

**East Providence
Zoning Board of Review**

DIMENSIONAL VARIANCE FORM
(Ref. 19-47)

File #	
Date of Filing	
Received By	
Date of Hearing	
Action	
Recorded	Bk _____ Pg _____

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

PHONE NUMBER: 401-737-3050

1. LOCATION OF PROPERTY 49 Crescent View Ave AVENUE/STREET
MAP 513 BLOCK 20 PARCEL 3 ZONING DISTRICT _____

2. OWNER RI Property Wire
ADDRESS 15 Circle St, Rumford, RI 02916
DATE OF PURCHASE 12/22/2021
PROPOSED LESSEE/PURCHASER N/A
ADDRESS _____
ATTORNEY David L. Johnston, Esq.
ADDRESS 2363 Post Road Warwick, RI 02886 - 401 737 3050 - DJohnston@JohnstonLawRI.com
REPRESENTING RI Property Wire, LLC

3. DIMENSIONS OF SITE 40 112 4480
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>Lot A - SFR</u>	<u>20' +/-</u>	<u>840</u>	<u>Wood Frame SFR</u>
(2) <u>Lot B - vacant Land</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>1SFR</u>	<u>28</u>	<u>2</u>	<u>Yes</u>	<u>1760</u>		<u>wood frame - sfr</u>
(2) _____						
(3) _____						

(Over)

5. 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: Lot Width
 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
19-145	Minimum Lot Area
19-145	Minimum Lot Width
19-135 (1)	Driveway Width (1/3 overall lot width)
19-145	Lot Depth

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
19-145 - Area	5,000	4,480
19-145 Width	50	40
19-135(1) Driveway width	13.8'	18'
19-145 Depth	100'	89.4

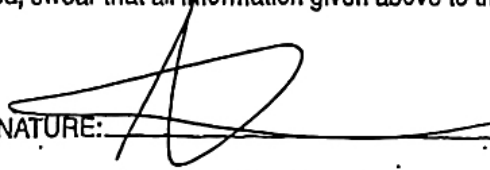
8. DESCRIBE THE UNIQUE CHARACTERISTICS OR OTHER PECULIARITIES OF THE PROPERTY WHICH CREATE HARDSHIP.

Applicant seeking dimensional variances to construct a single family on Proposed Parcel B.
Proposed parcel will conform with the use and dimensions of the neighboring parcels.

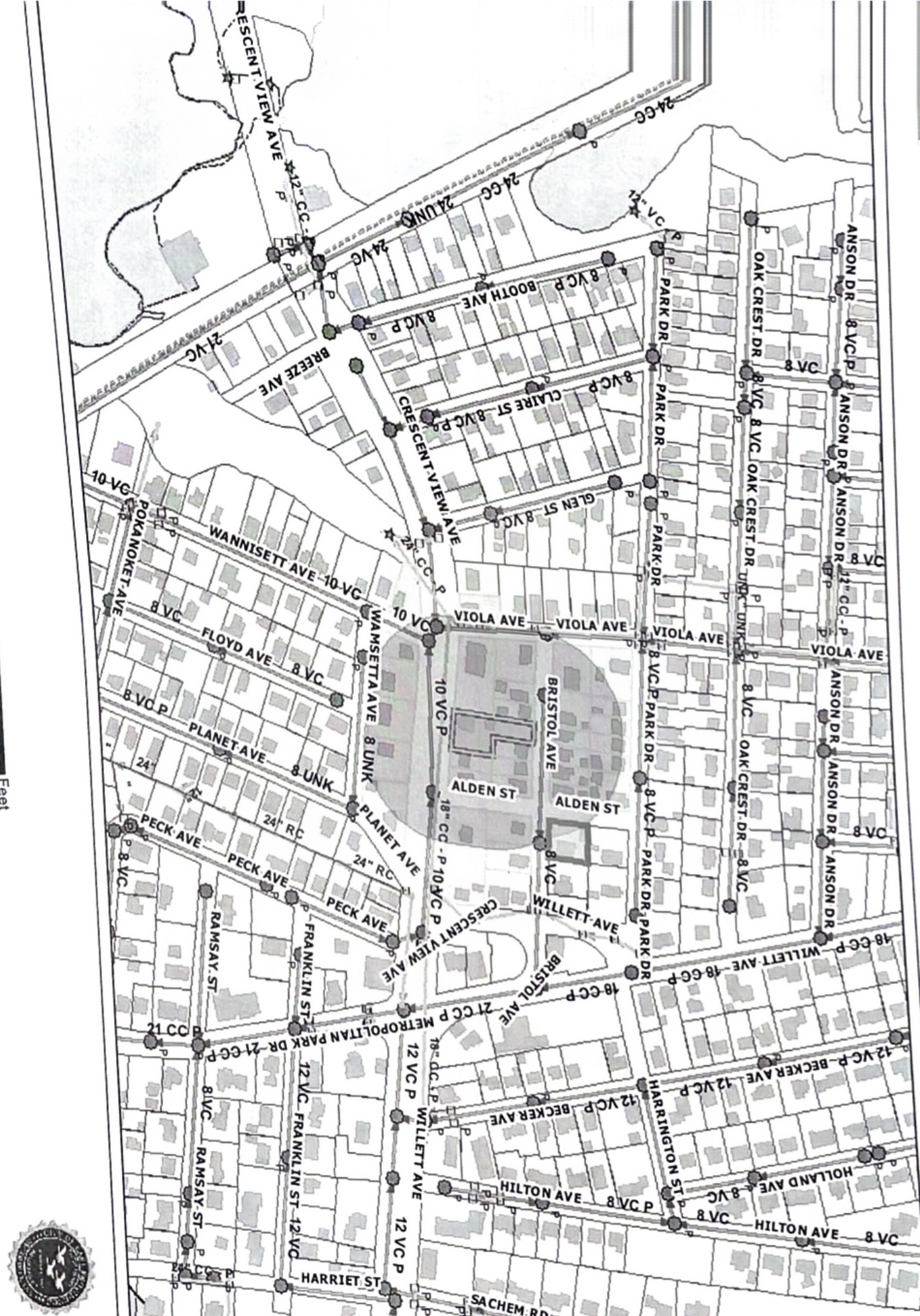
Please see land use report submitted herewith for additional details.

