

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 _____

1. LOCATION OF PROPERTY 2555 Pawtucket Avenue AVENUE/STREET
 MAP 307 BLOCK 23 PARCEL 002 ZONING DISTRICT C1

2. OWNER Perry McStay Funeral Home
 ADDRESS 2555 Pawtucket Avenue
 DATE OF PURCHASE 4/13/1984
 PROPOSED LESSEE/PURCHASER N/A
 ADDRESS _____
 ATTORNEY William C. Maaia, Esquire
 ADDRESS 349 Warren Avenue, East Providence, RI02914
 REPRESENTING Owner

3. DIMENSIONS OF SITE 112 270 29,507 (Parking Lot 2)
Width Depth Area (Sq. Ft.) 13,829

LIST OF ALL EXISTING BUILDINGS AND USES:

Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1) <u>Funeral Home</u>	<u>22'</u>	<u>6400</u>	<u>Wood Frame</u>
(2) _____	_____	_____	_____
(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) <u>Morgue</u>	<u>22'</u>	<u>1</u>	<u>No</u>	<u>435.60</u>	<u>N/A</u>	<u>Wood</u>
(2) _____	_____	_____	_____	_____	_____	_____
(3) _____	_____	_____	_____	_____	_____	_____

(Over)

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: Coverage

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
<u>19-1-45</u>	<u>Less than 55% coverage</u>

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
<u>19-145</u>	<u>Maximum of % of impermeable surface</u>	<u>88.5%</u>
	<u>55%</u>	

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

Inadequate space for preparation of deceased - under sized
morgue.

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: Paul Martin DATE 6-26-24
Paul Martin, Perry McStay Funeral Home

Agent/Attorney William C. Maia Address 349 Warren Avenue, EP RI 02914

NARRATIVE

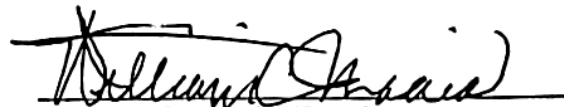
The application of the Perry McStay Funeral Home on 2555 Pawtucket Avenue is straight forward request asking the East Providence Zoning Board of Review to approve an addition to its morgue. The proposed addition is less than the 500 square feet (435.60) and the impact on aesthetics is almost negligible or zero. The Pawtucket Avenue front elevation will appear almost exactly the same with identical match of merely 22 feet on the side facing Pawtucket Avenue.

The only relief being asked for is regarding coverage. The entire site is unique in that in 2016-2017 the applicant incorporated the adjacent lot as a second large parking area. The board should take note and give substantial consideration to the fact that the adjacent second parking area is made of pervious material allowing immediate and full drainage through the macadam. This type of pervious macadam at the time was innovative and somewhat unique design to create direct full drainage.

Therefore, the proposed addition has zero impact on any other property. The property itself will be enhanced aesthetically. There is really no significant negative result with the granting of the variance. The applicant's request is most reasonable and improves the use of his property without an adverse effect to the public.

Respectfully, applicant requests the East Providence Zoning Board to grant the variance.

