

**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: 401 241 8771

1. LOCATION OF PROPERTY 82 Crescent View Ave AVENUE/ST/REET  
 MAP 512 BLOCK 33 PARCEL 29 ZONING DISTRICT Res

2. OWNER PAUL PLATT  
 ADDRESS 82 Crescent View Ave  
 DATE OF PURCHASE 1/1/2007  
 PROPOSED LESSEE/PURCHASER \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 ATTORNEY \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 REPRESENTING \_\_\_\_\_

3. DIMENSIONS OF SITE 45' x 113' | 5085 Sq Ft.  
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>Residential Dwelling</u>			
(2) _____			
(3) _____			

4. LIST OF PROPOSED CONSTRUCTION AND USES:

Use	No. of Height Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family No. of Bedrooms/Unit	Type of Construction
(1) <u>Family Dwelling</u>					<u>Wood Fram</u>
(2) <u>Second Floor Bedroom Above Garage</u>					
(3) <u>Farmers Parck in Front of First Floor</u>					
(3) <u>No windows on left side of Addition</u>					
<u>Relief of Left side yard</u>					

50% preconsumer content 10% postconsumer content

THIS VARIANCE APPLICATION RELATES TO:

Side Setback

- Principal Building (s)
- Accessory Building
- Lot Area

CHECK ONE OR MORE:

- Setback Requirement
- Lot/Building Coverage
- Landscaping
- Amount Parking or Loading
- Location/Dimensions of Parking or Loading
- Extension of Nonconforming Structure
- Number of Dwelling Units
- Floor Area
- Height
- Signs/Billboards
- Other: \_\_\_\_\_

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	SIDE-YARD SETBACK

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed	VARIANCE
19-145	8- FEET	4.5- FEET	3.5 FEET

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

I Am asking the Council to Approve a variance that would increase the living area about our garage. We need another bedroom for family. In doing so the property would look more pleasing to the eye and neighborhood after all renovations are complete to the interior and exterior.

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

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

OWNER(S) SIGNATURE: Paul Platt DATE 4/2/2026

Agent/Attorney \_\_\_\_\_ Address \_\_\_\_\_

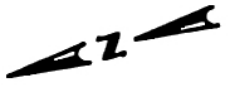




Structure to Structure is 18 feet



Structure To Structure is 18 Feet



PARCEL 28

PARCEL 29

PARCEL 30

45.00'

76.00'

90.00'

PROPOSED 2ND FLOOR  
ADDITON OVER  
EXISTING GARAGE

19.58'

12.00'

PROPOSED FRONT  
PORCH

26.83'

30.42'

BREEZE AVE.

LOT 166

CRESCENT VIEW AVE.

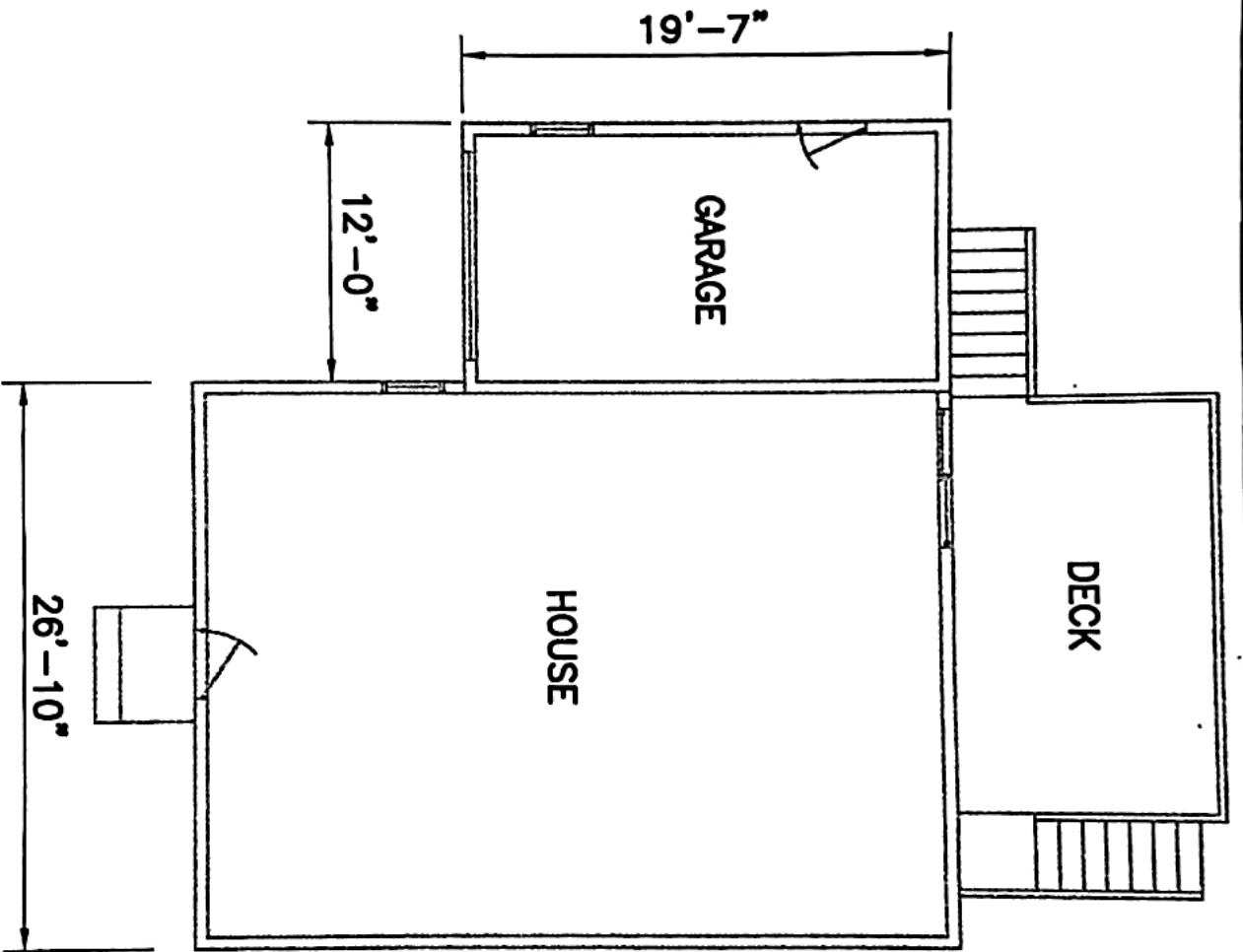
MAP 513  
BLOCK 33 PARCEL 29  
SITE PLAN



