

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: 401-225-1505

1. LOCATION OF PROPERTY 55 White Ave. Riverside AVENUE/ST REET
MAP 313 BLOCK 7 PARCEL 2 ZONING DISTRICT _____

2. OWNER Stephen & Heidi Martel
ADDRESS 55 White Ave. Riverside, RI, 02915
DATE OF PURCHASE 5/15/2023
PROPOSED LESSEE/PURCHASER _____
ADDRESS _____
ATTORNEY _____
ADDRESS _____
REPRESENTING _____

3. DIMENSIONS OF SITE Front 36.93 Back 32.29 South 141.33 North 139.87
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>House</u>	<u>21'</u>	<u>908</u>	<u>Wood</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 No. of Bedrooms/Unit	Type of Construction
(1) <u>House</u>	<u>25</u>	<u>2</u>	<u>Yes</u>	<u>946</u>	_____	<u>Wood</u>
(2) _____	_____	_____	_____	_____	_____	_____
(3) _____	_____	_____	_____	_____	_____	_____

(Over)

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

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
① 19-145	Dimensional Variance SIDE-YARD SETBACK - NORTHERLY SIDE
② 19-145	SIDE-YARD SETBACK - SOUTHERLY SIDE

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed	RELIEF IS
① 19-145	7.776-Feet (PR)	2.4-Feet	RELIEF IS 5.376-Feet
② 19-145	7.776-Feet (PR)	6.7-Feet	RELIEF IS 1.076-Feet

(PR) PROPORTIONATE REDUCTION

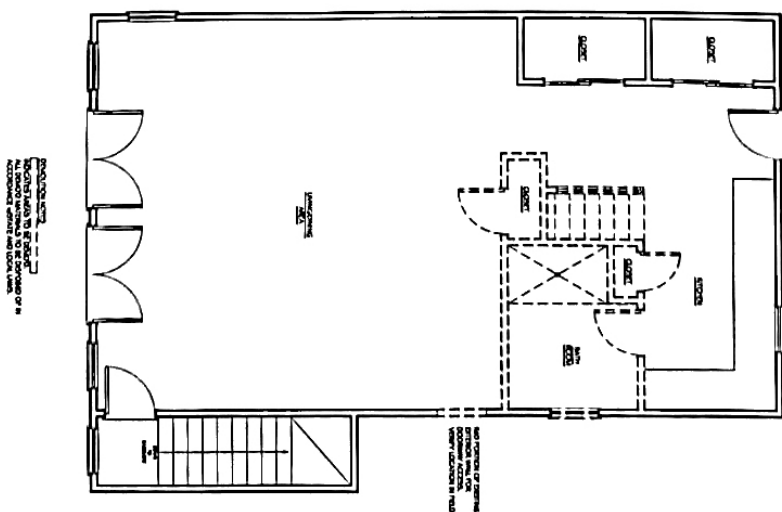
8. DESCRIBE THE UNIQUE CHARACTERISTICS OR OTHER PECULIARITIES OF THE PROPERTY WHICH CREATE HARDSHIP.

The existing Footprint of the house already exceed Set backs on the North and South Sides of the house. We are not increasing the footprint on either of those Sides. We are increasing on the West side by 6 Feet

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] DATE 8/7/2025
[Signature] DATE 8.7.2025
 Agent/Attorney _____ Address _____

[illegible]

ADVERTISING TO BE DONE
ALL SPACE MATERIALS TO BE DEPOSITED OR
ACCOMMODATION OFFICE AND LOCAL UNITS.

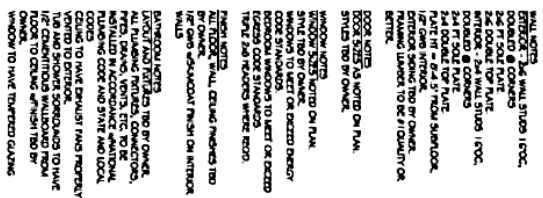
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PROPOSED