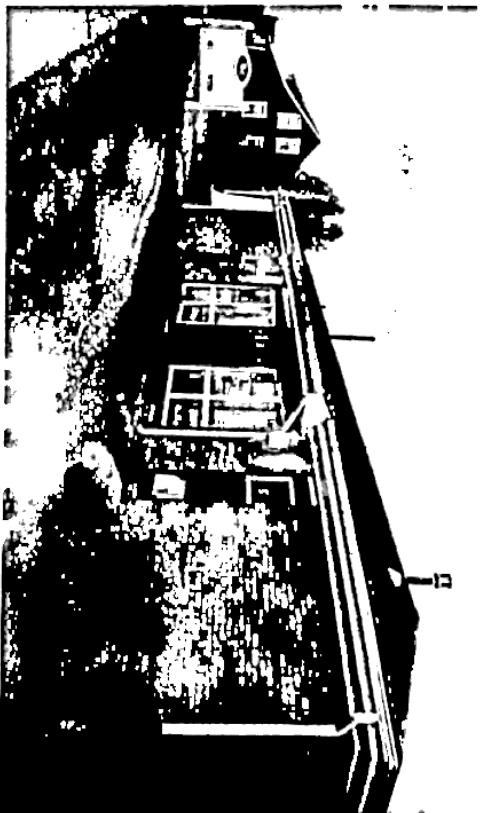
Respectfully submitted,



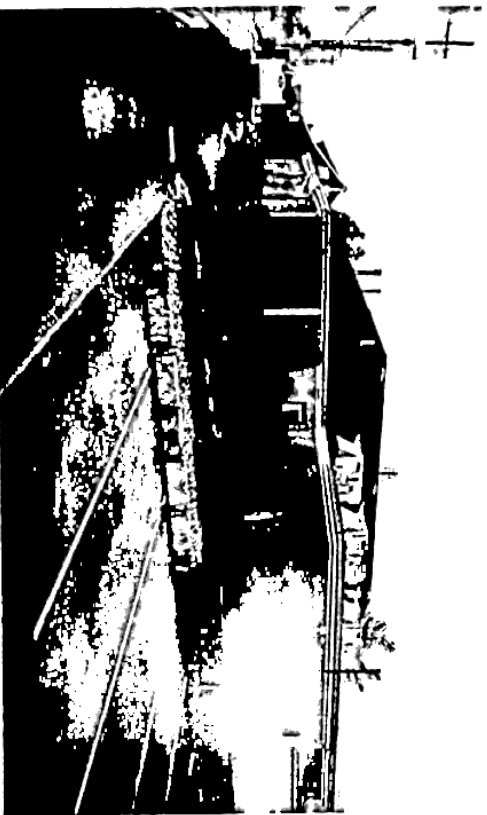
William C. Maaia, Esquire
349 Warren Avenue
East Providence, RI 02914
401-438-8211 (Phone)
401-438-8940 (Fax)
wcm@maaiaw.com (E-mail)



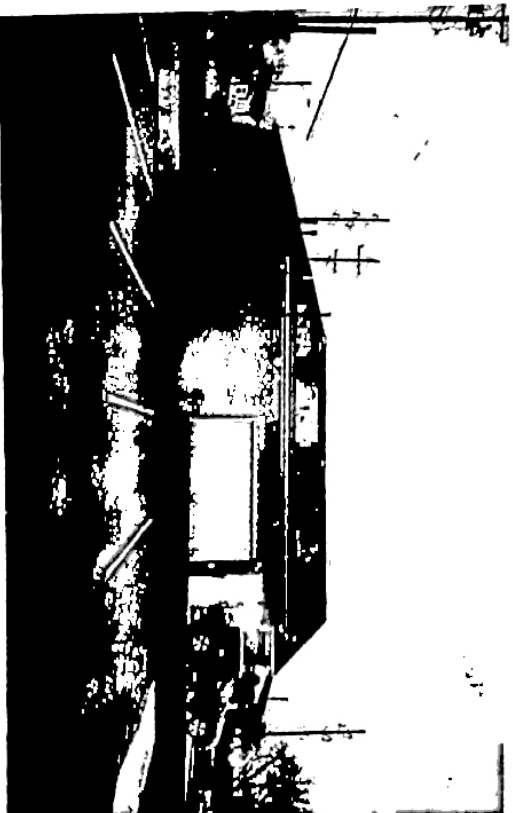
MAIN ENTRY - PAWTUCKET AVE



EXISTING PAWTUCKET AVE ELEVATION



AREA OF NEW ADDITION



VIEW FROM PARKING LOT



Scott Weymouth

ARCHITECT, INC.