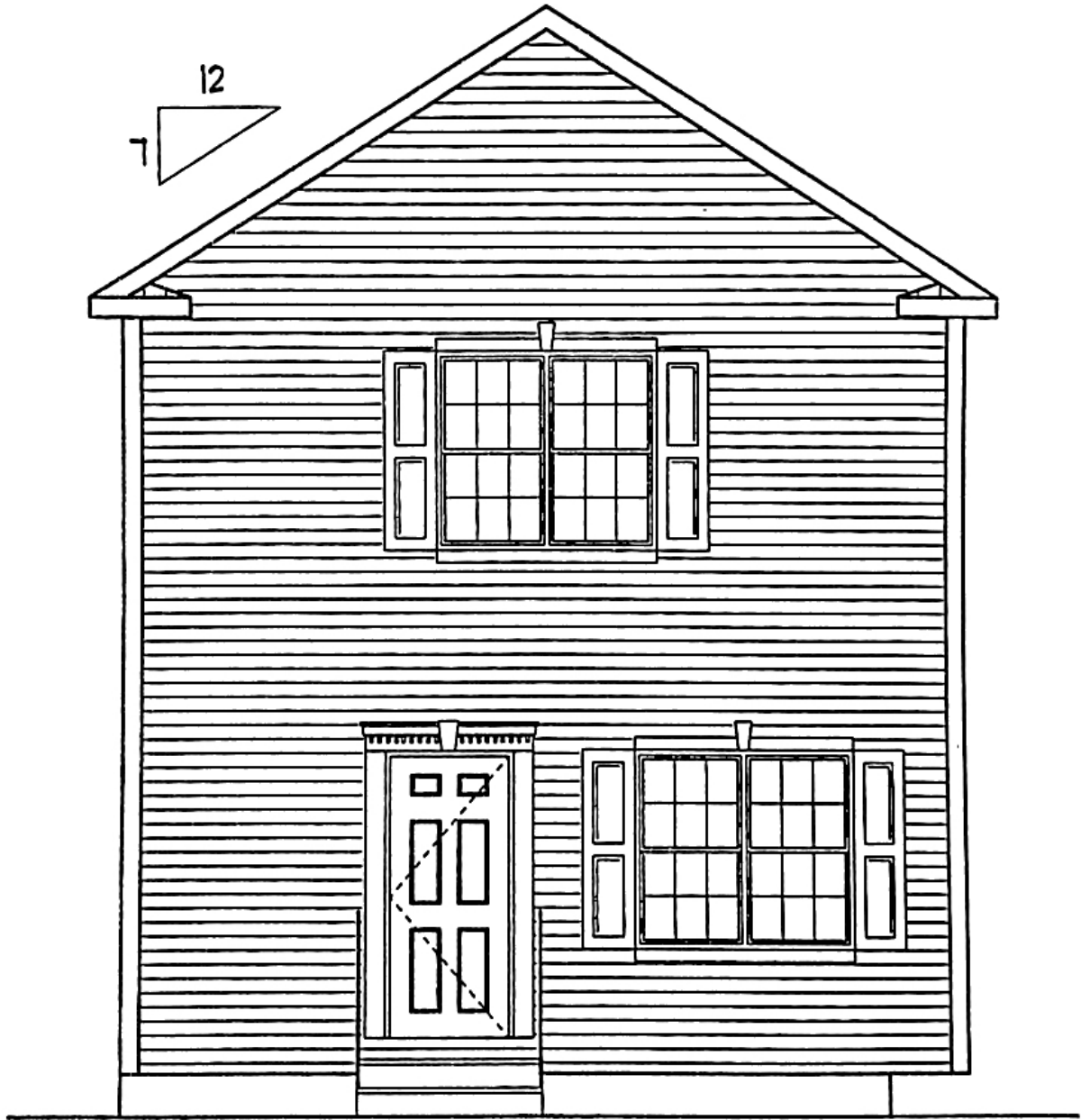
NOTE: PLANS ACTED UPON BY THE BOARD BECOME INCORPORATED AS PART OF THE DECISION AND ARE FINAL.

