

**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	_____

PHONE NUMBER: (401) 433-5200

1. LOCATION OF PROPERTY 244 Wilson Avenue AVENUE/STREET
MAP 403 BLOCK 16 PARCEL 7 ZONING DISTRICT R3

2. OWNER Janine Cooney
ADDRESS 244 Wilson Avenue East Providence, RI 02916
DATE OF PURCHASE August 1, 2023
PROPOSED LESSEE/PURCHASER N/a
ADDRESS _____
ATTORNEY Timothy J. Chapman, Esq.
ADDRESS 349 Warren Avenue East Providence, RI 02914
REPRESENTING Janine Cooney

3. DIMENSIONS OF SITE 75.87 108.63 8,140 SF
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>	<u>20'</u>	<u>860</u>	<u>Wood</u>
(2) <u>Garage</u>	<u>10'</u>	<u>548</u>	<u>Wood</u>
(3) _____	_____	_____	_____

4. LIST OF PROPOSED CONSTRUCTION AND USES:

Use	Height	No. of Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family	Type of Construction
					No. of Bedrooms/Unit	
(1) <u>Single Family</u>	<u>20'</u>	<u>2</u>	<u>Yes</u>	<u>1366</u>	<u>3</u>	<u>Wood</u>
(2) _____	_____	_____	_____	_____	_____	_____
(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	request setback variance on southerly side of existing deck which is to be new addition which would align with existing house for new addition.

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
19-145	15 feet	10.76 feet

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

The existing house is 10.87 feet off the southerly property line.

Building the proposed addition to the required 15 feet setback would greatly restrict the proposed addition too much to make it viable.

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:

Janice Cooney

DATE

3/27/24

DATE

3/27/24

Agent/Attorney

[Signature]



COMMERCIAL & RESIDENTIAL ARCHITECTURE

1000 WILSON AVENUE
RUMFORD, RI 02916
TEL: 401-885-8800
WWW.SJA-DESIGN.COM

STALP®

PROJECT INFORMATION:

