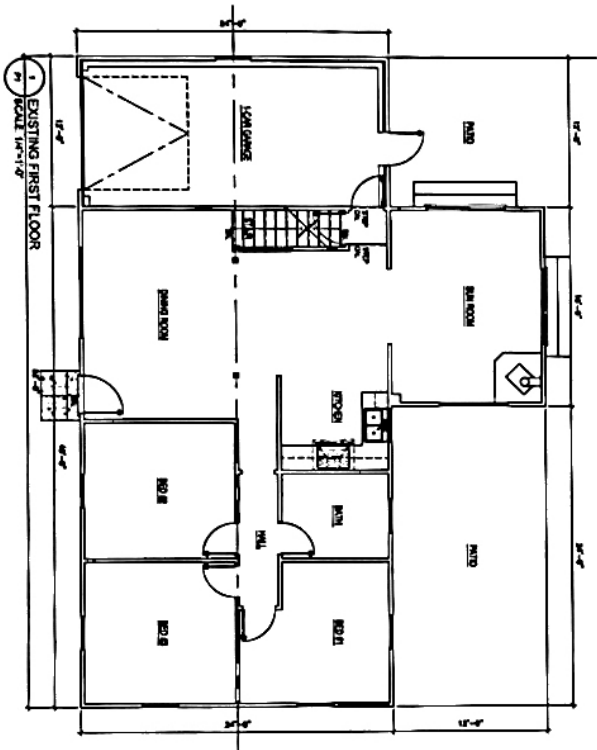


18 Meadowcrest Drive  
Riverside, RI 02915  
Proposed Interior Renovation

**FRANK**  
DESIGN STUDIO  
Affordable - Custom - Home - Designs  
27 Cross St. Lincoln, Rhode Island 02838 \*email: frankdesigns1969@gmail.com \* ph: 401-568-0054  
\*New Construction \* Additions \* Garages \* Interiors \* Landscape Design \*

ISSUED FOR PERMIT/CONSTRUCTION 05/12/2028

FINAL REVISION



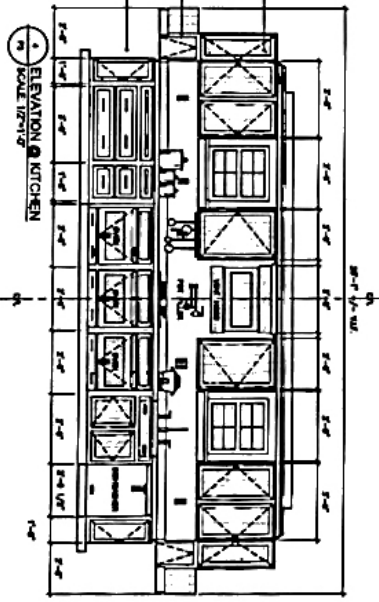
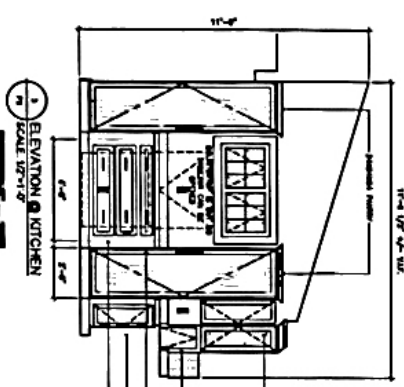
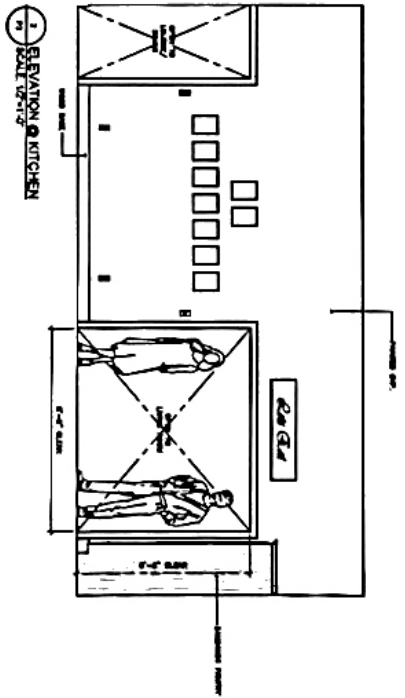
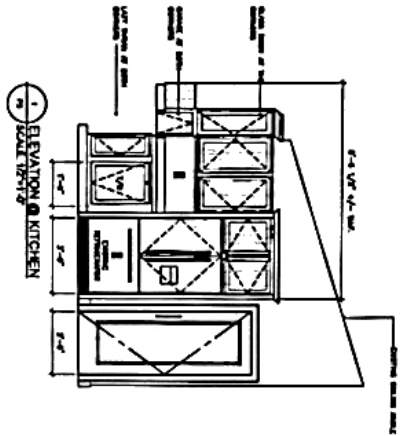
- GENERAL NOTES:**
1. The Contractor shall be responsible for the integrity of the structure.
  2. The Contractor shall be responsible for the removal of all existing materials and debris from the site.
  3. The Contractor shall be responsible for the removal of all existing materials and debris from the site.
  4. The Contractor shall be responsible for the removal of all existing materials and debris from the site.
  5. The Contractor shall be responsible for the removal of all existing materials and debris from the site.
  6. The Contractor shall be responsible for the removal of all existing materials and debris from the site.
  7. The Contractor shall be responsible for the removal of all existing materials and debris from the site.
  8. The Contractor shall be responsible for the removal of all existing materials and debris from the site.
  9. The Contractor shall be responsible for the removal of all existing materials and debris from the site.
  10. The Contractor shall be responsible for the removal of all existing materials and debris from the site.