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

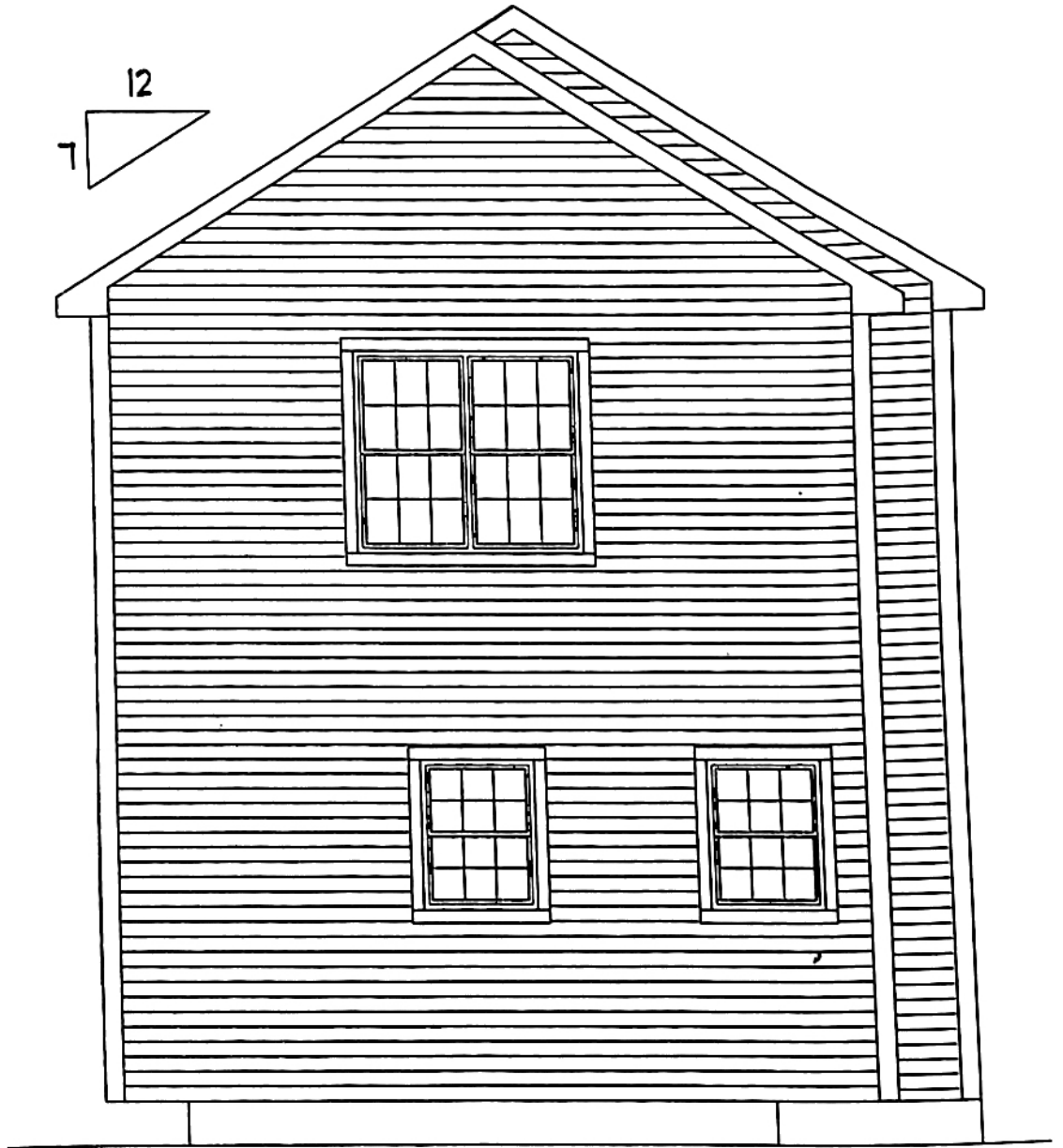
OWNER(S) SIGNATURE:  DATE _____
 _____ DATE _____