MASTER BEDROOM & MUDROOM ADDITION
244 WILSON AVENUE
RUMFORD, RI

DRAWING TITLE

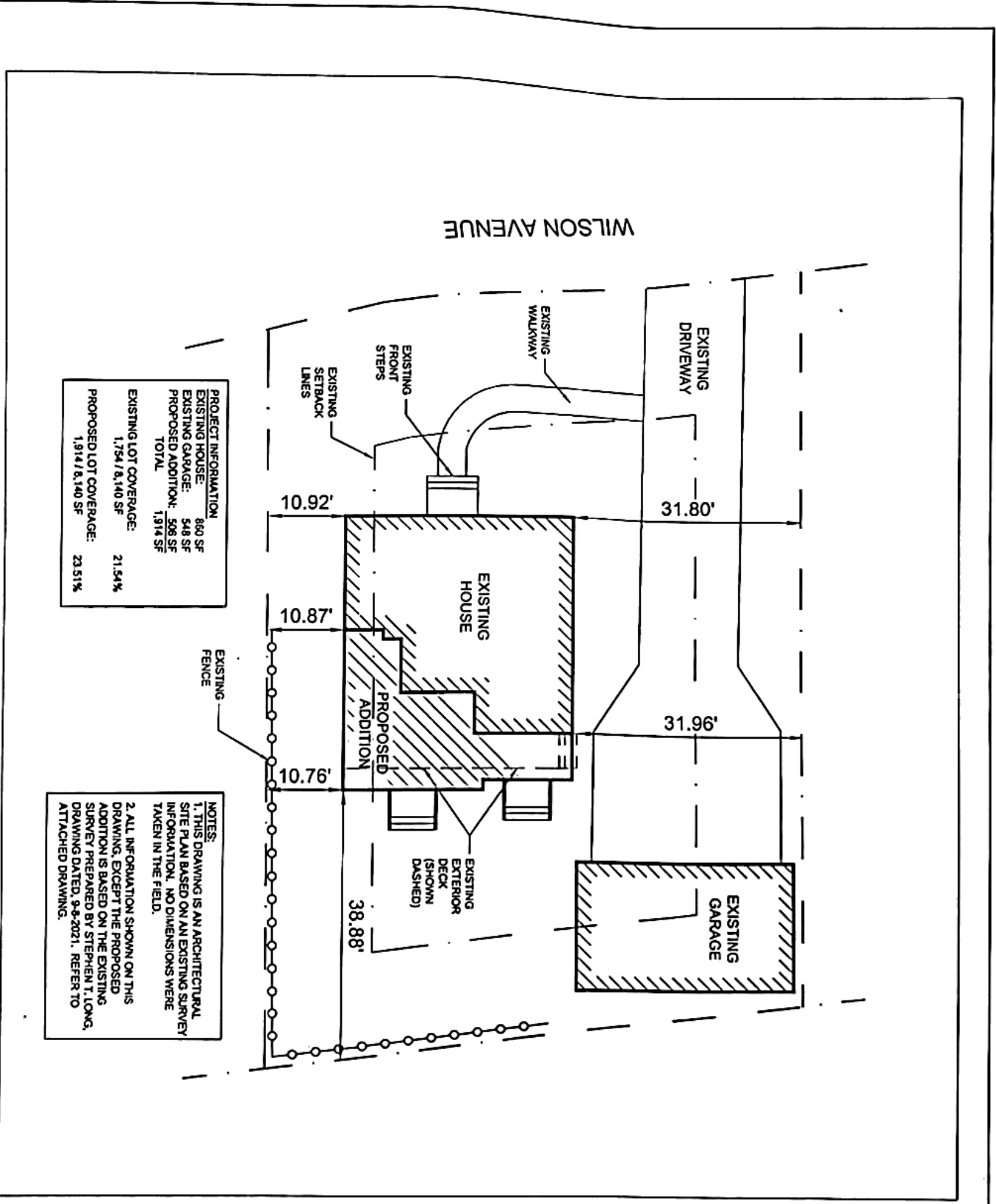
PRELIMINARY ARCHITECTURAL SITE PLAN

DESIGN BY:	SLA
CHECKED BY:	SLA
PROJECT:	24-002
DATE:	03-27-24
REVISIONS:	

PRELIMINARY

AS.1

NOT FOR CONSTRUCTION



PROJECT INFORMATION
EXISTING HOUSE: 860 SF
EXISTING GARAGE: 548 SF
PROPOSED ADDITION: 506 SF
TOTAL: 1,914 SF

EXISTING LOT COVERAGE: 21.54%
1,754 / 8,140 SF

PROPOSED LOT COVERAGE: 23.51%
1,914 / 8,140 SF

NOTES:

1. THIS DRAWING IS AN ARCHITECTURAL SITE PLAN BASED ON AN EXISTING SURVEY INFORMATION. NO DIMENSIONS WERE TAKEN IN THE FIELD.
2. ALL INFORMATION SHOWN ON THIS DRAWING, EXCEPT THE PROPOSED ADDITION IS BASED ON THE EXISTING SURVEY PREPARED BY STEPHEN T. LONG, DRAWING DATED 9-4-2021. REFER TO ATTACHED DRAWING.

PRELIMINARY ARCHITECTURAL SITE PLAN



NOT TO SCALE

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD OR RAILROAD UNLESS OTHERWISE NOTED.

NOTES: THE PROPERTY IS BEING OFFERED FOR SALE AS ONE UNIT. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

PREPARED BY: [Signature]

DATE: AUGUST 10, 2021

REFERENCE PLANS:

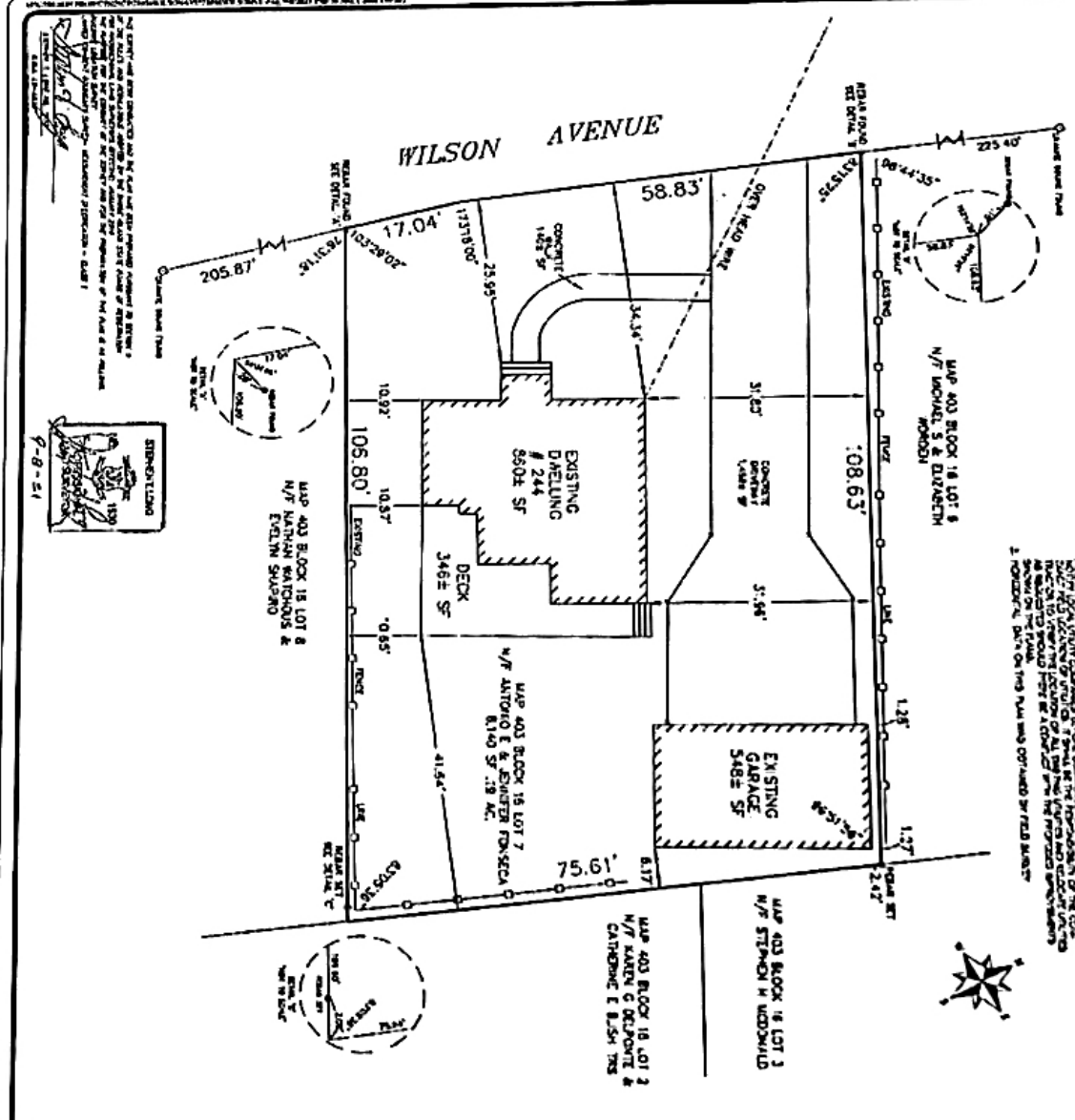
- 1. "LANDING GARAGE WORKS PLAN NO 10 BY FRANK E. WATSON CO JAN 1956 SCALE 80 FT TO AN INCH"
- 2. "PLAN BOOK 19762 2D"