- DEMOLITION NOTES:**
1. All existing materials and debris shall be removed from the site.
  2. All existing materials and debris shall be removed from the site.
  3. All existing materials and debris shall be removed from the site.
  4. All existing materials and debris shall be removed from the site.
  5. All existing materials and debris shall be removed from the site.
  6. All existing materials and debris shall be removed from the site.
  7. All existing materials and debris shall be removed from the site.
  8. All existing materials and debris shall be removed from the site.
  9. All existing materials and debris shall be removed from the site.
  10. All existing materials and debris shall be removed from the site.

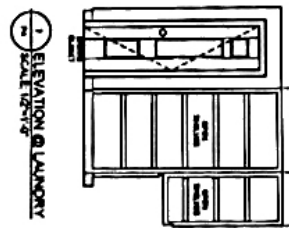
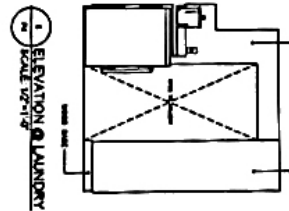
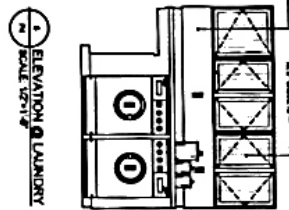
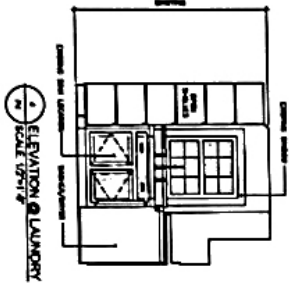
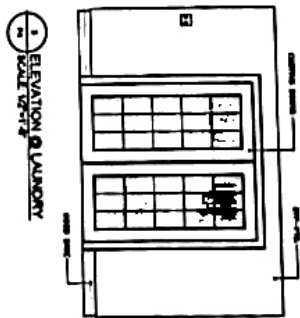
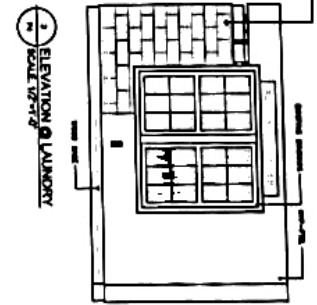
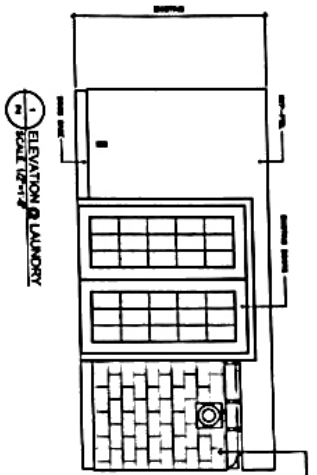
- DEMOLITION NOTES:**
1. All existing materials and debris shall be removed from the site.
  2. All existing materials and debris shall be removed from the site.
  3. All existing materials and debris shall be removed from the site.
  4. All existing materials and debris shall be removed from the site.
  5. All existing materials and debris shall be removed from the site.
  6. All existing materials and debris shall be removed from the site.
  7. All existing materials and debris shall be removed from the site.
  8. All existing materials and debris shall be removed from the site.
  9. All existing materials and debris shall be removed from the site.
  10. All existing materials and debris shall be removed from the site.

