



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
19-1 Household (2)	Increase the number of unrelated persons living living together in this 9 bedroom house as the functional equivalent of a household or family from 4 persons to 13.

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
19-1 Household (2)	4	13

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

SEE ATTACHED NARRATIVE

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: *Bruce H. Cox* DATE 11/9/25  
*Sole Harbor LLC* DATE \_\_\_\_\_

Agent/Attorney BRUCE H. COX Address 1481 WAMPANOAG TRAIL, EAST PROVIDENCE, RI 02915

NARRATIVE TO DIMENSIONAL PETITION  
OF  
SAFE HARBOR PROPERTIES, LLC

SAFE HARBOR PROPERTIES, LLC owns the property located at 48 Lincoln Avenue where thirteen people live as the functional equivalent of a family. For all intents and purposes they are a family. They do not fall into the definition of a traditional family related by blood or marriage. They live together with common access to, and common use of, all living and eating areas and all areas and facilities for the preparation and storage of food within the dwelling unit. They rely upon one another for peer-to-peer interactions with each person being both a provider and a consumer.

**T**hey are all persons dealing with the diseases of alcoholism and addiction. Their disease places them in a protected class under the Federal Fair Housing Act, 42 U.S.C. 3602(h).

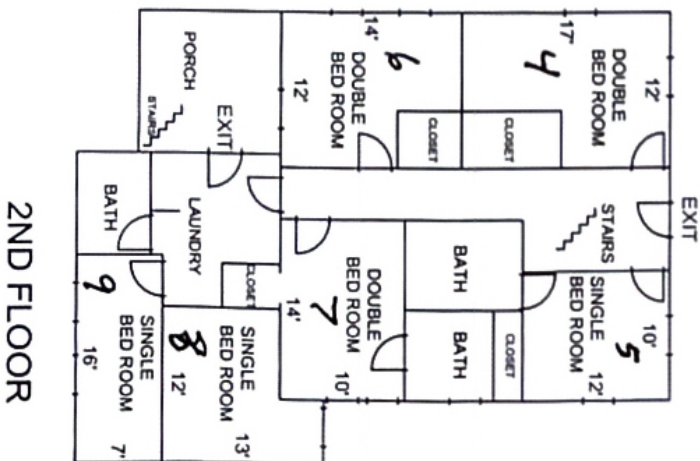
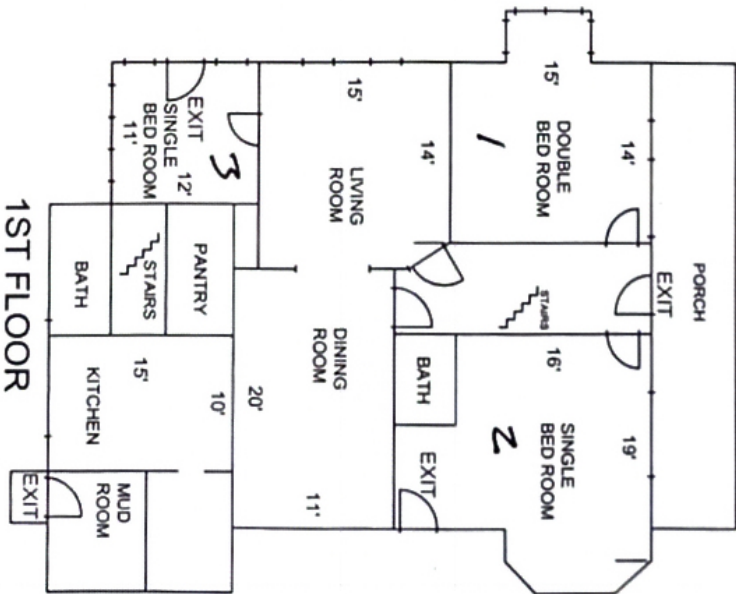
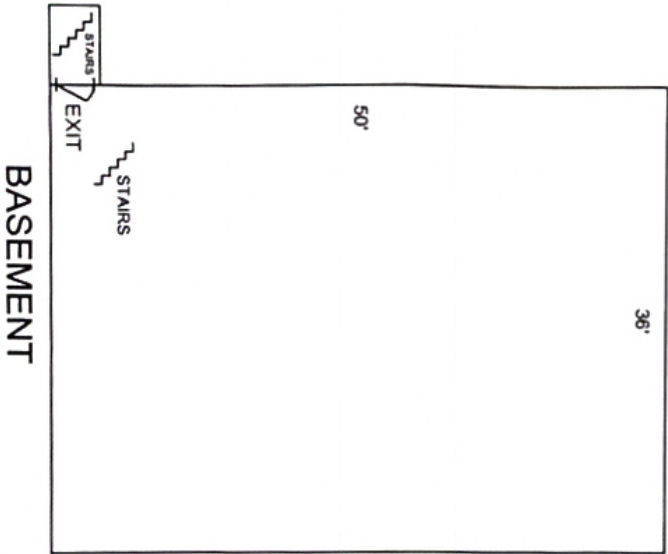
In this sense they are related by other legal means (they are all members of the same protected class) and live as the functional equivalent of a family.

