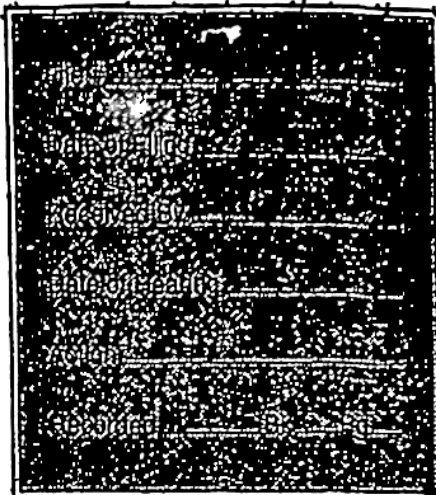


**East Providence
Zoning Board of Review**

**DIMENSIONAL VARIANCE FORM
(Ref. 19-47)**



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

PHONE NUMBER: (401) 419-8342

1. LOCATION OF PROPERTY 22 MANNING DRIVE AVENUE/STREET
MAP 409 BLOCK 8 PARCEL 8 ZONING DISTRICT R-3

2. OWNER 22 MANNING DRIVE, LLC / ANTONIO PIMENTEL
ADDRESS 22 MANNING DR. EAST PROV. RI
DATE OF PURCHASE JULY 29, 2016
PROPOSED LESSEE/PURCHASER N/A
ADDRESS N/A
ATTORNEY Representative: David Andrade, Andrade Realty & Consulting, LLC
ADDRESS 151 Allen Avenue, Seekonk, MA
REPRESENTING Antonio E. Pimentel

3. DIMENSIONS OF SITE 70' 128' 8400
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1) DWELLING	1 STORY	1360 S.F.	WOOD FRAME
(2) SHED	7' 10"	70 S.F.	WOOD
(3) SHED	11'	299 S.F.	WOOD

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) CANOPY	13' 3"	—	—	384	—	Wood
(2)						
(3)						

(Over)

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
19-144 (A)	ACCESSORY BUILDING WITHIN 5'
19-145	LOT BUILDING COVERAGE
19-145	LOT IMPERVIOUS COVERAGE

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
19-144	5 FT	3.7 FT
19-144	5 FT	3.4 FT
19-145	25%	25.15%
19-145	45%	46.88%

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: Antonio Prata DATE 9/7/2023

Agent/Attorney David Andrade Address 151 Allen Avenue, Seekonk, MA

N
200' RADIUS MAP
22 MANNING DRIVE



ABUTTERS LIST
22 Manning Drive
409-8-8

PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
409-07-002-00	HANNAWAY, SHARON M	10 RILEY DR	RIVERSIDE, RI 02915	10 RILEY DR
409-07-003-00	CAETANO, MANUEL E & MARIA C	14 RILEY DR	RIVERSIDE, RI 02915	14 RILEY DR
409-07-004-00	DEROSA, LINDA M	18 RILEY DR	RIVERSIDE, RI 02915	18 RILEY DR
409-07-005-00	LIMA, JOSEPH D JR & ASHLEY A	22 RILEY DR	RIVERSIDE, RI 02915	22 RILEY DR
409-07-006-00	MASSEY, DAVID	26 RILEY DR	RIVERSIDE, RI 02915	26 RILEY DR
409-07-007-00	MACHADO, DIANE M LIF EST	30 RILEY DR	RIVERSIDE, RI 02915	30 RILEY DR
409-07-022-00	DUARTE, MARIA MANUELA P	35 MANNING DR	RIVERSIDE, RI 02915	35 MANNING DR
409-07-023-00	YAMARTINO, DAVID	31 MANNING DR	EAST PROVIDENCE, RI 02914	31 MANNING DR
409-07-024-00	SOMERS, RENEE D	27 MANNING DR	RIVERSIDE, RI 02915	27 MANNING DR
409-07-025-00	MILLER, DEBRA J & GREGORY EVAN	23 MANNING DR	RIVERSIDE, RI 02915	23 MANNING DR
409-07-026-00	PAIVA, DAVID L JR & CIDALIA	19 MANNING DR	RIVERSIDE, RI 02915	19 MANNING DR
409-07-027-00	TAINSH, FRANKLIN J & MARCIA L	15 MANNING DR	RIVERSIDE, RI 02915	15 MANNING DR
409-07-028-00	DIAZ, MARIE GRACE IGOT	9 MANNING DR	RIVERSIDE, RI 02915	9 MANNING DR
409-08-005-00	LOPES, MARCUS	10 MANNING DR	RIVERSIDE, RI 02915	10 MANNING DR
409-08-006-00	SHAW, THOMAS M JR	14 MANNING DR	RIVERSIDE, RI 02915	14 MANNING DR
409-08-007-00	CARLSON, CARL E & JUDY A	18 MANNING DR	RIVERSIDE, RI 02915	18 MANNING DR
409-08-008-00	MANNING DRIVE LLC	22 MANNING DR	RIVERSIDE, RI 02915	22 MANNING DR
409-08-009-00	SIGNORE, JACQUELINE A	26 MANNING DR	RIVERSIDE, RI 02915	26 MANNING DR
409-08-010-00	VENICE, JOSHUA A & CRISTINA M	30 MANNING DR	RIVERSIDE, RI 02915	30 MANNING DR
409-08-011-00	PICCERELLI, JOSEPH M & MARY C	34 MANNING DR	RIVERSIDE, RI 02915	34 MANNING DR
409-08-026-00	HMS ASSOCIATES LTD PARTNERSHIP	65 TRIPPS LANE	RIVERSIDE, RI 02915	65 TRIPPS LN
409-08-027-00	PROPERTIES THREE E LLC	58 AMARAL ST	RIVERSIDE, RI 02915	37 TRIPPS LN
409-08-033-00	227 WAMPANOAG REALTY LLC	37 LIBERTY DR	BANGOR, ME 04401	227 WAMPANOAG TRL