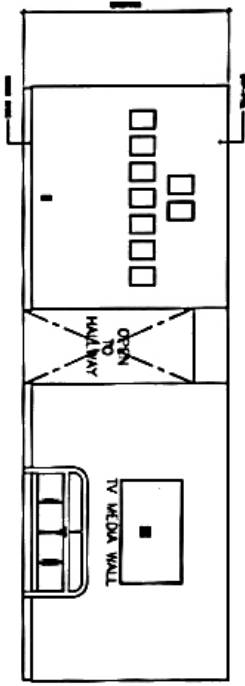
- DEMOLITION NOTES:**
1. All existing materials and debris shall be removed from the site.
  2. All existing materials and debris shall be removed from the site.
  3. All existing materials and debris shall be removed from the site.
  4. All existing materials and debris shall be removed from the site.
  5. All existing materials and debris shall be removed from the site.
  6. All existing materials and debris shall be removed from the site.
  7. All existing materials and debris shall be removed from the site.
  8. All existing materials and debris shall be removed from the site.
  9. All existing materials and debris shall be removed from the site.
  10. All existing materials and debris shall be removed from the site.



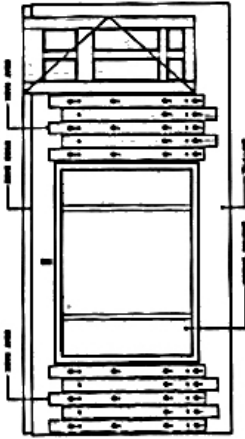


FRANK / design studio - 27 Cross Street - Lincoln, Rhode Island 02903 - ph. 401.589.0054 - email: frank@frankdesignstudio.com - 18 WEDDOWS DRIVE RIVERSIDE, RI 02915 - INTERIOR RENOVATION - D3

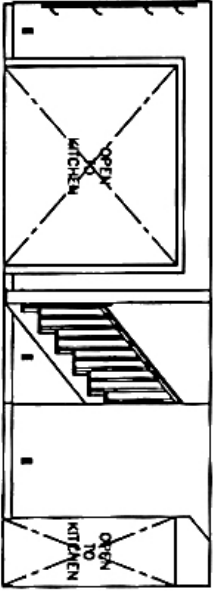




1  
ELEVATION @ LIVING ROOM  
SCALE 1/8" = 1'-0"



2  
ELEVATION @ LIVING ROOM  
SCALE 1/8" = 1'-0"



3  
ELEVATION @ LIVING ROOM  
SCALE 1/8" = 1'-0"

FRANK / design studio

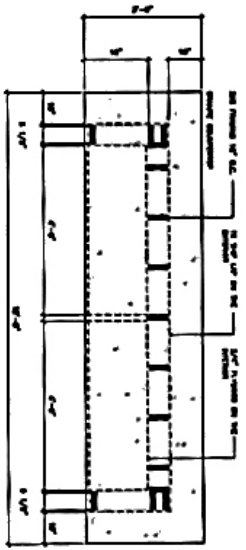
27 Cross Street

Lincoln, Rhode Island 02906

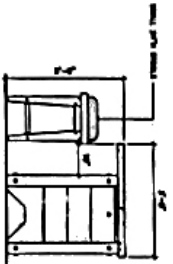
ph. 401.599.4034

email: frank@frankdesign.com

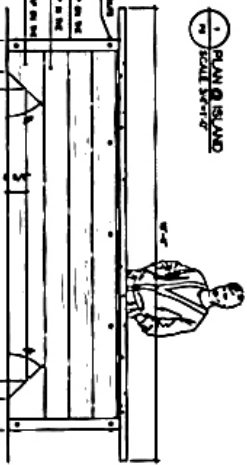
18 MFA DOWNERS DRIVE RIVERSIDE, RI 02915 - INTERIOR RENOVATION



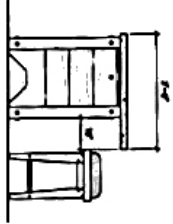
1 PLAN OF ISLAND  
SCALE 1/8" = 1'-0"