PROPOSED 2ND STORY ADDITON  
AND FRONT PORCH  
FOR

PAUL & MELISSA PLATT  
82 CRESCENT VIEW AVE.  
RIVERSIDE, RI 02915

DATE: 3/10/24 SHT. 1 OF 8



EXISTING PLAN

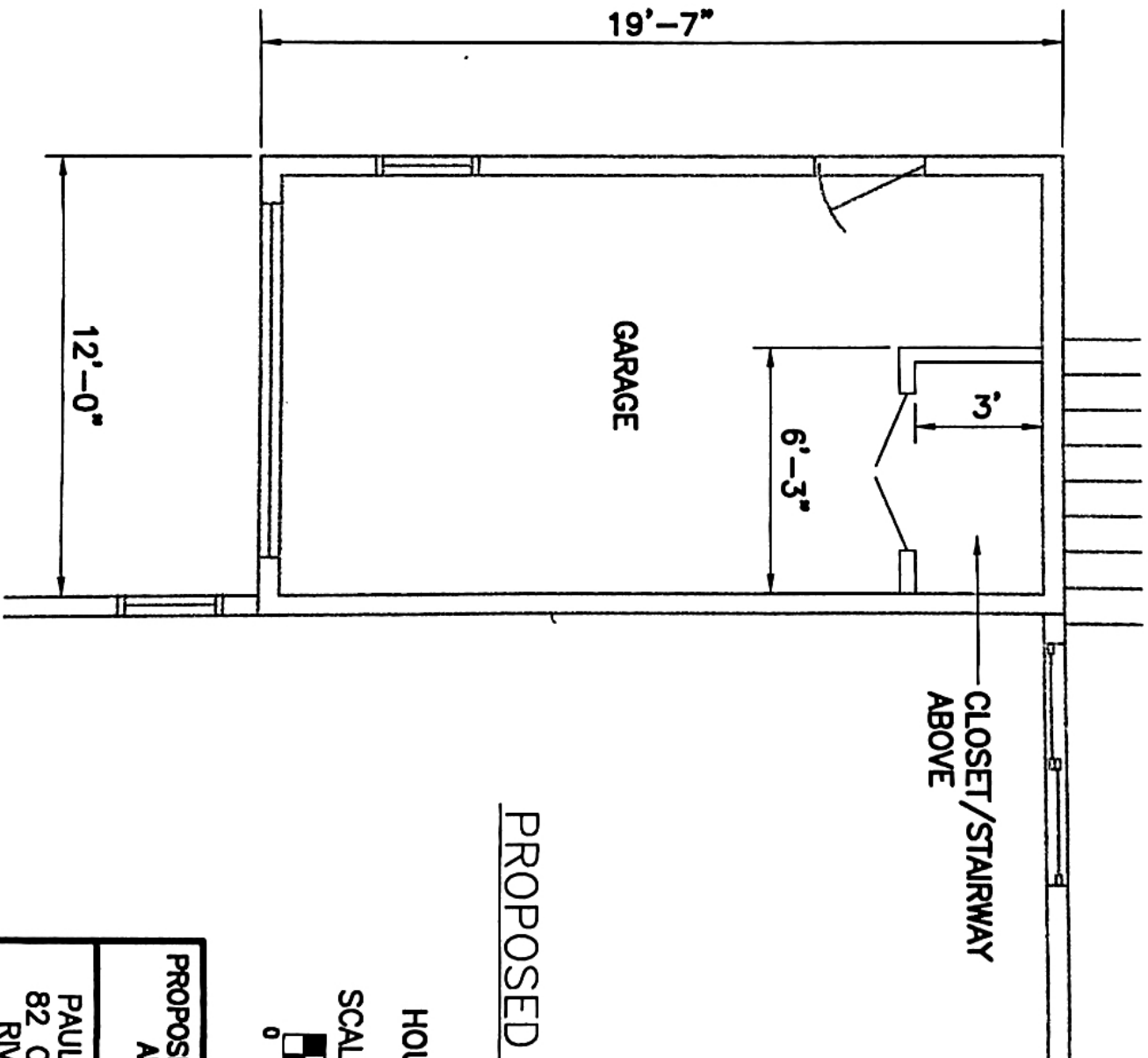
SCALE: 1/8" = 1'-0"



PROPOSED 2ND STORY ADDITION  
AND FRONT PORCH  
FOR

PAUL & MELISSA PLATT  
82 CRESCENT VIEW AVE.  
RIVERSIDE, RI 02915

DATE: 3/10/94 SHT 2 OF 2



CLOSET/STAIRWAY  
ABOVE

GARAGE

19'-7"

12'-0"

