

**East Providence
Zoning Board of Review**

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

Filed	_____
Date of Filing	_____
Received By	_____
Date of Hearing	_____
City	_____
Recorder	_____

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

PHONE NUMBER: 60 John SheKarchi ESQUIRE
401-722-3600

1. LOCATION OF PROPERTY 297 TERRACE AVE. AVENUE/STREET
MAP 415 BLOCK 8 PARCEL 2 ZONING DISTRICT R-3

2. OWNER MULBERRY PLACE LLC
ADDRESS 17 BLUFF STREET RIVERSIDE RI 02915
DATE OF PURCHASE 9-23-19
PROPOSED LESSEE/PURCHASER NA
ADDRESS NA
ATTORNEY John SheKarchi ESQ.
ADDRESS 51 JEFFERSON BLVD FOURTH FLOOR WARWICK RI 02888
REPRESENTING owner's of LLC in corporate and personal capacity

3. DIMENSIONS OF SITE 55 ft 263± 14,272
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>Residential Single Family</u>	<u>27'3"</u>	<u>1,777</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	Type of Construction
					No. of Bedrooms/Unit	
(1) <u>Residential</u>	<u>35</u>	<u>3</u>	<u>Yes</u>	<u>1,996</u>	<u>1</u>	<u>WOOD/FRAME</u>
(2)						
(3)						

(Over)



PRINTED ON RECYCLED PAPER

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
Sec 19-145	Side Set Back relief for proposed Addition -
"	Height 35' for 3 levels if deemed to apply

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
Sec 19-145 Side Set Back	15 Ft	9.75 (resulting in Relief Request of 5.25 Feet)
Sec 19-145' for Height	35	35 (variance for 3 levels if deemed to apply)

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

Legal Non-Conforming By-Dimension Structure; wished to Add Addition, and a 3 level to the existing Home resulting in need for Dimensional Relief for Side Set Back and Height (Although under 35 ft) if deemed to apply. if Successful Owners wish to make home the Primary Residence.

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: [Signature] AUTHORIZED MEMBER DATE 1.3.23

Agent/Attorney John & Shekari ESK DATE _____
 51 Jefferson Blvd 4th Floor Warwick RI 02888 401-722-3600

ABUTTERS LIST
297 Terrace Avenue
415-8-2

PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
415-02-007.00	CONTI, JAMES & LUCIANN	286 TERRACE AVE	RIVERSIDE, RI 02915	282 TERRACE AVE
415-02-008.00	CONTTI, JAMES E & LUCIANN	286 TERRACE AVE	RIVERSIDE, RI 02915	286 TERRACE AVE
415-02-009.00	FRENCH, JAN	294 TERRACE AVE	RIVERSIDE, RI 02915	294 TERRACE AVE
415-02-010.00	GREGORY, GEORGE K	302 TERRACE AVE	RIVERSIDE, RI 02915	302 TERRACE AVE
415-02-011.00	AKKAOU, MICHAEL A & ANNE M	1169 BULLOCKS PT AVE	RIVERSIDE, RI 02915	1169 BULLOCKS PT AVE
415-02-012.00	FAELLA, BARBARA	1165 BULLOCKS PT AVE	RIVERSIDE, RI 02915	1165 BULLOCKS PT AVE
415-02-013.00	BROWNELL, RAYMOND Y & ZELMA R	1159 BULLOCKS PT AVE	RIVERSIDE, RI 02915	1159 BULLOCKS PT AVE
415-07-010.00	SCHIFF, STEPHEN & SHARON M PERRY	15 SEAVIEW AVE	RIVERSIDE, RI 02915	15 SEAVIEW AVE
415-07-011.00	HAYNES, THOMAS J & BARBARA R	5 SEAVIEW AVE	RIVERSIDE, RI 02915	5 SEAVIEW AVE
415-07-012.00	SNIDERMAN, RONALD P & NUDELMAN,	1 SEAVIEW AVE	RIVERSIDE, RI 02915	1 SEAVIEW AVE
415-08-001.00	MACDONALD, FREDERICK H & HELEN	305 TERRACE AVE	RIVERSIDE, RI 02915	305 TERRACE AVE
415-08-002.00	MULBERRY PLACE LLC	17 BLUFF ST	RIVERSIDE, RI 02915	297 TERRACE AVE
415-08-003.00	SLEPKOW, MATTHEW D & SUSAN ANN	289 TERRACE AVE	RIVERSIDE, RI 02915	289 TERRACE AVE
415-08-004.00	KUSS, VIVIAN	285 TERRACE AVE	RIVERSIDE, RI 02915	285 TERRACE AVE
415-08-005.00	HOME RUN PROPERTIES LLC	951 NORTH MAIN ST	PROVIDENCE RI 02904	281 TERRACE AVE