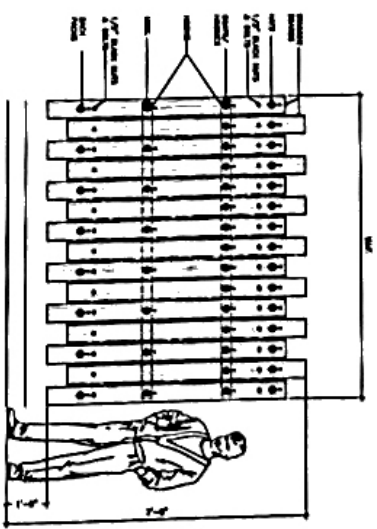
1 ELEVATION OF ISLAND  
SCALE 1/8" = 1'-0"



1 ELEVATION OF ISLAND  
SCALE 1/8" = 1'-0"



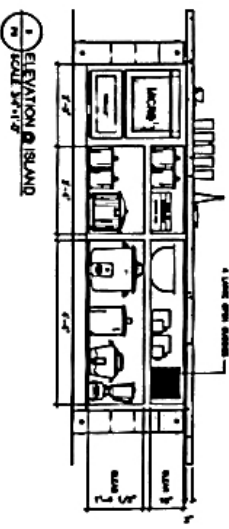
1 ELEVATION OF ISLAND  
SCALE 1/8" = 1'-0"



1 ELEVATION OF COAT RACK  
SCALE 1/8" = 1'-0"



1 LANTERN



1 ELEVATION OF ISLAND  
SCALE 1/8" = 1'-0"

FRANK / design studio . 27 Cross Street . Wood-Timber Island 02938 . pt. 401-989-8054 . email: frank@frankdesign.com . 18 MEADOWS RD DRIVE RIVERSIDE, RI 02915 . INTERIOR RENOVATION .



FRANK / design studio

• 27 Cross Street

London, Rhode Island 02881

ph. 401.399.2054

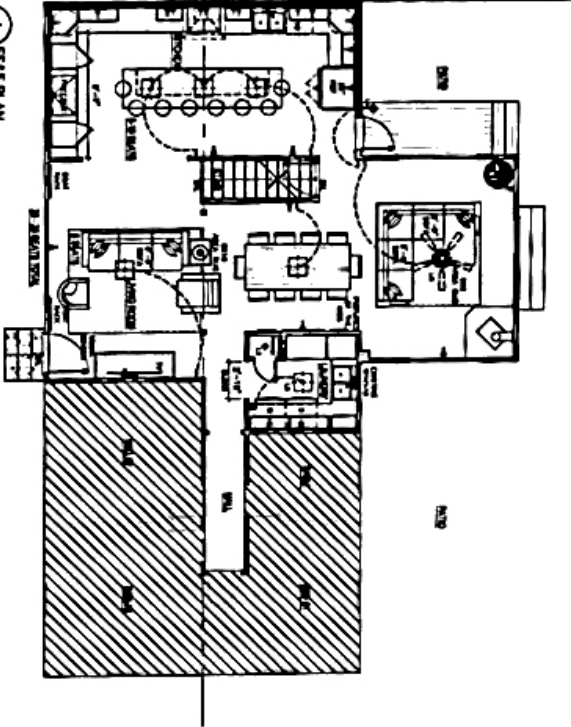
e-mail: frank@frankdesignstudio.com

18 MEADOWCROFT DRIVE RIVERSIDE, RI 02915

INTERIOR RENOVATION

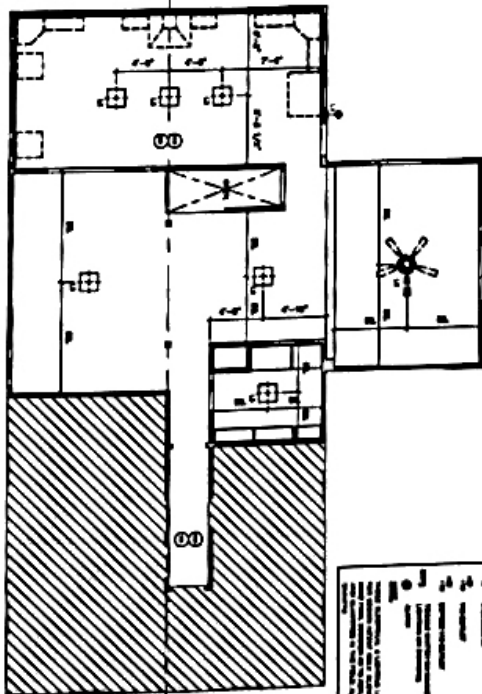


1 FRESH PLAN  
SCALE 1/4" = 1'-0"



NOT IN SCOPE OF WORK

2 NCP  
SCALE 1/4" = 1'-0"



- 1. Existing Conditions
- 2. Proposed Renovation
- 3. Proposed Renovation
- 4. Proposed Renovation

