

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: 401-633-5098

1. LOCATION OF PROPERTY 20 Cedar AVENUE STREET
 MAP 312 BLOCK 42 PARCEL 12 ZONING DISTRICT R-4

2. OWNER Wilson + Devon Campes
 ADDRESS 20 Cedar Ave. Riverside RT, 02915
 DATE OF PURCHASE January 13, 2020
 PROPOSED LESSEE/PURCHASER _____
 ADDRESS _____
 ATTORNEY _____
 ADDRESS _____
 REPRESENTING _____

3. DIMENSIONS OF SITE _____ 8552
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1)	_____	_____	_____
(2)	<u>REMAIN EXISTING SIX-FOOT HIGH FENCE</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)	_____	_____	_____	_____	_____	_____
(2)	_____	_____	_____	_____	_____	_____
(3)	_____	_____	_____	_____	_____	_____

(Over)

THIS VARIANCE APPLICATION RELATES TO:

- Principal Building (s) Accessory Building Lot Area

CHECK ONE OR MORE:

- | | |
|--|--|
| <input type="checkbox"/> Setback Requirement | <input type="checkbox"/> Number of Dwelling Units |
| <input type="checkbox"/> Lot/Building Coverage | <input type="checkbox"/> Floor Area |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Height |
| <input type="checkbox"/> Amount Parking or Loading | <input type="checkbox"/> Signs/Billboards |
| <input type="checkbox"/> Location/Dimensions of Parking or Loading | <input checked="" type="checkbox"/> Other: <u>PRINCIAL</u> |
| <input type="checkbox"/> 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
<u>① 19-135(1)</u>	<u>EXCEED MAXIMUM HEIGHT WITHIN FRONT-YARD</u>
<u>② 19-143</u>	<u>EXCEED MAXIMUM HEIGHT AT CORNER</u>

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
<u>① 19-135(1)</u>	<u>6-Feet</u>	
<u>② 19-143</u>	<u>30-Footer</u>	

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

The property is a corner lot on the intersection of 3 roads. The backyard abuts a busy road, leaving no privacy. There is a sex offender who lives at Map 312 - Block 42 - Parcel 5 who has victims the same age as our daughter.

