

**East Providence
Zoning Board of Review**

DIMENSIONAL VARIANCE FORM
(Ref. 19-47)

File #	
Date of Filing	
Responsible Party	
Date of Hearing	
Action	
Referred to	EH 100

This form must be completed in full prior to being considered by the Zoning Board of Review.

PHONE NUMBER: 401-855-9317

1. LOCATION OF PROPERTY 22 Grassy Plain Rd AVENUE/STREET
MAP 712-2 BLOCK _____ PARCEL _____ ZONING DISTRICT R-3

2. OWNER Eric R. Bronner
ADDRESS 22 Grassy Plain Rd
DATE OF PURCHASE 10/26/2007
PROPOSED LESSEE/PURCHASER _____
ADDRESS _____
ATTORNEY _____
ADDRESS _____
REPRESENTING _____

3. DIMENSIONS OF SITE 75' 100' 7,303±
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>Residence</u>	<u>1 Story</u>	<u>1,202±</u>	<u>Wood Framed</u>
(2) <u>Shed - Storage</u>		<u>99±</u>	<u>Wood Framed</u>
(3) _____			

4. LIST OF PROPOSED CONSTRUCTION AND USES:

Use	Height	No. of Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family No. of Bedrooms/Unit	Type of Construction
(1) Residence	10'	1	NO	260'	1	Wood Framed
(2) <u>Living space</u>	<u>10'</u>	<u>Single</u>	<u>NO</u>	<u>260'</u>		<u>Wood Framed</u>
(3) _____						

(Over)

5. THIS VARIANCE APPLICATION RELATES TO:

- Principal Building (s)
- Accessory Building
- Lot Area

CHECK ONE OR MORE:

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

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	SIDE-PARK SETBACK

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
19-145	15-Feet	5-Feet

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

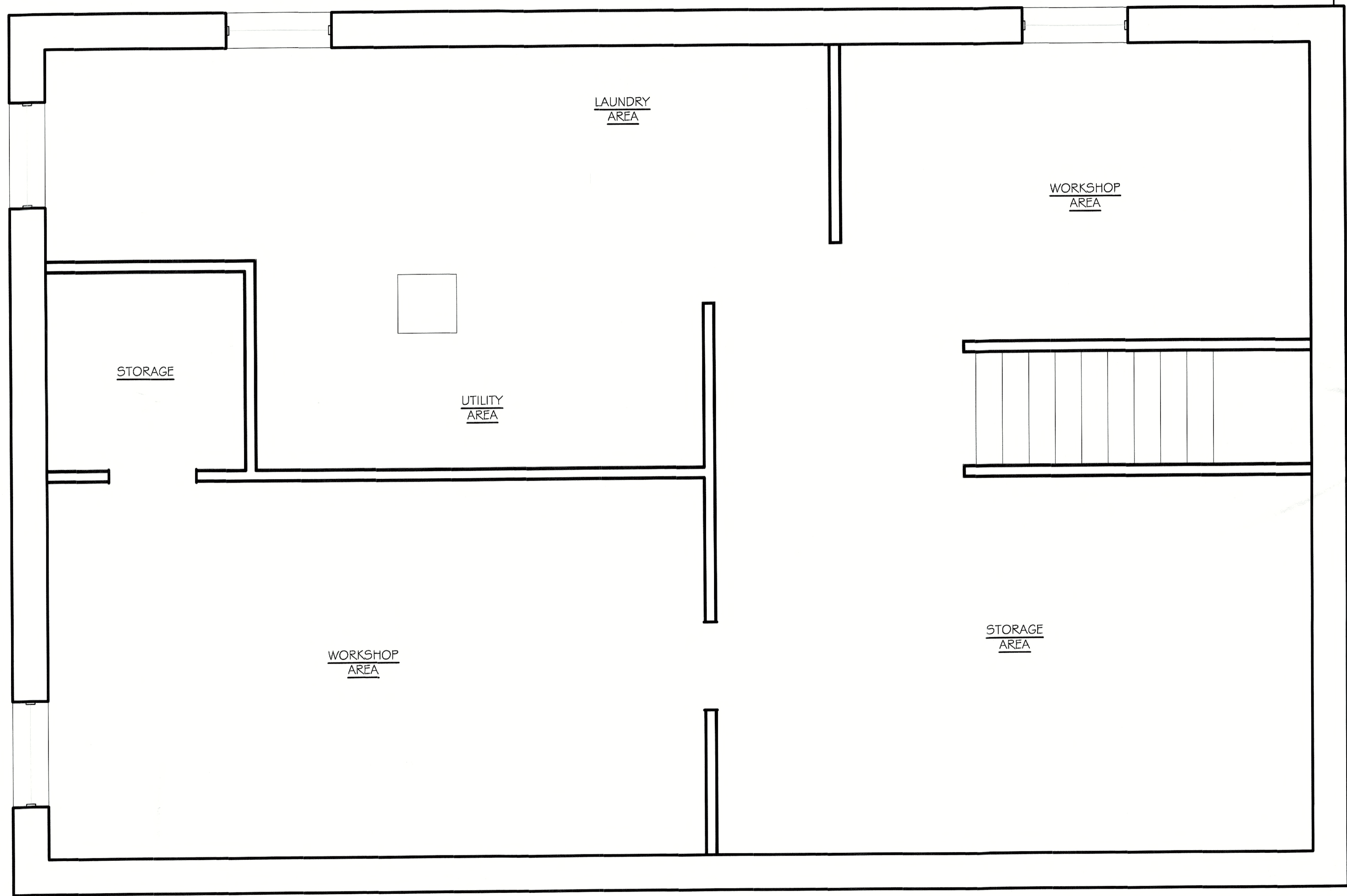
CONVERT ACCESSORY GARAGE TO PRINCIPAL LIVING SPACE

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

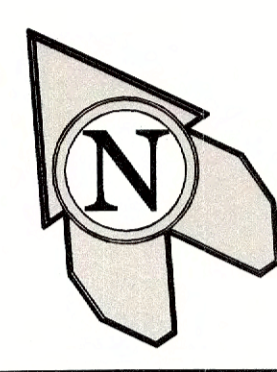
I, the undersigned, swear that all information given above to the best of my knowledge is complete and correct.

