

**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: 401.862.4226

1. LOCATION OF PROPERTY 22 Catlin Avenue AVENUE/STREET  
 MAP 403 BLOCK 19 PARCEL 3 ZONING DISTRICT Residential 3 District

2. OWNER Craig + Elizabeth O'Rourke  
 ADDRESS 22 Catlin Avenue  
 DATE OF PURCHASE 8/20/2019  
 PROPOSED LESSEE/PURCHASER \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 ATTORNEY \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 REPRESENTING \_\_\_\_\_

3. DIMENSIONS OF SITE 75.08 85.20 6262.74  
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>Residential Home</u>		<u>1366</u>	<u>single family colonial</u>
(2) <u>and existing attached garage</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>Add addition over existing garage</u>					
(2) <u>Add addition over existing living room</u>					
(3) _____					

5. 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	side yard requirements don't
②	meet minimums.
③ 19-145	Front-yard setback

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
① 19.145	15' min	prop left side 9.5'
② 19.145	15' min	prop right side 6'
③ 19.145	20-feet	18 feet

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

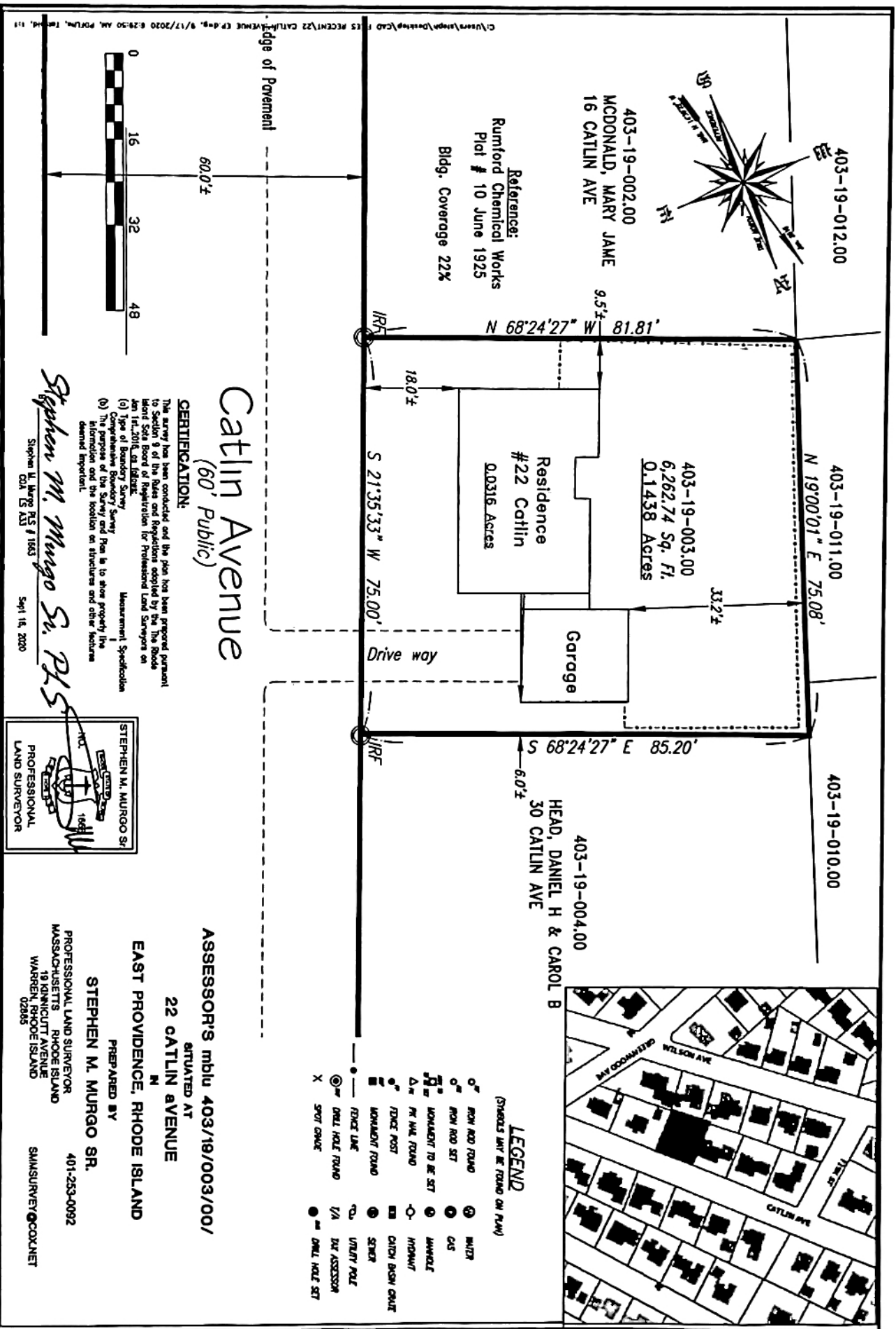
~~Home foot print will not be changing. There is already a second floor on the residence - we just want to expand second floor over existing first floor. Please note this was~~

already approved December 2020 - permit expired!