EXISTING

**FIRST
FLOOR PLANS**

A1

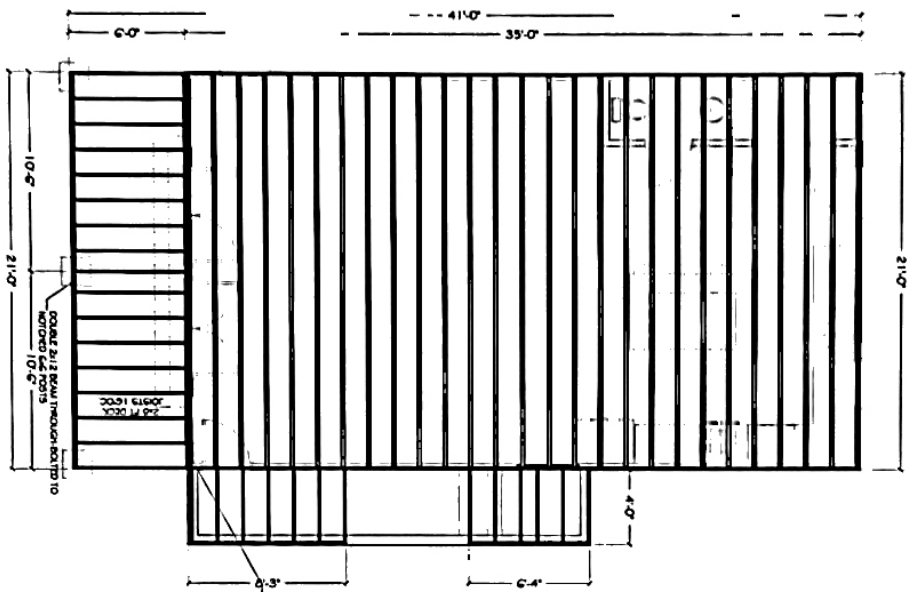


SECOND FLOOR PLANS

EXISTING

MAATRE. 55 WEST 4TH, ELYSIUM, NC DATE 5-10-2008 DRAWN BY ME SCALE: 1/4" = 1'-0"	A2
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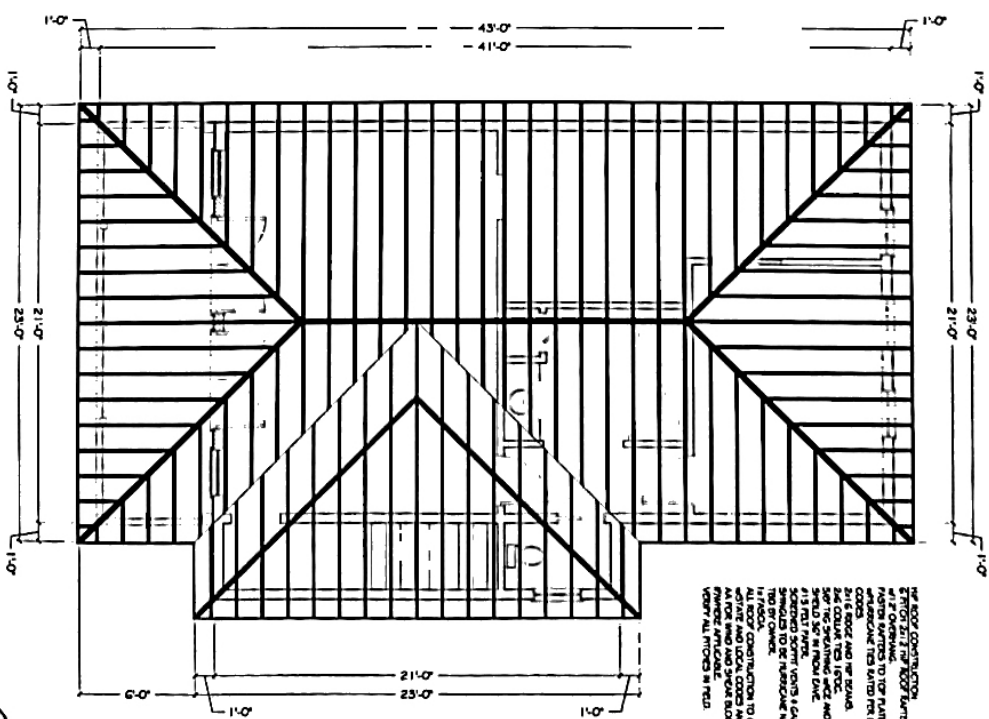
PROPOSED



FLOOR FRAMING CONSTRUCTION
FLOOR JOIST 2x8 LVL
SUB FLOOR 2x12 LVL
FLOOR DECK 1/2" TYP. GYPSUM BOARD
FLOOR JOIST TIES BY OWNER
FLOOR JOIST BAYS