OWNER(S) SIGNATURE: Ch. R. Buermer DATE: 6-28-24

Agent/Attorney _____ Address _____ DATE _____



NOTES



R.D.G.
ARCHITECTURAL SERVICES
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BONNER
22 GRASSY PLAIN RD.,
RIVERSIDE, RI

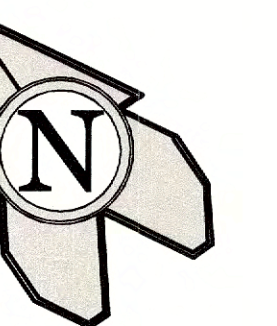
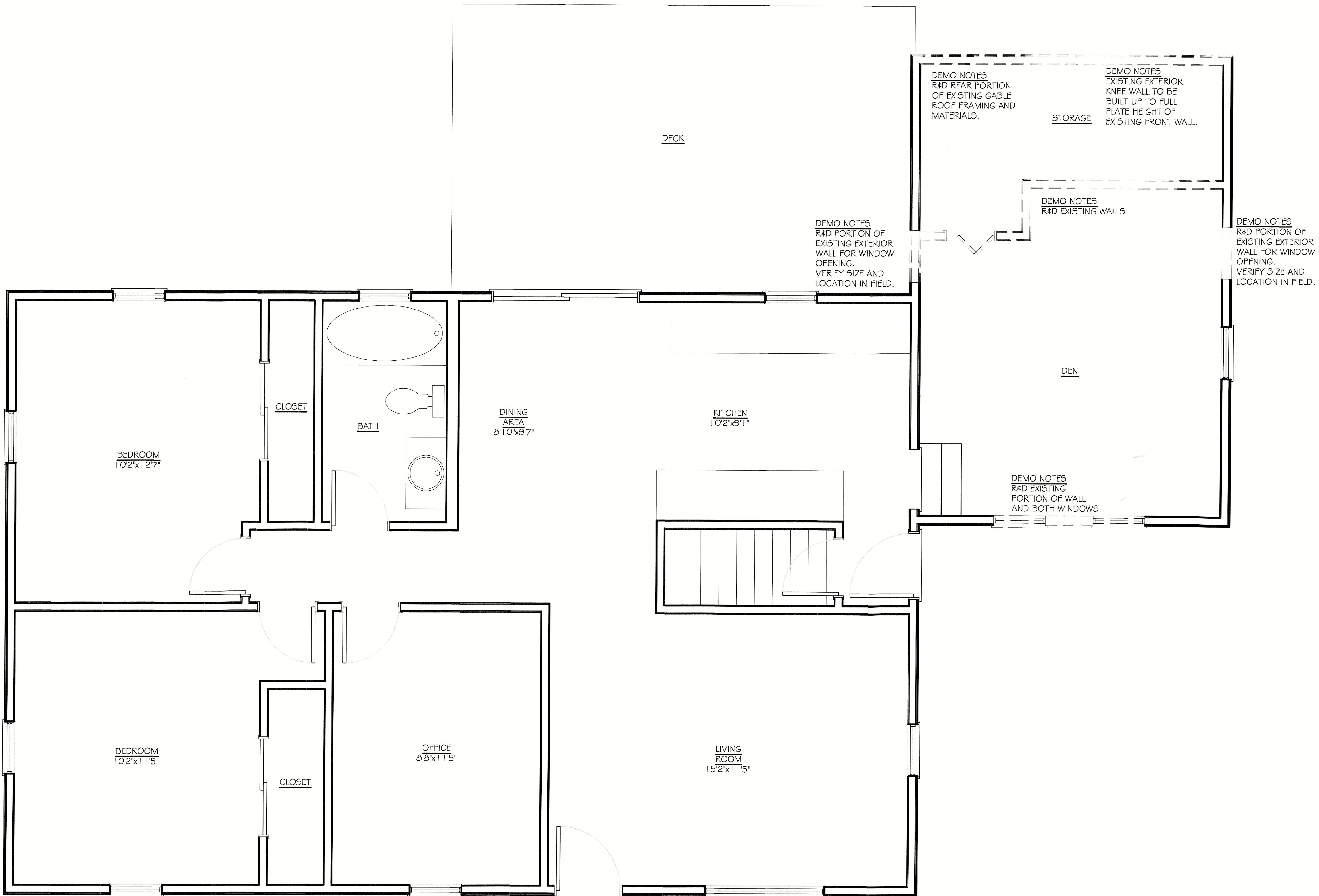
DATE: 6.12.2024
DRAWN BY EP3