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.

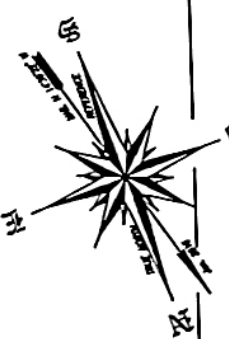
OWNER(S) SIGNATURE: Egg M DATE 9/20/23



403-19-012.00

403-19-002.00  
MCDONALD, MARY JAME  
16 CATLIN AVE

Reference:  
Rumford Chemical Works  
Plot # 10 June 1925  
Bldg. Coverage 22%



$N 68^{\circ}24'27'' W 81.81'$

18.0'±

403-19-003.00  
6,262.74 Sq. Ft.  
0.1438 Acres  
Residence  
#22 Catlin  
0.0316 Acres

S 21°35'33" W 75.00'

Garage

Drive way

$S 68^{\circ}24'27'' E 85.20'$

403-19-004.00  
HEAD, DANIEL H & CAROL B  
30 CATLIN AVE

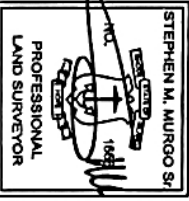
403-19-011.00  
 $N 19^{\circ}00'01'' E 75.08'$

403-19-010.00

Catlin Avenue  
(60' Public)

Stephen M. Murgó Sr. P.S.

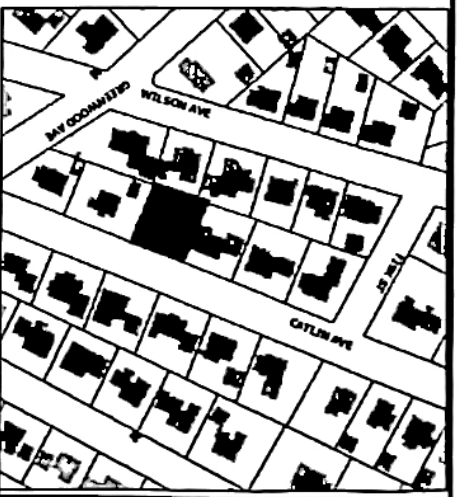
Stephen M. Murgó Sr. P.S.  
Professional Land Surveyor  
April 14, 2009



ASSESSOR'S mbtu 403/19/003/00/  
SITUATED AT  
22 CATLIN AVENUE  
EAST PROVIDENCE, RHODE ISLAND

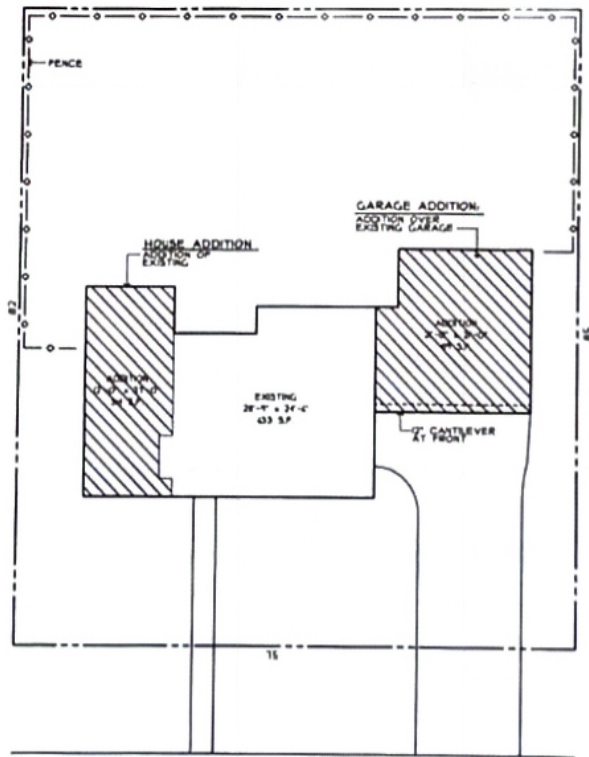
PREPARED BY  
STEPHEN M. MURGO SR.  
PROFESSIONAL LAND SURVEYOR  
MASSACHUSETTS  
19 KANIGLITT AVENUE  
WARREN, RHODE ISLAND  
02885