6'-3"

3'

PROPOSED GARAGE PLAN

HOL

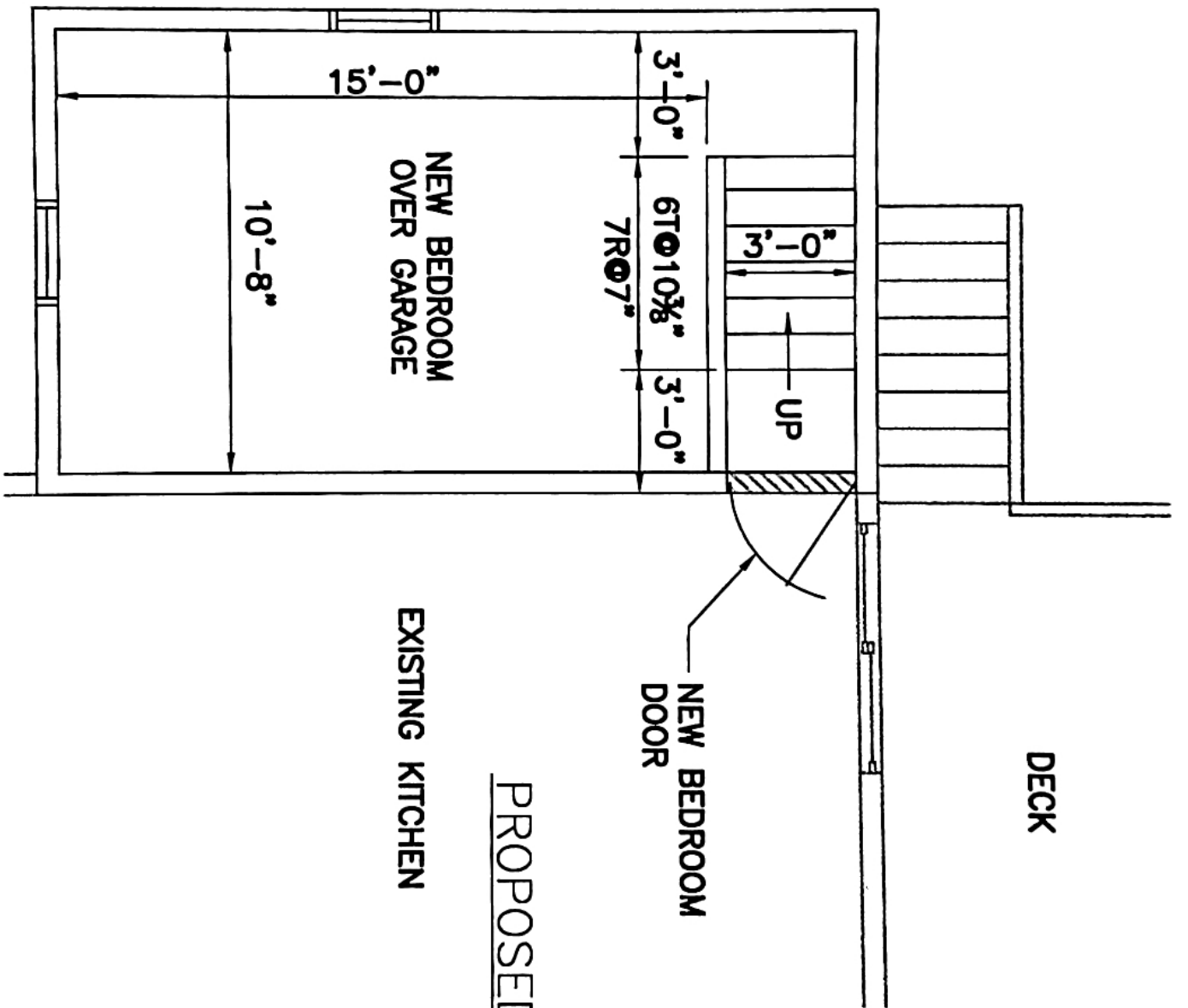
SCALE: 1/8"=1'-0"



PROPOSED 2ND STORY ADDITION  
AND FRONT PORCH  
FOR

PAUL & MELISSA PLATT  
82 CRESCENT VIEW AVE.  
RIVERSIDE, RI 02915

DATE: 3/10/24 SHT. 3 OF 8



DECK

NEW BEDROOM  
DOOR

EXISTING KITCHEN

PROPOSED FIRST FLOOR PLAN



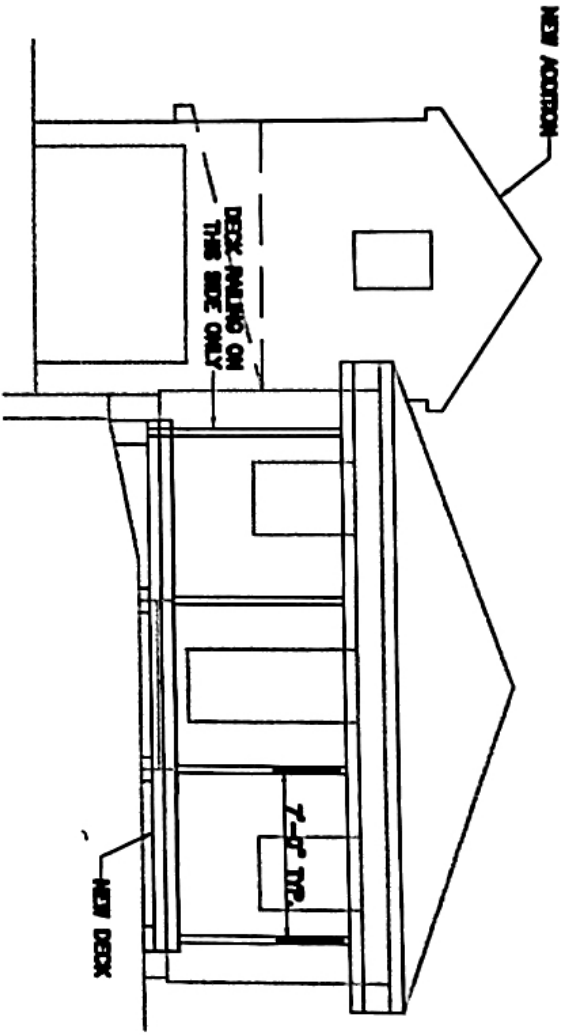
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PROPOSED 2ND STORY ADDITION  
AND FRONT PORCH  
FOR