SCALE: 1/4"=1'-0"
ISSUE FOR PERMIT

**EXISTING
BASEMENT
PLAN**

A1

NOTES



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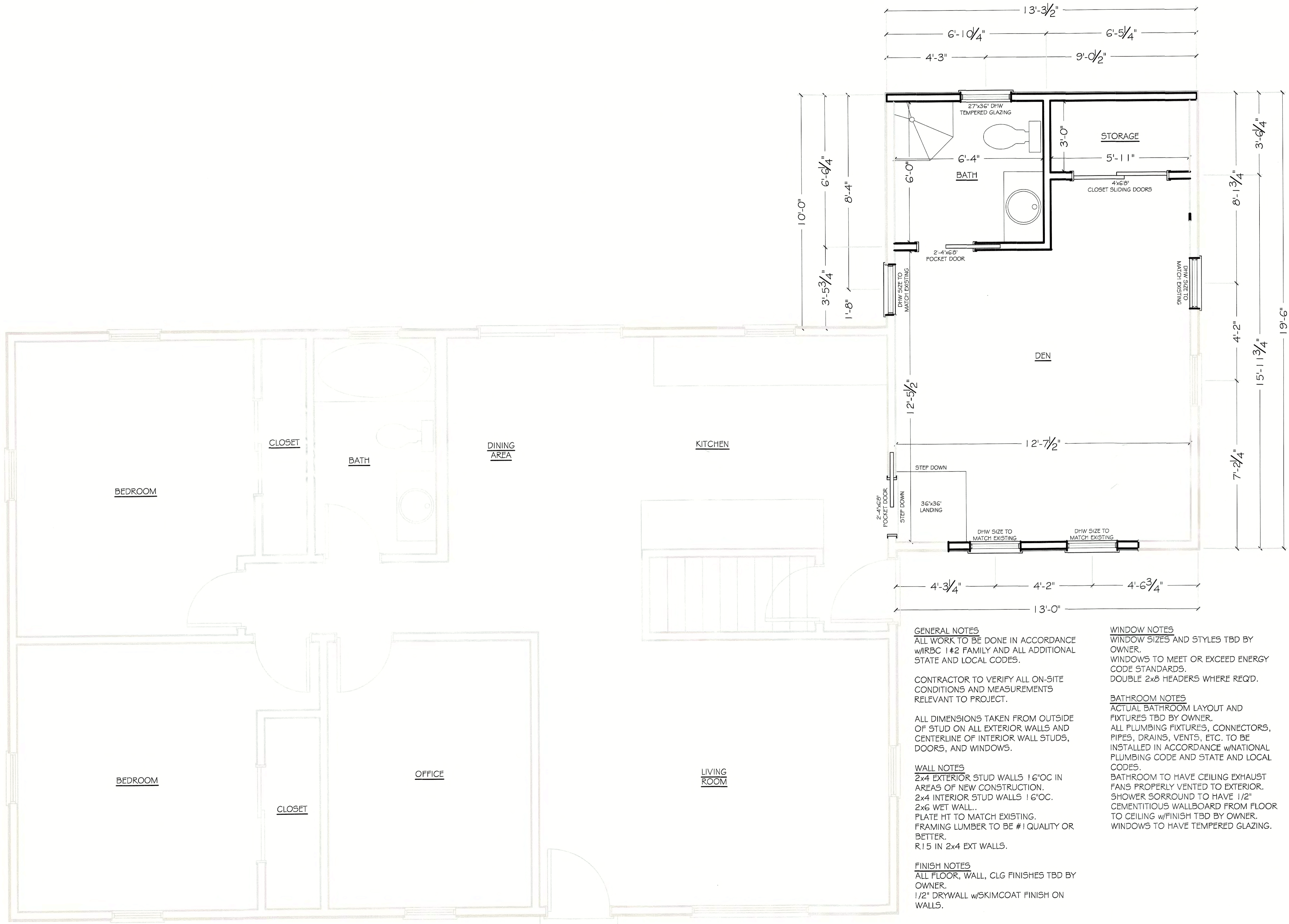
BONNER
 22 GRASSY PLAIN RD.,
 RIVERSIDE, RI

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SCALE: 1/4"=1'-0"
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**EXISTING
 FLOOR
 PLAN**

A2



GENERAL NOTES
 ALL WORK TO BE DONE IN ACCORDANCE w/IRC 1#2 FAMILY AND ALL ADDITIONAL STATE AND LOCAL CODES.

CONTRACTOR TO VERIFY ALL ON-SITE CONDITIONS AND MEASUREMENTS RELEVANT TO PROJECT.

ALL DIMENSIONS TAKEN FROM OUTSIDE OF STUD ON ALL EXTERIOR WALLS AND CENTERLINE OF INTERIOR WALL STUDS, DOORS, AND WINDOWS.

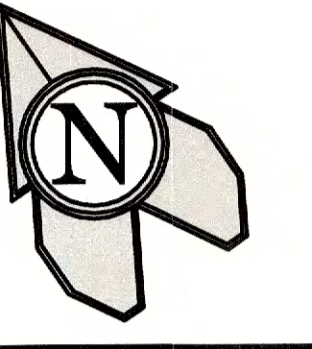
WALL NOTES
 2x4 EXTERIOR STUD WALLS 16"OC IN AREAS OF NEW CONSTRUCTION.
 2x4 INTERIOR STUD WALLS 16"OC.
 2x6 WET WALL..
 PLATE HT TO MATCH EXISTING.
 FRAMING LUMBER TO BE #1 QUALITY OR BETTER.
 R15 IN 2x4 EXT WALLS.

FINISH NOTES
 ALL FLOOR, WALL, CLG FINISHES TBD BY OWNER.
 1/2" DRYWALL w/SKIMCOAT FINISH ON WALLS.

WINDOW NOTES
 WINDOW SIZES AND STYLES TBD BY OWNER.
 WINDOWS TO MEET OR EXCEED ENERGY CODE STANDARDS.
 DOUBLE 2x8 HEADERS WHERE REQ'D.

BATHROOM NOTES
 ACTUAL BATHROOM LAYOUT AND FIXTURES TBD BY OWNER.
 ALL PLUMBING FIXTURES, CONNECTORS, PIPES, DRAINS, VENTS, ETC. TO BE INSTALLED IN ACCORDANCE w/NATIONAL PLUMBING CODE AND STATE AND LOCAL CODES.
 BATHROOM TO HAVE CEILING EXHAUST FANS PROPERLY VENTED TO EXTERIOR.
 SHOWER SORROUND TO HAVE 1/2" CEMENTITIOUS WALLBOARD FROM FLOOR TO CEILING w/FINISH TBD BY OWNER.
 WINDOWS TO HAVE TEMPERED GLAZING.

