

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: 401-935-7047

1. LOCATION OF PROPERTY 64 Ivy St. AVENUE/STREET
 MAP 106 BLOCK 06 PARCEL 025.00 ZONING DISTRICT R-6 DISTRICT

2. OWNER Joseph O. Andrade Jr.
 ADDRESS 64 Ivy St.
 DATE OF PURCHASE June 2005
 PROPOSED LESSEE/PURCHASER _____
 ADDRESS _____
 ATTORNEY _____
 ADDRESS _____
 REPRESENTING SAF

3. DIMENSIONS OF SITE _____
 Width _____ Depth _____ Area (Sq. Ft.) _____

LIST OF ALL EXISTING BUILDINGS AND USES:

Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1) _____	_____	_____	_____
(2) <u>16AM</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) _____	_____	_____	_____	_____	_____	_____
(2) <u>REMAIN DECK</u>	_____	_____	_____	_____	_____	_____
(3) _____	_____	_____	_____	_____	_____	_____

(Over)

5. THIS VARIANCE APPLICATION RELATES TO:

- Principal Building (s) Accessory Building Lot Area

CHECK ONE OR MORE:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Setback Requirement | <input type="checkbox"/> Number of Dwelling Units |
| <input type="checkbox"/> Lot/Building Coverage | <input type="checkbox"/> Floor Area |
| <input type="checkbox"/> Landscaping | <input 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
① 19-145	SIDE-YARD SETBACK ENCROACHMENT
② 19-145	EXCESSIVE IMPERVIOUS LOT COVERAGE

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
① 19-145	8-Feet	0.3-Feet
② 19-145	45%	57%

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

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

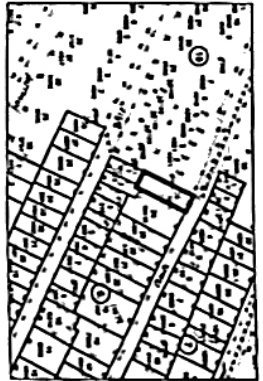
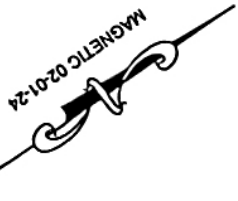
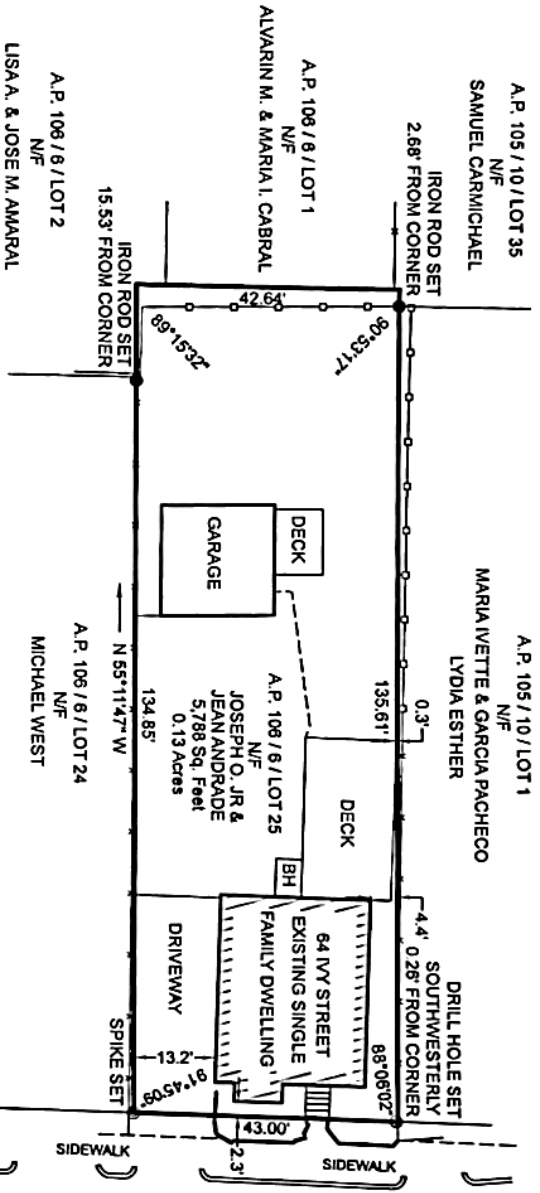
I, the undersigned, swear that all information given above to the best of my knowledge is complete and correct.