LOCATION	SLH_OWN_NAME	SLH_CO_OWN_NAME	SLH_OWN_ADDR	SLH_CITY	SLH_STT	SLH_ZIP
22 BRISTOL AVE	QUIGLEY, TIMOTHY J	null	22 BRISTOL AVENUE	RIVERSIDE	RI	02915
22 ALDEN ST	GAGNE, BROOKE-TR	BROOK L GAGNE REVOCABLE TRU	22 ALDEN ST	RIVERSIDE	RI	02915
36 BRISTOL AVE	SILVIA, ROBERT R JR	null	36 BRISTOL AVE	RIVERSIDE	RI	02915
40 BRISTOL AVE	FREEMAN, DARLENE M	null	40 BRISTOL AVE	RIVERSIDE	RI	02915
44 BRISTOL AVE	DEFREITAS, ELIZABETH & TOLER, JONATHA	null	44 BRISTOL AVE	RIVERSIDE	RI	02915
49 CRESCENT VIEW AVE	CALDWELL, DONALD L ESTATE	null	1481 SMITH ST	N DIGHTON	MA	02764
52 BRISTOL AVE	BLAKELY, ISABEL M W/LIF EST	TAVARES, ROBERT J	52 BRISTOL AVE	RIVERSIDE	RI	02915
54 BRISTOL AVE	PUGA, JOSEPH M & DEBORAH J	null	54 BRISTOL AVE	RIVERSIDE	RI	02915
15 VIOLA AVE	FLECK, DONALD R & MARJORIE M	null	15 VIOLA AVE	RIVERSIDE	RI	02915
1 PLANET AVE	GELFUSO, LOUIS J JR & MELISSA A	null	23 FLOYD AVE	RIVERSIDE	RI	02915
11 WAMSETTA AVE	PERREIRA, DANIEL E & BAKELMAN, LINDA I	null	11 WAMSETTA AVE	RIVERSIDE	RI	02915
15 WAMSETTA AVE	BEARD, RICHARD F & ANNA	null	15 WAMSETTA AVE	RIVERSIDE	RI	02915
17-19 WAMSETTA AVE	WINQUIST, CARL A	null	38 MALLARD COVE	BARRINGTON	RI	02806
2 WANNISSETT AVE	SARACCO, ROSEMARY D	null	2 WANNISSETT AVE	RIVERSIDE	RI	02915
1 WANNISSETT AVE	ALLEN, JULIE A	null	1 WANNISSETT AVE	RIVERSIDE	RI	02915
17 CRESCENT VIEW AVE	ZAFIRIADES, PAUL & VASILIOS &	EVA	61 BEVERLY RD	RIVERSIDE	RI	02915
31 CRESCENT VIEW AVE	CROSS, KYLE & RACHEL	null	31 CRESCENT VIEW AVE	RIVERSIDE	RI	02915
33 ALDEN ST	DAMIANI, STEVEN R	null	960 WILLETT AVENUE	RIVERSIDE	RI	02915
202 CRESCENT VIEW AVE	ANTAYA, JOSEPH R ESTATE	null	202 CRESCENT VIEW AVE	RIVERSIDE	RI	02915
3 VIOLA AVE	COLUMBUS CLUB OF BARRINGTON	BISHOP HICKEY COUNCIL	3 VIOLA AVENUE	RIVERSIDE	RI	02915
170 CRESCENT VIEW AVE	CASANOVA, MICHAEL A	null	170 CRESCENT VIEW AVE	RIVERSIDE	RI	02915
23 BRISTOL AVE	QUIGLEY, MICHAEL S W/LIFE EST	QUIGLEY, FLORENCE W	23 BRISTOL AVE	RIVERSIDE	RI	02915
35 BRISTOL AVE	FOURNIER, MICHAEL J &	GRINNINGS, AMANDA M	35 BRISTOL AVE	RIVERSIDE	RI	02915
41 BRISTOL AVE	ENGLER, CHERYL M	null	10 CORYS LN	CUMBERLAND	RI	02864
47 BRISTOL AVE	MEDeiros, JAIME & ADAM	null	47 BRISTOL AVE	RIVERSIDE	RI	02915
49 BRISTOL AVE	CAMARA, ANTHONY M & ROBIN	null	49 BRISTOL AVE	RIVERSIDE	RI	02915
51 BRISTOL AVE	WILSON, MONIKA C	null	51 BRISTOL AVE	RIVERSIDE	RI	02915
59 BRISTOL AVE	PEREIRA, MANUEL J & MARIA H	null	59 BRISTOL AVE	RIVERSIDE	RI	02915
34 PARK DR	RKA INVESTMENTS INC	null	10 EVERGREEN RD	LINCOLN	RI	02865
46 PARK DR	MARTONE, LYNDIA LEE & MICHAEL	null	183 PARIS IRONS RD	CHEPACHET	RI	02814
50 PARK DR	IVES, ROCHELLE A-TR	ROCHELLE ANN IVES REVOCABLE	46 PARK DR	RIVERSIDE	RI	02915
54 PARK DR	FLINT, ROBERT T	null	50 PARK DR	RIVERSIDE	RI	02915
54 PARK DR	ROTONDO, DAVID	null	54 PARK DR	RIVERSIDE	RI	02915
62 PARK DR	CAMARA, CARLOS ALBERTO ETAL W/LIF	CAMARA, MARIA M	62 PARK DR	RIVERSIDE	RI	02915