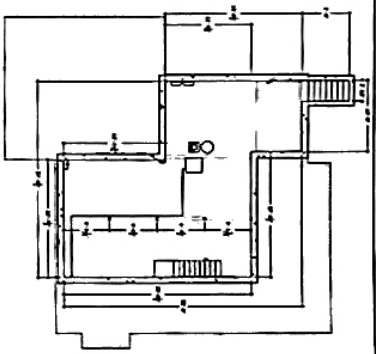
200' RADIUS MAP

297 Terrace Avenue
415-8-2

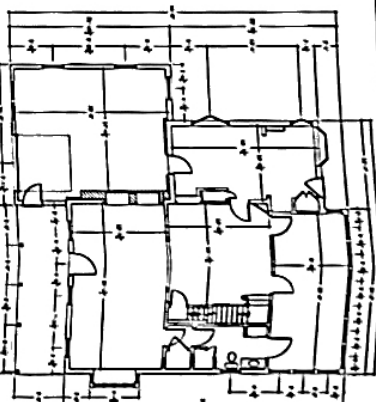
Date: 1/17/2023 SCALE=N.T.S.



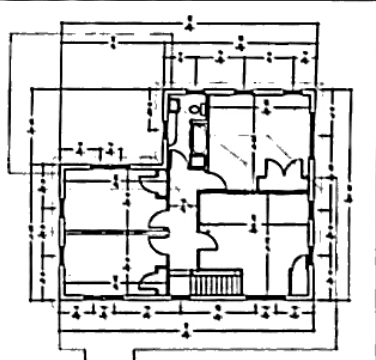
Legend	
○	Map Number
○	BlockID Points
○	ParcelID Points
○	5000 Acreage Points
33	Address
□	Parcel Boundaries
□	Map Boundaries
—	Rivers and Streams
—	Building Structure
—	Railroad Lines
—	Paper Street
R-4	Zoning Code
---	Zoning Division Line
★	Location of Property