NOTES



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BONNER
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 RIVERSIDE, RI

DATE: 6.12.2024
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 ISSUE FOR PERMIT

PROPOSED FLOOR PLAN

A3

EXISTING



DEMO NOTES
 R&D EXISTING GARAGE DOOR.
 REAR PORTION OF R&D EXISTING
 GABLE ROOF FRAMING AND ALL
 ROOFING MATERIALS.
 ALL DEMO'D MATERIALS TO BE
 DISPOSED OF IN ACCORDANCE
 W/STATE AND LOCAL LAWS.

NOTES

PROPOSED



EXTERIOR NOTES
 SIDING AND TRIMWORK TO
 MATCH EXISTING.

 SHINGLES TO MATCH EXISTING.

 WINDOW SIZES AND STYLES TO
 MATCH EXISTING.
 WINDOW TO MEET OR EXCEED
 ENERGY CODE AND EGRESS
 CODE STANDARDS.

R.D.G.
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BONNER
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 RIVERSIDE, RI

DATE: 6.12.2024
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SCALE: 1/4"=1'-0"
 ISSUE FOR PERMIT

FRONT ELEVATIONS

A4

EXISTING



DEMO NOTES
R#D EXISTING REAR EXTERIOR GARAGE WALL.
R#D PORTION OF EXISTING EXTERIOR WALL FOR NEW WINDOW LOCATION (VERIFY LOCATION IN FIELD).
R#D PORTION OF EXISTING REAR GABLE ROOF FRAMING AND ALL ROOFING MATERIALS. ALL DEMO MATERIALS TO BE DISPOSED OF IN ACCORDANCE W/STATE AND LOCAL LAWS.

PROPOSED



EXTERIOR NOTES
SIDING AND TRIMWORK TO MATCH EXISTING.

SHINGLES TO MATCH EXISTING.

WINDOW SIZE AND STYLE TO MATCH EXISTING.
WINDOW TO MEET OR EXCEED ENERGY CODE AND EGRESS CODE STANDARDS.

NOTES

BONNER
22 GRASSY PLAIN RD.,
RIVERSIDE, RI

DATE: 6.12.2024
DRAWN BY EP3

SCALE: 1/4"=1'-0"
ISSUE FOR PERMIT

SIDE ELEVATIONS

A5



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EXISTING

DEMO NOTES
R#D EXISTING REAR EXTERIOR
GARAGE WALL.
R#D PORTION OF EXISTING
REAR GABLE ROOF FRAMING
AND ALL ROOFING MATERIALS.
ALL DEMO'D MATERIALS TO BE
DISPOSED OF IN ACCORDANCE
w/STATE AND LOCAL LAWS.



PROPOSED

EXTERIOR NOTES
SIDING AND TRIMWORK TO
MATCH EXISTING.

SHINGLES TO MATCH EXISTING.

BATHROOM WINDOW SIZE AND
STYLE TO MATCH EXISTING.
WINDOW TO MEET OR EXCEED
ENERGY CODE STANDARDS.
TEMPERED GLAZING.
DOUBLE 2x8 HEADER.