OWNER(S) SIGNATURE: Joseph O. Andrade DATE _____
 DATE _____

Agent/Attorney _____ Address _____

REFERENCE:

1. DEED BK 3801 / PG. 130, BK 4363 / PG. 287, BK 4390 / PG. 18, BK 328 / PG. 244, BK 2250 / PG. 128, BK 1875 / PG. 66, BK 3179 / PG. 1, BK 3430 / PG. 77.
2. "REPLAT OF A PORTION OF AN ESTATE BELONGING TO THE HEIRS OF JOHN BARNEY REPLATED MAY 1888 BY W.M. DEXTER" PLAT VK 86
3. "MAP No. 1 OF LAND IN EAST PROVIDENCE, R.I. BELONGING TO THE BULLOCK LAND CO., BY W.M. S. HAINES, OCT. 1878, COPIED BY C. TINGLEY, DEC. 1884" PLAT BK 5 / PG. 8
4. "MAP OF VINE STREET FROM TAUNTON AVENUE TO WATERMAN AVENUE, BU THE TOWN COUNCIL, NOV. 1884, BY C.E. PAINE" PLAT BK 4 / PG. 5
5. "MAP OF IVY STREET FROM TAUNTON AVENUE TO LAND OF HARRIET F. FULLER, WALTER M. DEXTER, ALFRED GRISWOLD & ANDREW J. ANTHONY APPOINTED BY TOWN COUNCEL NOV. 12, 1889, BY W.M. DEXTER, ENG." PLAT BK 6 / PG. 13
6. "LAND ON THE SOUTH SIDE OF TAUNTON TURNPIKE WAS SURVEYED BY CUSHING AND WALLING, 1847" PLAT CARD 72
7. "PLAN AND PROFILE OF IVY STREET EAST PROVIDENCE, R.I. FROM HIGHWAY TO CENTRAL AVENUE BY FRANK E. WATERMAN CO. MARCH 1922" PLAT BK 14 / PG. 13



ZONING DISTRICT R-6

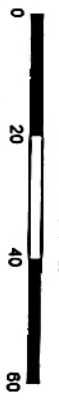
MINIMUM LOT AREA: 5,000 S.F.
 MINIMUM LOT FRONTAGE: 50 FT.
 MINIMUM SETBACKS: FRONT: 15 FT.
 SIDE: 8 FT.
 REAR: 20 FT.
 MAXIMUM STRUCTURE HEIGHT: 45 FT.
 MAXIMUM STRUCTURE LEVELS: 3 STORY
 MAXIMUM STRUCTURE COVERAGE: 25%
 EXISTING STRUCTURE COVERAGE: 19%
 MAXIMUM IMPERVIOUS COVERAGE: 25% + 20%
 EXISTING IMPERVIOUS COVERAGE: 25% + 20% = 45% OR 2,604 S.F.
 EXISTING IMPERVIOUS COVERAGE = 3,323 S.F. OR 67%

BOUNDARY STAKE-OUT SURVEY

A.P. 105 / 6 / LOT 25
 64 IVY STREET
 EAST PROVIDENCE, R.I. 02814
 SCALE: 1"=20' DATE: MAY 8, 2024

PREPARED FOR:
JOSEPH ANDRADE
 64 IVY STREET
 EAST PROVIDENCE, R.I. 02814

PREPARED BY:
OCEAN STATE PLANNERS, INC.
 1255 OAKLAWN AVENUE, GRANSTON, RI 02920
 PHONE: (401) 483-9698 info@osplanners.com
 JOB NO. 10721 / DWG. NO. 10721 - (JNP)
 GRAPHIC SCALE 1" = 20'



THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS SET FORTH TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: *Richard T. Bzdryra* DATE: 5/08/24

BY: RICHARD T. BZDZYRA, P.L.S. LICENSE #1776; COA # LS-40
 THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY:
 RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