PAUL & MELISSA PLATT  
82 CRESCENT VIEW AVE.  
RIVERSIDE, RI 02915

DATE: 7/10/21 CUT 4 OF 9



FRONT ELEVATION

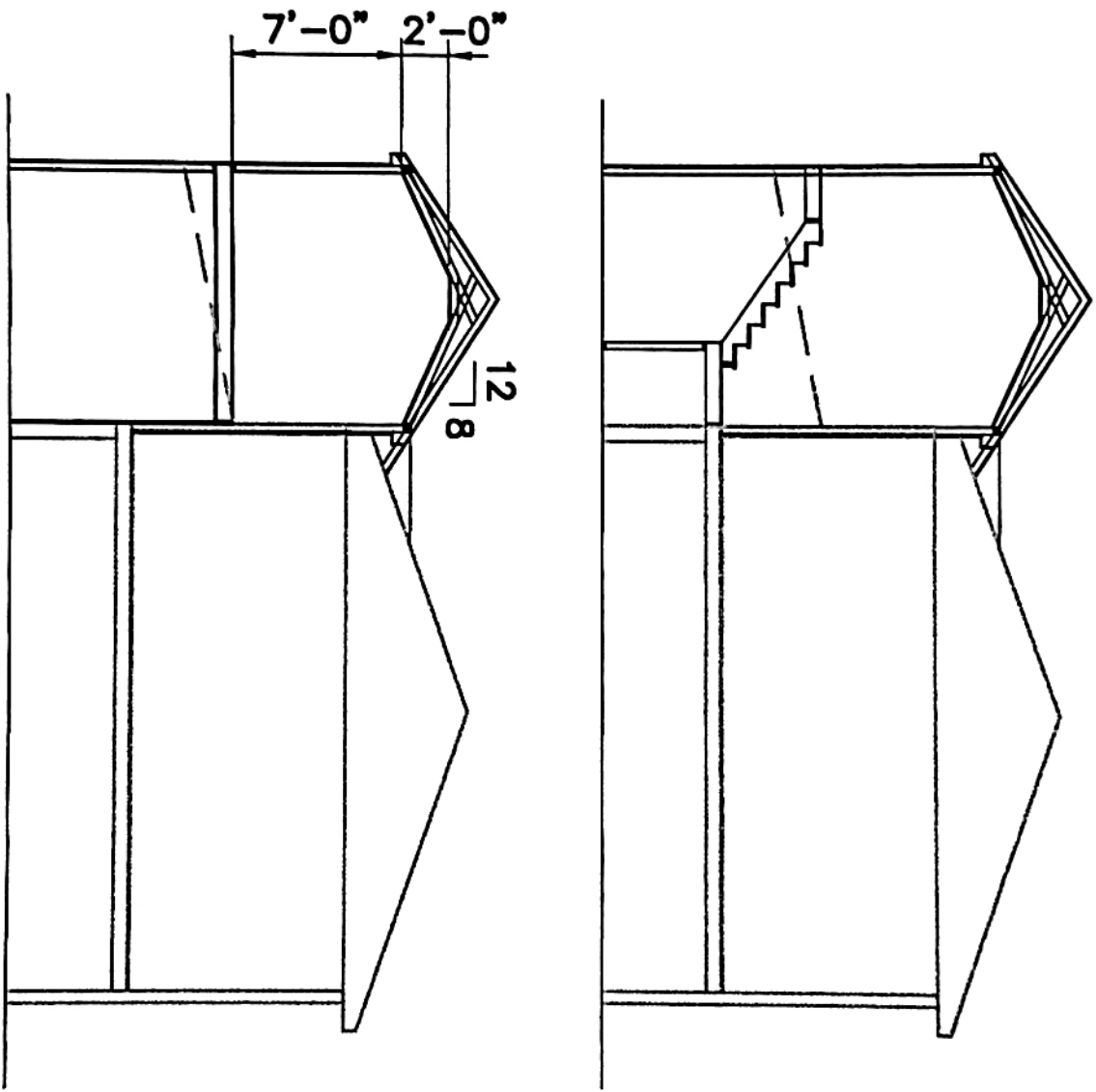
SCALE: 1/8" = 1'-0"



PROPOSED 2ND STORY ADDITION  
AND FRONT PORCH  
FOR

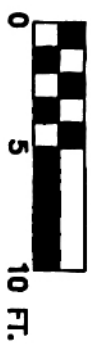
PAUL & MELISSA PLATT  
82 CRESCENT VIEW AVE.  
RIVERSIDE, RI 02915