1. THIS PLANS AND SPECIFICATIONS ARE FOR THE CONSTRUCTION OF THE LANDING GARAGE, SANITARIUM, AND GARAGE AS SHOWN ON THE PLAN. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

2. THE CONTRACTOR IS SPECIFICALLY GUARANTEED THAT THE LOCATION, DEPTH, WIDTH AND LENGTH OF ALL UTILITIES SHOWN ON THE PLAN ARE AS SHOWN ON THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES PRIOR TO CONSTRUCTION.

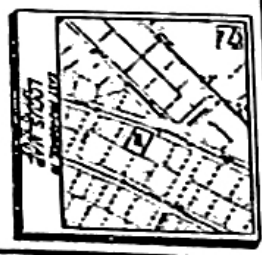
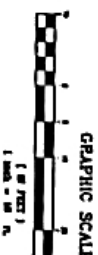
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES PRIOR TO CONSTRUCTION.



NO.	DATE	REVISION	BY

THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DATA AND DIMENSIONS SHOWN HEREON.

EAST PROVIDENCE, RI
PLAN OF LAND
ANTONIO E. & JENNIFER
PONSECA
OWNER OF
MAP 403 BLOCK 18 LOT 7
WILSON AVE.
ZONE R2
AUGUST 10, 2021
BY



ZONING: R2
MIN. AREA = 7,500 SQ. FT.
LOT WIDTH = 75 FT.
MIN. FRONT YARD = 20 FT.
MIN. SIDE YARD = 10 FT.
MIN. REAR YARD = 10 FT.
MAX. HEIGHT OF BUILDING = 35 FT. 3 STORIES
MAX. COVERAGE 30%
SEE REGULATIONS FOR ADDITIONAL INFO.