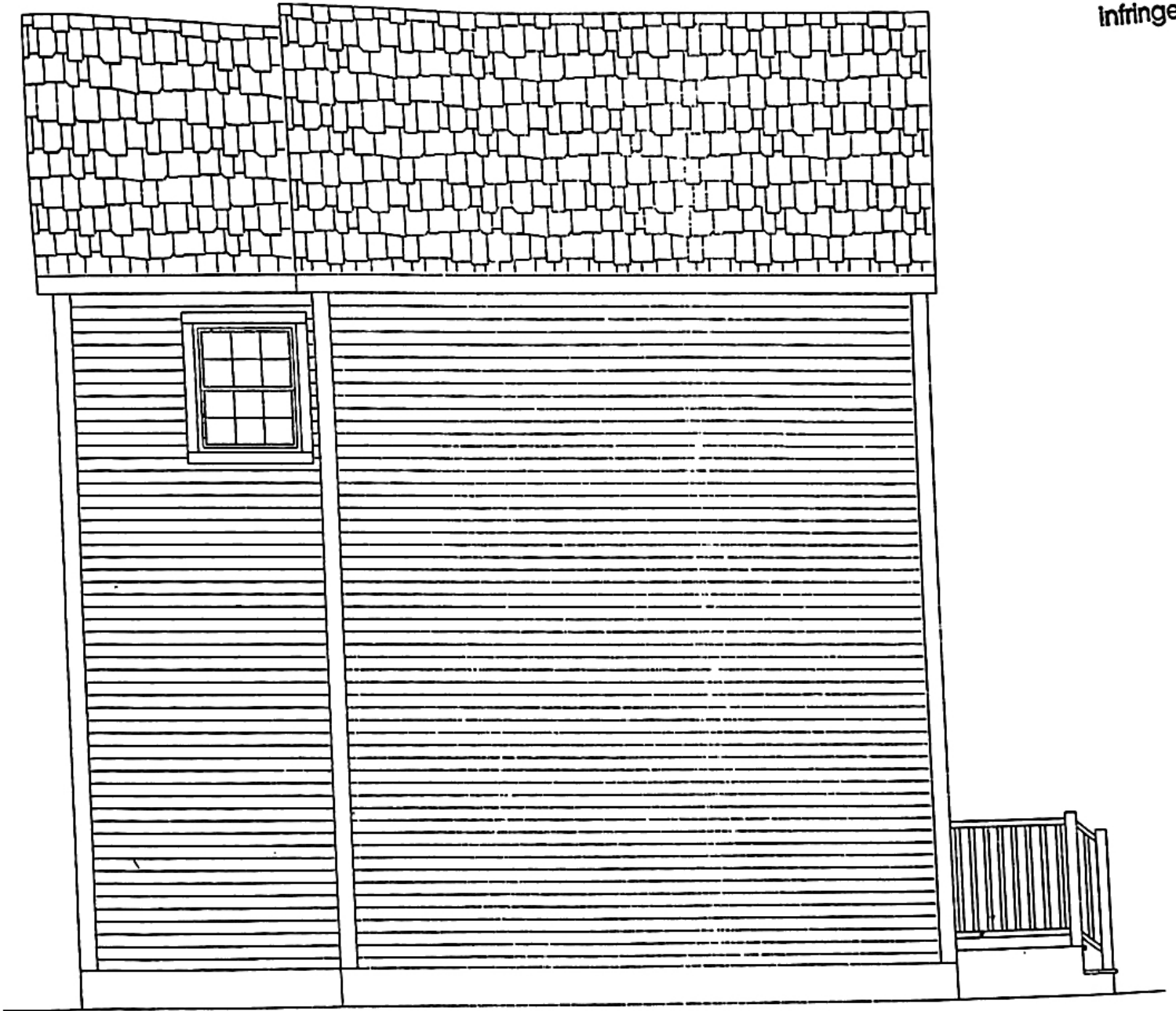


FRONT ELEVATION 1/4"=1'-0"