79 ALFRED DROWN ROAD
BALDINGTON, N.J. 02106
401-415-8110

PROJECT

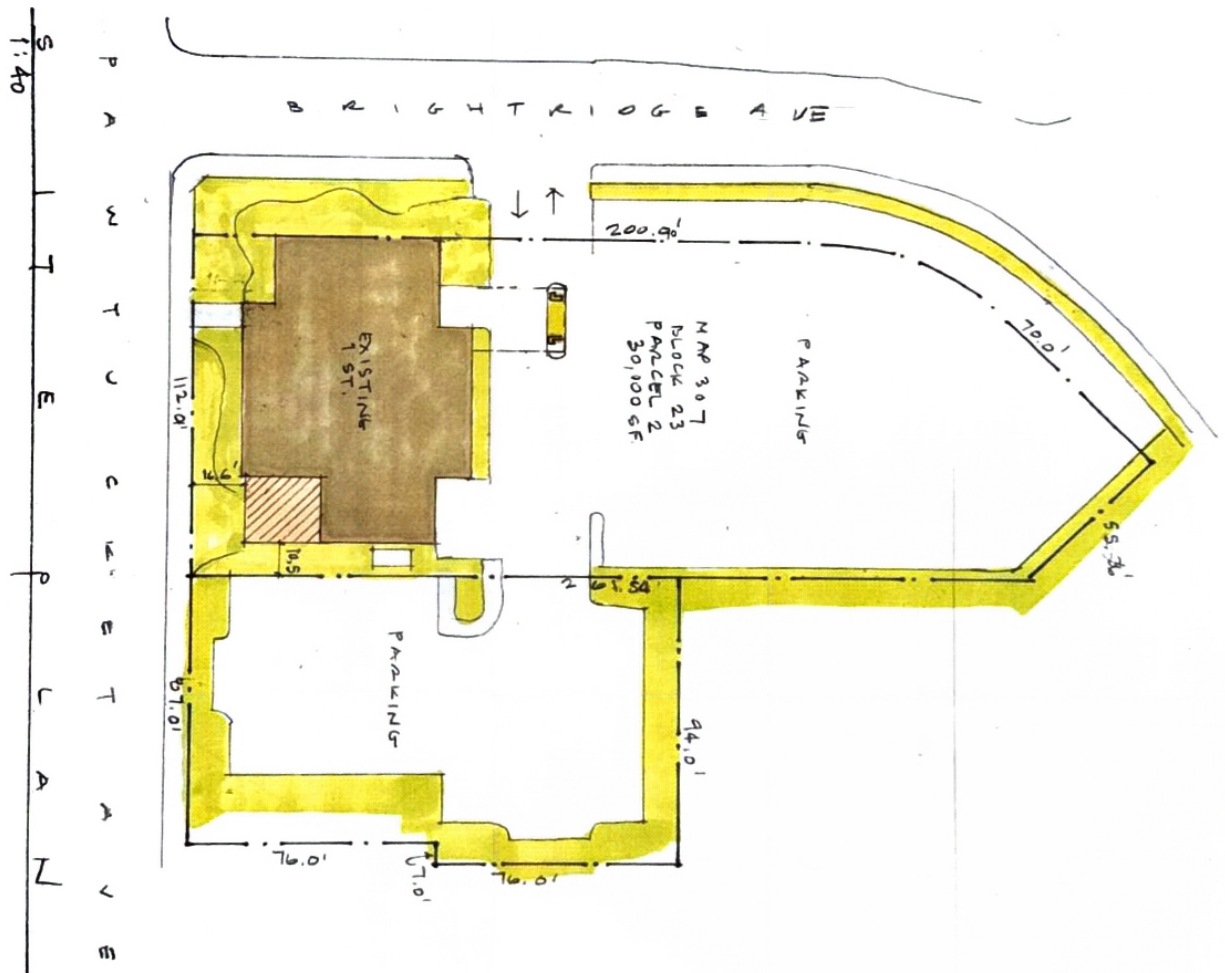
PERKINS
MSTAY
FUNDRAISER
HOME

2555
PAWTUCKET
AVE

EAST PROVIDENCE
RI
SHEET TITLE
EXISTING &
CONDITIONS

SCALE
NTS

DATE
5.26.24



INFORMATION
TAKEN FROM
DRAWING BY
D'AMICO ENGINEERING
TECHNOLOGY, INC
PATES, JUNE 2015
1 IN SITE EXS. SERVICES
DATED 8-10-24

