

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: 401 440 5068

1. LOCATION OF PROPERTY 50-52 SOMERSET AVENUE STREET
 MAP 411 BLOCK 10 PARCEL 4.1 ZONING DISTRICT R-3

2. OWNER MICHAEL T WEST
 ADDRESS PO BOX 504 BARRINGTON RI 02806
 DATE OF PURCHASE 2/28/95
 PROPOSED LESSEE/PURCHASER _____
 ADDRESS _____
 ATTORNEY _____
 ADDRESS _____
 REPRESENTING _____

3. DIMENSIONS OF SITE 76' 140 11,346
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>DUPLEX</u>	<u>28</u>	<u>1064</u>	<u>WOOD</u>
(2)				
(3)				

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>ADU</u>	<u>23-8</u>	<u>2</u>	<u>Y</u>	<u>550</u>	<u>2</u>	
(2)							
(3)							

(Over)

5. 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 checked="" type="checkbox"/> Floor Area |
| <input type="checkbox"/> Landscaping | <input checked="" 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 type="checkbox"/> Other: _____ |
| <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
19-181 3a	All height ADU size

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
19-144c	20'	23'-8"
19-181 3a	969'	1122'

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

See attached

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: Michael West DATE 6/17/26

Agent/Attorney _____ Address _____

This is a modification request, not a zoning variance request. The modification requested is reasonably necessary for the full enjoyment of the permitted use. If the modification is granted, neighboring property will neither be substantially injured nor its appropriate use substantially impaired.

The building height exceeds the 20' limit by 3'-8" and the square footage will exceed the limit by 197'. Both modifications are reasonably necessary to build an attractive building that does not alter the general character of the surrounding area and conforms to the provisions of this chapter.

The building height modification is required because we are attempting to build an attractive ADU without a shed-like, commercial, flat roof. We have designed this ADU with a second floor to maintain as much natural green open space as possible, minimize impervious surfaces and maximize building setbacks. The square footage modification is required to make an attractive and functional ADU that will not alter the general character of the surrounding area and conforms to the provisions of this chapter.

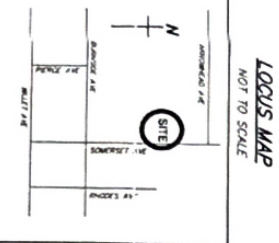


PROJECT OWNER/APPLICANT
 MICHAEL T. WEST
 P.O. BOX 8904
 200 MADOLE HIGHWAY
 BARRINGTON, RI 02886
 PHONE: (401) 440-5068
 EMAIL: mwest@optonline.com