DESIGN

COMMERCIAL • RESIDENTIAL
ARCHITECTURE

STEPHEN J. ANTONIO
ARCHITECT
1441 WILSON AVENUE
RUMFORD, RI 02883
TEL: 401-942-1100
WWW.SJAD.COM

STAIRS

PROJECT INFORMATION

MASTER BEDROOM &
MUDROOM ADDITION
244 WILSON AVENUE
RUMFORD, RI

DRAWING TITLE

FIRST FLOOR
DEMOLITION PLAN

DRAWN BY: SA

CHECKED BY: SA

PROJECT: 24-002

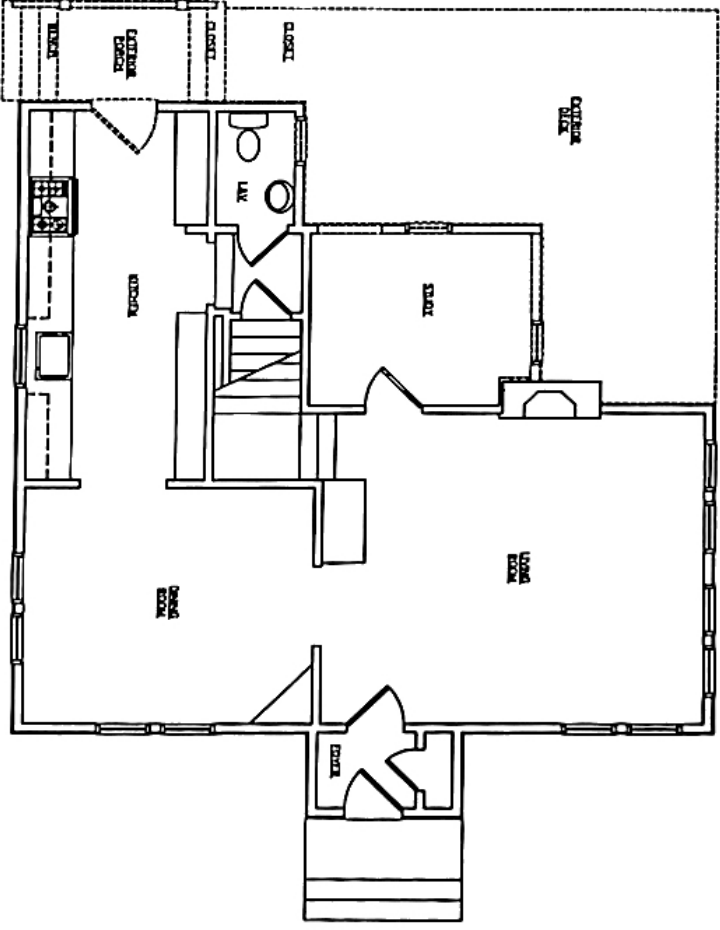
DATE: 03-27-24

REVISIONS:

PRELIMINARY

A0.1

NOT FOR
CONSTRUCTION



FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



DESIGN

COMMERCIAL • RESIDENTIAL
ARCHITECTURE

STEPHEN J. ANDERSON
ARCHITECT
100 WILSON AVENUE
RUMFORD, RI 02916
TEL: 401-942-1111
WWW.SJA-ARCHITECT.COM

STAMP

PROJECT INFORMATION

MASTER BEDROOM &
MUDROOM ADDITION
244 WILSON AVENUE
RUMFORD, RI

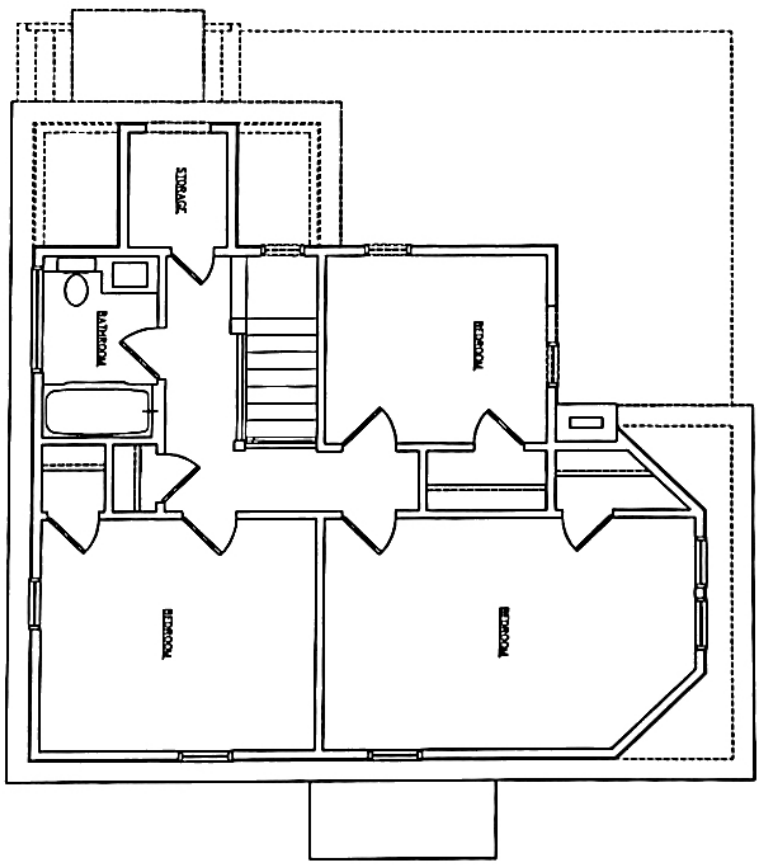
DRAWING TITLE
SECOND FLOOR
DEMOLITION PLAN

DRAWN BY:	SJA
CHECKED BY:	SJA
PROJECT:	24-002
DATE:	00-21-24
REVISIONS:	