DATE
2-14-24

SCALE
1:40

EAST
PROVIDENCE
SHEET TITLE
SITE PLAN

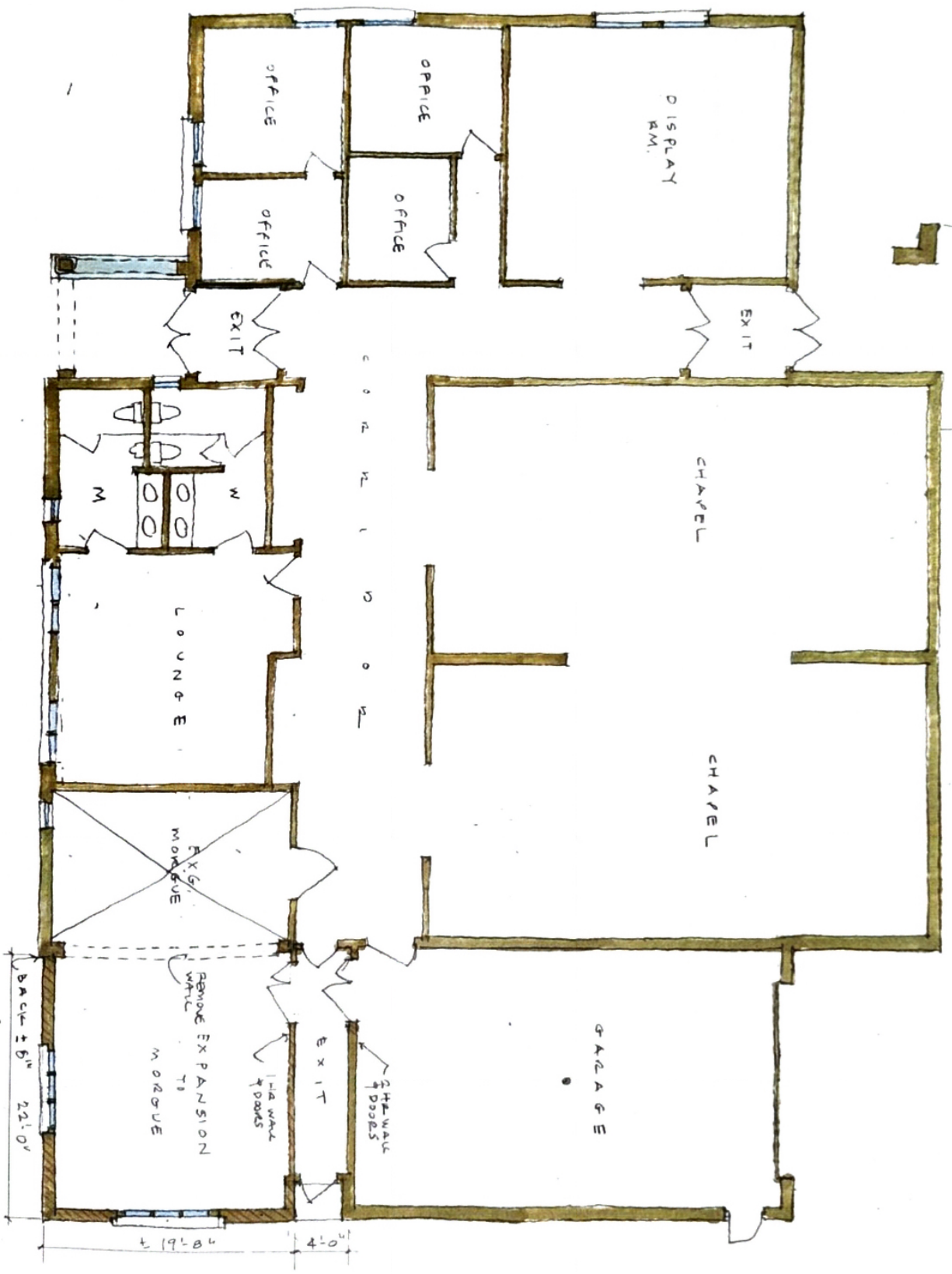
255 S
PAWTUCKET
AVE

PROJECT
PEABY
MSTBY
FUNERAL
HOME



79 ALFRED DROWN ROAD
BARRINGTON, R.I. 02806
401-415-8110

Scott Weymouth
ARCHITECT-INC.



Scott Weymouth
 ARCHITECT • INC.