ZONING TABLE

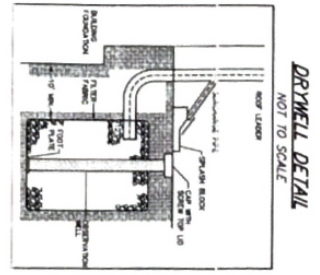
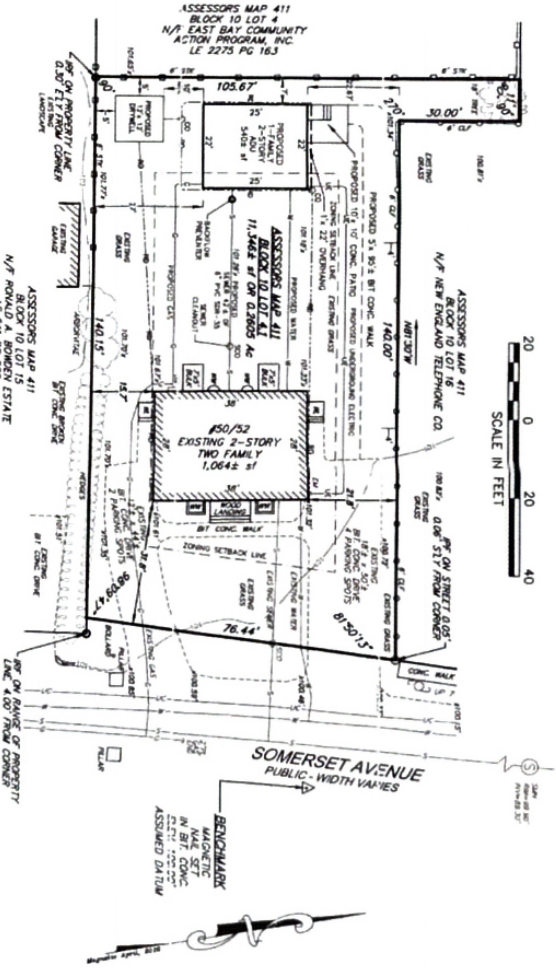
ZONE	THREAT	REQUIRED	MAP 411	MAP 411	MAP 411
			BLK 10 LOT 41	BLK 10 LOT 41	BLK 10 LOT 41
MINIMUM LOT WIDTH	75'	75'	11,242 sq ft	11,242 sq ft	11,242 sq ft
MINIMUM BUILDING LOT COVER	25%	25%	10.1%	10.1%	10.1%
MINIMUM BUILDING HEIGHT	35'	35'	(1,166 sq ft) *	(1,166 sq ft) *	(1,166 sq ft) *
MINIMUM SETBACK	20'	20'	24'	24'	24'
MINIMUM FRONT SETBACK	20'	20'	2 FLOORS	2 FLOORS	2 FLOORS
MINIMUM SIDE SETBACK	15'	15'	113.7'	113.7'	113.7'
MINIMUM REAR SETBACK	25'	25'	22.67' ADU	22.67' ADU	22.67' ADU
MAX IMPERVIOUS BUILDINGS (EXCLUDING ROOFS)	20%	20%	14.4%	14.4%	14.4%
			(1,635 sq ft)	(1,635 sq ft)	(1,635 sq ft)
			5.1%	5.1%	5.1%
			(380 sq ft)	(380 sq ft)	(380 sq ft)
			19.5%	19.5%	19.5%
			(2,215 sq ft)	(2,215 sq ft)	(2,215 sq ft)

* - BUILDING SQUARE FOOTAGE INCLUDES ANY BALCONIES, OVERHANGS & WINDOW WELLS



- REFERENCES**
- 1) LAND EVIDENCE (141 PAGE 1 (SUBJECT DEED))
 - 2) PLAN ENTITLED: "PAIT & MATTERS SUBDIVISION" MAP 411 BLOCK 12 PARCELS 1 & 3 JI HOPPIN AVENUE & 80 BARRISSE AVENUE EAST PROVIDENCE, RI BY CITY OF EAST PROVIDENCE - ENGINEERING DIVISION REVISED 7/27/21 SCALE 1"=20' PLAT CARD 008
 - 3) SENIOR PLAN AND PROFILE OF SOMERSET AVENUE AT CITY ENGINEERS OFFICE.

- NOTES**
- 1) CONTRACTOR SHALL CONTACT THE STATE PRIOR TO ANY CONSTRUCTION ON AND OFF PREMISES FOR REPERCUSSION OF UNDERGROUND UTILITIES.
 - 2) ROOF DRAINS SHALL NOT BE CONNECTED TO SEWERS.
 - 3) EROSION CONTROL SHALL BE PLACED AT LIMITS OF CONSTRUCTION.
 - 4) ELEVATIONS SHALL BE SHOWN ARE ON ANY UNDERGROUND UTILITIES.
 - 5) ALL OF PROJECT AREA FALLS WITHIN ZONE "2" (AREAS OUTSIDE OF 0.2% ANNUAL FLOOD CHANGE) (FEMA MAP: 440070100B ETTCHEC: 09/18/2010)



SURVEY CERTIFICATION

THIS SURVEY AND PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1-9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF PROFESSIONAL LAND SURVEYORS ON NOVEMBER 15, 2015, AS FOLLOWS:

LIMIT OF BOUNDARY SURVEY MEASUREMENT SPECIFICATION
 DATA ACCUMULATION SURVEY CLASS III T-2

THE PURPOSE OF THIS CONTINGENT SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 TO ESTABLISH RECORD BOUNDARY LINES, IN ORDER TO CONSTRUCT A NEW ADDITIONAL DWELLING UNIT (ADU).