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

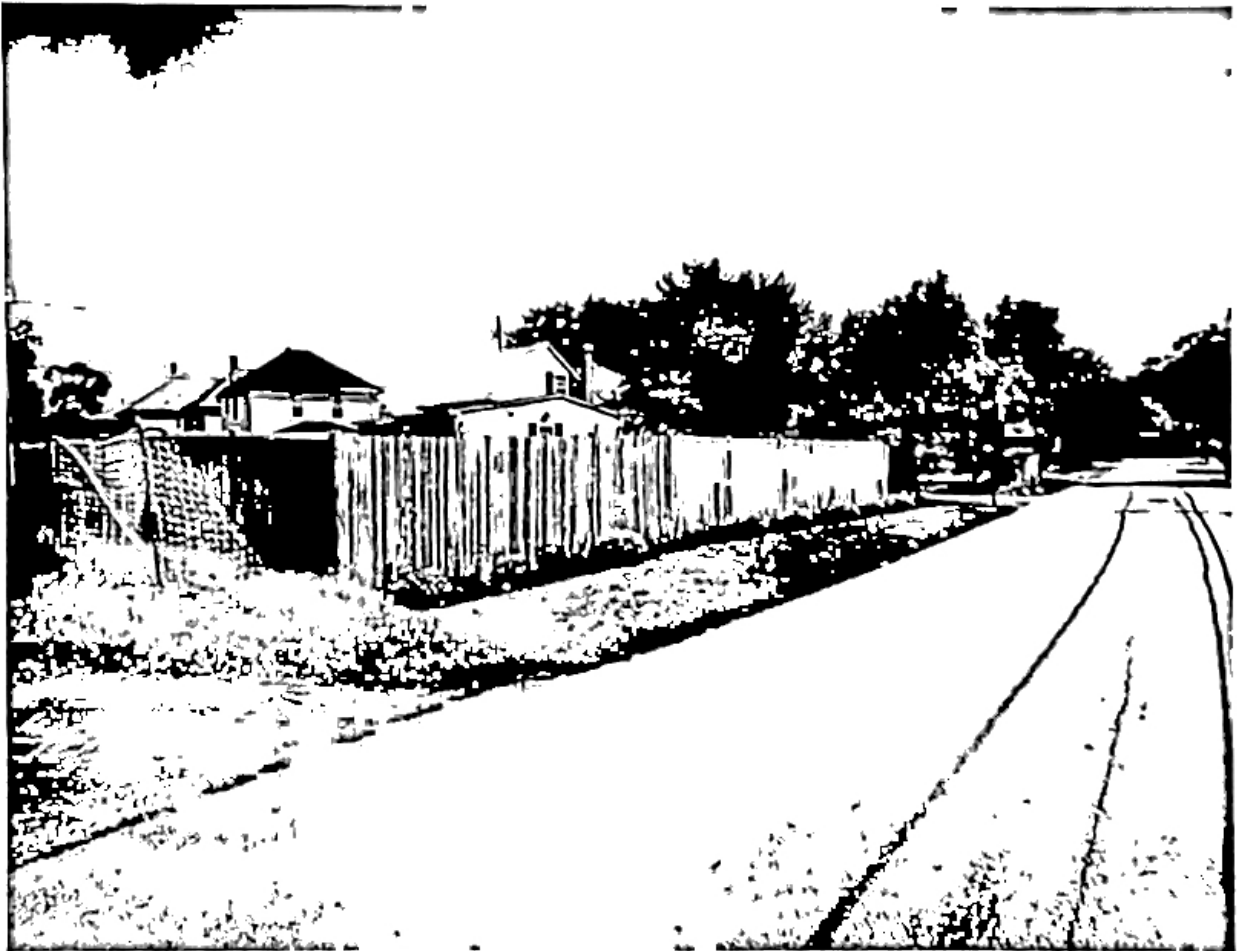
I, the undersigned, swear that all information given above to the best of my knowledge is complete and correct.