NOT IN SCOPE OF WORK

NOT IN SCOPE OF WORK

CITY OF E PROVIDENCE - PARKS  
145 TAUNTON AVE  
EAST PROVIDENCE,RI,02914

PEZZULLO, RAYMOND J JR &PEZZULLO, NICOLE A  
53 RHODES AVE  
RIVERSIDE,RI,02915

VANDERWERF, PIETER &VANDERWERF, SHARI  
45 RHODES AVE  
RIVERSIDE,RI,02915

GOMES, ADELINO I &GOMES, JENNIFER  
41 RHODES AVE  
RIVERSIDE,RI,02915

CALOIRO, TIMOTHY J &CALOIRO, JAMIE M  
33 RHODES AVE  
RIVERSIDE,RI,02915

BERG, LIV TR AGMT OF NOEL &BERG, LIV TR AGM  
OF IRENE A  
281 INDIAN POINT RD  
TIVERTON,RI,02878

DESOUSA, DAVID R &DESOUSA, MARY ANN  
236 BURNSIDE AVE  
RIVERSIDE,RI,02915

HARRIS, DAVID  
22 MEADOWCREST DR  
RIVERSIDE,RI,02915

DEISSLER, JAMES N-TRDEISSLER, RALPH J  
IRREVOCABLE TRUST  
26 MEADOWCREST DR  
RIVERSIDE,RI,02915

NASUTA, HELEN S LIFE ESTATE  
30 MEADOWCREST DR  
RIVERSIDE,RI,02915

MONIZ, MICHAEL JR &MONIZ, ERICA  
34 MEADOWCREST DR  
RIVERSIDE,RI,02915

THOMAS, KATHLEEN A-TRKATHLEEN A THOMAS  
TRUST AGMT  
2 CONNORS LN  
RIVERSIDE,RI,02915

DEOLIVEIRA, ANA E  
6 PRIMROSE DR  
RIVERSIDE,RI,02915

AMBROZ, ROSSIO &AMBROZ, PETR  
10 PRIMROSE DR  
RIVERSIDE,RI,02915

MILLER, STEVEN &MILLER, VIRGINIA  
23 MEADOWCREST DR  
RIVERSIDE,RI,02915

MANZOTTI, CHRISTOPHER G &MANZOTTI, SHARON  
L  
19 MEADOWCREST DR  
RIVERSIDE,RI,02915

SANTIAGO, STACY &SANTIAGO, ANTONIO  
15 MEADOWCREST DR  
RIVERSIDE,RI,02915

SILVEIRA MEADOWCREST FAMILY TRUST  
9 MEADOWCREST DR  
RIVERSIDE,RI,02915

SINCLAIR, ROBERT J  
244 BURNSIDE AVE  
RIVERSIDE,RI,02915

BETANCES, RAMON  
29 RHODES AVE  
RIVERSIDE,RI,02915

BARCIA, NICHOLAS &ANDRADE, KELCIE  
10 MEADOWCREST DR  
RIVERSIDE,RI,02915

AMUNDSON, BENJAMIN C &HUNTER, ABAGAIL  
231 BURNSIDE AVE  
RIVERSIDE,RI,02915

MACDONALD, SAMANTHA M &DULAC, JOHN J  
5 MEADOWCREST DR  
RIVERSIDE,RI,02915

SAMSON, PETER A & RYAN P-TRSSAMSON FAMIL'  
IRREV TR  
243 BURNSIDE AVE  
RIVERSIDE,RI,02915

ID	Site Address	Owner Name	Owner Name 2	Owner Address	Owner City	Owner State	Owner ZIP
✓511-02-007.00	0 SOMERSET AVE	CITY OF E PROVIDENCE - PARKS		145 TAUNTON AVE	EAST PROV	RI	02914
✓511-02-018.00	53 RHODES AVE	PEZZULLO, RAYMOND J JR &	PEZZULLO, NICOLE A	53 RHODES AVE	RIVERSIDE	RI	02915