BY: *Michael T. West* DATE: *6/16/26*
 BR: ROBERT S. ENGLHARDT, P.S. LICENSE #1949, GOA # A-437

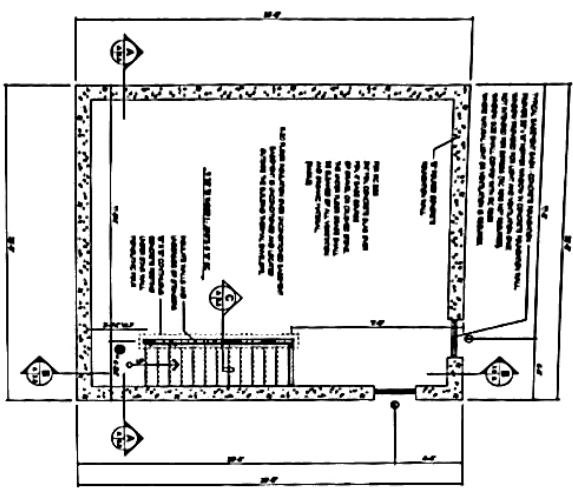
ADU SITE PLAN

#50/52 SOMERSET AVENUE
 ASSESSORS MAP 411 BLOCK 10 LOT 4.1
 EAST PROVIDENCE, RHODE ISLAND

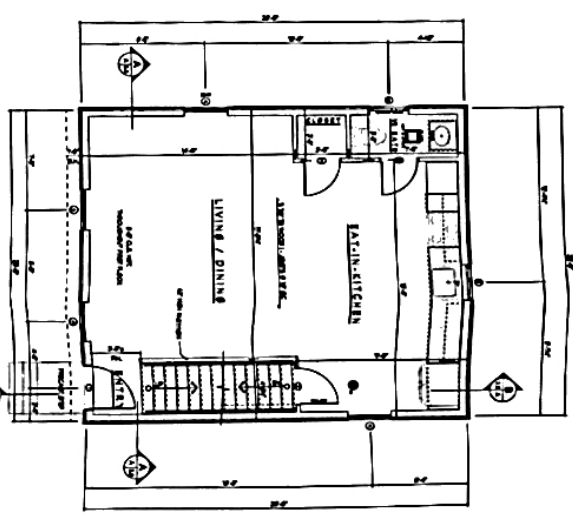
PREPARED FOR: MICHAEL T. WEST
 PREPARED BY: ENGLHARDT SURVEYING, LLC
 19 THURGOOD-LAW DRIVE
 WARRENCK, RHODE ISLAND 02886
 TEL: 401-467-1940