79 ALFRED DROWN ROAD
 BARRINGTON, R.I. 02806
 401.415-8110

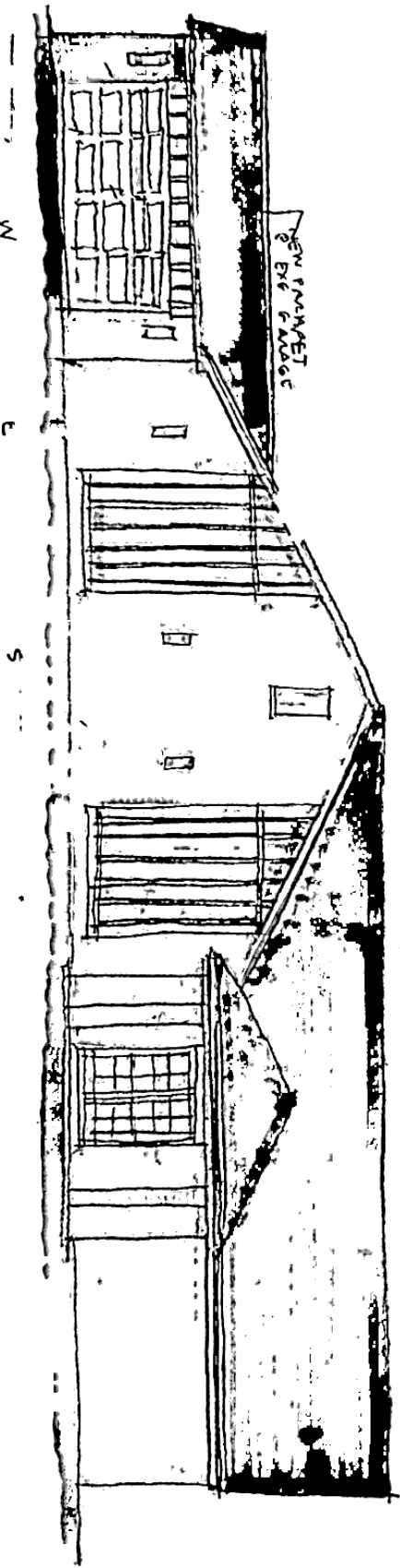
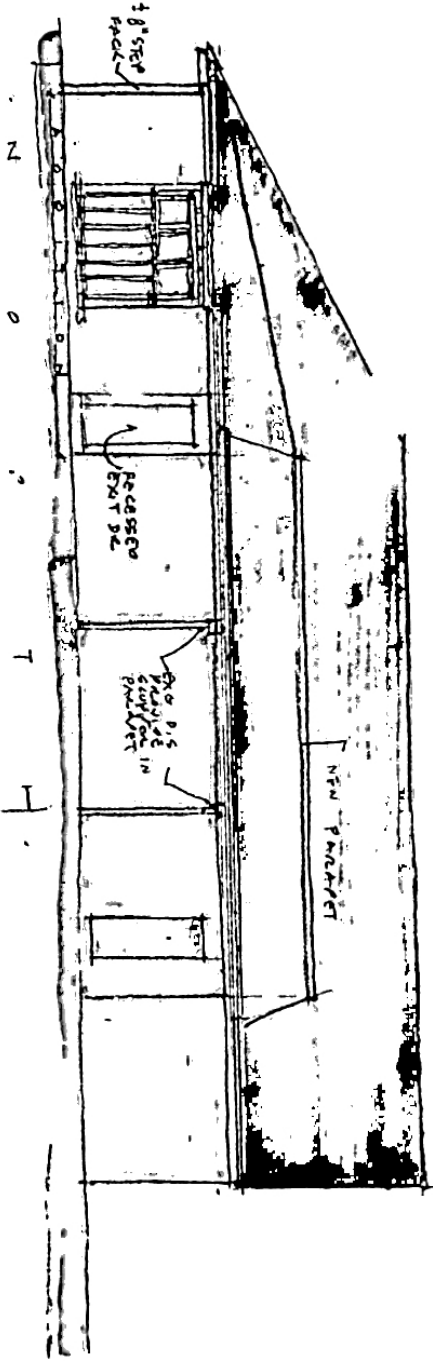
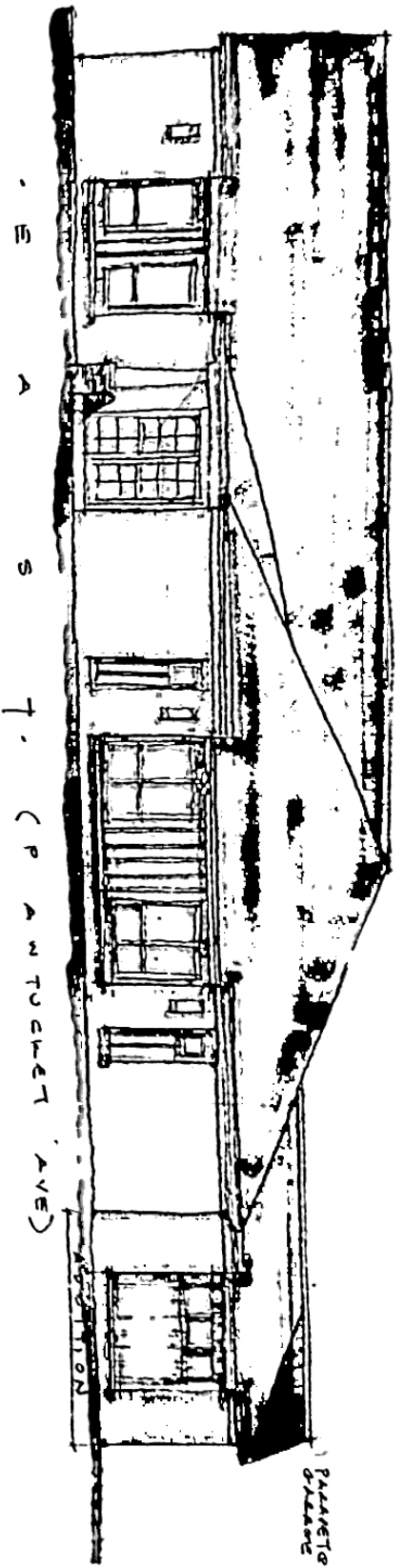
PROJECT
 PERRY
 MCSTAY
 FUNERAL
 HOME