✓511-02-019.00	45 RHODES AVE	VANDERWERF, PIETER &	VANDERWERF, SHARI	45 RHODES AVE	RIVERSIDE	RI	02915
✓511-02-020.00	41 RHODES AVE	GOMES, ADELINO I &	GOMES, JENNIFER	41 RHODES AVE	RIVERSIDE	RI	02915
✓511-02-021.00	33 RHODES AVE	CALOURO, TIMOTHY J &	CALOURO, JAMIE M	33 RHODES AVE	TVERTON	RI	02915
✓511-02-022.00	232 BURNSIDE AVE	BERG, LIV TR AGMT OF NOEL &	BERG, LIV TR AGMT OF IRENE A	281 INDIAN POINT RD	RIVERSIDE	RI	02915
✓511-02-023.00	236 BURNSIDE AVE	DESOUZA, DAVID R &	DESOUZA, MARY ANN	236 BURNSIDE AVE	RIVERSIDE	RI	02915
✓511-02-025.00	22 MEADOWCREST DR	HARRIS, DAVID		22 MEADOWCREST DR	RIVERSIDE	RI	02915
✓511-02-026.00	26 MEADOWCREST DR	DEISSLER, JAMES N-TR	DEISSLER, RALPH J IRREVOC TR	26 MEADOWCREST DR	RIVERSIDE	RI	02915
✓511-02-027.00	30 MEADOWCREST DR	NASUTA, HELEN S LIFE ESTATE		30 MEADOWCREST DR	RIVERSIDE	RI	02915
✓511-02-028.00	34 MEADOWCREST DR	MONIZ, MICHAEL JR &	MONIZ, ERICA	34 MEADOWCREST DR	RIVERSIDE	RI	02915
✓511-03-001.00	2 CONNORS LN	THOMAS, KATHLEEN A-TR	KATHLEEN A THOMAS TRUST AGMT	2 CONNORS LN	RIVERSIDE	RI	02915
✓511-04-002.00	6 PRIMROSE DR	DEOLIVEIRA, ANA E		6 PRIMROSE DR	RIVERSIDE	RI	02915
✓511-04-003.00	10 PRIMROSE DR	AMBRUZ, ROSSIO &	AMBRUZ, PETR	10 PRIMROSE DR	RIVERSIDE	RI	02915
✓511-04-019.00	23 MEADOWCREST DR	MILLER, STEVEN &	MILLER, VIRGINIA	23 MEADOWCREST DR	RIVERSIDE	RI	02915
✓511-04-020.00	19 MEADOWCREST DR	MANZOTTI, CHRISTOPHER G &	MANZOTTI, SHARON L	19 MEADOWCREST DR	RIVERSIDE	RI	02915
✓511-04-021.00	15 MEADOWCREST DR	SANTIAGO, STACY &	SANTIAGO, ANTONIO	15 MEADOWCREST DR	RIVERSIDE	RI	02915
✓511-04-022.00	9 MEADOWCREST DR	SILVEIRA MEADOWCREST FAMILY TRUST		9 MEADOWCREST DR	RIVERSIDE	RI	02915
✓511-04-023.00	244 BURNSIDE AVE	SINCLAIR, ROBERT J		244 BURNSIDE AVE	RIVERSIDE	RI	02915
✓512-04-001.00	29 RHODES AVE	BETANCES, RAMON		29 RHODES AVE	RIVERSIDE	RI	02915
✓512-04-009.00	10 MEADOWCREST DR	BARCIA, NICHOLAS &	ANDRADE, KELCIE	10 MEADOWCREST DR	RIVERSIDE	RI	02915
✓512-04-010.00	231 BURNSIDE AVE	AMUNDSON, BENJAMIN C &	HUNTER, ABAGAIL	231 BURNSIDE AVE	RIVERSIDE	RI	02915
✓512-05-001.00	5 MEADOWCREST DR	MACDONALD, SAMANTHA M &	DULAC, JOHN J	5 MEADOWCREST DR	RIVERSIDE	RI	02915
✓512-05-011.00	243 BURNSIDE AVE	SAMSON, PETER A & RYAN P-TRS	SAMSON FAMILY IRREV TR	243 BURNSIDE AVE	RIVERSIDE	RI	02915

