

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.

Bradford J. Travers, PLS
Waterman Engineering Co.

PHONE NUMBER: 401-438-5775

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

1. LOCATION OF PROPERTY 57 Terrace Avenue AVENUE/STREET
MAP 414 BLOCK 13 PARCEL 6 ZONING DISTRICT R-3

2. OWNER Ashley E. L'Europa & Miriam E. Martinez
ADDRESS 57 Terrace Avenue, Riverside, RI 02915
DATE OF PURCHASE May, 2014
PROPOSED LESSEE/PURCHASER n/a
ADDRESS _____
ATTORNEY _____
ADDRESS _____
REPRESENTING Owner

3. DIMENSIONS OF SITE 63' 150'+/- 9600 s.f.
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1) Residential	2 Story	1331 s.f.+/-	Wood Frame (New Const.)
(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)						
(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: _____
☐ 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	Rear Setback Variance for Deck (Required=25' Proposed=10.8')
19-145	Side Setback Variance for Deck (Required=15' Proposed=1.2')

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
19-145	Required Rear Deck Setback=25'	10.8' (14.2 Variance Request)
19-145	Required Side Deck Setback=15'	1.2' (13.8' Variance Request)

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

Deck in the rear yard is a sitting area and is replacing prior wood steps and a stone paver patio that existed in this area.

Deck adjacent to the dwelling is replacing existing decks and steps that existed in this area. Side Setback for the new deck will be the same as the prior side setback to the existing decks. No change to the prior side setback is proposed. Due to the large elevation change and grade difference, a deck with stairs is being proposed down to grade for access purposes. All work is subject to review and approval by the GRMC.

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 8/5/26

Agent/Attorney Bradford J. Travers, PLS Address 46 Sutton Avenue, East Providence, RI 02914

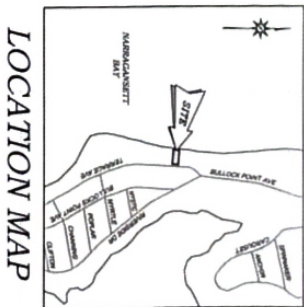
Waterman Engineering Co.

ASSESSOR'S MAP 414, BLOCK 13, PARCEL 6 2024 LAND DEVELOPMENT

TERRACE AVENUE
EAST PROVIDENCE, RHODE ISLAND
DECEMBER, 2024
REVISED: JULY, 2026

INDEX SHEET:

- SHEET 1 BOUNDARY & TOPOGRAPHIC SURVEY PLAN
- SHEET 2 SOIL EROSION & SEDIMENTATION CONTROL PLAN
- SHEET 3 PROPOSED SITE PLAN
- SHEET 4 DRAINAGE, GRADING & UTILITY PLAN



LOCATION MAP

SITE LOCATION:
ASSESSOR MAP 414, BLOCK 13, PARCEL 6
TERRACE AVENUE
EAST PROVIDENCE, RI 02915

OWNER NAME:
OWNER ADDRESS:
ASHLEY E. L'EUROPA & MIRIAM E. MARTINEZ
57 TERRACE AVENUE
RIVERSIDE, RI 02915

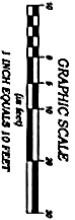
APPLICANT NAME:
APPLICANT ADDRESS:
GARY A. L'EUROPA
57 TERRACE AVENUE
RIVERSIDE, RI 02915

CRMC Assent Modification
Application 2025-02-074



46 Sutton Avenue
East Providence, RI
Phone: (401) - 438 - 5775
Fax: (401) - 438 - 5773
www.watermanengineering.com

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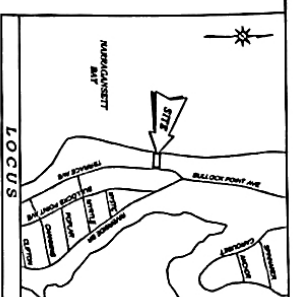


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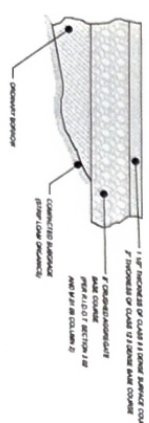
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U.S. AIR FORCE
HEADQUARTERS
WASHINGTON, D.C.