SCALE 1"=20' JUNE 2026 SHEET 1 OF 1

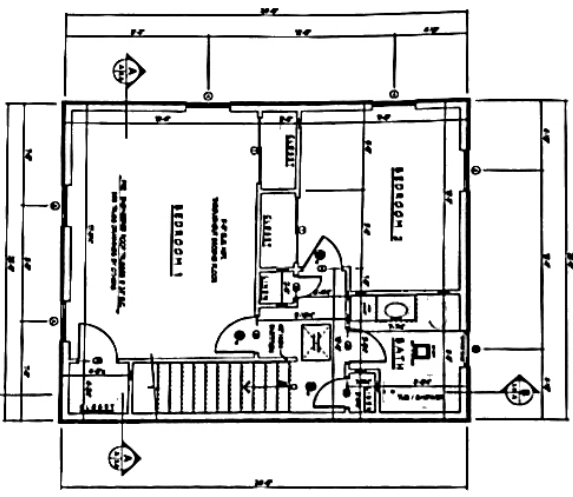
01/12/10 11:19



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

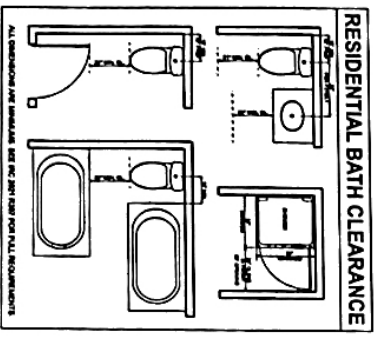


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

FOUNDATION PLAN
 ALL FOUNDATION WALLS SHALL BE CONCRETE ON GRADE WITH 4" DIA. REBAR @ 12" O.C. ALL FOUNDATION WALLS SHALL BE FINISHED WITH 1/2" THICK TYPE S-1 MORTAR AND 1/2" THICK TYPE S-1 PLASTER.
 ALL FOUNDATION WALLS SHALL BE FINISHED WITH 1/2" THICK TYPE S-1 MORTAR AND 1/2" THICK TYPE S-1 PLASTER.
 ALL FOUNDATION WALLS SHALL BE FINISHED WITH 1/2" THICK TYPE S-1 MORTAR AND 1/2" THICK TYPE S-1 PLASTER.



RESIDENTIAL BATH CLEARANCE

ROOM	NO.	DESCRIPTION	FINISH	DOOR	SWITCH	OUTLET
Living & Dining	1	Living & Dining	1/2" Type S-1 Mortar & Plaster	6'0" x 8'0"	1	1
Kitchen	2	Kitchen	1/2" Type S-1 Mortar & Plaster	6'0" x 8'0"	1	1
Bedroom 1	3	Bedroom 1	1/2" Type S-1 Mortar & Plaster	6'0" x 8'0"	1	1
Bedroom 2	4	Bedroom 2	1/2" Type S-1 Mortar & Plaster	6'0" x 8'0"	1	1
Bathroom	5	Bathroom	1/2" Type S-1 Mortar & Plaster	6'0" x 8'0"	1	1

ROOM	NO.	DESCRIPTION	FINISH	DOOR	SWITCH	OUTLET
Living & Dining	1	Living & Dining	1/2" Type S-1 Mortar & Plaster	6'0" x 8'0"	1	1
Kitchen	2	Kitchen	1/2" Type S-1 Mortar & Plaster	6'0" x 8'0"	1	1
Bedroom 1	3	Bedroom 1	1/2" Type S-1 Mortar & Plaster	6'0" x 8'0"	1	1
Bedroom 2	4	Bedroom 2	1/2" Type S-1 Mortar & Plaster	6'0" x 8'0"	1	1
Bathroom	5	Bathroom	1/2" Type S-1 Mortar & Plaster	6'0" x 8'0"	1	1

PROJECT NOTES
 1. ALL FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
 2. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 3. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.
 4. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.
 5. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.