FLOOR FRAMING CONSTRUCTION
1" SOLID STRENGTH 1/2" TYP. GYPSUM BOARD
FLOOR DECK 1/2" TYP. GYPSUM BOARD
2x12 LVL SUB FLOOR
FLOOR DECK 1/2" TYP. GYPSUM BOARD
FLOOR JOIST TIES BY OWNER
FLOOR JOIST BAYS

FLOOR FRAMING CONSTRUCTION
FLOOR JOIST 2x8 LVL
SUB FLOOR 2x12 LVL
FLOOR DECK 1/2" TYP. GYPSUM BOARD
FLOOR JOIST TIES BY OWNER
FLOOR JOIST BAYS

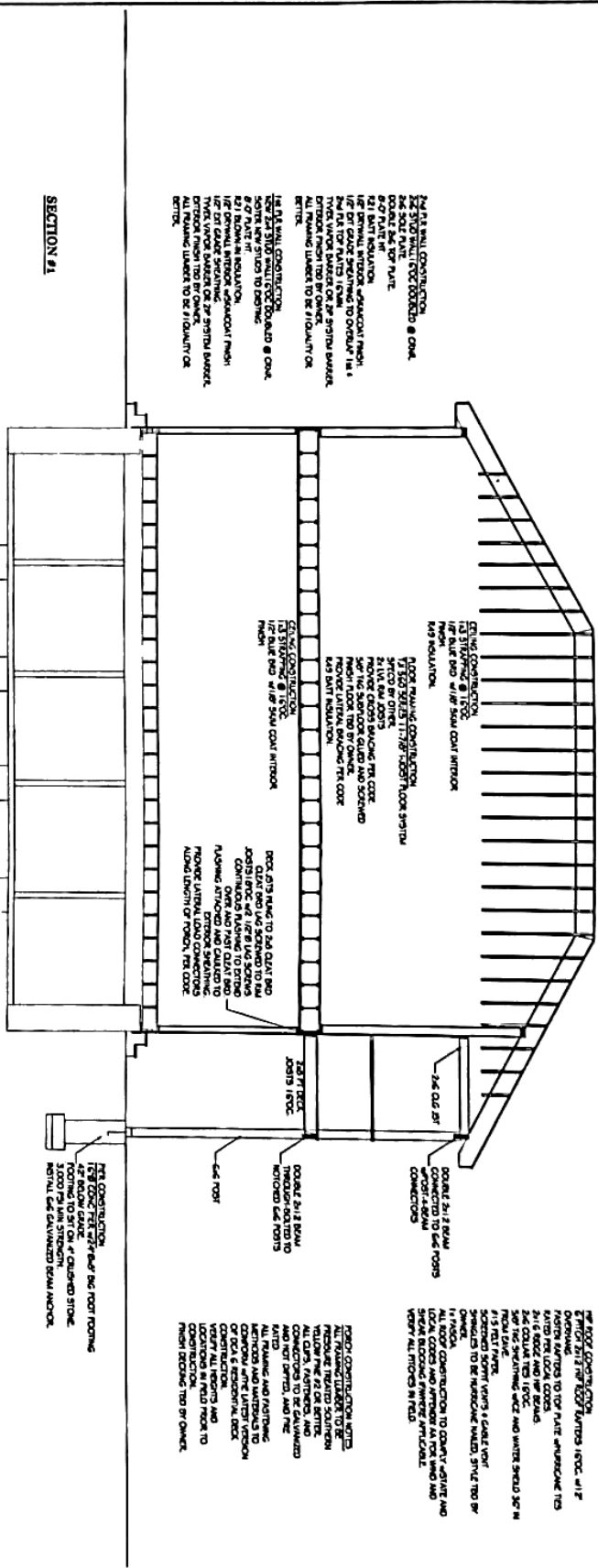


ROOF CONSTRUCTION
2x8 FLOOR JOIST
SUB FLOOR 2x12 LVL
FLOOR DECK 1/2" TYP. GYPSUM BOARD
FLOOR JOIST TIES BY OWNER
FLOOR JOIST BAYS