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NOTES / REFERENCES

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THE FOLLOWING IS THE EXISTING AND PROPOSED BUILDING CONCEPTS

4. ACCORDING TO THE LITERATURE, THE IMPORTANCE OF ADEQUATE RESOURCES COMBINED WITH THE POLITICAL WILL AND ABILITY OF THE GOVERNMENT ON THE ONE HAND AND THE COMMUNITY ON THE OTHER.

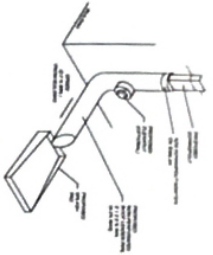
CRMC STRUCTURAL LOT COVERAGE

EXISTING TOTAL STRUCTURAL LOT COVERAGE	EXISTING TOTAL STRUCTURAL LOT COVERAGE	EXISTING TOTAL STRUCTURAL LOT COVERAGE	EXISTING TOTAL STRUCTURAL LOT COVERAGE
1228 S.F.	172 PM LOT COVERAGE	1853 S.F.	173 PM LOT COVERAGE

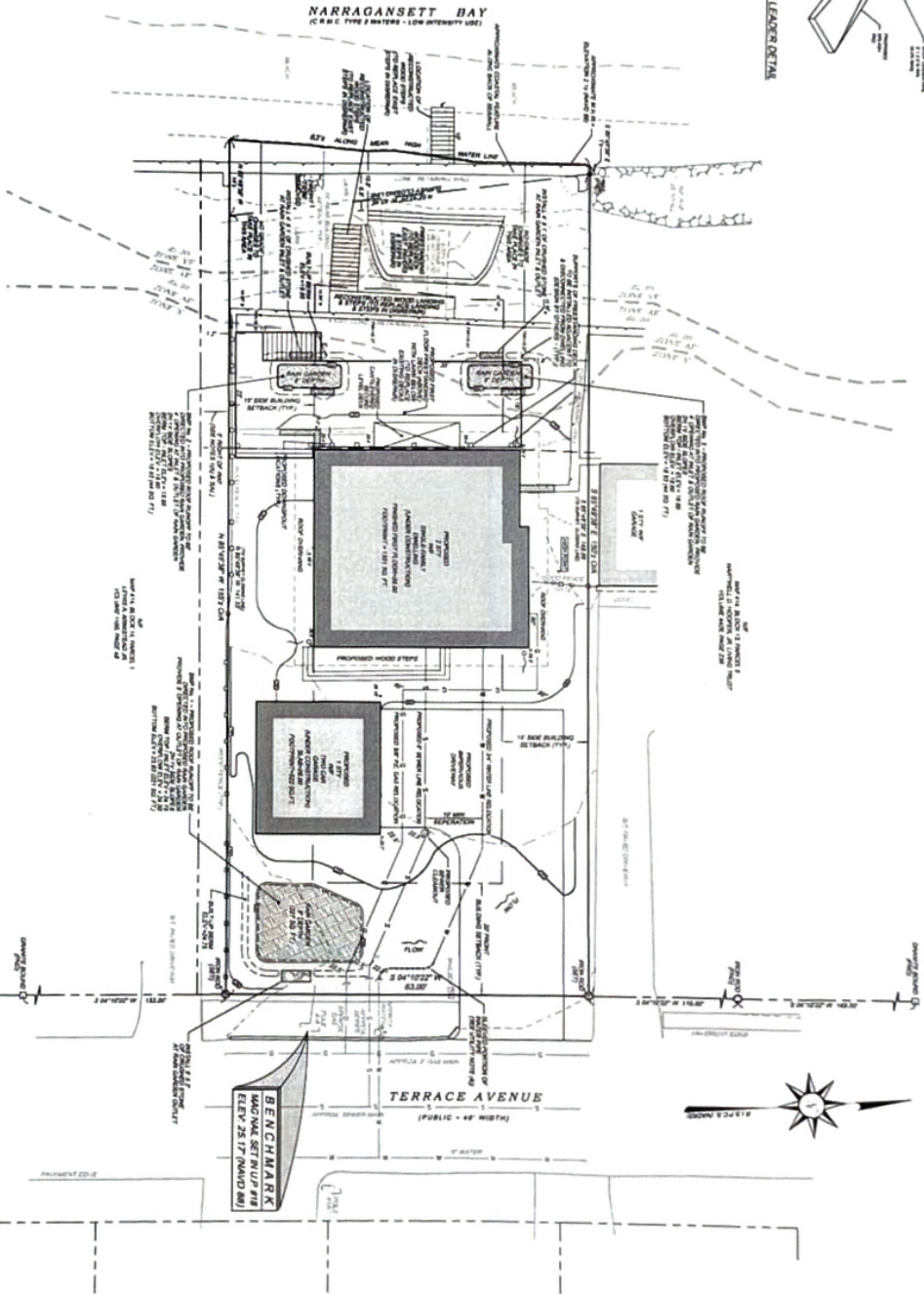
[illegible]