DATE: 3/10/24 | SH. 5 OF 8



SECTIONS

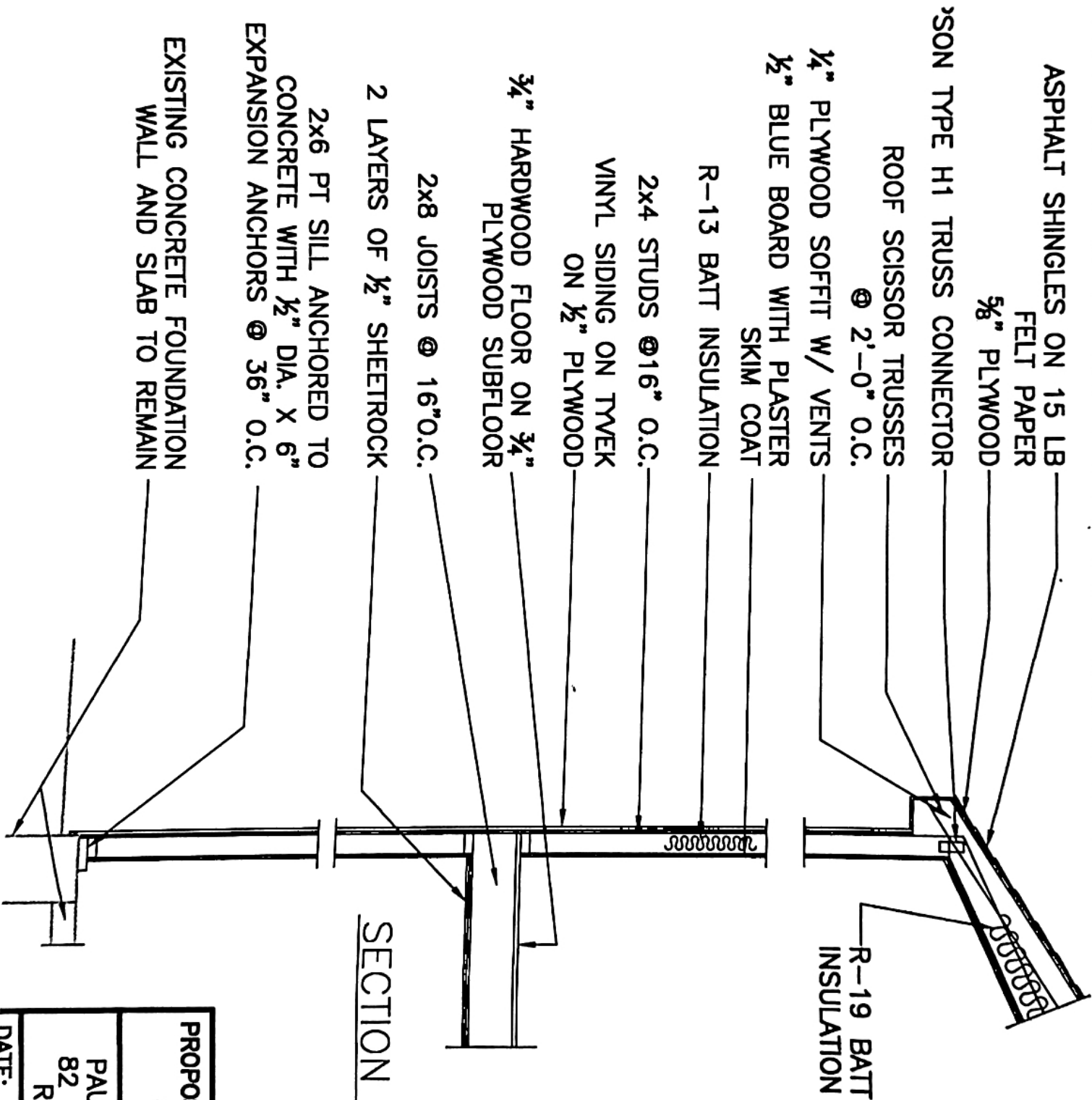
SCALE: 1/8"=1'-0"



**PROPOSED 2ND STORY ADDITION  
AND FRONT PORCH  
FOR**

**PAUL & MELISSA PLATT  
82 CRESCENT VIEW AVE.  
RIVERSIDE, RI 02915**

**DATE: 3/10/24 | SHT. 6 OF 8**



ASPHALT SHINGLES ON 15 LB  
FELT PAPER  
5/8" PLYWOOD

SON TYPE H1 TRUSS CONNECTOR

ROOF SCISSOR TRUSSES  
@ 2'-0" O.C.

1/4" PLYWOOD SOFFIT W/ VENTS  
1/2" BLUE BOARD WITH PLASTER  
SKIM COAT

R-13 BATT INSULATION

2x4 STUDS @ 16" O.C.  
VINYL SIDING ON TYVEK  
ON 1/2" PLYWOOD

3/4" HARDWOOD FLOOR ON 3/4"  
PLYWOOD SUBFLOOR

2x8 JOISTS @ 16" O.C.

2 LAYERS OF 1/2" SHEETROCK

2x6 PT SILL ANCHORED TO  
CONCRETE WITH 1/2" DIA. X 6"  
EXPANSION ANCHORS @ 36" O.C.