FLOOR & DECK FRAMING PLAN

ROOF FRAMING PLAN

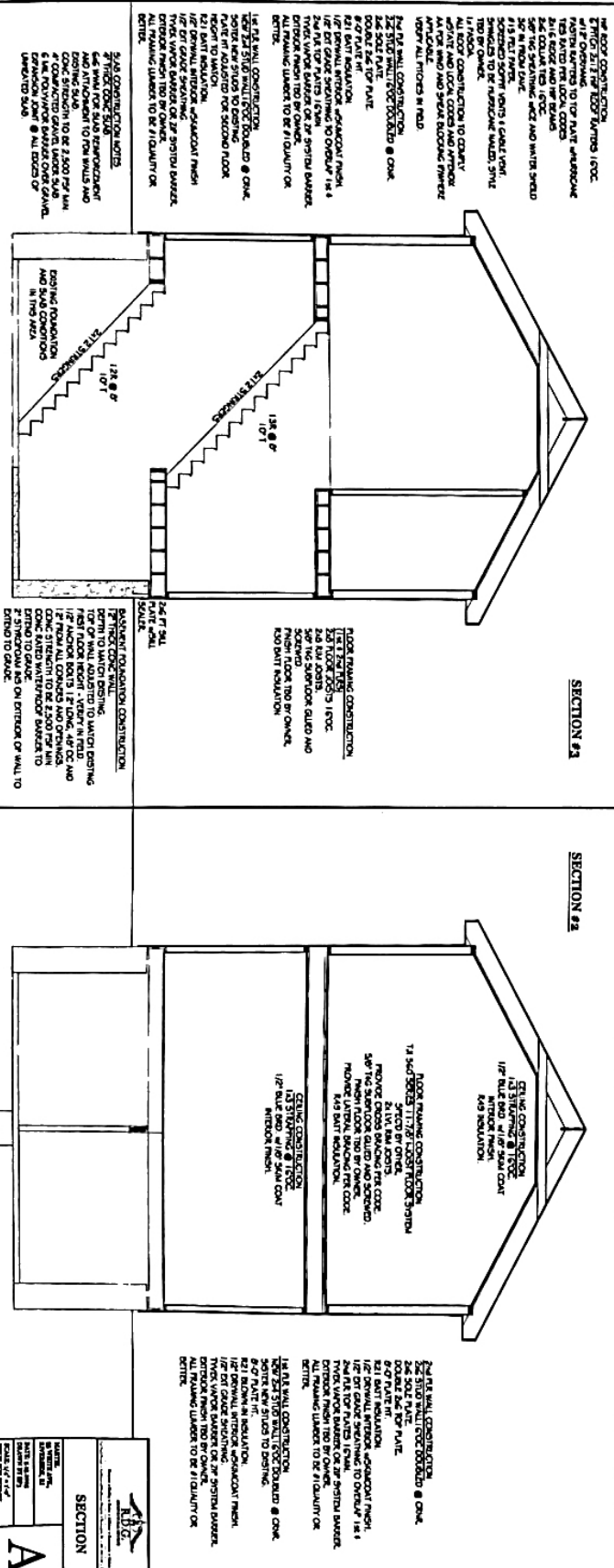
PROJECT: [Project Name] DATE: [Date] DRAWN BY: [Name] CHECKED BY: [Name]	
SCALE: 1/4" = 1'-0"	
SHEET: A5	



SECTION #1

SECTION #2

SECTION #2



SECTION

	DATE: 10/1/80 BY: J. B. BROWN CHECKED BY: J. B. BROWN SCALE: AS SHOWN
A6	SECTION

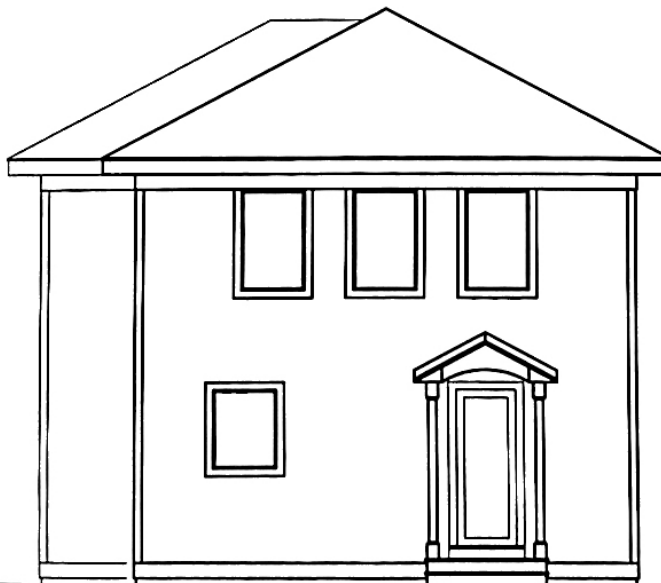
EXISTING



DEMOLITION NOTES

INDICATES AREAS TO BE DEMOD.
ALL DEMOD MATERIALS TO BE
DISPOSED OF IN ACCORDANCE
w/STATE AND LOCAL LAWS.