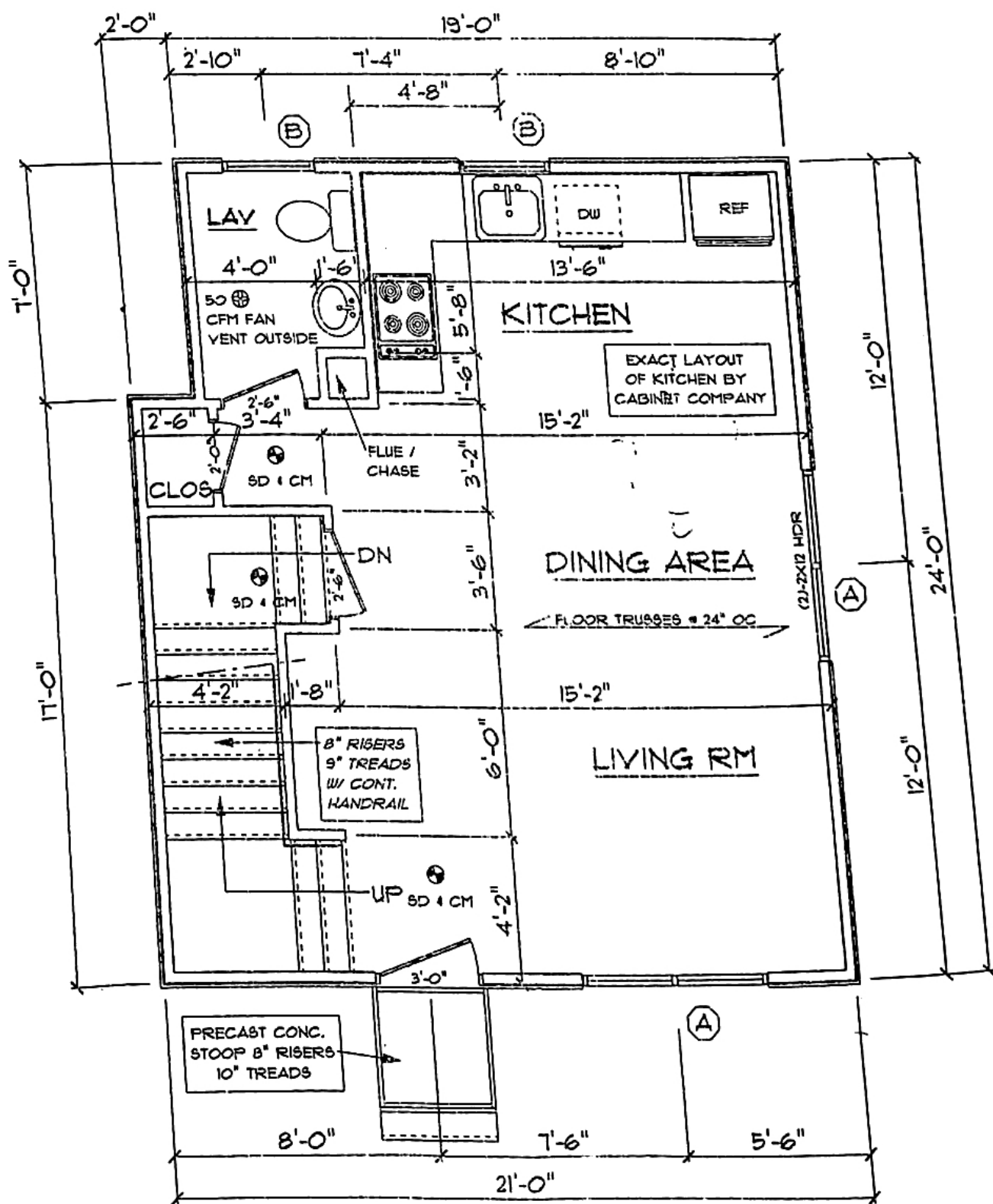


BACK ELEVATION 1/4" = 1'-0"

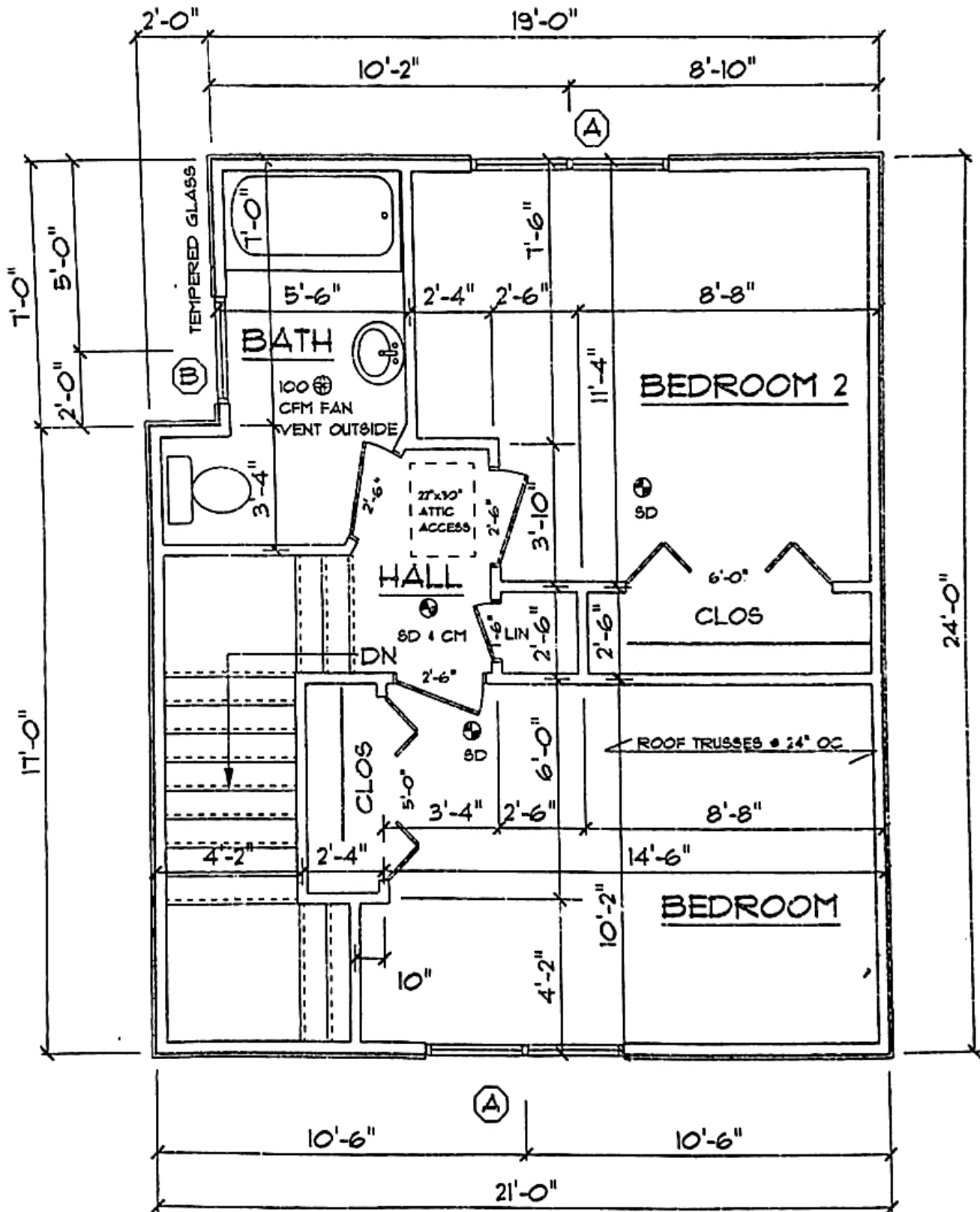
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infringerr