They do this using the Social Model of Recovery. The Social Model of Recovery depends upon peer-to-peer interactions with each person being both a provider and a consumer in recovering from or dealing with the difficulties of their disease.

This petition is asking for a dimensional variance as to the number of unrelated persons living in a Household under 19- 1 (2) from 4 to 13 as a reasonable accommodation as required under the Federal Fair Housing Act, 42 U.S.C. 3604(f)(3)(B). In the alternative this board can look upon them as a Family under 19-1 (1) which does not have the limitations of 19-1 (2).

We will be presenting testimony through a number of witnesses as the living process and conditions of living in the house as well as how imperative it is for this accommodations to be allowed.

# 48 LINCOLN AVE.





**ABUTTERS LIST**  
**48 LINCOLN AVENUE**  
**312-14-2**

PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
312-02-006-00	TAYLOR, DOROTHY M ESTATE	71 LINCOLN AVE	RIVERSIDE, RI 02915	71 LINCOLN AVE
312-02-007-00	VEIRA, MARK W & CAROL J-TRS VEIRA FAMILY IRREVOCABLE TRUS	89 JACKSON AVE	RIVERSIDE, RI 02915	89 JACKSON AVE
312-07-001-00	EISEL, RALE & MELISSA	44 ADAMS AVE	RIVERSIDE, RI 02915	44 ADAMS AVE
312-07-002-00	DILORENZO, STEVEN	57 MONROE AVE	RIVERSIDE, RI 02915	55-57 MONROE AVE
312-07-003-00	REIS, THOMAS J & SMITH-REIS, JENNIFER	41 MONROE AVE	RIVERSIDE, RI 02915	41 MONROE AVE
312-07-004-00	GREGORY, RICHARD & LINDA	35 MONROE AVE	RIVERSIDE, RI 02915	35 MONROE AVE
312-07-005-00	DAPONTE, BERTA AKA PONTE, BERTA F	29 MONROE AVE	RIVERSIDE, RI 02915	27-31 MONROE AVE
312-07-006-00	GANNA, ESSIDNAM JUDITH	25 MONROE AVE	RIVERSIDE, RI 02915	25 MONROE AVE
312-07-007-00	GUWOE, RICHARD M	101 ROBINSON ST	PROVIDENCE, RI 02905	0 MONROE AVE
312-07-011-00	THOMPSON, DONALD R JR	26 ADAMS AVE	RIVERSIDE, RI 02915	26 ADAMS AVE
312-07-012-00	WARREN, LINDA D & ROGER D	30 ADAMS AVE	RIVERSIDE, RI 02915	30 ADAMS AVE
312-07-013-00	LOPES, ANIBAL	51 ABBY ST	EAST PROVIDENCE, RI 02914	0 ADAMS AVE
312-07-014-00	LOPES, LIGIA M	36 ADAMS AVE	RIVERSIDE, RI 02915	36 ADAMS AVE
312-08-001-00	CITY OF E PROVIDENCE - PARKS	145 TAUNTON AVE	E PROVIDENCE, RI 02914	0 LINCOLN AVE