NOTES

BONNER
22 GRASSY PLAIN RD.,
RIVERSIDE, RI

DATE: 6.12.2024
DRAWN BY EP3

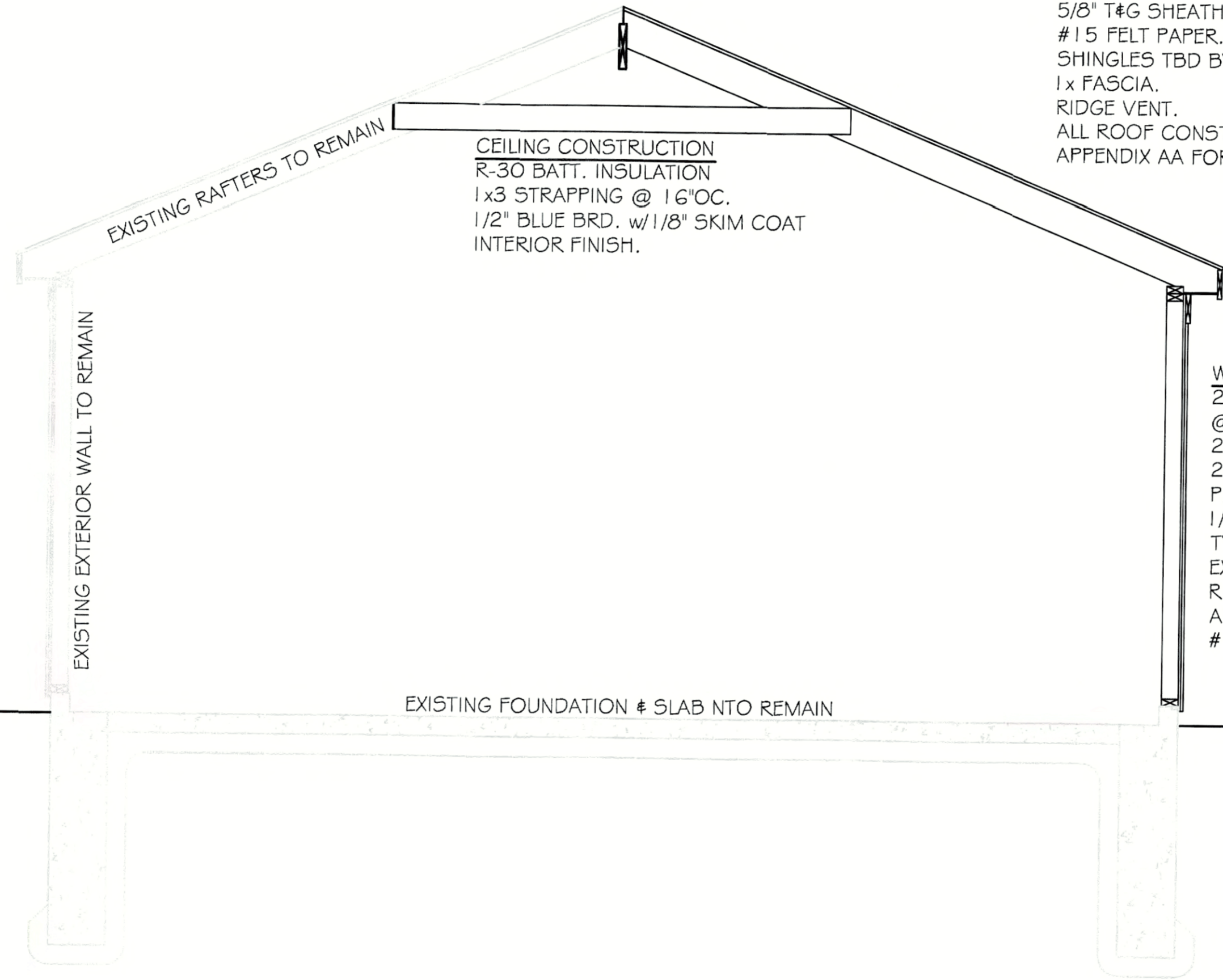
SCALE: 1/4"=1'-0"
ISSUE FOR PERMIT

**SIDE
ELEVATIONS**

A6



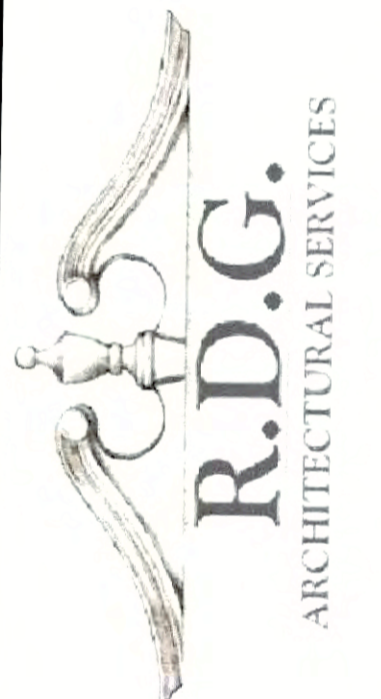
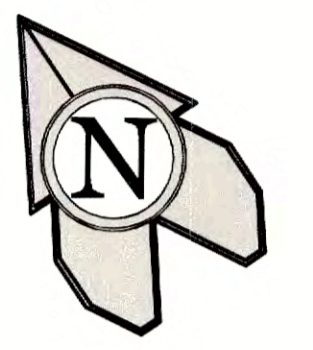
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GARAGE ROOF CONSTRUCTION NOTES
 2x8 GABLE RAFTERS 16"OC.
 PITCH TO MATCH EXISTING FRONT PORTION OF GABLE.
 FASTEN RAFTERS TO TOP PLATE w/HURRICANE TIES.
 8" OVERHANG TO MATCH EXISTING.
 2x10 RIDGE BRD.
 2x6 COLLAR TIES 16"OC.
 5/8" T&G SHEATHING w/ICE AND WATER SHEILD 36" IN FROM EAVE.
 #15 FELT PAPER.
 SHINGLES TBD BY OWNER AND BE HURRICANE NAILED.
 1x FASCIA.
 RIDGE VENT.
 ALL ROOF CONSTRUCTION TO COMPLY w/STATE AND LOCAL CODES AND
 APPENDIX AA FOR WIND AND SHEAR BLOCKING.

WALL NOTES
 2x4 STUD WALL 16"OC DOUBLED
 @ CRNRS.
 2x4 PT SILL PLATE
 2x4 DOUBLE TOP PLATE.
 PLATE HT'S TO MATCH EXISTING.
 1/2" EXT GRADE SHEATHING.
 TYVEK VAPOR WRAP.
 EXTERIOR FINISH TBD BY OWNER.
 R13 BATT INSULATION.
 ALL FRAMING LUMBER TO BE
 #1 QUALITY OR BETTER.

NOTES



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BONNER
 22 GRASSY PLAIN RD.,
 RIVERSIDE, RI