SURVEY CLASSIFICATION:
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 28, 2015, AS FOLLOWS:
TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION
LIMITED CONTENT BOUNDARY SURVEY CLASS 1

ABUTTERS LIST
64 IVY STREET
105-6-25

PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
105-09-001-00	JOSEPH, EMILYA	84 VINE ST	EAST PROVIDENCE, RI 02914	84 VINE ST
105-09-002-00	BAIROS, DINIS A & CIDALIA C	86 VINE ST	E PROVIDENCE, RI 02914	86 VINE ST
105-09-003-00	OLIVEIRA, JAIR S & BELINDA M	90 VINE ST	EAST PROVIDENCE, RI 02914	90 VINE ST
105-10-001-00	PACHECO, MARIA IVETTE & GARCIA, LYDIA ESTHER	68 IVY ST	EAST PROVIDENCE, RI 02914	68 IVY ST
105-10-002-00	MONTEIRO, FILOMENA & TIZIANA	72 IVY ST	EAST PROVIDENCE, RI 02914	72 IVY ST
105-10-003-00	VIEIRA, RUI F & INESIAS	76 IVY ST	East Providence, RI 02914	76 IVY ST
105-10-004-00	MEDEIROS, JOAO L	82 IVY ST	EAST PROVIDENCE, RI 02914	82 IVY ST
105-10-005-00	BAPTISTA, DANIEL	86 IVY ST	EAST PROVIDENCE, RI 02914	86 IVY ST
105-10-006-00	VIEIRA, MARIO M & CHRISTINE D	92 IVY ST	E PROVIDENCE, RI 02914	92 IVY ST
105-10-030-00	PIMENTEL, RUI J & MARIA C	95 VINE ST	E PROVIDENCE, RI 02914	95 VINE ST
105-10-031-00	PERRY, JENNIFER	91 VINE ST	E PROVIDENCE, RI 02914	91 VINE ST
105-10-032-00	MCWALTERS, JENNIFER	87 VINE ST	East Providence, RI 02914	87 VINE ST
105-10-033-00	GONZALEZ, CARLOS J SAEZ & LOPEZ, ELIZABETH VELEZ	85 VINE ST	EAST PROVIDENCE, RI 02914	85 VINE ST
105-10-034-00	ZARYCKI, JUDITH C ESTATE & C/O LORI ANN ZARYCKI	83 VINE ST	East Providence, RI 02914	83 VINE ST
105-10-035-00	CARMICHAEL, SAMUEL	102 FIRST AVE, Unit 1F	WOONSOCKET, RI 02895	79 VINE ST
106-05-023-00	GINALSKI, TIMOTHY M	60 VINE ST	E PROVIDENCE, RI 02914	60 VINE ST
106-05-024-00	BUTCHER, ELLIOTT A & ADRIENEL	64 VINE ST	East Providence, RI 02914	64 VINE ST
106-05-025-00	FELIX, JAMES W	69 GARDEN DRIVE	RIVERSIDE, RI 02915	68 VINE ST
106-05-026-00	ARMINGTON, TRACY E	70 VINE ST	E PROVIDENCE, RI 02914	70-72 VINE ST
106-05-027-00	KRAKUE, JAMES R JR	74 VINE ST	EAST PROVIDENCE, RI 02914	74 VINE ST
106-05-028-00	BRAGA, JOSEPH A & LELIA A	15 LAUREN DR	SEEKONK, MA 02771	78-80 VINE ST
106-06-001-00	CABRAL, ALVARIM M & MARIA I	41 RICHFIELD AVE	E PROVIDENCE, RI 02914	73 VINE ST
106-06-002-00	AMARAL, LISAA & JOSE M	71 VINE ST	East Providence, RI 02914	71 VINE ST
106-06-002-10	CURRY, SPENCER HAROLD & FRANK, ALYSSA	69 VINE ST	EAST PROVIDENCE, RI 02914	69 VINE ST
106-06-003-00	CANARIO, MANUEL F & ESMERALDA & CANARIO, JOSE MANUEL & CARLO	67 VINE ST	EAST PROVIDENCE, RI 02914	67 VINE ST
106-06-004-00	RITSO, LORI M & JOHN G	63 VINE ST	East Providence, RI 02914	63 VINE ST
106-06-005-00	BASS, JAEL I	59 VINE ST	EAST PROVIDENCE, RI 02914	59 VINE ST
106-06-006-00	VELASCO, BRIAN	55 VINE ST	EAST PROVIDENCE, RI 02914	55 VINE ST
106-06-021-00	COLE, EVELYN - TRCOLE FAMILY TRUST AGRMT	44 IVY ST	EAST PROVIDENCE, RI 02914	44 IVY ST

