

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: _____

1 LOCATION OF PROPERTY 83 DON AVE AVENUE/STREET
 MAP 403 BLOCK 18 PARCEL 12 ZONING DISTRICT R-3

2: OWNER TRAVIS & MEGAN BLOOD
 ADDRESS 83 DON AVE RUMFORD, RT 02916
 DATE OF PURCHASE 12/10/2020
 PROPOSED LESSEE/PURCHASER _____
 ADDRESS _____
 ATTORNEY _____
 ADDRESS _____
 REPRESENTING _____

3. DIMENSIONS OF SITE 75' 93.41' 6,963 SF
 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>RESIDENCE</u>	<u>±26'-3"</u>	<u>1639 SF</u>	<u>WOOD STUD FRAME</u>
(2) <u>& GARAGE</u>			
(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>GARAGE</u>	<u>±23'-5"</u>	<u>2</u>	<u>NO</u>	<u>671 SF</u>		<u>WOOD STUD</u>
(2) <u>& BEDROOM</u>						
(3) <u>POORCE</u>	<u>±14'-7"</u>	<u>1</u>	<u>NO</u>	<u>70 SF</u>		<u>POST & BM</u>

(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	REQUESTING A 15.7% RELIEF FOR TOTAL BLDG. COVERAGE

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
19-145	1740.75 SF	2014 SF

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

(SEE ATTACHED STATEMENT)

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 8/4/20

DATE 8/4/20

Agent/Attorney

Address

Zoning Hardship Statement

The Owner's are requesting a 15.7% relief for the total building coverage.

Relief is requested due to the necessity of a larger, functional, attached two-car garage on an undersized lot. The existing garage is less than 18 feet wide on the interior, which is inadequate for parking two vehicles and lacks sufficient storage space. The new garage on the first floor would enable the construction of a larger Owner's bedroom above and convert an existing bedroom into a functional office for both Owners.

Furthermore, a small, covered portico is a much-needed addition to the front door, providing protection from the elements and enhancing the curb appeal of the residence.

The hardship relief sought is attributable to the undersized characteristics of the existing lot. This hardship is not the result of any prior action by the owners, and the granting of the requested variance will not alter the general character of the surrounding area. The relief sought is the minimal necessary to maintain reasonable enjoyment of this family-oriented residential property.

If approved, the renovated home will have significantly enhanced curb appeal and functionality, while still retaining its four-bedroom status for the Owners' growing family.

83 Don Ave Zoning Modification requested

Proposed 2-story addition consists of a 2 car garage on the first floor, with an Owner's suite above.

As the property area square footage is less than the minimum lot required for its zoned R-3 district, we are utilizing R-4 for setback requirements.

We are requesting a 15.7% relief for the total building coverage.

Calculations Below:

Lot

6963 total lot sf

Building

Existing (with garage): 1639 sf

Existing garage: -366 sf

1273 sf

Proposed Garage: 671 sf

Proposed Portico: 70 sf

741 sf

Total Proposed Building SF: 2014 sf

$6963 \times 25\% = 1740.75 \text{ sf}$

$1740.75 \times 15.7\% = 273.30 \text{ sf}$

Total: 2014.05

Impervious Coverage in Compliance

$6963 \times 45\% = 3,133.35 \text{ sf}$

Building 2014 sf

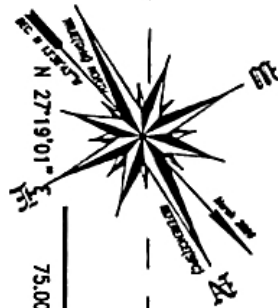
Driveway 510 sf

Patio 603 sf

Total Impervious: 3127 sf

Dimensional Setbacks in Compliance (R-4)

Required	Proposed
Front 15'	17'-9"
Side 8'	9'-4" (second floor)
Garage 5'	5'-10"



403-18-015-00
ABERNATHY, SEAN B
ABERNATHY, MOLLY
77 DON AVE
RUMFORD, RI 02916

403-18-011-00
DARST, RICHARD E
DARST, CHRISTINA M
87 DON AVE
RUMFORD, RI 02916

DON ⑤ AVENUE

	REQUIRED	EXISTING
MIN. LOT AREA	7500 sf	6963.0sf
MIN. LOT WIDTH	75'	75'
MIN LOT DEPTH	100'	81.41'
MAX LOT COVERAGE	25%	25%
MIN. FRONT YARD	20'	24.1'
MIN. SIDE YARD	15'	7.7'
MIN. REAR YARD	25'	31'

$$.25 \times 696361 = 1740.75$$

3133.55/6963

Max Cover = 45% Lot Coverage

Copyright 2020 Stephen M. Nurge PLS
The Survey is being Provided Satisfy for
the use of the Current Parties, and that no
License has been Created, Expressed or
Implied, to copy the Survey except as it is
Necessary in Conjunction with the Original
Transaction.