DATE: 6.12.2024
 DRAWN BY EP3

SCALE: 1/4"=1'-0"
 ISSUE FOR PERMIT

SECTION

A7

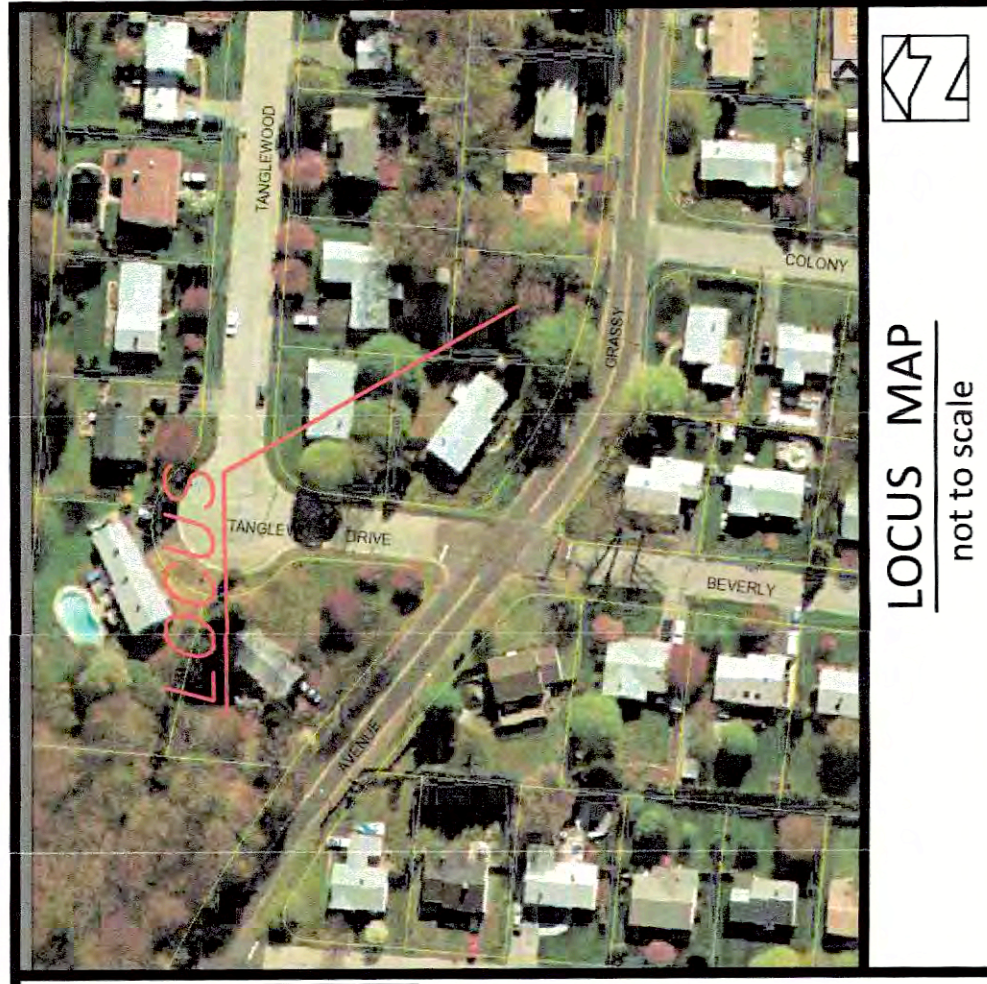
THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED AND CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION



ZONING CRITERIA

R-3
 MINIMUM LOT AREA 7,500 SF
 MINIMUM LOT WIDTH 75'
 MINIMUM FRONT YARD SETBACK 20'
 MINIMUM SIDE YARD SETBACK 15'
 MINIMUM REAR YARD SETBACK 25'
 MAXIMUM LOT COVERAGE 25%
 MAXIMUM BUILDING HEIGHT 2 STORY

REFER TO ZONING ORDINANCE FOR ADDITIONAL REGULATIONS THAT MAY APPLY



LOCUS MAP
not to scale

AP 712-2 LOT 3
 N/F
 KERRYLYN POLETTE &
 JAMES F. MCGUINNNESS
 D.B. 4611 PG. 26

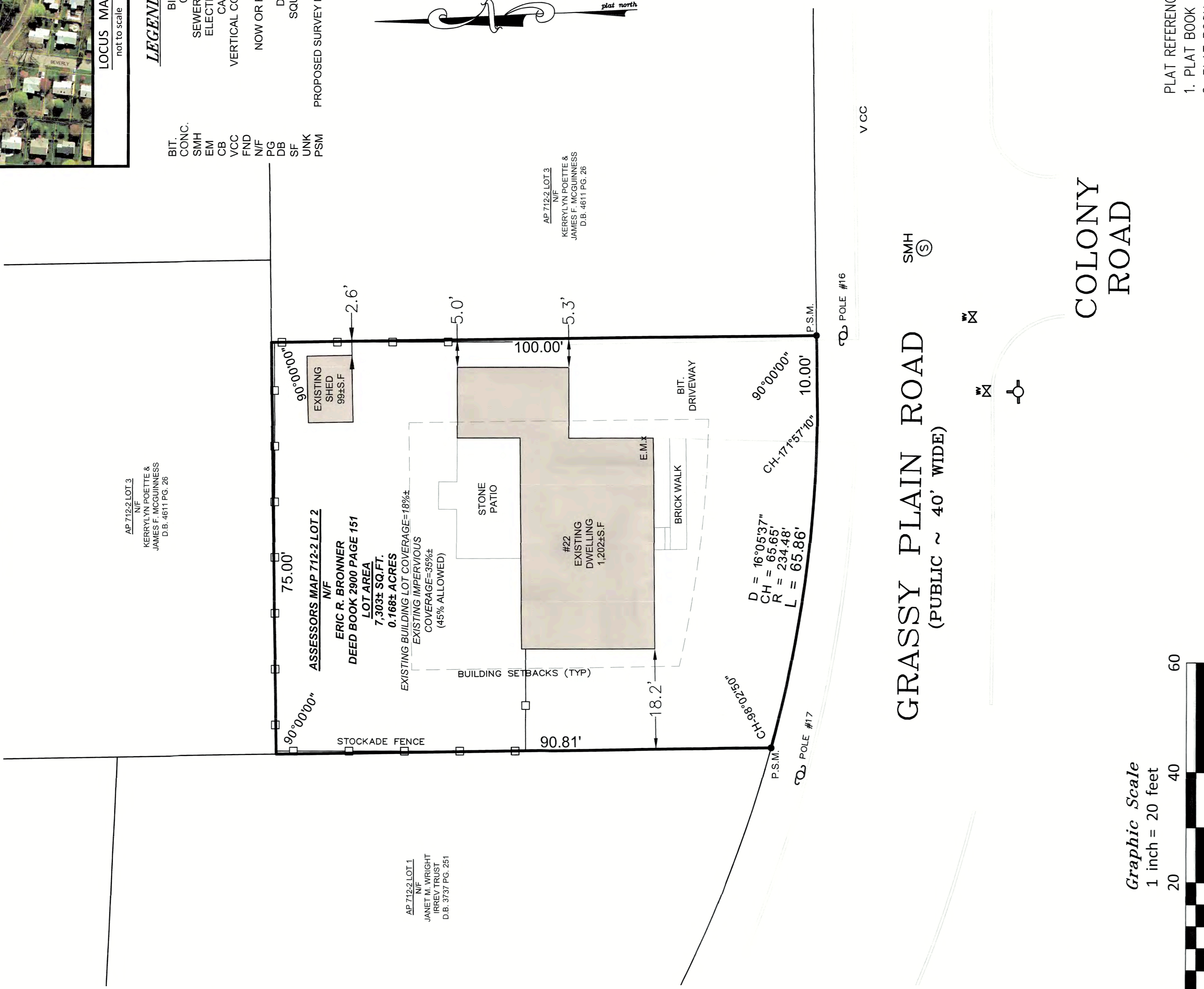
- LEGEND**
- BIT. BITUMINOUS
 - CONC. CONCRETE
 - SMH SEWER MANHOLE
 - EM ELECTRIC METER
 - CB CATCH BASIN
 - VCC VERTICAL CONC. CURB FOUND
 - FND NOW OR FORMERLY FOUND
 - N/F PAGE
 - PG DEED BOOK
 - DB SQUARE FEET
 - SF UNKNOWN
 - UNK PROPOSED SURVEY MONUMENT
 - PSM