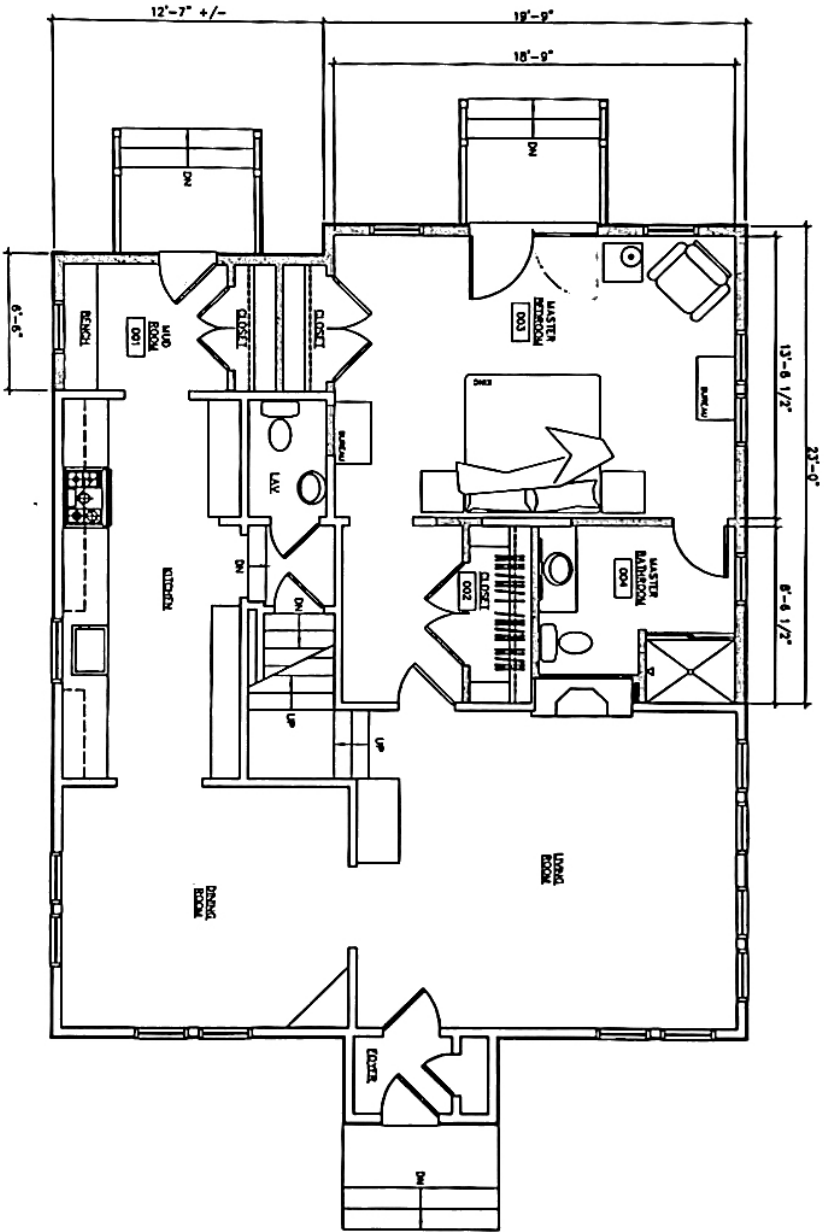
PRELIMINARY

A0.2

NOT FOR
CONSTRUCTION



SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"




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



COMMERCIAL - RESIDENTIAL
 ARCHITECTURE

TRIPLE A ACCREDITED
 AN EQUAL OPPORTUNITY
 FIRM
 1000 WILSON AVENUE
 RUMFORD, RI 02916
 (401) 942-1000

STAMP

PROJECT INFORMATION

**MASTER BEDROOM &
 MUDROOM ADDITION**
 244 WILSON AVENUE
 RUMFORD, RI

DRAWING TITLE

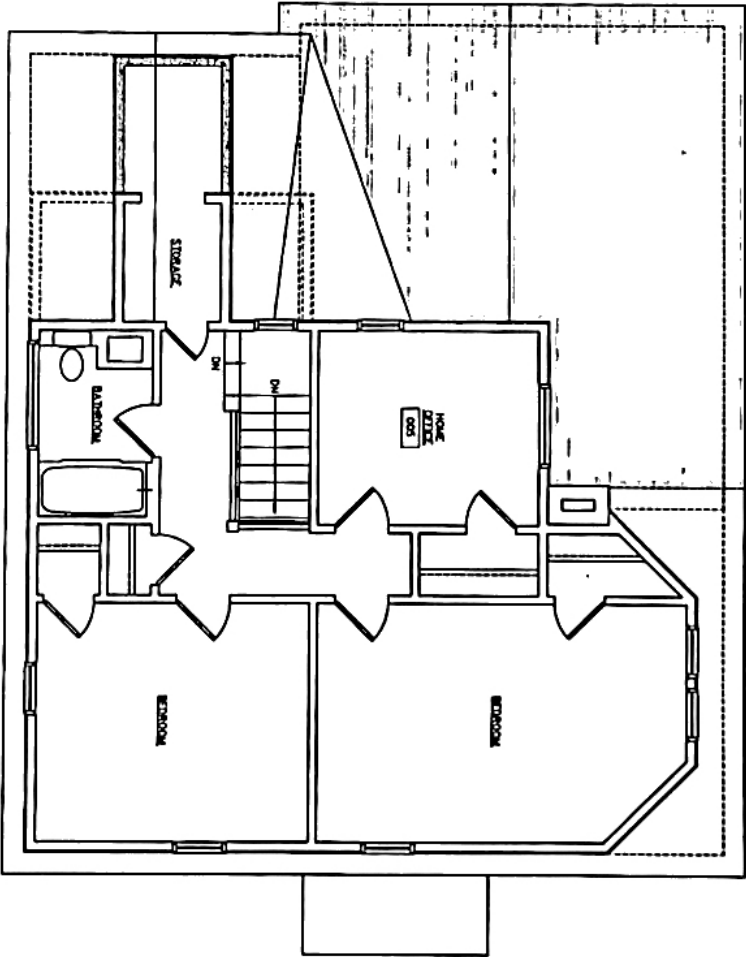
**FIRST
 FLOOR PLAN**


DRAWN BY:	SJA
CHECKED BY:	SJA
PROJECT:	24-002
DATE:	03-27-24
REVISIONS:	