2555
 PANTUCKET
 AVE

EAST
 PROVIDENCE
 SHEET TITLE
 FLOOR
 PLAN

SCALE
 1/8" = 1'-0"

DATE
 2.14.24



Scott Weymouth



ARCHITECT · INC.

79 ALFRED DROWN ROAD
BARRINGTON, R.I. 02806
401-415-8110

PROJECT

P E A R L Y
M C S T A R Y
F U N E R A L
H O M E

255 B
PANTUCKET
AVE

E A S T
P R O J E C T I O N S

SHEET TITLE
EXTENSION
ELEVATIONS

SCALE

1/8" = 1'-0"

DATE

2.14.24

ABUTTERS LIST
2555 Pawtucket Avenue
307-23-2

Parcel ID	Owners Name	Owners Address	City, State, Zip Code	Location
307-21-003-00	VERDONE, CARRIE F	224 BRIGHTRIDGE AVE	E PROVIDENCE, RI 02914	224 BRIGHTRIDGE AVE
307-21-004-00	DALOSIO, KENNETH &MARTITZA	228 BRIGHTRIDGE AVE	E PROVIDENCE, RI 02914	228 BRIGHTRIDGE AVE
307-21-005-00	CHOINIERE, RITA D	25 FAIRVIEW AVE	EAST PROVIDENCE, RI 02914	25 FAIRVIEW AVE
307-21-006-00	SONDER, JUDITH A	19 FAIRVIEW AVE	EAST PROVIDENCE, RI 02914	19 FAIRVIEW AVE
307-23-001-00	PRISCO, SHIRLEY & JOHN L & WILLIAM J	238 BRIGHTRIDGE AVE	EAST PROVIDENCE, RI 02914	238 BRIGHTRIDGE AVE
307-23-002-00	PERRY MCSTAY FUNERAL HOME	2555 PAWTUCKET AVENUE	E PROVIDENCE, RI 02914	2555 PAWTUCKET AVE
307-23-003-00	PERRY-MCSTAY FUNERAL HOME INC	2537 PAWTUCKET AVE	E PROVIDENCE, RI 02914	0 PAWTUCKET AVE
307-23-004-00	SOUZA, EDWIN J III &TIMOTHY S	2535 PAWTUCKET AVE	East Providence, RI 02914	2537 PAWTUCKET AVE
307-23-005-00	FAHEY, ROSALIE I	2535 PAWTUCKET AVE	East Providence, RI 02914	2535 PAWTUCKET AVE
307-23-010-00	CHAMBERLIN, KATHERINE G	10 FAIRVIEW AVE	EAST PROVIDENCE, RI 02914	10 FAIRVIEW AVE
307-23-011-00	AGUILAR, NELSON	20 FAIRVIEW AVE	EAST PROVIDENCE, RI 02914	20 FAIRVIEW AVE
307-23-012-00	PEASE, ROBERT JR	24 FAIRVIEW AVE	EAST PROVIDENCE, RI 02914	24 FAIRVIEW AVE
307-24-001-00	AGUIAR, MARIA C LIFE ESTATE	2573 PAWTUCKET AVE	EAST PROVIDENCE, RI 02914	2573 PAWTUCKET AVE
307-24-002-00	TAVARES, JOSEPH A	2571 PAWTUCKET AVE	EAST PROVIDENCE, RI 02914	2571 PAWTUCKET AVE
307-24-003-00	OCONNELL, DAVID V &MANUELA	229 BRIGHTRIDGE AVE	E PROVIDENCE, RI 02914	229 BRIGHTRIDGE AVE
307-24-004-00	LAFERRIERE, WAYNE C	225 BRIGHTRIDGE AVE	EAST PROVIDENCE, RI 02914	225 BRIGHTRIDGE AVE