50-52 SOMERSET AVE ABUTTERS LIST 6/12/26

PROPERTY ADDRESS: 48 SOMERSET AVE

OWNER: RONALD A BOWDEN ESTATE

MAILING ADDRESS: 46 SOMERSET AVE EAST PROVIDENCE, RI 02915

MAP: 411

BLOCK: 10

PARCEL: 015

PROPERTY ADDRESS: 60 SOMERSET AVE

OWNER: VERIZON

MAILING ADDRESS: PO BOX 2749 ADDISON, TX 75001

MAP: 411

BLOCK: 10

PARCEL: 016

PROPERTY ADDRESS: 386 WILLET AVE

OWNER: EAST BAY COMMUNITY ACTION PROGRAM

MAILING ADDRESS: 19 BROADWAY NEWPORT, RI 02840

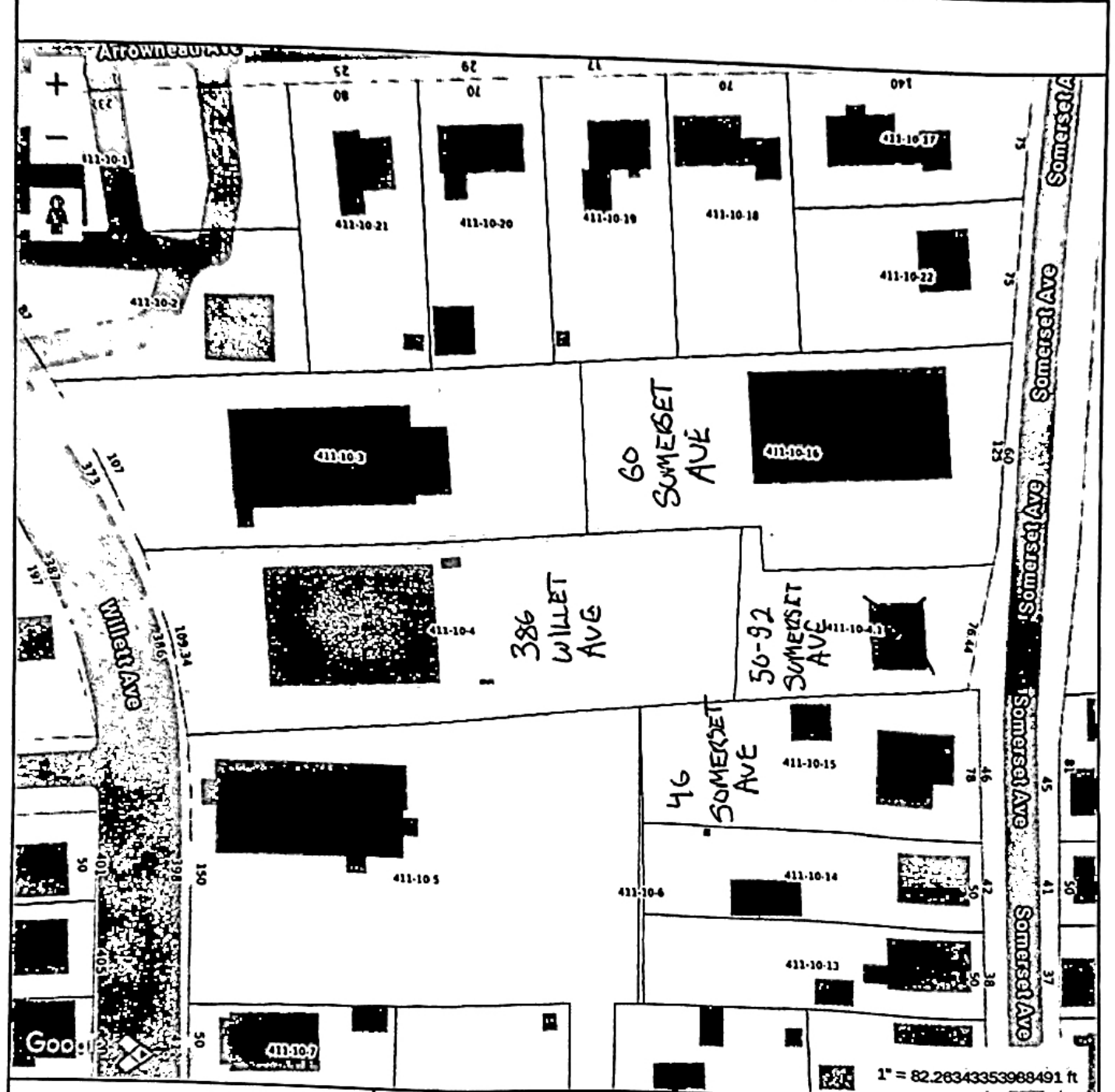
MAP:411

BLOCK: 10

PARCEL: 004

A handwritten signature in black ink, appearing to read "Michael West", written over a horizontal line.

MICHAEL WEST



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of East Providence RI makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate.
Critical layout or measurement activities should not be done using this resource.