PROPOSED



EXTERIOR NOTES

ALL SIDING, TRIMWORK, AND
OTHER FINISH WORK TO MATCH
EXISTING.

WINDOW SIZING AND STYLE TBD
BY OWNER.

ARCHITECTURAL SHINGLES, STYLE
TBD BY OWNER.

A5

MARTEL
55 WHITE AVE.,
RIVERSIDE, RI
DATE: 3-14-2023
DRAWN BY: EPJ
SCALE: 3/16" = 1'-0"
ISSUE FOR ZONING

**EAST
ELEVATIONS**

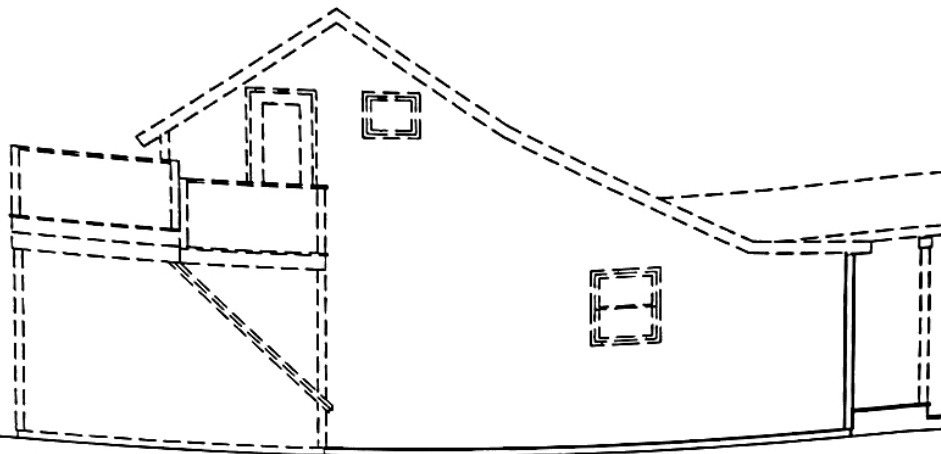


Blueprints • Drafting • Design • Additions • Renovations • Custom Homes

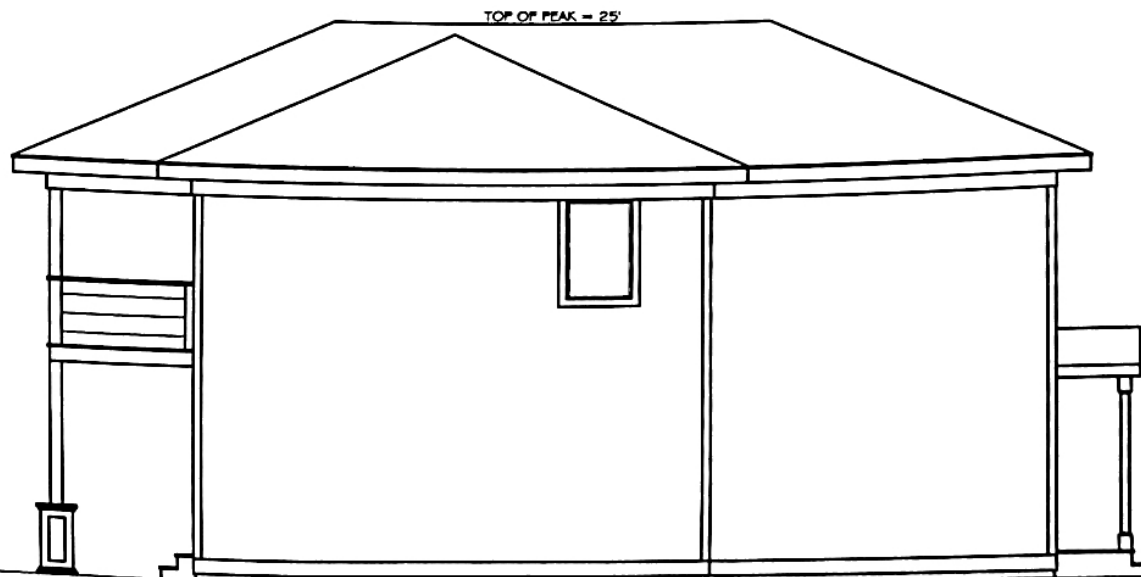
Ted Pauli, Owner • Architectural Draftsman/Designer • Barrington, RI • 401.480.7296 • RogueDesign13@gmail.com