401-253-0092  
SAMSURVEY@COWI.NET



- LEGEND  
(SHOULD NOT BE FOUND ON PLAN)
- RICH ROD FOUND
  - RICH ROD SET
  - ⊠ MONUMENT TO BE SET
  - △ IRON PIPE FOUND
  - FENCE POST
  - MONUMENT FOUND
  - FENCE LINE
  - ⊙ DRILL HOLE FOUND
  - × SPOT GRAVE
  - W/ITZ
  - GAS
  - UNW/ITZ
  - IRONW/IT
  - QUICH BUSH GRUB
  - STAKE
  - UTILITY POLE
  - I/A TAX ASSESSOR
  - DRILL HOLE SET

C:\Users\jmplg\Desktop\CAD\ES RECENT\23 CATLIN AVE\WORKSPACE.dwg, 9/17/2020 8:28:50 AM, POF\m...



O'ROURKE RESIDENCE  
 22 CATLIN AVENUE  
 EAST PROVIDENCE, RI 02946

MAP-LOT: 403/P/03  
 SIZE: 4,260 S.F. +/-  
 ZONING: R-3



CATLIN AVENUE

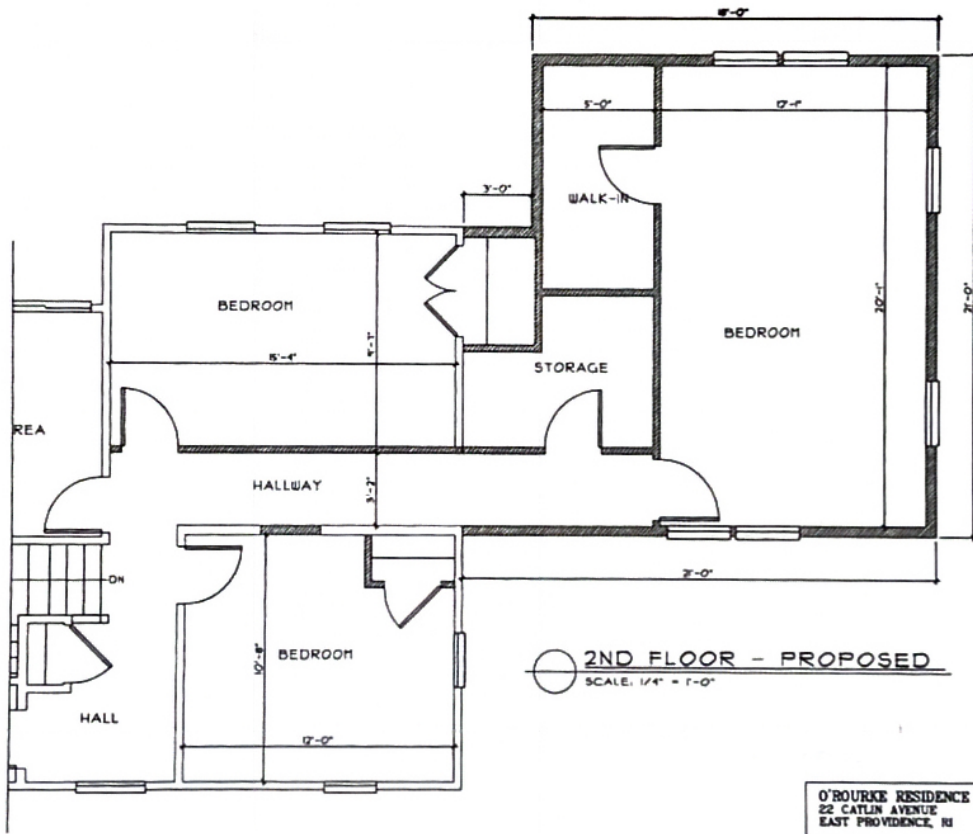


**SITE PLAN**  
 SCALE: 1" = 12'

O'ROURKE RESIDENCE  
 22 CATLIN AVENUE  
 EAST PROVIDENCE, RI

PROPOSED DATE  
 SITE PLAN 10/7/2020

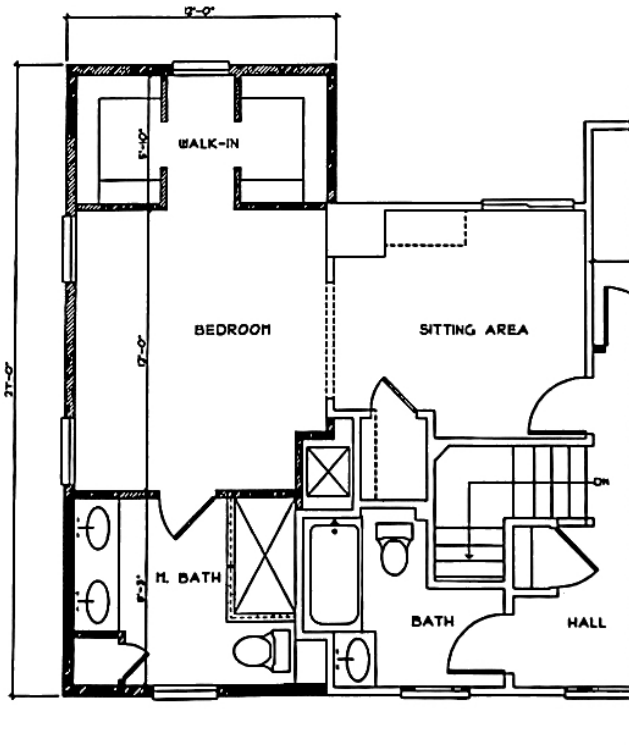
S1



O'ROURKE RESIDENCE  
22 CATLIN AVENUE  
EAST PROVIDENCE, RI

PROPOSED \_\_\_\_\_ DATE \_\_\_\_\_  
FLOOR PLAN 10/7/2020

A1



2ND FLOOR - M. SUITE  
SCALE: 1/4" = 1'-0"

O'ROURKE RESIDENCE	
22 CATLIN AVENUE	
EAST PROVIDENCE, RI	
PROPOSED	DATE
FLOOR PLAN	10/7/2020

A2



FRONT ELEV - HOUSE  
SCALE 3/8" = 1'-0"

FRONT ELEV- GARAGE  
SCALE 3/8" = 1'-0"

O'ROURKE RESIDENCE  
22 CATLIN AVENUE  
EAST PROVIDENCE, RI  
PROPOSED DATE  
ELEVATIONS 10/7/2020

A3



○ LEFT ELEV - MAIN HOUSE  
SCALE: 1/4" = 1'-0"



○ RIGHT ELEV - GARAGE  
SCALE: 1/4" = 1'-0"

O'ROURKE RESIDENCE  
22 CATLIN AVENUE  
EAST PROVIDENCE, RI  
PROPOSED DATE  
ELEVATIONS 10/7/2020

A4





REAR ELEV - GARAGE  
SCALE: 3/4" = 1'-0"

REAR ELEV - HOUSE  