CERTIFICATION

This survey has been conducted and the plan has been prepared pursuant to 43-603-03-03-1.9 of the Rules and Regulations adopted by the Wisconsin State Board of Registration for Professional Land Surveyors on

PROVIDENCE & WORCESTER
RAILROAD COMPANY
200 MERIDIAN CENTRE BLVD
ROCHESTER, NY 14618

Travis D. and Megan L. Blood

ASSESSOR'S PLAT/LOT 403-18-12

ESTUATED AT

83 Don Avenue

RUMDORF, RHODE ISLAND

PREPARED BY

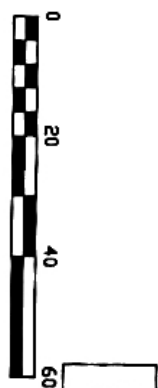
STEPHEN M. MURGO SR.

PROFESSIONAL LAND SURVEYOR
MASSACHUSETTS & RHODE ISLAND

02605

401-253-0092
(Call & Text)
SMS SURVEY

SMARTSURVEY.COX.NET



LEGEND

(STIMULI MAY BE FOUND ON P. 10)

- | | | | |
|---|----------|---|----------|
|  | RED FLAG |  | RED FLAG |
|  | RED SET |  | RED SET |
|  | RED SET |  | RED SET |
|  | RED SET |  | RED SET |
|  | RED SET | | RED SET |
| | RED SET | | RED SET |
| | RED SET | | RED SET |
| | RED SET | | RED SET |
| | RED SET | | RED SET |
| | RED SET | | RED SET |
| | RED SET | | RED SET |
| | RED SET | | RED SET |
| | RED SET | | RED SET |
| | RED SET | | RED SET |
| | RED SET | | RED SET |
| | RED SET | | RED SET |
| | RED SET | | RED SET |
| | RED SET | | RED SET |
| | RED SET | | RED SET |
| | RED SET | | RED SET |
| | RED SET | | RED SET |
| | RED SET | | RED SET |
| | RED SET | | RED SET |
| | RED SET | | RED SET |
| | RED SET | | RED SET |
| | RED SET | | RED SET |
| | RED SET | | RED SET |
| | RED SET | | RED SET |
| | RED SET | | RED SET |
| | RED SET | | RED SET |
| | RED SET | | RED SET |





THOR STUDIOS

401-254-2222

100 Broadcommon Road
Bristol, RI 02809
www.thorstudiosinc.com

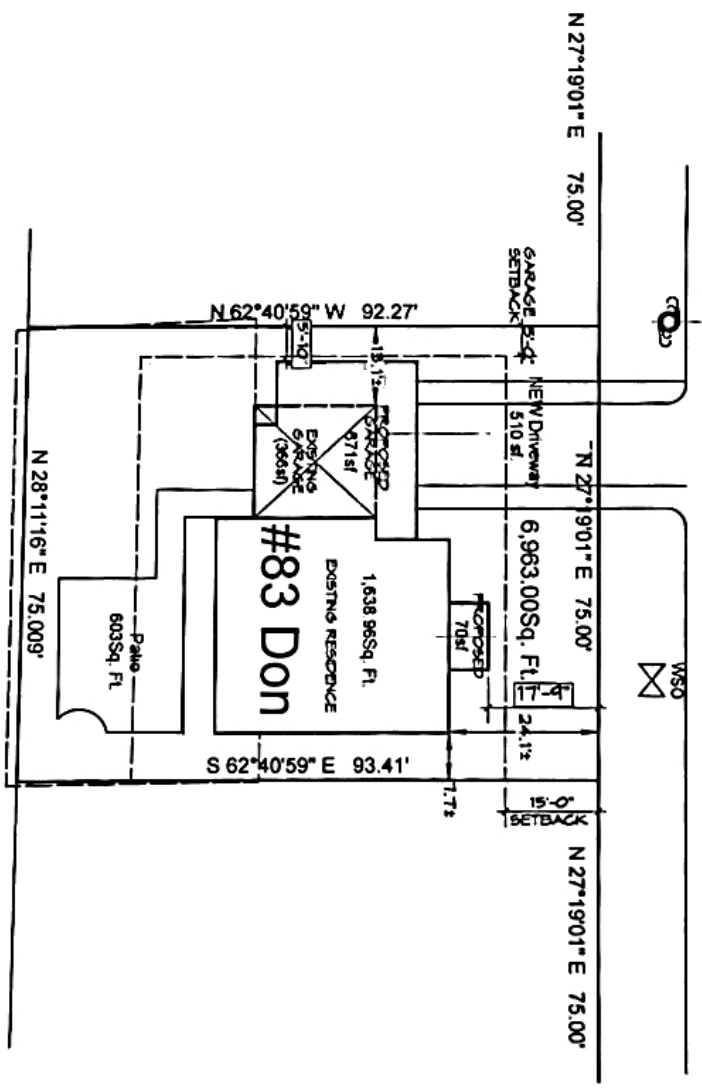
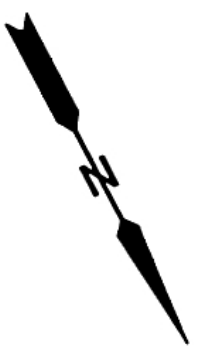
PROJECT
BLOOD RESIDENCE
ADDITION
83 DON AVE
RUMFORD, RI 02916

SHEET NO.