REFERENCE IS MADE TO CHAIR ASSESSMENT APPROVAL APPLICATION NO. 2025-02-014 AND THE CHAIR'S RECOMMENDATION TO THE CURRICULUM COMMITTEE. THIS PLAN SET IS A REQUEST FOR MODIFICATION TO THE CURRENT ASSESSMENT APPROVAL APPLICATION. NO ADDITIONAL GRADE CHANGES ARE PROPOSED AS PART OF THIS MODIFICATION.

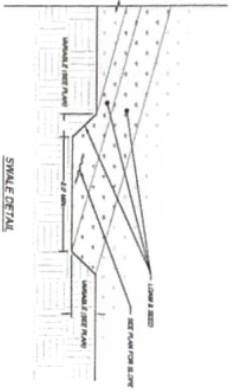
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ROOF DOWNSPOUT / ROOF LEADER DETAIL
N 1/2



GRAPHIC SCALE
1 INCH EQUALS 10 FEET



ITEM	DESCRIPTION	QUANTITY	UNIT
1	ROOF DOWNSPOUT / ROOF LEADER DETAIL	1	EA
2	ROOF DOWNSPOUT / ROOF LEADER DETAIL	1	EA
3	ROOF DOWNSPOUT / ROOF LEADER DETAIL	1	EA
4	ROOF DOWNSPOUT / ROOF LEADER DETAIL	1	EA
5	ROOF DOWNSPOUT / ROOF LEADER DETAIL	1	EA
6	ROOF DOWNSPOUT / ROOF LEADER DETAIL	1	EA
7	ROOF DOWNSPOUT / ROOF LEADER DETAIL	1	EA
8	ROOF DOWNSPOUT / ROOF LEADER DETAIL	1	EA
9	ROOF DOWNSPOUT / ROOF LEADER DETAIL	1	EA
10	ROOF DOWNSPOUT / ROOF LEADER DETAIL	1	EA

RAIN GARDEN DETAIL
N 1/2



CERTIFICATION

I, **SEAN J. TULLY**, a duly Licensed Professional Engineer in the State of Rhode Island, do hereby certify that the above is a true and correct copy of the original as submitted to me for review and approval.

DATE: **08/11/2011**

BY: **SEAN J. TULLY**

PROJECT: **1000 NARRAGANSETT BAY**

REVISION: **01**

Waterman

ENGINEERING COMPANY

200 N. Main Street
Providence, RI 02903
Phone: (401) 841-1111
Fax: (401) 841-1112
www.watermaneng.com

NOTES / REFERENCES

1. SEE SHEET 1 FOR EXISTING AND PROPOSED LAYOUTS AND ELEVATIONS.
2. EXISTING AND PROPOSED LAYOUTS AND ELEVATIONS ARE SHOWN ON SHEET 1.
3. EXISTING AND PROPOSED LAYOUTS AND ELEVATIONS ARE SHOWN ON SHEET 1.
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9. EXISTING AND PROPOSED LAYOUTS AND ELEVATIONS ARE SHOWN ON SHEET 1.
10. EXISTING AND PROPOSED LAYOUTS AND ELEVATIONS ARE SHOWN ON SHEET 1.