LEFT SIDE ELEVATION 1/4"=1'-0"



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



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

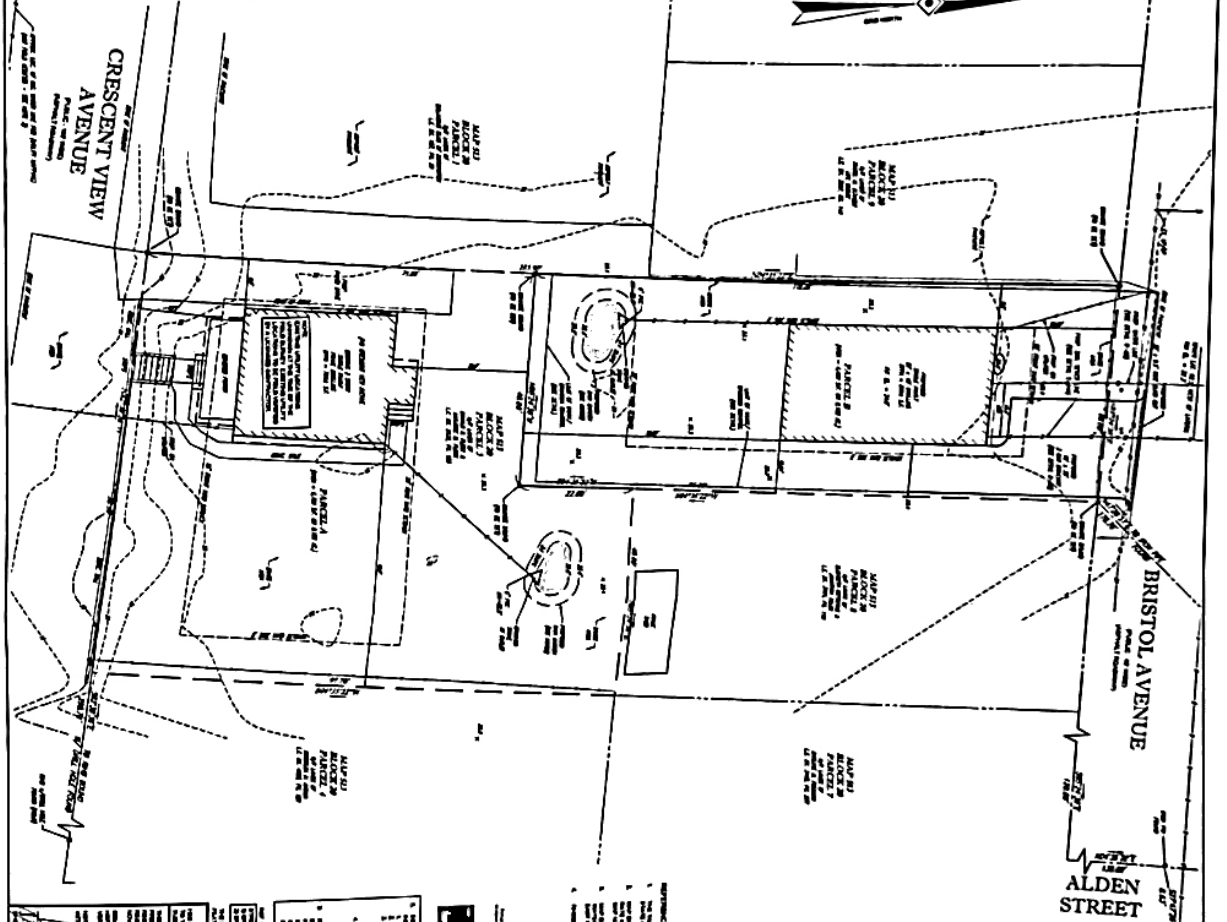
PLAN SHEET PROJECT NO. 03-10010 SHEET NO. 1 OF 1	DATE 10/15/11	DRAWN BY JAMES L. SARDELLI
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PREPARED FOR
 PLANNING BOARD

ZONING OFFICER
 DAN

PLANNING BOARD CHAIRPERSON
 DON

GRAPHIC SCALE
 1" = 20'



I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as submitted to me by the applicant.