AP 712-2 LOT 1
 N/F
 JANET M. WRIGHT
 IRREV. TRUST
 D.B. 3737 PG. 251

ASSESSORS MAP 712-2 LOT 2
 N/F

ERIC R. BRONNER
 DEED BOOK 2900 PAGE 151
 LOT AREA
 7,303± SQ.FT.
 0.168± ACRES
 EXISTING BUILDING LOT COVERAGE=18%±
 EXISTING IMPERVIOUS COVERAGE=35%±
 (45% ALLOWED)

AP 712-2 LOT 3
 N/F
 KERRYLYN POLETTE &
 JAMES F. MCGUINNNESS
 D.B. 4611 PG. 26



Graphic Scale

1 inch = 20 feet



- PLAT REFERENCES:
1. PLAT BOOK 19 PAGE 20
 2. PLAT BOOK 20 PAGE 18

GRASSY PLAIN ROAD
(PUBLIC ~ 40' WIDE)

COLONY ROAD

SURVEY PLOT PLAN

ERIC R. BRONNER
22 GRASSY PLAIN ROAD RIVERSIDE, RI 02915
TAX ASSESSORS PLAT 712-2 LOT 2

PLAN NOTES

1. DWELLING NO. 22 IS LOCATED IN ZONE X AREAS OF 1% ANNUAL CHANCE FLOOD AS DEPICTED IN FIMA MAP 44007G0339G (3-2-09)
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE REPORT AND IS SUBJECT TO ANY AND ALL ENCUMBRANCES, EASEMENTS, RIGHTS OF WAYS, UNWRITTEN OR OTHER UNKNOWN RIGHTS THAT MAY EXIST.
3. THE BUILDING SQUARE FOOTAGE AND DIMENSION OFFSETS SHOWN WERE MEASURED AT GROUND LEVEL AND DO NOT ACCOUNT FOR ANY OVERHANGS, GUTTERS, CONCRETE PADS, DECKS, COVERED PORCHES, ETC. THAT MAY BE OVER THE PROPERTY LINES OR SETBACKS.

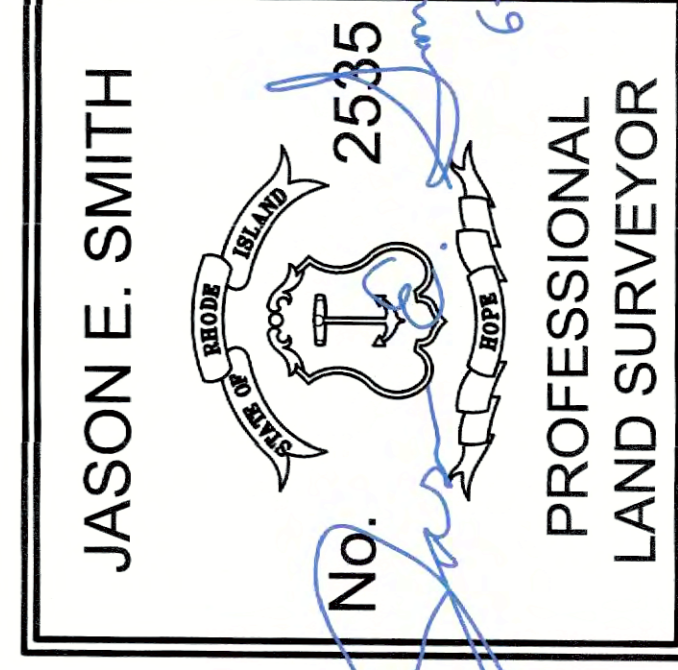
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON OR AFTER NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION: (CLASS 1)

PURPOSE OF SURVEY: BOUNDARY SURVEY FOR ADDITION

BY: *Jason E. Smith* DATE: JUNE 25, 2024

JASON E. SMITH, RI PLS #2535
 LS COA #779



PO BOX 1104, Slatersville, R.I. 02876
 (401) 766-6317
 www.statelinesurvey.com

**CITY OF EAST PROVIDENCE
145 TAUNTON AVENUE
EAST PROVIDENCE, RI 02914**

RD

200' RADIUS & ABUTTERS REQUEST FORM
Please print clearly

DATE REQUESTED: _____

LOCATION OF SITE:
ADDRESS 22 Grassy Plain Rd.