EXISTING CONCRETE FOUNDATION  
WALL AND SLAB TO REMAIN

R-19 BATT  
INSULATION

SECTION THRU ADDITION

SCALE: 1/2" = 1'-0"

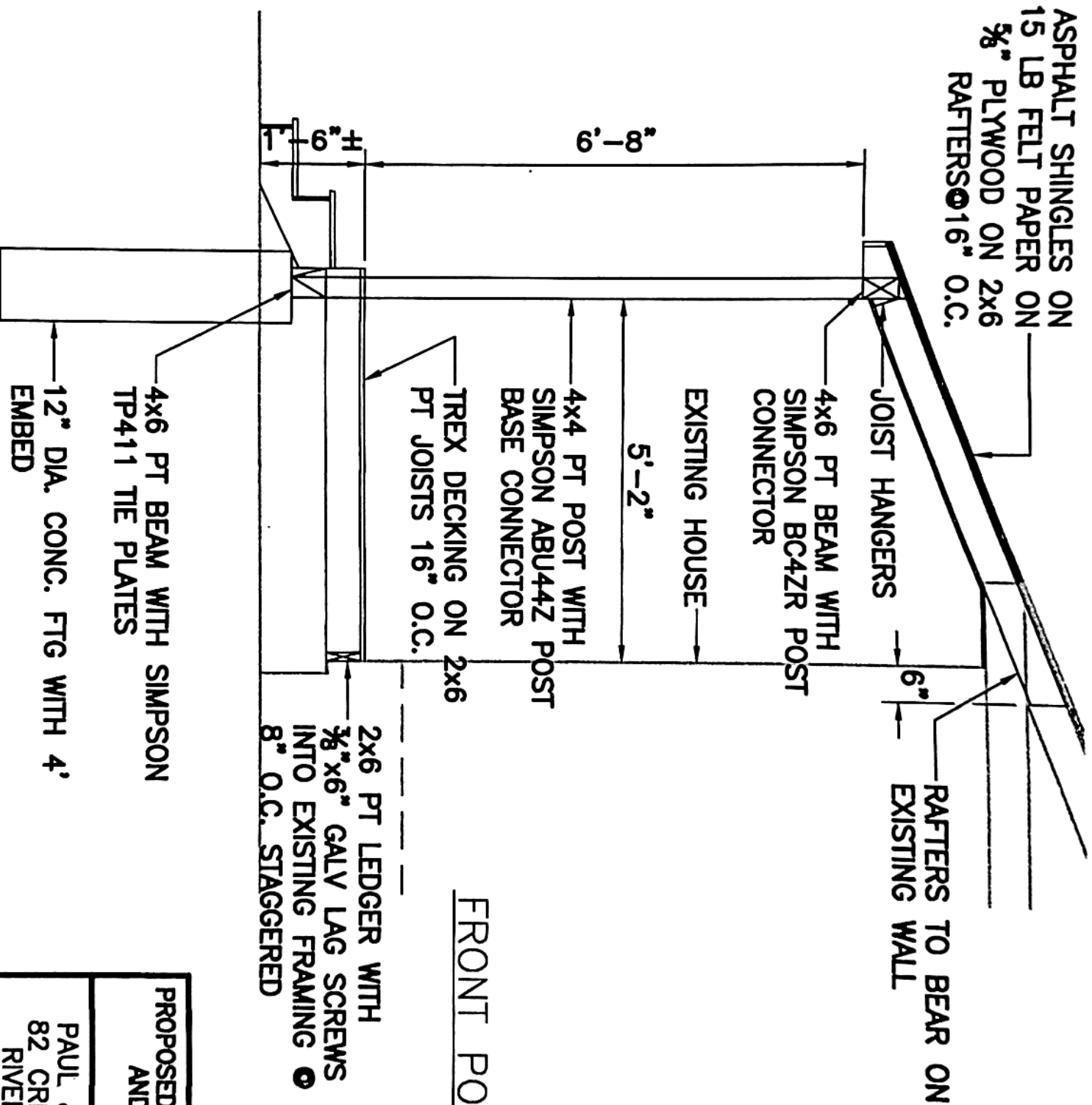


**PROPOSED 2ND STORY ADDITION  
AND FRONT PORCH  
FOR**

PAUL & MELISSA PLATT  
82 CRESCENT VIEW AVE.  
RIVERSIDE, RI 02915

DATE: 3/10/94 SHT 7 OF 8

ASPHALT SHINGLES ON  
15 LB FELT PAPER ON  
5/8" PLYWOOD ON 2x6  
RAFTERS @ 16" O.C.



FRONT PORCH SECTION

2x6 PT LEDGER WITH  
3/8"x6" GALV LAG SCREWS  
INTO EXISTING FRAMING @  
8" O.C. STAGGERED

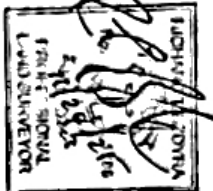


SCALE: 1/2" = 1'-0"