SCALE: 3/4" = 1'-0"

O'ROURKE RESIDENCE  
22 CATLIN AVENUE  
EAST PROVIDENCE, RI  
PROPOSED \_\_\_\_\_ DATE  
ELEVATIONS 10/7/2020

A5

**CITY OF EAST PROVIDENCE  
ZONING BOARD OF REVIEW  
DECISION**

**Date:** 16 December 2020

This is to certify that at the East Providence Zoning Board of Review meeting held on 4 November 2020, the Board considered the following request:

**Applicant:** Craig and Elizabeth O'Rourke  
**Owner of Property:** Craig and Elizabeth O'Rourke  
**Subject Premises:** 22 Catlin Avenue  
**Map:** 403 **Block:** 19 **Parcel:** 003.00  
**Case Number:** 6825  
**Zoning District:** Residential 3 District  
**Requested Action:** Seek Dimensional Relief, to expand the second-floor over the first-floor footprint, resulting in several dimensional deviations, variances individually described below:

**A. Dimensional Variance**, to permit the referenced single-family redevelopment, without complying with the minimum front-yard setback requirement, pursuant to Section 19-145 – Two (2.00) foot dimensional variance, resulting in the proposed improvements being situated approximately eighteen (18) feet off of the easterly (front) property boundary, fronting Catlin Avenue.

**B. Dimensional Variance**, to permit the referenced single-family redevelopment, without complying with the minimum side-yard setback requirement, pursuant to Section 19-145 – Five and one-half (5.50) foot dimensional variance, resulting in the proposed improvements being situated approximately nine and one-half (9.50) feet off of the southerly (side) property boundary.