PRELIMINARY

A1.0

NOT FOR CONSTRUCTION




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



DESIGN

COMMERCIAL • RESIDENTIAL
ARCHITECTURE

STUDIO 1 ARCHITECTS
 100 WILSON AVENUE
 RUMFORD, RI 02916
 TEL: 401-942-1111
 WWW.SJA-RI.COM

STAIRS:

PROJECT INFORMATION:

**MASTER BEDROOM &
MUDROOM ADDITION**
 244 WILSON AVENUE
 RUMFORD, RI

DRAWING TITLE:

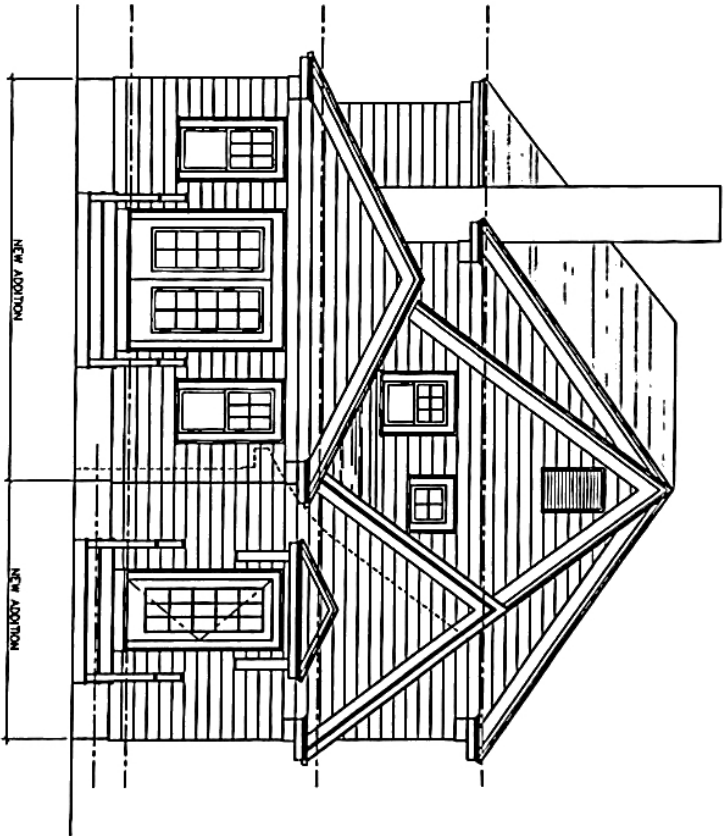
**SECOND
FLOOR PLAN**

DRAWN BY:	SJA
CHECKED BY:	SJA
PROJECT:	24-002
DATE:	03-27-24
REVISIONS:	

PRELIMINARY

A1.1

NOT FOR CONSTRUCTION



REAR ELEVATION
SCALE: 1/4" = 1'-0"



DESIGN

COMMERCIAL • RESIDENTIAL
ARCHITECTURE

THOMAS J. ANDERSON
ARCHITECT
A NATIONAL LEADER
IN ARCHITECTURE & DESIGN
SERVING CLIENTS IN
COMMERCIAL, RESIDENTIAL
& INDUSTRIAL SECTORS
SINCE 1968