OWNER(S) SIGNATURE: Wilson Lopez DATE 08/02/23
Devon Campuz DATE 08/02/23

Agent/Attorney _____ Address _____

8/15/23, 3:17 PM

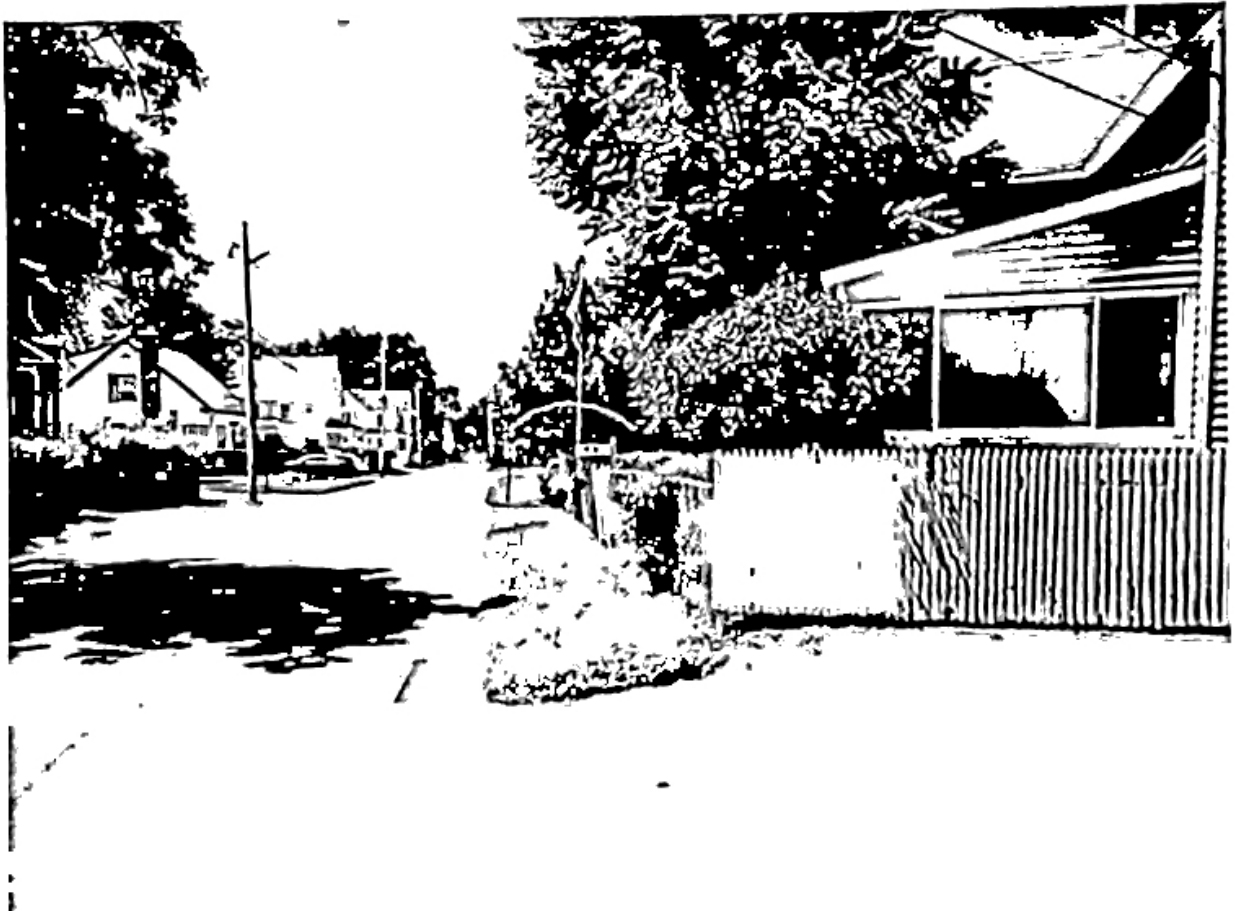














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ABUTTERS LIST
 26 CEDAR AVE
 312-42-12

PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
312-25-002.00	SELLERS, SARAH L	32 PINE ST	RIVERSIDE, RI 02915	32 PINE ST
312-25-003.00	REBOLLO, JOHN JR & PATRICIA A - TRS	34 PINE ST	RIVERSIDE, RI 02915	34 PINE ST
312-25-004.00	CHIANESE, JOAN E - TR	9 CEDAR AVE	RIVERSIDE, RI 02915	9 CEDAR AVE
312-25-005.00	SCHAAD, SHAWN T & BORDIERI, LORI J	7 CEDAR AVE	RIVERSIDE, RI 02915	7 CEDAR AVE
312-25-006.00	RECAREY, JULIO	131 CAMERON WAY	REHOBOTH, MA 02769	5 CEDAR AVE
312-25-007.00	BRISTOL HOME CONNECTION LLC	5 KEVIN COURT	BRISTOL, RI 02809	25-27 EAST ST
312-26-001.00	PETERS, JOHN RICHARD & ANNA MARIA LIFE EST	14 SHORE RD	RIVERSIDE, RI 02915	14 SHORE RD
312-26-002.00	D'ALOISIO, LUIGI C & ANTHONY D	7 VERNON DR	RIVERSIDE, RI 02915	6 SHORE RD
312-27-001.00	TUPAJ, DEBORAH A	48 OAK AVE	RIVERSIDE, RI 02915	48 OAK AVE
312-27-002.00	STREETER, MICHAEL D & CAMILLA CORY-TRIS	26 ASH ST	RIVERSIDE, RI 02915	26 ASH ST
312-27-003.00	CONNELL, MARY JANE	28 ASH ST	RIVERSIDE, RI 02915	28 ASH ST
312-27-004.00	ALVES, TRACEY J & MILLER, RICHARD J-TRIS	19 CEDAR AVE	RIVERSIDE, RI 02915	19 CEDAR AVE
312-27-005.00	RIZZUTO, KAREN E & SULLIVAN, MICHAEL T	15 CEDAR AVE	RIVERSIDE, RI 02915	15 CEDAR AVE
312-27-006.00	RODRIGUEZ, LUIS M	37 PINE ST	RIVERSIDE, RI 02915	37 PINE ST
312-27-007.00	REEVES, JOSEPH A	33 PINE ST	RIVERSIDE, RI 02915	33-35 PINE ST
312-27-007.10	CHIDAMBARAM, NARAYANAN	29-31 PINE ST	RIVERSIDE, RI 02915	29-31 PINE ST
312-28-004.00	MICHAUD, JAMES S	53 CEDAR AVE	RIVERSIDE, RI 02915	53 CEDAR AVE
312-28-005.00	ESTACIO, JOSEPH M & LINDA	25 ASH ST	RIVERSIDE, RI 02915	25 ASH ST
312-28-006.00	JOYCE, ROBERT EJR	19 ASH ST	RIVERSIDE, RI 02915	19 ASH ST
312-42-009.00	BUTLER, ERNEST N & SANDRA L	17 HOLLY STREET	RIVERSIDE, RI 02915	17 HOLLY ST
312-42-010.00	LEITE, JAIR N	9 HOLLY ST	RIVERSIDE, RI 02915	9 HOLLY ST
312-42-011.00	SULLIVAN, GABRIELE	1 HOLLY ST	RIVERSIDE, RI 02915	1 HOLLY ST
312-42-012.00	CAMPOS, WILSON M FERRO & DEVON A	26 CEDAR AVE	RIVERSIDE, RI 02915	26 CEDAR AVE
312-42-013.00	AREL, JULIE A	36 CEDAR AVE	RIVERSIDE, RI 02915	36 CEDAR AVE
312-42-015.00	MOURATO, LAUREANO J & MARIA A	90 SPRING AVE	REHOBOTH, MA 02769	48 CEDAR AVE
312-47-005.00	WILSON, KENNETH P	40 SHORE RD	RIVERSIDE, RI 02915	40 SHORE RD
312-49-007.00	LI, CHAO H	88 SHORE RD	RIVERSIDE, RI 02915	37 SHORE RD
312-50-003.00	GOMES, REBECCA A & COOK, PETER WELDON	15 AVENUE A	RIVERSIDE, RI 02915	15 AVENUE A
312-50-004.00	MAISANO, ROBERT S & LAURIE A	16 SHORE RD	RIVERSIDE, RI 02915	16 SHORE RD
312-50-005.00	PIRES, AMOS JR & JOANNE M	34 SHORE RD	RIVERSIDE, RI 02915	34 SHORE RD

ABUTTERS LIST
26 CEDAR AVE
312-42-12

312-50-006.00	RODRIGUEZ, RAMON Y	6 AVENUE B	RIVERSIDE, RI 02915	6 AVENUE B
312-50-007.00	SMITH, KRISTIN & PALERNO, BRIAN	10 AVENUE B	RIVERSIDE, RI 02915	10 AVENUE B
312-51-005.00	MEYER, LADD W	75 TERRACE AVE	RIVERSIDE, RI 02915	65 EAST ST
312-51-006.00	HASKELL, JARED W	5-7 SHORE RD	RIVERSIDE, RI 02915	5-7 SHORE RD
312-51-007.00	NETTO, ISABELLA & LOUIS	9 SHORE RD	RIVERSIDE, RI 02915	9 SHORE RD
312-51-008.00	RONG, LI YU	11 SHORE RD	RIVERSIDE, RI 02915	11 SHORE RD
312-51-009.00	MAHONEY, MATTHEW J & ROXANNE	4 AVENUE A	RIVERSIDE, RI 02915	4 AVENUE A
312-51-010.00	FONTES, ANDREA H & ALVES, DANILLO S	6 AVENUE A	RIVERSIDE, RI 02915	6 AVENUE A
312-51-011.00	ZEIGLER, ALAN P & SUSAN L	10 AVENUE A	RIVERSIDE, RI 02915	10 AVENUE A