**C. Dimensional Variance**, to permit the referenced single-family redevelopment, without complying with the minimum side-yard setback requirement, pursuant to Section 19-145 – Nine (9.00) foot dimensional variance, resulting in the proposed improvements being situated approximately six (6.00) feet off of the northerly (side) property boundary.

**Zoning Board of Review Members Voting on Application in Question:** Eugene Saveory, Michael Beuparlant, John Braga, Richard Croke, and Gary Pascoa.

**Documents and other material submitted in regard to the subject application:** Completed application; Class I Surveyed Site Plan entitled 'Assessor's mblu 403/19/003/00, situated at 22 Catlin Avenue in East Providence, Rhode Island,' prepared by Stephen M. Murgo, SR., and dated 16 September 2020; Site Plan, entitled 'O'Rourke Residence, 22 Catlin Avenue, East Providence, RI, 02916,' prepared by the applicant, and dated 7 October 2020; Floor and Elevation Plans, consisting of five-sheets, entitled 'O'Rourke Residence, 22 Catlin Avenue, East Providence, RI, 02916,' prepared by the applicant, and dated 7 October 2020; Planning Department Staff Report, dated 29 October 2020; Abutters List; 200-Foot Radius Map; Copy of Legal Advertisement; Certified return receipts acknowledging abutters within 200' of the subject property were appropriately notified; and all written and recorded minutes of the 4 November 2020, Zoning Board of Review Meeting.

**The Zoning Board of Review hereby grants in a unanimous vote the above-described relief in accordance with the submitted application subject to the following:**

1. Petitioner(s) obtaining any, and all, necessary permits.
2. Compliance with the submitted site plan (or amended site plan as it may be applicable), all exhibits, and entire testimony provided during the respective hearing.

The aforementioned relief is valid for six (6) months during which the applicant shall exercise the right granted by the decision; otherwise said relief shall expire on 16 June 2021. The Zoning Board of Review may upon application within the six-month period and for good cause shown, extend the limitation for one additional six-month period.

Stated relief has been granted by the Zoning Board of Review as the application has entered evidence to the satisfaction of "*Section 19-47 Application process*", "*Section 19-45(a)(1-4) Variances – Findings required*", and "*Section 19-45(b)(2) Additional Standards*".

The Zoning Board of Review, after reviewing the documents and other materials submitted in regard to the subject application and receiving testimony, hereby finds in a unanimous vote, as follows:

1. The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based. The Board concluded that failure to grant the requested relief would result in hardship amounting to more than a mere inconvenience. The subject proposal entails merely following the existing first-floor footprint, and therefore no further physical encroachment into the respective setbacks are proposed.
2. The Board further concluded that the relief sought was rather minor, and therefore would not negatively impair the surrounding character. It was deemed the least relief necessary to realize reasonable enjoyment of one's property.
3. The Board further concluded that hardship resulted from the unique characteristics of the subject property, namely the pre-existing placement of the single-family residence.
4. The Board finally concluded that a denial would result in hardship amounting to more than a mere inconvenience, because it would preclude full enjoyment of one's property.

Any party aggrieved by this decision may file an appeal in accordance with Title 45, Chapter 24, Section 69 of the Rhode Island General Laws and the City of East Providence Zoning Ordinance, Chapter 19, Section 38(b), within twenty (20) days from the date of the recording of this decision.