312-08-002-00	MONROE AVENUE LLC	24 MONROE AVE	RIVERSIDE, RI 02915	0 LINCOLN AVE
312-13-004-00	DIAS, BRIAN	13 FENMOOR ST #3	EAST PROVIDENCE, RI 02914	26-28 LINCOLN AVE
312-13-005-00	PORPORINO, ALAN	5 MOUNTAIN ST	PROVIDENCE, RI 02903	30 LINCOLN AVE
312-13-006-00	ROBERSON, WENDY	36 LINCOLN AVE	RIVERSIDE, RI 02915	36 LINCOLN AVE
312-13-007-00	HERMANDEZ, RODOLFO	160 PLAINFIELD ST	PROVIDENCE, RI 02909	39 MAPLE AVE
312-13-008-00	ZEIGLER, MATTHEW J & JESSICA A	37 MAPLE AVE	RIVERSIDE, RI 02915	37 MAPLE AVE
312-13-009-00	PATTERSON, CHARLES H III & C/O CENTURY SHEET METAL	19 MAPLE AVE	RIVERSIDE, RI 02915	33 MAPLE AVE
312-14-001-00	CSIGAY, AMANDA	44 LINCOLN AVE	RIVERSIDE, RI 02915	44 LINCOLN AVE
312-14-002-00	SYLVESTRE, NORMAN R & JUDITH M SYLVESTRE LIVING TRUST	51 ISLAND DR	COVENTRY, RI 02816	48 LINCOLN AVE
312-14-002-10	YOU, BAODE	28 SECOND STREET	PAWTUCKET, RI 02860	52-54 LINCOLN AVE
312-14-002-20	SIMAS, JOSEPH M & FERNANDES, JOSEPH	56 KICKEMUIT CT	SWANSEA, MA 02777	5-7 COXE ST
312-14-003-00	BORGES, MICHAEL M	63 MAPLE AVE	RIVERSIDE, RI 02915	63 MAPLE AVE
312-14-004-00	HAYWOOD, KERRI L-TR & KERRI L HAYWOOD LIVING TRUST	57 MAPLE AVE	RIVERSIDE, RI 02915	57 MAPLE AVE
312-14-005-00	MACDONALD, CRAIG R LIFE ESTATE	53 MAPLE AVE	RIVERSIDE, RI 02915	53 MAPLE AVE
312-14-006-00	BLANDO, SALVATORE	45 MAPLE AVE	RIVERSIDE, RI 02915	45 MAPLE AVE
312-15-001-00	FRANCIS, RAYMOND JR & DONNA JEAN	66 LINCOLN AVE	RIVERSIDE, RI 02915	66 LINCOLN AVE
312-15-009-00	JEAN LOUIS, EDITH	73 MAPLE AVE	RIVERSIDE, RI 02915	73 MAPLE AVE

ABUTTERS LIST  
48 LINCOLN AVENUE  
312-14-2

312-20-004-00	CARLSON, KENNETH S	7 JACOBY WAY	SEEKONK, MA 02771	54 MAPLE AVE
312-20-005-00	CYGANOWSKI, JACOB	72 MAPLE AVE	RIVERSIDE, RI 02915	72 MAPLE AVE
312-20-005-10	SILVA, JEFFREY & JENNIFER VASQUEZ	22 LINDEN ST	RIVERSIDE, RI 02915	22 LINDEN ST
312-21-001-00	LAURINO, RICHARD J ESTATE	45 OAK AVE	RIVERSIDE, RI 02915	45 OAK AVE
312-21-002-00	CARTER, JOSEPH CONLAN JR	37 OAK AVE	RIVERSIDE, RI 02915	35-37 OAK AVE
312-21-003-00	LASKY, AMY L & JOHN S JR	38 MAPLE AVE	RIVERSIDE, RI 02915	38 MAPLE AVE
312-21-004-00	BARZYK, THERESA I	52 MAPLE AVE	RIVERSIDE, RI 02915	52 MAPLE AVE
312-22-005-00	CALLAHAN, DANIEL R & BERNADETTE	36 MAPLE AVENUE	RIVERSIDE, RI 02915	36 MAPLE AVE