JAMES L. SARDELLI
 JLS

PREPARED BY
 JAMES L. SARDELLI

CHECKED BY
 DAN

DATE
 10/15/11

PLANNING BOARD CHAIRPERSON
 DON

ZONING OFFICER
 DAN

THE BOARD OF ZONING ADJUSTMENTS
 CITY OF MARIETTA

PREPARED FOR
 PLANNING BOARD

ZONING OFFICER
 DAN

PLANNING BOARD CHAIRPERSON
 DON

GRAPHIC SCALE
 1" = 20'

CRESCENT VIEW AVENUE
 BRISTOL AVENUE
 ALDEN STREET

PREPARED BY JAMES L. SARDELLI	CHECKED BY DAN	DATE 10/15/11
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PLANNING BOARD CHAIRPERSON
 DON

ZONING OFFICER
 DAN

THE BOARD OF ZONING ADJUSTMENTS
 CITY OF MARIETTA

PREPARED FOR
 PLANNING BOARD

ZONING OFFICER
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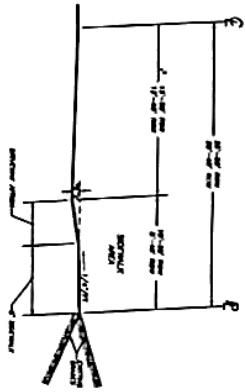
PLANNING BOARD CHAIRPERSON
 DON

GRAPHIC SCALE
 1" = 20'

CRESCENT VIEW AVENUE
 BRISTOL AVENUE
 ALDEN STREET



CITY OF EAST PROVIDENCE
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 STANDARD DETAIL

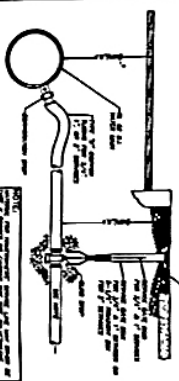


1. SEE STANDARD PLAN OF DEVELOPMENT OF THE CITY OF EAST PROVIDENCE FOR THE LOCATION OF THE SANITARY SEWER MAIN.

NO.	DATE	BY	FOR	DESCRIPTION
1	11/11/11	DLB	DLB	PREPARED BY ENGINEER'S OFFICE
2	11/11/11	DLB	DLB	REVISION
3	11/11/11	DLB	DLB	REVISION



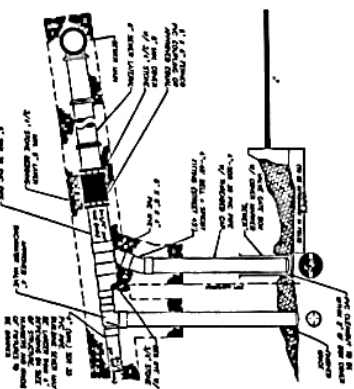
CITY OF EAST PROVIDENCE
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 STANDARD DETAIL



NO.	DATE	BY	FOR	DESCRIPTION
1	11/11/11	DLB	DLB	PREPARED BY ENGINEER'S OFFICE
2	11/11/11	DLB	DLB	REVISION
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CITY OF EAST PROVIDENCE
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 STANDARD DETAIL

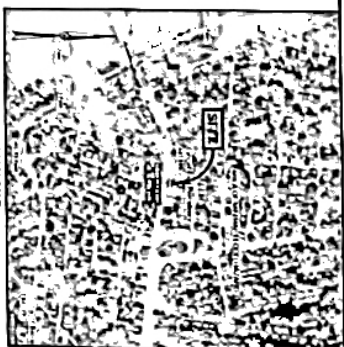


NO.	DATE	BY	FOR	DESCRIPTION
1	11/11/11	DLB	DLB	PREPARED BY ENGINEER'S OFFICE
2	11/11/11	DLB	DLB	REVISION
3	11/11/11	DLB	DLB	REVISION

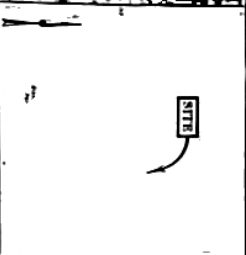
APPROVED BY: _____ DATE: _____

PLANNING BOARD REPRESENTATIVE: _____ DATE: _____

ZONING OFFICER: _____ DATE: _____



FIELD MAP



LOCATION MAP

- NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF EAST PROVIDENCE'S STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SEWERAGE AND WATERWORKS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EAST PROVIDENCE AND THE STATE OF RHODE ISLAND.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES UNDERGROUND AND ABOVEGROUND.
 5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE DURING CONSTRUCTION.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.
 7. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS AND DRAWINGS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NECESSARY RECORDS AND DRAWINGS.
 9. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS AND DRAWINGS.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NECESSARY RECORDS AND DRAWINGS.

PERMITS

APPROVED BY: _____ DATE: _____

PLANNING BOARD REPRESENTATIVE: _____ DATE: _____

ZONING OFFICER: _____ DATE: _____

THE ENGINEERING FIRM:

DAVID L. JOHNSTON, ESQ.
 CIVIL ENGINEER
 STATE OF RHODE ISLAND

THE CONTRACTOR:

SCOTT BERRY, LLC
 1000 ROUTE 1A
 PROVIDENCE, RI 02908
 PHONE: (401) 451-1234

PROJECT INFORMATION:

PROJECT NO: _____

DATE OF ISSUE: _____

DATE OF EXPIRY: _____

DATE OF REVISION: _____

DATE OF APPROVAL: _____