MAP, BLOCK & PARCEL 712-02-2

REASON FOR REQUEST:

REQUESTOR:

COMPANY High Low Properties

NAME Brett Wallick

ADDRESS _____

PHONE 401-573-0139

EMAIL _____

2 WEEKS MINIMUM FROM DATE OF REQUEST

ENGINEERING OFFICE:

COMPLETED DATE: 7/1/24

COMPLETED BY: KRR & Cassie

ABUTTERS LIST
22 GRASSY PLAIN RD
712-2-2

Parcel ID	Owners Name	Address Name	City, State, Zip Code	Location
612-16-021-00	REALEJO, VICTOR D & BONNIE	166 BEVERLY RD	RIVERSIDE, RI 02915	166 BEVERLY RD
612-16-022-00	BOWDOIN, BERNICE S-TR & BOWDOIN FAMILY IRREV TRUST	170 BEVERLY RD	RIVERSIDE, RI 02915	170 BEVERLY RD
612-16-023-00	GOMES, VANESSA L	177 ROUNDS AVE	RIVERSIDE, RI 02915	177 ROUNDS AVE
712-01-001-00	FERREIRA, JAYCEN M & ELIZABETH H	2 TANGLEWOOD DR	RIVERSIDE, RI 02915	2 TANGLEWOOD DR
712-01-003-00	DECOSTA, RACHAEL L & DEREK J	10 TANGLEWOOD DR	RIVERSIDE, RI 02915	10 TANGLEWOOD DR
712-01-004-00	PANG, JASMINE & LI, SHU MING	14 TANGLEWOOD DR	RIVERSIDE, RI 02915	14 TANGLEWOOD DR
712-01-005-00	SMITH, CRAIG T	18 TANGLEWOOD DR	RIVERSIDE, RI 02915	18 TANGLEWOOD DR
712-01-006-00	WILLIAMS, THOMAS G III & MICHAELA	22 TANGLEWOOD DR	RIVERSIDE, RI 02915	22 TANGLEWOOD DR
712-02-001-00	WRIGHT, JANET M & BEVELANDER, ELIZABETH-TRS	18 GRASSY PLAIN RD	RIVERSIDE, RI 02915	18 GRASSY PLAIN RD
712-02-002-00	BRONNER, ERIC R	22 GRASSY PLAIN RD	RIVERSIDE, RI 02915	22 GRASSY PLAIN RD
712-02-003-00	POETTE, KERRYLYN & MCGUINNESS, JAMES F	26 GRASSY PLAIN RD	RIVERSIDE, RI 02915	26 GRASSY PLAIN RD
712-02-004-00	ROSSI, SYLVIA M-TR & SYLVIA M ROSSI LIVING TRUST	30 GRASSY PLAIN RD	RIVERSIDE, RI 02915	30 GRASSY PLAIN RD
712-02-005-00	SMITH, TODD R	36 GRASSY PLAIN RD	RIVERSIDE, RI 02915	36 GRASSY PLAIN RD
712-02-020-00	BOTELHO, ANTHONY A	27 TANGLEWOOD DR	RIVERSIDE, RI 02915	27 TANGLEWOOD DR
712-02-021-00	PLOURDE, PAUL & MARGARET E	23 TANGLEWOOD DR	RIVERSIDE, RI 02915	23 TANGLEWOOD DR
712-02-022-00	CONVERSE, DANIEL B & TERESA L	19 TANGLEWOOD DR	RIVERSIDE, RI 02915	19 TANGLEWOOD DR
712-02-023-00	MAILHOT, DOUGLAS J & POPOLILLO, DEBRA I - TRS	15 TANGLEWOOD DR	RIVERSIDE, RI 02915	15 TANGLEWOOD DR
712-02-024-00	BELIVEAU, CAROL J	9 TANGLEWOOD DR	RIVERSIDE, RI 02915	9 TANGLEWOOD DR
712-03-001-00	DAIGLE, ROBERT M-TR/ROBERT M DDAIGLE, TERESA E-TR/TERESA E F	5949 CONDUCTORS POINT	COLORADO SPRINGS, CO 80923	167 BEVERLY RD
712-03-002-00	OBRIEN, JAMES E & WENDY L	163 BEVERLY RD	RIVERSIDE, RI 02915	163 BEVERLY RD
712-03-003-00	DECASTRO, JUDITE M & DURVALINO SOUSA	159 BEVERLY RD	RIVERSIDE, RI 02915	159 BEVERLY RD
712-03-004-00	AZEVEDO, LUIS JR & HEATHER A	6 DEARBORN AVE	RIVERSIDE, RI 02915	6 DEARBORN DR
712-03-005-00	CAVE, CHRISTOPHER	5 COLONY RD	RIVERSIDE, RI 02915	5 COLONY RD
712-03-006-00	FEDERICO, JOSHUAH & FONSECA, DANIELLE A	23 GRASSY PLAIN RD	RIVERSIDE, RI 02915	23 GRASSY PLAIN RD
712-04-001-00	GORIS, YOLANDA	45 DEARBORN DR	RIVERSIDE, RI 02915	45 DEARBORN DR
712-04-014-00	CROWLEY, STEPHEN H & KATHLEEN M	31 GRASSY PLAIN RD	RIVERSIDE, RI 02915	31 GRASSY PLAIN RD
712-04-015-00	OLDRID, RICHARD E. ESTATE	2 COLONY RD	RIVERSIDE, RI 02915	2 COLONY RD

200' RADIUS MAP

22 Grassy Plain Road
712-2-2

Date: 7/2/2024

SCALE=N.T.S.



Legend

- Map 413 MapNumber
- BlockIDPoints
- 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
- Property located within 200'