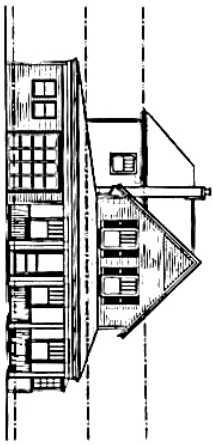
1 1ST FLOOR PLAN



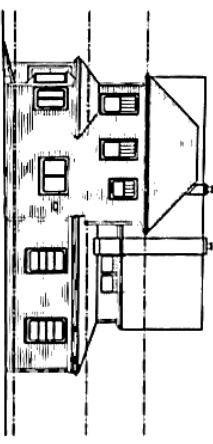
2 2ND FLOOR PLAN



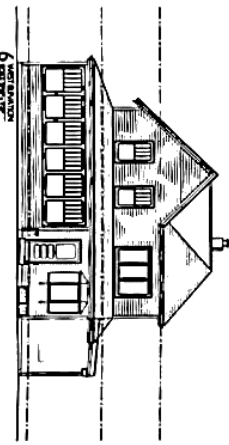
3 3RD FLOOR PLAN



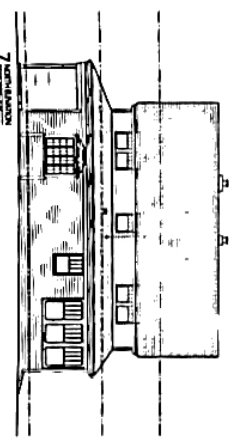
4 FRONT ELEVATION



5 SIDE ELEVATION



6 REAR ELEVATION

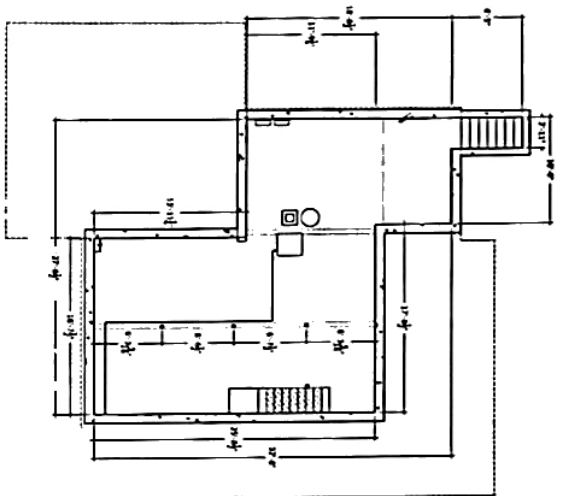


7 FRONT ELEVATION

JACO-BALDING
 ARCHITECTS
 INNOVATIVE DESIGN CONCEPTS
 1000 North Lincoln Road
 Suite 100
 Miami, FL 33134
 Phone: 305.375.1111
 Fax: 305.375.1112
 www.jacobalding.com