PROPOSED 2ND STORY ADDITION  
AND FRONT PORCH  
FOR

PAUL & MELISSA PLATT  
82 CRESCENT VIEW AVE.  
RIVERSIDE, RI 02915

DATE: 3/10/24 SHT. 8 OF 8



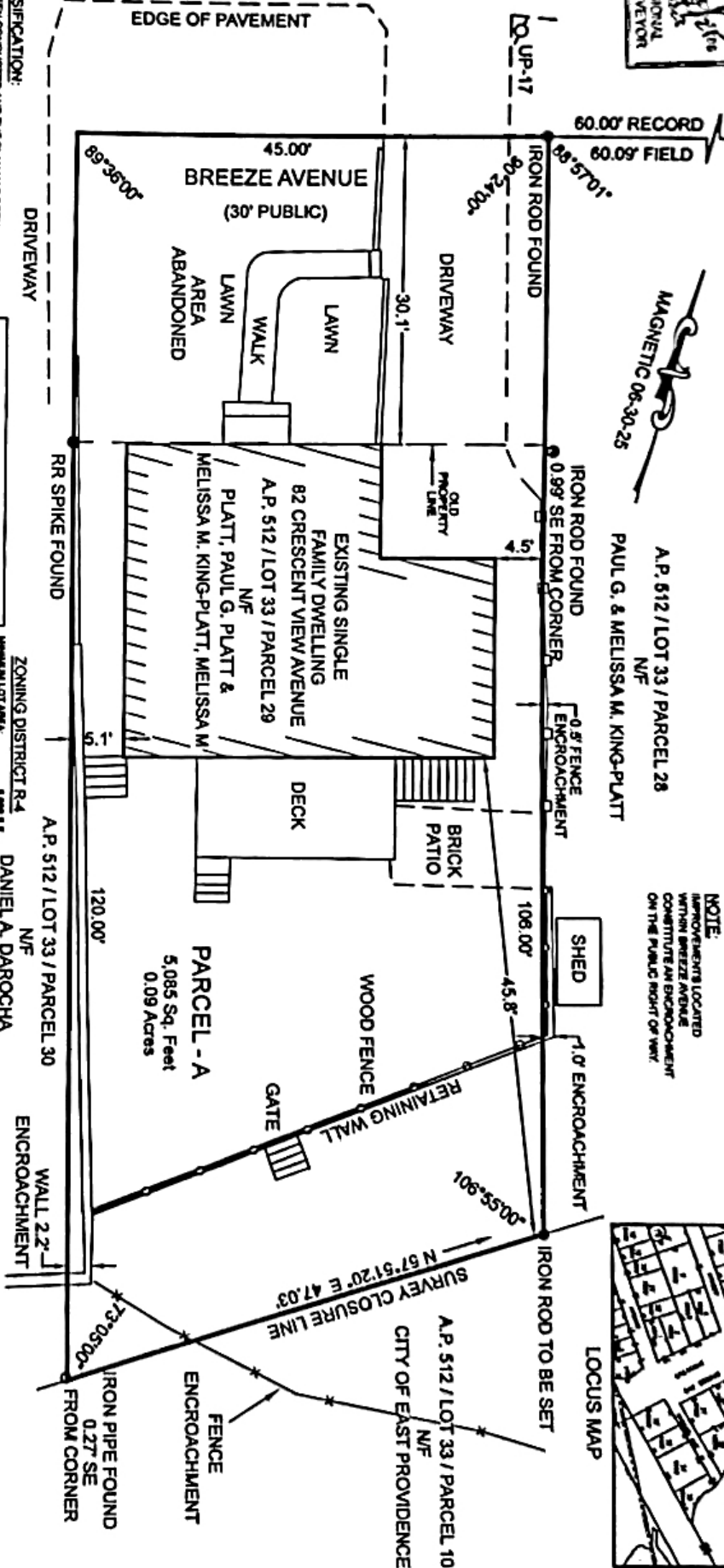
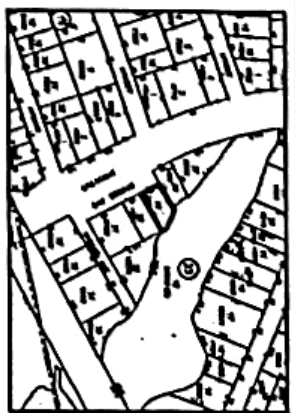
# CRESCENT VIEW

(100' PUBLIC)

LOT / PARCEL	OLD AREA	NEW AREA
LOT 33	3,735 S.F.	0
ABANDONED	1,350 S.F.	0
PARCEL - A	0	5,085 S.F.

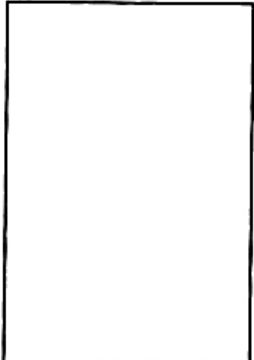
THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY:  
 RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT THE BOUNDARY SOUNDS IN THE COMPLETION OF RECONSTRUCTION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

- REFERENCE:**
- DEED, 3421 / TO 274
  - UNRECORDED AMEND EAST PROVIDENCE R.I. JUDICIAL RECORD, MAY 1910, WALTER J. GRADY, ENGR. PLAT CARD 88
  - SURVEY & PLAT PAUL PLATT IN CRESCENT VIEW AVENUE EAST PROVIDENCE R.I. AND 1115 BLOCK 33 / PARCEL 28 EVEN TWENTY ONE, APPROXIMATE, 06/28/2017
- NOTE:**  
 IMPROVEMENTS LOCATED WITHIN BREEZE AVENUE CONSTITUTE AN ENCROACHMENT ON THE PUBLIC RIGHT OF WAY.



**SURVEY CLASSIFICATION:**  
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 42A-RICR-40-01.9 OF THE RULES AND REGULATIONS ADOPTED BY THE BOARD OF LAND SURVEYORS AND REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 28, 2018, AS FOLLOWS:  
 LIMITED CONTENT BOUNDARY SURVEY CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO ESTABLISH AND TO SETBACKS OF THE BOUNDARY LINES.  
 BY: *Richard T. Dzina* DATE: 11/24/25

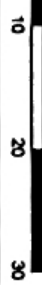


**ZONING DISTRICT R4**  
 MINIMUM LOT AREA: 6,000 S.F.  
 MINIMUM LOT FRONTAGE: 60 FT.  
 MINIMUM SETBACKS FROM: 15 FT. (FRONT), 10 FT. (SIDE), 25 FT. (REAR)  
 MAXIMUM STRUCTURE HEIGHT: 35 FT.  
 MAXIMUM FLOORING: 2 STORY  
 MAXIMUM STRUCTURE COVERAGE: 25%

I do hereby certify that the data shown on this subdivision plat meet the Standards of Accuracy and other dimensional provisions of Chapter 19 Zoning, of the Revised Ordinances of East Providence.  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**ADMINISTRATIVE SUBDIVISION**  
**FINAL PLAN**  
 A.P. 512 / LOT 33 / PARCEL 29  
 EAST PROVIDENCE, R.I.  
 SCALE: 1"=10' DATE: NOVEMBER 24, 2023  
**PAUL PLATT**  
 PREPARED FOR:  
 12 EAST CRESCENT VIEW AVENUE  
 EAST PROVIDENCE, R.I.