NOTES

EXISTING



PROPOSED



A6

MARTEL
55 WHITE AVE.
RIVERSIDE, RI
DATE: 3-14-2008
DRAWN BY EPJ
SCALE: 3/16" = 1'-0"
ISSUE FOR ZONING

**SOUTH
ELEVATIONS**

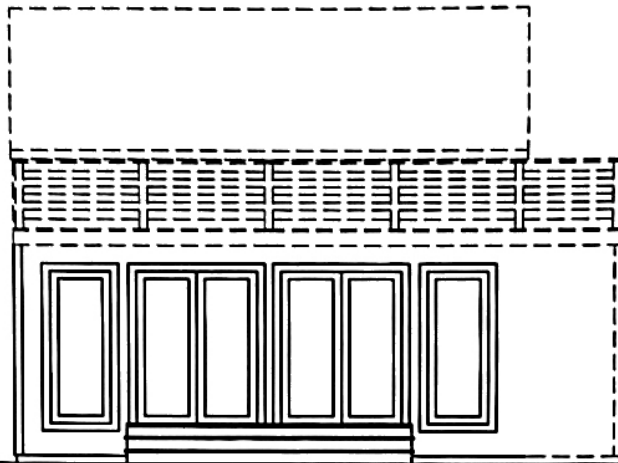


Blueprints • Drafting • Design • Additions • Renovations • Custom Homes

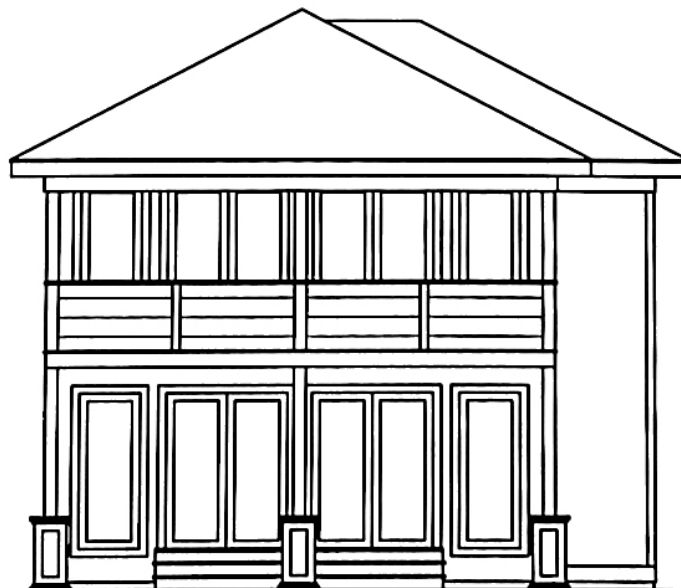
Ted Pencil Owner • Architectural Draftsman/Designer • Barrington, RI • 401.480.7296 • RegusDesign13@gmail.com