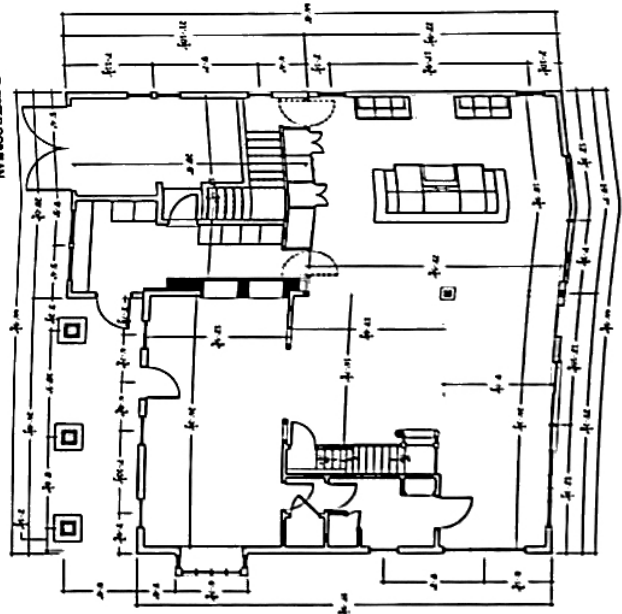
REVIEW SET - NOT FOR CONSTRUCTION

EXISTING PLANS & ELEVATIONS
EX1.0

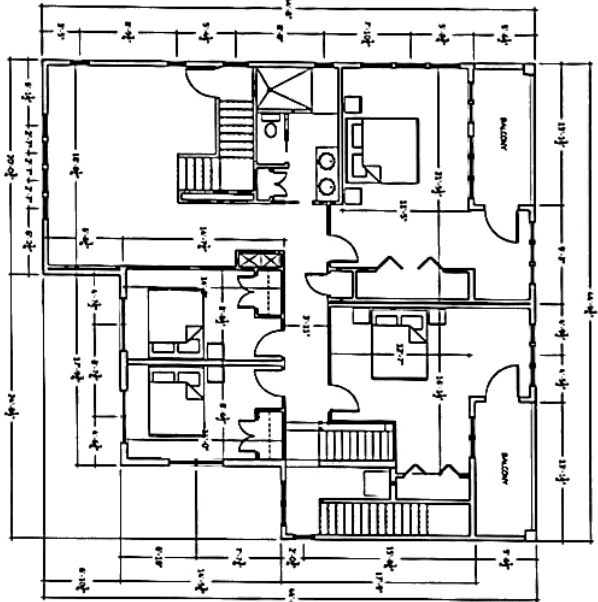


1. BASEMENT FLOOR PLAN

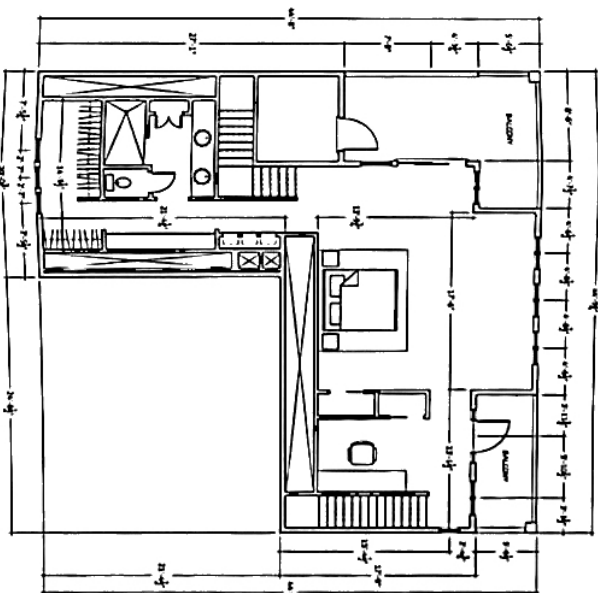
WITH 18\"/>



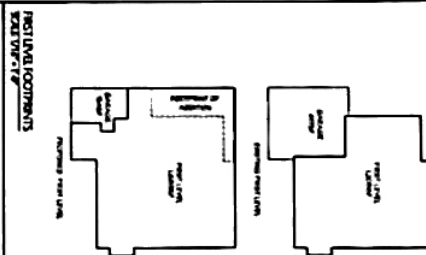
2. FIRST FLOOR PLAN



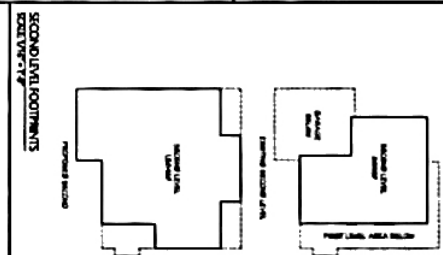
3. SECOND FLOOR PLAN



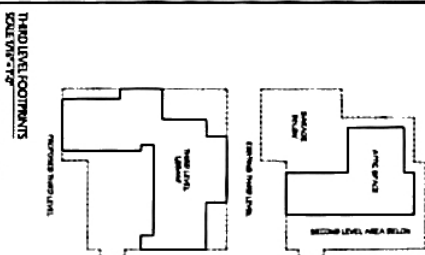
4. THIRD FLOOR PLAN



EXISTING FOOTPRINTS



SECOND LEVEL FOOTPRINTS



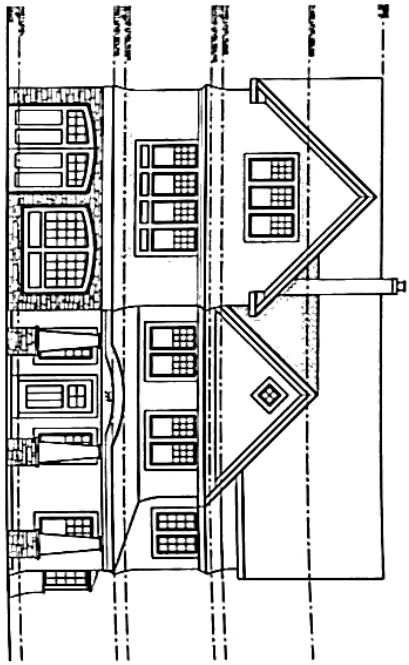
THIRD LEVEL FOOTPRINTS



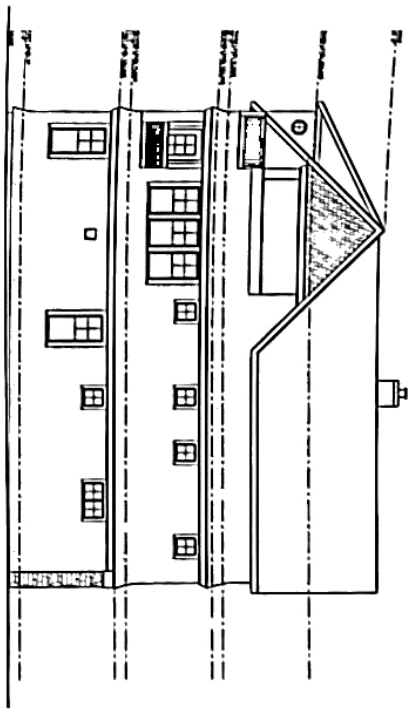
JUNON ENGINEERING
 INNOVATIVE DESIGN CONCEPTS
 401 South County Field
 Suite A107
 40141230
 407.642.2100