ID	Site Address	Owner Name	Owner Name 2	Owner Address	Owner City	Owner Sta	Owner Zip
414-02-001.00	50 TERRACE AVE	CONTENTE, VICTOR M &	CONTENTE, LUCIE L	50 TERRACE AVE	RIVERSIDE	RI	02915
414-02-002.00	56 TERRACE AVE	ANTONELLI, CHRISTOPHER D-TR	ANTONELLI FAMILY IRREV TRUST	56 TERRACE AVE	RIVERSIDE	RI	02915
414-02-003.00	60 TERRACE AVE	GOETZ, KATHERINE L-TR	KATHERINE L GOETZ LIV TRUST	60 TERRACE AVE	RIVERSIDE	RI	02915
414-02-004.00	66 TERRACE AVE	BUCKLEY, ALEXANDER C &	BUCKLEY, KRISTEN E	66 TERRACE AVE	RIVERSIDE	RI	02915
414-02-005.00	78 TERRACE AVE	GREEN, J DAVIE LIFE ESTATE		78 TERRACE AVE	RIVERSIDE	RI	02915
414-02-006.00	80 TERRACE AVE	MURPHY, PHYLLIS		80 TERRACE AVE	RIVERSIDE	RI	02915
414-02-022.00	905 BULLOCKS PT AVE	MCLEOD, SARAH L &	BUCHBINDER, IAN J	905 BULLOCKS PT AVE	RIVERSIDE	RI	02915
414-02-023.00	897 BULLOCKS PT AVE	GORDON, DANIEL MARC &	GORDON, SHOKO O	897 BULLOCKS PT AVE	RIVERSIDE	RI	02915
414-02-024.00	893 BULLOCKS PT AVE	SPIRA, JEANNE		893 BULLOCKS PT AVE	RIVERSIDE	RI	02915
414-02-025.00	889 BULLOCKS PT AVE	HALE, ELAINE-TR & THEODORE W. &	ELAINE HALE 2008 DECLARATION OF TR	55 APPIAN WAY	BARRINGTON	RI	02806
414-13-001.00	37-39 TERRACE AVE	RODERICKS, ROBERT J & RODERICKS	REBEKAH A WILF EST RENAUD DEBORAH A.	37 TERRACE AVE	RIVERSIDE	RI	02915
414-13-003.00	45 TERRACE AVE	BARBOSA, DENISE M WILF EST	BARBOSA, ELEANOR	45 TERRACE AVE	RIVERSIDE	RI	02915
414-13-004.00	49 TERRACE AVE	DECARLO, DEBRA A-TR	DEBRA A DECARLO TRUST AGREEMENT	49 TERRACE AVE	RIVERSIDE	RI	02915
414-13-005.00	53 TERRACE AVE	HOOPER, HARTWELL D JR-TR	HARTWELL D HOOPER JR LIVING TRUST	53 TERRACE AVE	RIVERSIDE	RI	02915
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414-14-002.00	67 TERRACE AVE	GIONFRIDDO, PAUL M		67 TERRACE AVE	RIVERSIDE	RI	02915
414-14-003.00	73 TERRACE AVE	BOREN, JUDITH H	NKA, JUDITH H SHELDON	73 TERRACE AVE	RIVERSIDE	RI	02915
414-14-004.00	75 TERRACE AVE	MEYER, LADD W 2024 IO IRREV TRUST		75 TERRACE AVE	RIVERSIDE	RI	02915
414-13-006.00	57 TERRACE AVE	L'EUROPA, ASHLEY E.	MARTINEZ, MIRIAM E.	57 TERRACE AVE	RIVERSIDE	RI	02915

200' RADIUS MAP - 57 TERRACE AVE. - 414-13-6



Property Information
ID 414-13-006-00
Location 57 TERRACE AVE
Owner LEUROPA, ASHLEY E &



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.

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