STAMP

PROJECT INFORMATION

MASTER BEDROOM &
MUDROOM ADDITION
244 WILSON AVENUE
RUMFORD, RI

DRAWING TITLE

EXTERIOR
ELEVATIONS

DRAWN BY: SJA

CHECKED BY: SJA

PROJECT: 24-002

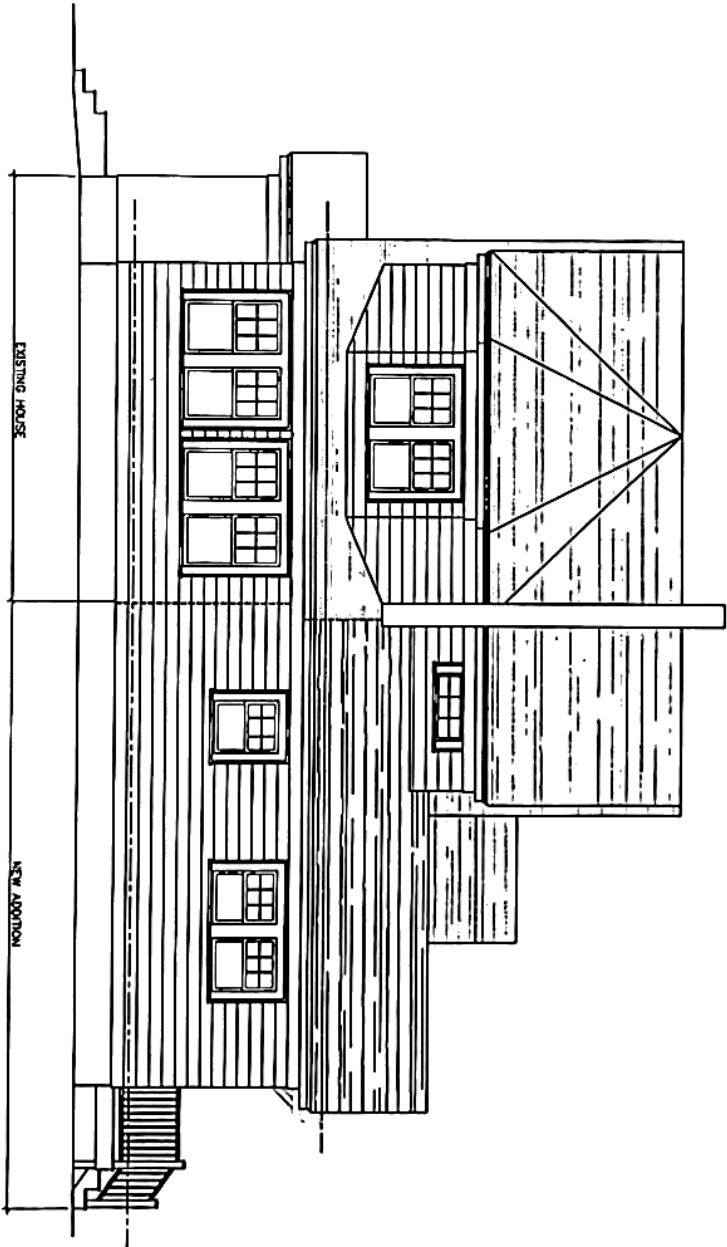
DATE: 03-27-24

REVISIONS:

PRELIMINARY

A2.0

NOT FOR
CONSTRUCTION



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



DESIGN

COMMERCIAL • RESIDENTIAL
ARCHITECTURAL

STURGEON & ANDERSON
ARCHITECTS, LLC
100 WILSON AVENUE
RUMFORD, RI 02916
TEL: 401-942-1111
WWW.SJA-RI.COM

STAMP:

PROJECT INFORMATION:

MASTER BEDROOM &
MUDROOM ADDITION
244 WILSON AVENUE
RUMFORD, RI

DRAWING TITLE:

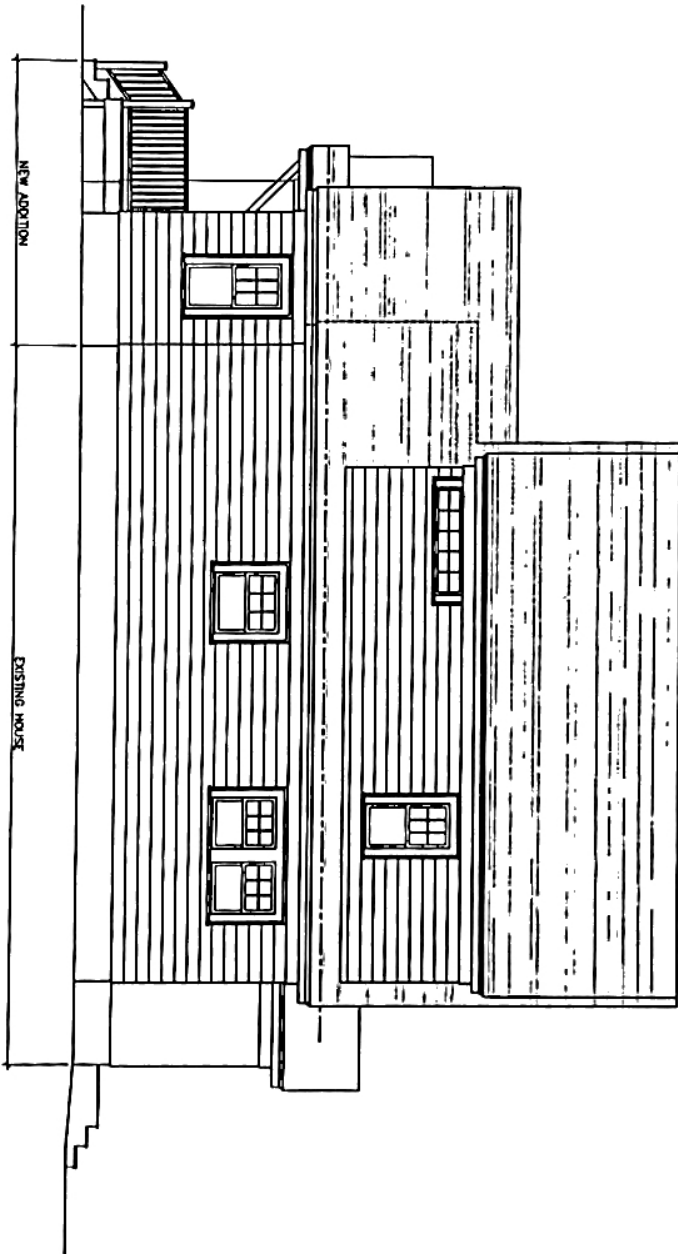
EXTERIOR
ELEVATIONS

DRAWN BY:	SJA
CHECKED BY:	SJA
PROJECT:	24-002
DATE:	03-27-24
REVISIONS:	