SOUTH

EXISTING



PROPOSED



A7

MARTEL
55 WHITE AVE.
RIVERSIDE, RI
DATE: 3-14-2003
DRAWN BY EPJ
SCALE: 3/16" = 1'-0"
ISSUE FOR ZONING

**WEST
ELEVATIONS**

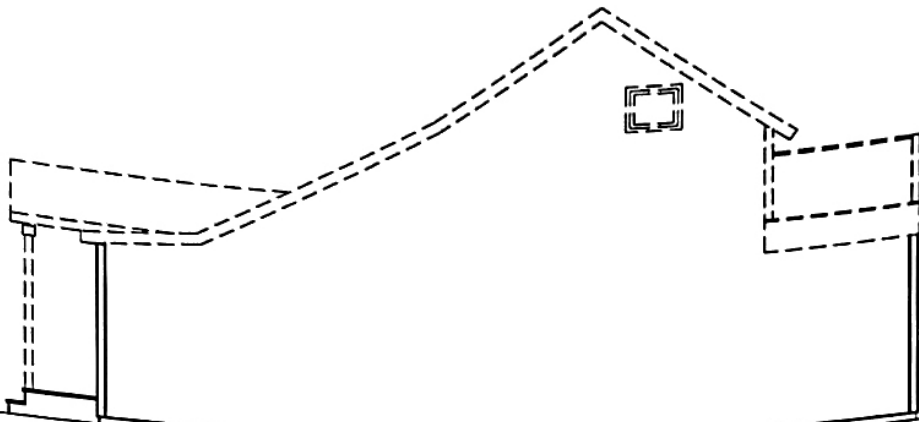


Blueprints • Drafting • Design • Additions • Renovations • Custom Homes

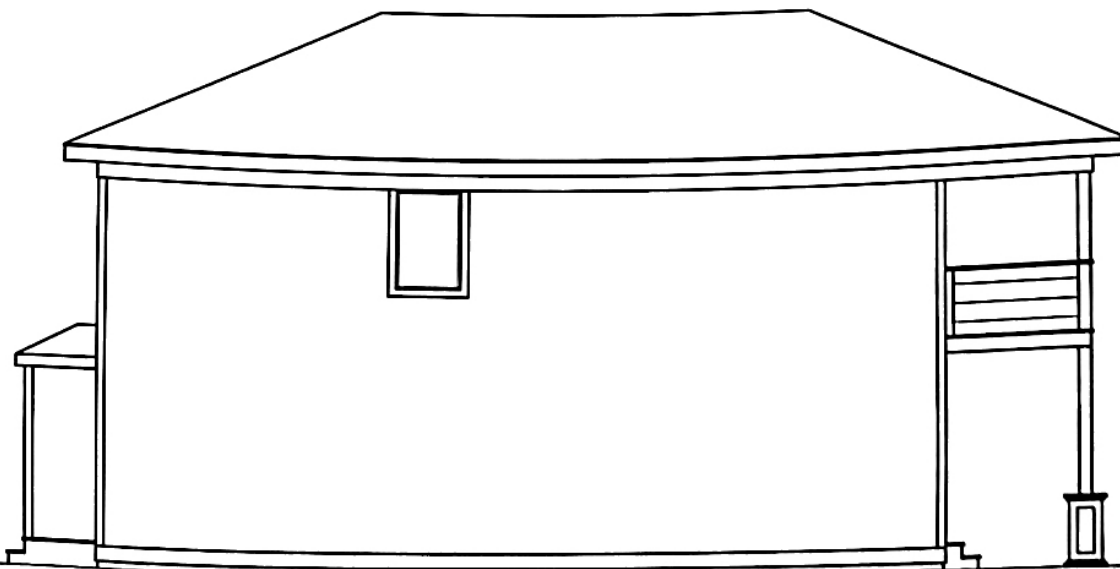
Ted Poell, Owner • Architectural Draftsman/Designer • Barrington, RI • 401.480.7296 • RegusDesign13@gmail.com

NOTE

EXISTING



PROPOSED



A8

MARTEL
55 WHITE AVE.
RIVERSIDE, RI
DATE: 3-14-2025
DRAWN BY EPJ
SCALE: 3/16" = 1'-0"
ISSUE FOR ZONING

**NORTH
ELEVATIONS**



Blueprints • Drafting • Design • Additions • Renovations • Custom Homes

Ted Proulx/Owner • Architectural Draftsman/Designer • Barrington, RI • 401.480.7295 • RogenDesign13@gmail.com