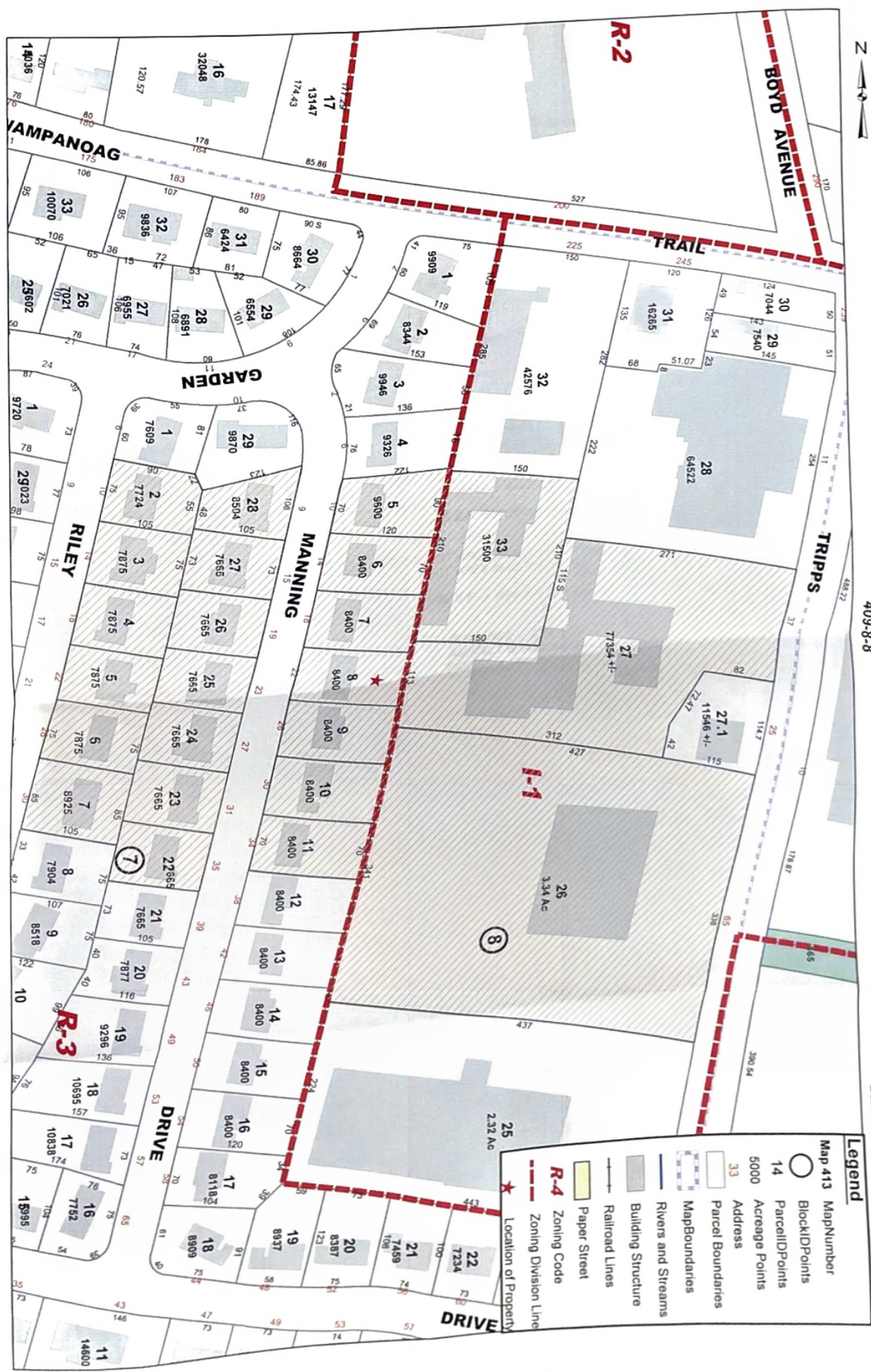


114A

200' RADIUS MAP

22 Manning Drive
409-8-8

Date: 9/18/2023 SCALE=N.T.S.



Legend

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

NAD83 RISPC



BENCH MARK
MH
RIM= 104.52

MANNING (PUBLIC 50' WIDE) DRIVE

139.97'

UP# 3
IR (FND)

N 12°44'13" E 70.00'

MAP 409 BLOCK 8 LOT 8
AREA = 8,400± S.F.
(0.193± ACRES)

34.8

ASPHALT DRIVE

IP (FND)

NOTE: ROOF DRAINAGE FROM
HOUSE PIPED TO UNDERGROUND
SYSTEM.

EXISTING
DWELLING
#22

3.7

MAP 409 BLOCK 8 LOT 7
N/F
CARL E. & JUDY A. CARLSON

S 77°15'47" E 120.00'

MAP 409 BLOCK 8 LOT 9
N/F
JACQUELINE A. SIGNORE

N 77°15'47" W 120.00'

PAVERS

CANOPY

PAVERS

25.9

58.8

SHED
ON PIERS

SHED

104

39.3

6.0

8.9

S 12°44'13" W 70.00'

MAP 409 BLOC
N/
THREE E PROF