ZONING BOARD OF REVIEW

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EUGENE SAVEORY, CHAIRMAN

Recorded in the City of East Providence Land Evidence Records

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date: \_\_\_\_\_

ABUTTERS LIST  
22 CATLIN AVE  
403-19-3

PARCEL ID	OWNERS NAMES	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
403-07-001-00	FOX, HEATHER G	374 GREENWOOD AVE	RUMFORD, RI 02916	374 GREENWOOD AVE
403-10-004-00	BEUPARLANT, MICHAEL T & LOIS A	387 GREENWOOD AVE	RUMFORD, RI 02916	387 GREENWOOD AVE
403-10-005-00	MULLIGAN, NANCY A & JOHN E III	201 WILSON AVE	RUMFORD, RI 02916	201 WILSON AVE
403-10-006-00	FREEDMAN, EMILY A & ZAGORIANAK ANDREW M	203 WILSON AVE	RUMFORD, RI 02916	203 WILSON AVE
403-10-007-00	STARR, JASON R	205 WILSON AVE	RUMFORD, RI 02916	205 WILSON AVE
403-10-008-00	PANAS, GEORGE A JR & MELANIE B	221 WILSON AVE	RUMFORD, RI 02916	221 WILSON AVE
403-17-002-00	MOULINE, TODD D & TRACEY A	18 DON AVE	RUMFORD, RI 02916	18 DON AVE
403-17-003-00	PITA, RAYMOND J & PATRICIA M LIFE ESTATE	24 DON AVE	RUMFORD, RI 02916	24 DON AVE
403-17-004-00	TORINO, JOSEPH & TAYSHA	32 DON AVE	RUMFORD, RI 02916	32 DON AVE
403-17-005-00	LEE, GARY A & CAROL A	38 DON AVE	RUMFORD, RI 02916	38 DON AVE
403-17-006-00	SILVERSTEIN, RICHARD C-TR & RICHARD C SILVERSTEIN TRUST	44 DON AVE	RUMFORD, RI 02916	44 DON AVE
403-17-007-00	MGNALLY, WILLIAM D & NANCY	50 DON AVE	RUMFORD, RI 02916	50 DON AVE
403-17-019-00	CHASE, CHRISTINA C & DAVID H JR	45 CATLIN AVE	RUMFORD, RI 02916	45 CATLIN AVE
403-17-020-00	GAGNON, KATE & LEON, ALBERTO MALAGON	39 CATLIN AVE	RUMFORD, RI 02916	39 CATLIN AVE
403-17-021-00	BOUCHER, PAMELA	33 CATLIN AVE	RUMFORD, RI 02916	33 CATLIN AVE
403-17-022-00	MGNAMARA, KEVIN J & PAULA M	23 CATLIN AVE	RUMFORD, RI 02916	23 CATLIN AVE
403-17-023-00	FRAZIER, DAVID T & CHERYL	11 CATLIN AVE	RUMFORD, RI 02916	11 CATLIN AVE
403-17-024-00	DODGE, OGDEN M JR & JACQUELINE A	5 CATLIN AVE	RUMFORD, RI 02916	5 CATLIN AVE
403-17-025-00	GOLDSTEIN, LISA J	1 CATLIN AVE	RUMFORD, RI 02916	1 CATLIN AVE
403-19-001-00	ADRIANCE, NICOLE	10 CATLIN AVE	RUMFORD, RI 02916	10 CATLIN AVE
403-19-002-00	MCDONALD, MARY JAMIE	16 CATLIN AVE	RUMFORD, RI 02916	16 CATLIN AVE
403-19-003-00	OROURKE, CRAIG L II & ELIZABETH R	22 CATLIN AVE	RUMFORD, RI 02916	22 CATLIN AVE
403-19-004-00	HEAD, DANIEL H & CAROL B	30 CATLIN AVE	RUMFORD, RI 02916	30 CATLIN AVE
403-19-005-00	CALLEAS, JOHN J & TERRI K	40 CATLIN AVE	RUMFORD, RI 02916	40 CATLIN AVE
403-19-006-00	VITTIMBERGA, GWENN M-TR & GWENN M VITTIMBERGA TRUST	44 CATLIN AVE	RUMFORD, RI 02916	44 CATLIN AVE
403-19-007-00	BUDZISZEK, MICHAEL J JR & AMANDA Y	228 WILSON AVE	RUMFORD, RI 02916	228 WILSON AVE
403-19-008-00	MORRIS, CHRISTIAN D VASQUES, CARLA M	226 WILSON AVE	RUMFORD, RI 02916	226 WILSON AVE
403-19-009-00	SMALL, RICHARD G & MARY G P	222 WILSON AVE	RUMFORD, RI 02916	222 WILSON AVE
403-19-010-00	SPRAGUE, JOSEPH J & LYNDA A-TR JOSEPH J & LYNDA A SPRAGUE FAM	218 WILSON AVE	RUMFORD, RI 02916	218 WILSON AVE
403-19-011-00	ROBERTSON, LORA K	212 WILSON AVE	RUMFORD, RI 02916	212 WILSON AVE
403-19-012-00	200 SUNSET PARTNERS RIGP	34 LUNA ST	PROVIDENCE, RI 02904	200 WILSON AVE
403-20-011-00	CAVOLA, THOMAS A	360 GREENWOOD AVE	RUMFORD, RI 02916	360 GREENWOOD AVE



# 200' RADIUS MAP

22 Catlin Avenue  
403-19-3

Date: 9/28/2023 SCALE=N.T.S.