NOTES

ABUTTERS LIST
55 WHITE AVENUE
313-7-2

Parcel ID	Site Address	Owner Name	Owner Name 2	Owner Address	City	State	Zip
313-05-004.00	31 WHITE AVE	ANTOCI, VALENTIN		31 WHITE AVE	RIVERSIDE	RI	02915
313-05-006.00	41 WHITE AVE	LAURENDEAU, SHIRLEY A ESTATE		41 WHITE AVE	RIVERSIDE	RI	02915
313-05-007.00	43 WHITE AVE	PFAHNING, ROBIN H &		43 WHITE AVE	RIVERSIDE	RI	02915
313-05-008.00	45 WHITE AVE	PICCININI, JOSEPH MARIO &	BALCETIS, RAMUNAS	45 WHITE AVE	RIVERSIDE	RI	02915
313-05-009.00	47 WHITE AVE	THEROUX, TRENT D &	ALBI, ALEXANDER LOUIS	47 WHITE AVE	RIVERSIDE	RI	02915
313-05-010.00	49 WHITE AVE	GORDON, CRAIG D-TR	TREMBLAY, PENNEY E	49 WHITE AVE	RIVERSIDE	RI	02915
313-06-001.00	579 BULLOCKS PT AVE	RIPLEY, FRANCISCO	CRAIG D GORDON LIVING TRUST	579 BULLOCKS PT AVE	RIVERSIDE	RI	02915
313-06-002.00	577 BULLOCKS PT AVE	LAKE, CASEY &		577 BULLOCKS PT AVE	RIVERSIDE	RI	02915
313-06-003.00	657 BULLOCKS PT AVE	FARREA, LISA A	LAKE, KIRSTEN	657 BULLOCKS PT AVE	RIVERSIDE	RI	02915
313-06-004.00	561 BULLOCKS PT AVE	CARPENTER, ALAN &	CARPENTER, DIANNE A	657 BULLOCKS PT AVE	RIVERSIDE	RI	02915
313-06-005.00	557 BULLOCKS PT AVE	LECAIN, GEORGE E &	LECAIN, BETHANY J	561 BULLOCKS POINT AVE	RIVERSIDE	RI	02915
313-06-006.00	635 BULLOCKS PT AVE	JEFF'S GARAGE LLC		557 BULLOCKS PT AVE	RIVERSIDE	RI	02915
313-06-013.00	42 WHITE AVE	KUMAR, FNU VIVEK &	UJAWAL, RICH A	635 BULLOCKS PT AVE	RIVERSIDE	RI	02915
313-06-014.00	46 WHITE AVE	PFAHNING, ROBIN		42 WHITE AVE	RIVERSIDE	RI	02915
313-06-015.00	50 WHITE AVE	GAUZZA, DALE D & HEIZMANN, ELLEN &	PFAHNING, ROBIN	43 WHITE AVE	RIVERSIDE	RI	02915
313-06-016.00	52 WHITE AVE	BONADIE, WAYNE C		43 WHITE AVE	RIVERSIDE	RI	02915
313-06-018.00	56 WHITE AVE	WEBER, KARL E		52 WHITE AVE	RIVERSIDE	RI	02915
313-07-001.00	53 WHITE AVE	MOVESIAN, PAUL &	MOVESIAN, PAUL A	30 MIDDLE ST	RIVERSIDE	RI	02915
313-07-003.00	57 WHITE AVE	BEAGEN, JOSEPH WILLIAM-TR &	FARLEY, MARGARET ANN-TR	53 WHITE AVE	RIVERSIDE	RI	02915
313-07-005.00	61 WHITE AVE	GLAVIN, TABATHA L		57 WHITE AVE	RIVERSIDE	RI	02915
313-08-001.00	69 WHITE AVE	PERRY, GERALD H &		61 WHITE AVE	RIVERSIDE	RI	02915
313-08-002.00	67 WHITE AVE	TANURY, DAVID M LIFE ESTATE &	PERRY, DARLENE M	28 HARDING AVENUE	RIVERSIDE	RI	02915
313-08-002.10	65 WHITE AVE	TANURY, DAVID M LIFE EST &	TANURY, DAVID M-TR	67 WHITE AVE	RIVERSIDE	RI	02915
313-08-004.00	1 HARDING AVE	COLANTONIO, RONALD A &	TANURY, DAVID M FAMILY TRUST	65 WHITE AVE	RIVERSIDE	RI	02915
313-10-006.10	605 BULLOCKS PT AVE	PAOLELLO, NORMAN L JR	COLANTONIO, MEGHAN K	1 HARDING AVE	RIVERSIDE	RI	02915
313-10-006.20	595 BULLOCKS PT AVE	ENTREKIN, MATTHEW		605 BULLOCKS PT AVE	RIVERSIDE	RI	02915
313-10-006.30	1 CLARK AVE	SWANSON, PAUL J &	SWANSON, HEATHER M	595 BULLOCKS PT AVE	RIVERSIDE	RI	02915
				1 CLARK AVE	RIVERSIDE	RI	02915



RADIUS MAP
55 WHITE AVENUE
313-7-2

PARCELS WITHIN 200'
★ SELECTED PARCEL