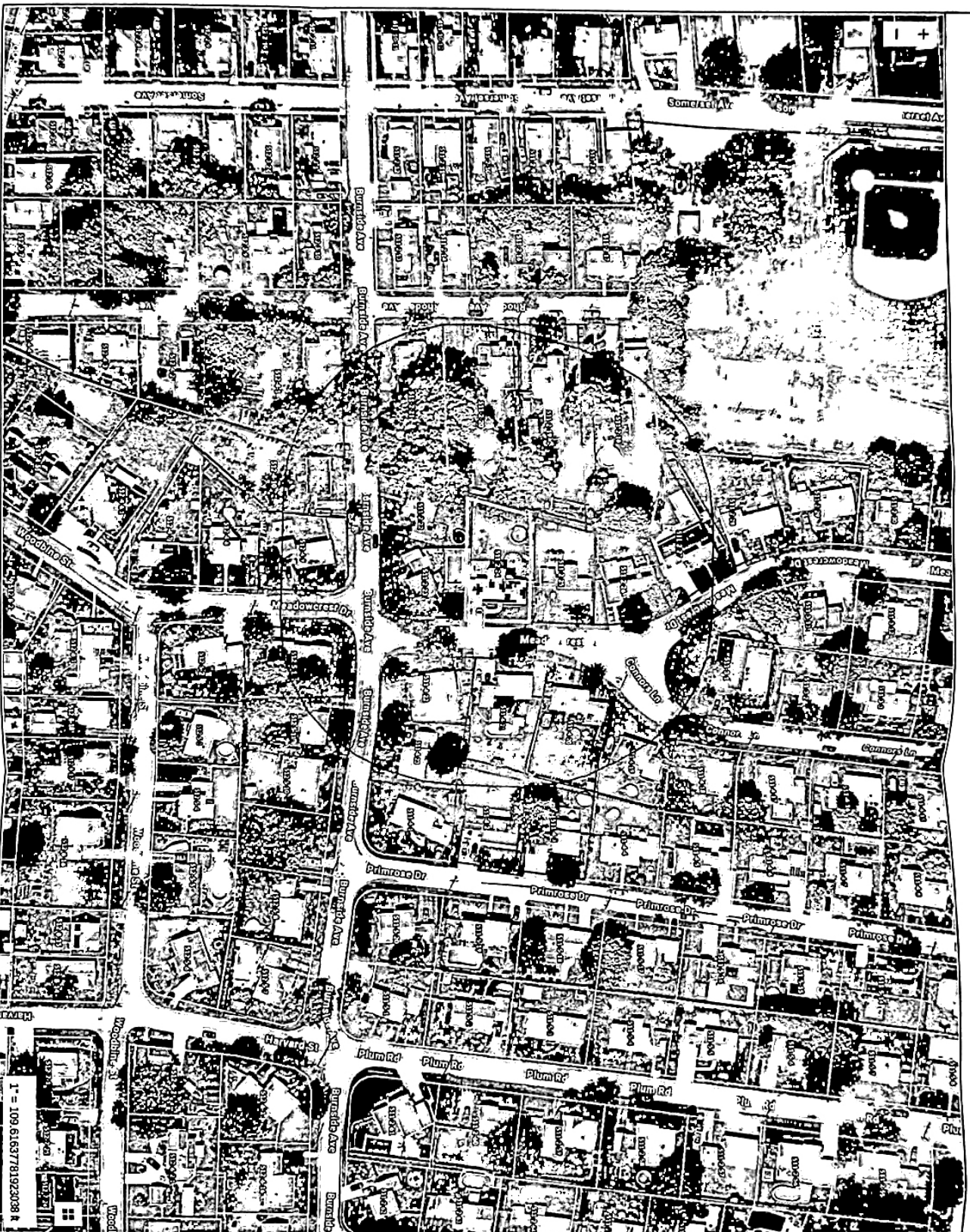
APPLICANT: 511-02-027.00 1/8 MEADOWCREST DR. RAYMOND, GETHAIVE SENAD & RADD, TERESA FEL L.

1/8 MEADOWCREST DR.

RIVERSIDE

RI

02915



Property Information  
 ID 511-02-024-00  
 Location 18 MEADOWCREST DR  
 Owner ROMAN, BETHANIE JEAN &



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

City of East Providence RI makes no claims 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.