 www.junonengineering.com

REVIEW SET - NOT FOR CONSTRUCTION

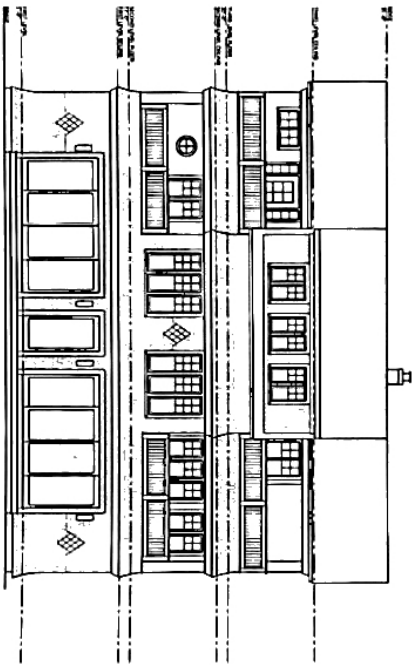
MAINTENANCE PLAN
 PROJECT: DAN TUONO RESIDENCE
 SHEET TITLE: PROPOSED FLOOR PLANS
 A1.0



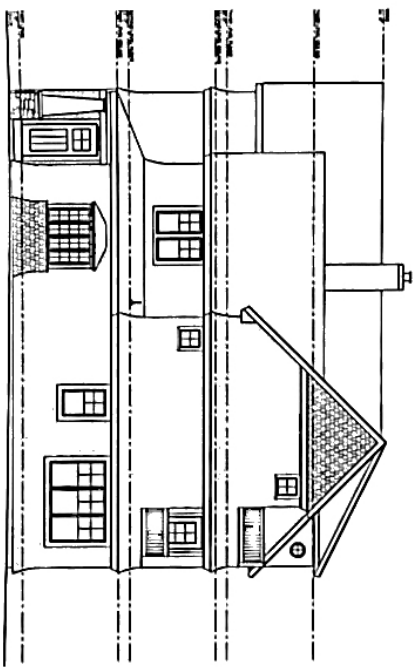
1 EAST ELEVATION
3/20/2019



2 SOUTH ELEVATION
3/20/2019



3 WEST ELEVATION
3/20/2019



4 NORTH ELEVATION
3/20/2019



JACON BUILDING
— ARCHITECTS —

**INNOVATIVE
DESIGN
CONCEPTS**
CHICAGO • ILLINOIS

400 South County Trail
Suite 4007, Peoria,
IL 61623
618.697.2500
Address: www.jacon.com

**REVIEW SET -
NOT FOR CONSTRUCTION**

CLIENT:
MILLBERRY PLACE LLC
17 MAPLE ST.
MAYFIELD, IL 61811

PROJECT:
DANTLONO
RESIDENCE

SCALE:
EXTERIOR
ELEVATIONS

A2.0