307-24-005-00	CALDARONE-BYRD, ANGELA A & SISTO, LOUISE	221 BRIGHTRIDGE AVE	EAST PROVIDENCE, RI 02914	221 BRIGHTRIDGE AVE
307-24-006-00	CHROUSE, DALLAS R	10 HEATH CT	EAST PROVIDENCE, RI 02914	10 HEATH CT
307-24-007-00	CHELLEL, SUSAN C &RYDER, LYNDA-TRS	215 BRIGHTRIDGE AVE	EAST PROVIDENCE, RI 02914	215 BRIGHTRIDGE AVE
307-24-008-00	LEWIS, NANCY D	211 BRIGHTRIDGE AVE	EAST PROVIDENCE, RI 02914	211 BRIGHTRIDGE AVE
307-24-009-00	SARAVA, CONCEICAO	207 BRIGHTRIDGE AVE	East Providence, RI 02914	207 BRIGHTRIDGE AVE
307-24-010-00	MEDIROS, LUCIA B &MCKENNA, ROBIN	205 BRIGHTRIDGE AVE	EAST PROVIDENCE, RI 02914	205 BRIGHTRIDGE AVE
307-24-011-00	ARRUDA, JAIME C &MARIA F	50 FAIRVIEW AVE	East Providence, RI 02914	50 FAIRVIEW AVE
307-25-003-00	HUFF, EDWARD M & CAROL J-TRS HUFF FAMILY TRUST	203 BRIGHTRIDGE AVE	EAST PROVIDENCE, RI 02914	203 BRIGHTRIDGE AVE
308-02-001-00	FERREIRA, ANTONIO S &GERMANA	2585 PAWTUCKET AVE	EAST PROVIDENCE, RI 02914	2585 PAWTUCKET AVE
308-02-001-10	FARIAS, BRIAN T & AMIE M	91 FAIRVIEW AVE	East Providence, RI 02914	91 FAIRVIEW AVE
407-21-004-00	DOLIVEIRA, PAUL A-TR & PAUL A DOLIVEIRA REVOC LIV TRU	2540 PAWTUCKET AVE	E PROVIDENCE, RI 02914	2540 PAWTUCKET AVE
407-21-005-00	LOPES, ELSA F & JOAO C-TRS JULIANNA SOFIA LOPES IRRREV TRUST	2 BIRCHSWAMP RD	WARREN, RI 02885	2544 PAWTUCKET AVE
407-21-006-00	ARAUJO, ROSA L & DIAZ, MIGUEL A	2548 PAWTUCKET AVE	EAST PROVIDENCE, RI 02914	2548 PAWTUCKET AVE
407-21-007-00	HELENA, TITO	2552 PAWTUCKET AVE	EAST PROVIDENCE, RI 02914	2552 PAWTUCKET AVE
407-21-008-00	SILVA, PATRICIA A	10 IDE AVE	EAST PROVIDENCE, RI 02914	10 IDE AVE
407-23-001-00	JACKSON, TERESA	2560 PAWTUCKET AVE	EAST PROVIDENCE, RI 02914	2560 PAWTUCKET AVE
407-23-002-00	CARVALHO, ALEXANDER C & ESTRELA, ADELINA	10 KENT AVE	EAST PROVIDENCE, RI 02914	10 KENT AVE
407-23-017-00	DEGNAN, STEPHEN & LORI K	9 IDE AVE	East Providence, RI 02914	9 IDE AVE
407-23-018-00	MASTROBUONO, NORMA A LIFE ESTATE	2554 PAWTUCKET AVE	EAST PROVIDENCE, RI 02914	2554 PAWTUCKET AVE
407-23-019-00	CAWLEY, KATHLEEN MARGARET	2556 PAWTUCKET AVE	EAST PROVIDENCE, RI 02914	2556 PAWTUCKET AVE