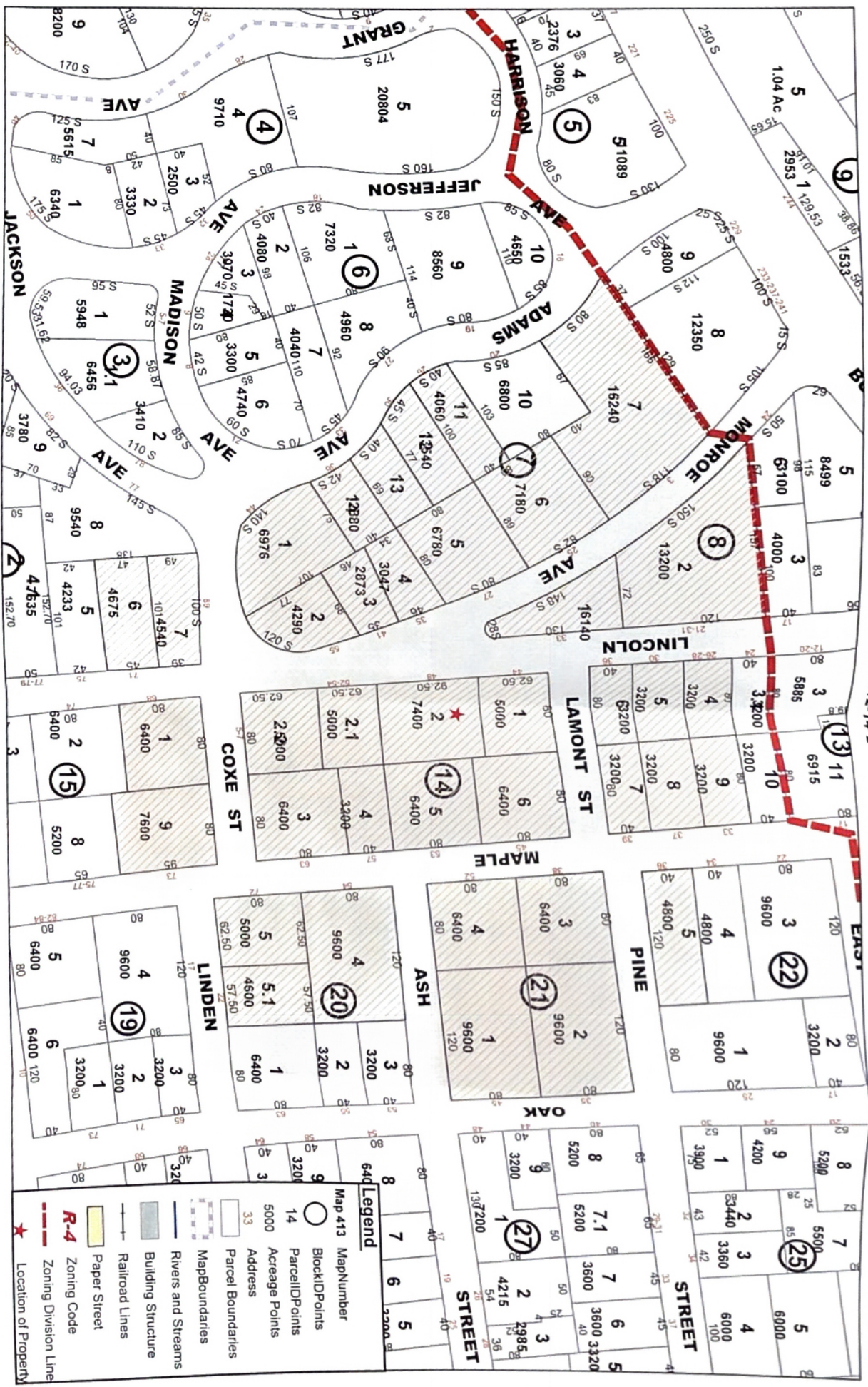




# 200' RADIUS MAP

48 Lincoln Avenue  
312-14-2

Date: 11/15/2023 SCALE=N.T.S.



**Legend**

- Map 413 Map Number
- BlockID Points
- ParcelID Points
- Acreage Points
- Address
- Parcel Boundaries
- Map Boundaries
- Rivers and Streams
- Building Structure
- Railroad Lines
- Paper Street
- Zoning Code
- Zoning Division Line
- Location of Property