PREPARED BY:  
**OCEAN STATE PLANNERS, INC.**  
 1255 OAKLAWN AVENUE, CRANSTON, RI 02920  
 PHONE: (401) 453-9595 info@oceanplanners.com  
 JOB NO. 11102 / DWG. NO. 11102 - (JNP)  
 GRAPHIC SCALE: 1" = 10'





**Property Information**  
 ID 513-33-029-00  
 Location 82 CRESCENT VIEW AVE  
 Owner PLATT, PAUL G &



**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.

ID	Site Address	Owner Name	Owner Name 2	Owner Address	Owner City	Owner State	Owner ZIP
513-14-001.00	109 CRESCENT VIEW AVE	SCHOFIELD, RAYMOND J JR		109 CRESCENT VIEW AVE	RIVERSIDE	RI	02915
513-14-002.00	107 CRESCENT VIEW AVE	LAUKAT, JUSTIN		107 CRESCENT VIEW AVE	RIVERSIDE	RI	02915
513-14-003.00	105 CRESCENT VIEW AVE	HURLEY, ARTHUR JR & TRACY, MICHAEL G & SANTOS, KENNETH J	HURLEY, KIMBERLY E TRACY, JAMES	89 PARK DR 2 CLARE ST 3 CLARE STREET	RIVERSIDE RIVERSIDE RIVERSIDE	RI RI RI	02915 02915 02915
513-14-004.00	2 CLARE ST						
513-15-001.00	3 CLARE ST						
513-15-003.00	89 CRESCENT VIEW AVE	MEDEROS, EMILY E & CITY OF E PROVIDENCE	MEDEROS, KEVIN F CITY OWNED R.E.	89 CRESCENT VIEW AVE 145 TAUNTON AVE	RIVERSIDE EAST PROVIDENCE	RI RI	02915 02914
513-33-010.00	0 CRESCENT VIEW AVE	ANDRADE, MADINE & FELIX, JOSEPH F	ANDRADE, KEVIN	43 WANNISSETT AVE 35 WANNISSETT AVE	RIVERSIDE RIVERSIDE	RI RI	02915 02915
513-33-017.00	43 WANNISSETT AVE						
513-33-018.00	35 WANNISSETT AVE	MCCARTHY, REGINALD L JR & LARDNER, BARBARA A	MCCARTHY, SHANNON L	29 WANNISSETT AVE 27 WANNISSETT AVE	RIVERSIDE RIVERSIDE	RI RI	02915 02915
513-33-019.00	29 WANNISSETT AVE						
513-33-021.00	27 WANNISSETT AVE						
513-33-022.00	0 WANNISSETT AVE	LARDNER, BARBARA A	CITY OWNED R.E.	145 TAUNTON AVE	EAST PROVIDENCE	RI	02914
513-33-023.00	21 WANNISSETT AVE	LAURINO, RONALD & LAURINO, RONALD & LAURINO, MARILYN	LAURINO, BARBARA J LAURINO, BARBARA J	17 WANNISSETT AVE 17 WANNISSETT AVE	RIVERSIDE RIVERSIDE	RI RI	02915 02915
513-33-024.00	17 WANNISSETT AVE						
513-33-025.00	11 WANNISSETT AVE	ANDREOZZI, MARILYN		20 PAMDEN LN	SEEKONK	MA	02771
513-33-027.00	90 CRESCENT VIEW AVE	LARKIN, TANNER		90 CRESCENT VIEW AVE	RIVERSIDE	RI	02915
513-33-028.00	86 CRESCENT VIEW AVE	PLATT, PAUL G & DAROCHA, DANIEL A	KING-PLATT, MELISSA	86 CRESCENT VIEW AVE 78 CRESCENT VIEW AVE	RIVERSIDE RIVERSIDE	RI RI	02915 02915
513-33-030.00	78 CRESCENT VIEW AVE						
513-33-031.00	22 BREEZE AVE	OLIVE, JAMES T JR		22 BREEZE AVE	RIVERSIDE	RI	02915
513-33-032.00	34 BREEZE AVE	WATSON, DUNCAN C & KELLER, TRACY E	WATSON, FILOMENA M	34 BREEZE AVE 49 BREEZE AVE	RIVERSIDE RIVERSIDE	RI RI	02915 02915
513-33-033.00	49 BREEZE AVE						
513-33-034.00	43 BREEZE AVE	GREENWICH CAPITAL PARTNERS LLC		PO BOX 10009	CRANSTON	RI	02910
513-33-035.00	39 BREEZE AVE	LITTLEFIELD, LINDA M & GOZMAN, INGMAR L	LITTLEFIELD, JUDITH A	39 BREEZE AVE 10 N VIEW TERRACE	RIVERSIDE NORTH PROVIDENCE	RI RI	02915 02911
513-33-036.00	70 CRESCENT VIEW AVE						

513-33-029, no 82 Crescent View Ave  
 PAT PHIL  
 King Platt, Melissa  
 86 Crescent View Ave  
 Riversides  
 RI  
 02915