PRELIMINARY

A2.1

NOT FOR
CONSTRUCTION



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

SJA

DESIGN

COMMERCIAL & RESIDENTIAL ARCHITECTURE

200 WEST MAIN STREET
 SUITE 200
 PROVIDENCE, RI 02903
 TEL: 401-863-1111
 FAX: 401-863-1112
 WWW.SJA-RI.COM

STAMP:

PROJECT INFORMATION:

MASTER BEDROOM &
 MUDROOM ADDITION
 244 WILSON AVENUE
 RUMFORD, RI

DRAWING TITLE:

EXTERIOR
 ELEVATIONS

DRAWN BY: SJA

CHECKED BY: SJA

PROJECT: 24-002

DATE: 03-21-24

REVISIONS:

PRELIMINARY

A2.2

NOT FOR
 CONSTRUCTION

ABUTTERS LIST
244 WILSON AVENUE
403-16-7

PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
403-09-005-00	SEROUSSI, JACOB & CAROLINE	30 HOLBROOK AVE	RUMFORD, RI 02916	30 HOLBROOK AVE
403-09-006-00	MACDONALD, LISA A-TR & LISA A MACDONALD LIVING TRUST	40 HOLBROOK AVE	RUMFORD, RI 02916	40 HOLBROOK AVE
403-09-007-00	ZABBO, RICHARD J & KRISTEN M	48 HOLBROOK AVE	RUMFORD, RI 02916	48 HOLBROOK AVE
403-10-009-00	CHOINIÈRE, BERTRAND L & ELAINE	225 WILSON AVENUE	RUMFORD, RI 02916	225 WILSON AVE
403-10-010-00	LANG, E CHRISTEN & JESSICA	237 WILSON AVE	RUMFORD, RI 02916	237 WILSON AVE
403-10-011-00	ROSSI, NICHOLAS T & MOLAK, ELIZABETH A	241 WILSON AVE	RUMFORD, RI 02916	241 WILSON AVE
403-10-012-00	FISCHER, BRUCE EVAN-TRBRUCE EVAN FISCHER LIV TRUST	27 HOLBROOK AVE	RUMFORD, RI 02916	27 HOLBROOK AVE
403-11-006-00	JOYCE, STEPHEN MICHAEL & DURAN, ALISON CLAIRE	261 WILSON AVE	RUMFORD, RI 02916	261 WILSON AVE
403-16-001-00	BIAFORE, TERRANCE M & LISA	50 CATLIN AVE	RUMFORD, RI 02916	50 CATLIN AVE
403-16-002-00	DELPONTE, KAREN G & BLISH, CATHE/TR SHARE F/B/O CATHERINE E BL PER THE EDITH S BLISH	66 CATLIN AVE	RUMFORD, RI 02916	66 CATLIN AVE
403-16-003-00	MCDONALD, STEPHEN H	70 CATLIN AVE	RUMFORD, RI 02916	70 CATLIN AVE
403-16-004-00	ROCKWELL, ALFRED J & MICHELLE M	80 CATLIN AVE	RUMFORD, RI 02916	80 CATLIN AVE
403-16-005-00	GRECO, RICHARD G-TRGRECO FAMILY TRUST	262 WILSON AVE	RUMFORD, RI 02916	262 WILSON AVE
403-16-006-00	WORDEN, MICHAEL S & ELIZABETH	260 WILSON AVE	RUMFORD, RI 02916	260 WILSON AVE
403-16-007-00	COONEY, JANINE	244 WILSON AVE	RUMFORD, RI 02916	244 WILSON AVE
403-16-008-00	WATCHOUS, NATHAN & SHAPIRO, EVELYN	240 WILSON AVE	RUMFORD, RI 02916	240 WILSON AVE
403-16-009-00	SWIFT, JOSHUA D & AMY LE	234 WILSON AVE	RUMFORD, RI 02916	234 - 236 WILSON AVE
403-17-013-00	FASSBENDER, GARY J & SUSAN C-FASSBENDER FAMILY REV TRUST	81 CATLIN AVE	RUMFORD, RI 02916	81 CATLIN AVE
403-17-014-00	MURPHY, SEAN FITZGERALD & CHRISTIN LEE	71 CATLIN AVE	RUMFORD, RI 02916	71 CATLIN AVE
403-17-015-00	DETORIE, DEANNA W & THOMAS A	65 CATLIN AVE	RUMFORD, RI 02916	65 CATLIN AVE
403-17-016-00	ONEIL, PAMELA G	61 CATLIN AVE	RUMFORD, RI 02916	61 CATLIN AVE
403-17-017-00	GREEN, ALEX AKA ALEXANDER & ADAMS, JESSICA	57 CATLIN AVE	RUMFORD, RI 02916	57 CATLIN AVE
403-19-007-00	BUDZISZEK, MICHAEL JR & AMANDA Y	228 WILSON AVE	RUMFORD, RI 02916	228 WILSON AVE



RADIUS MAP
244 WILSON AVENUE
403-16-7