ABUTTERS LIST
 64 IVY STREET
 105-6-25

106-06-022-00	ARAUJO, DAVID	PO BOX 193	SEEKONK, MA 02771	46-48 IVY ST
106-06-023-00	JANEIRO, CARLOS A & CHANTEL N	52 IVY ST	EAST PROVIDENCE, RI 02914	50-52 IVY ST
106-06-024-00	WEST, MICHAEL	PO BOX 504	BARRINGTON, RI 02806	58-60 IVY ST
106-06-025-00	ANDRADE, JOSEPH O JR & MARIA & JEAN	64 IVY ST	EAST PROVIDENCE, RI 02914	64 IVY ST
106-07-001-00	FERREIRA, ISABEL	73 IVY ST	EAST PROVIDENCE, RI 02914	73 IVY ST
106-07-002-00	FERREIRA, ISABEL C	P O BOX 14422	East Providence, RI 02914	65 IVY ST
106-07-003-00	TARIN, JULIAN M	61 IVY ST	East Providence, RI 02914	61 IVY ST
106-07-004-00	WARD, BRANDON F & VENDETTI, DAVID J	59 IVY ST	EAST PROVIDENCE, RI 02914	59 IVY ST
106-07-005-00	GONZALES, THEODORE & SELVI T	49 IVY ST	EAST PROVIDENCE, RI 02914	49 IVY ST
106-07-006-00	CABRAL, HADLEY T	47 IVY ST	EAST PROVIDENCE, RI 02914	47 IVY ST
106-07-007-00	COLLINS, MICHAEL M & KATHLEEN & KELLY A	43 IVY ST	EAST PROVIDENCE, RI 02914	43 IVY ST
106-07-019-00	BRAGA, JOSE M & MARIA L	28 JAMES ST	E PROVIDENCE, RI 02914	28 JAMES ST
106-07-020-00	30 TO 38 JAMES LLC	258 WINTHROP ST	REHOBOTH, MA 02789	30-34 JAMES ST
106-07-020-10	30 TO 38 JAMES LLC	258 WINTHROP ST	REHOBOTH, MA 02789	36-38 JAMES ST
106-07-021-00	DIOGO, NANCY & JOSEPH	46 JAMES ST	EAST PROVIDENCE, RI 02914	46 JAMES ST
106-07-022-00	YEAW, SUSAN H-TR & SUSAN H YEAW REV LIVING TRUST	48 JAMES ST	EAST PROVIDENCE, RI 02914	48 JAMES ST
205-24-001-00	APPLETON, JAMES F & SHARON	50 JAMES ST	E PROVIDENCE, RI 02914	50 JAMES ST
205-24-002-00	PELLETIER, ANTONIO	52 JAMES ST	E PROVIDENCE, RI 02914	52 JAMES ST
205-24-003-00	PICARD, ROBERT F & CHERYL A	56 JAMES ST	E PROVIDENCE, RI 02914	56 JAMES ST
205-24-004-00	VARGAS, JOSE M & ZULMIRA M	58 JAMES ST	E PROVIDENCE, RI 02914	58 JAMES ST
205-24-005-00	NEIL, MEGAN E & MORRIS, CHRISTIAN E	60 JAMES ST	EAST PROVIDENCE, RI 02914	60 JAMES ST
205-24-029-00	OTTONE, RYAN M & ALESANDRA	91 IVY ST	EAST PROVIDENCE, RI 02914	91 IVY ST
205-24-030-00	AMARAL, HERCULANO & MARIA	75 IVY ST	E PROVIDENCE, RI 02914	75 IVY ST