AO.O

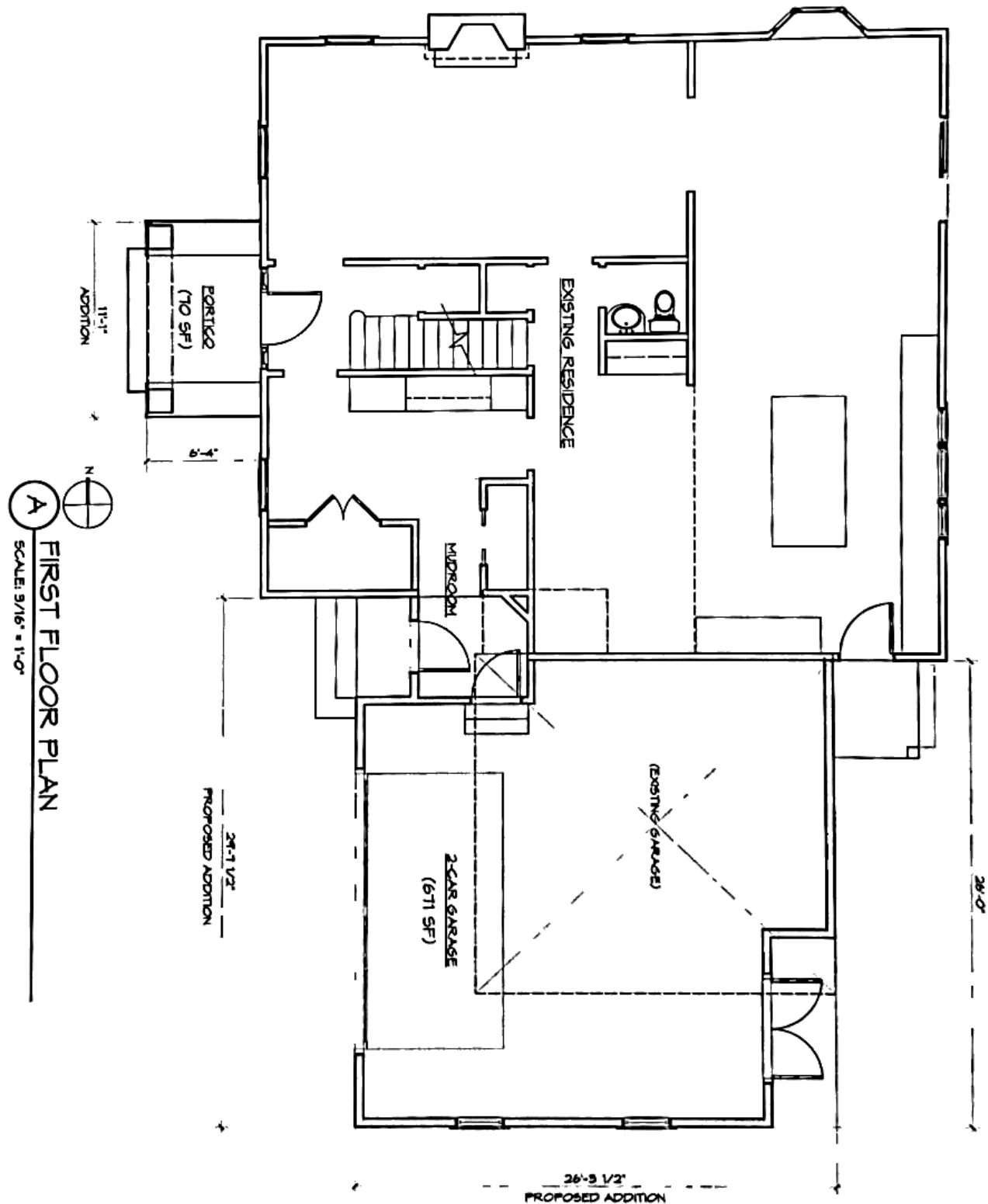
DATE 24 JULY 26

DON ⑤ AVENUE



SITE PLAN INFO DERIVED FROM STAMPED SITE
SURVEY BY STEPHEN H. MURGO SR., PLS # 1663,
BRISTOL, RI 02804 401-253-0063
SMH@SURVEY@COM.NET 03/26/2022

A ARCH. SITE PLAN
SCALE: 1" = 20'-0"



401-254-2222

100 Brookcommon Road
Bristol, RI 02809

www.thorstudios.com

PROJECT

BLOOD RESIDENCE ADDITION

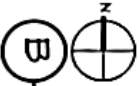
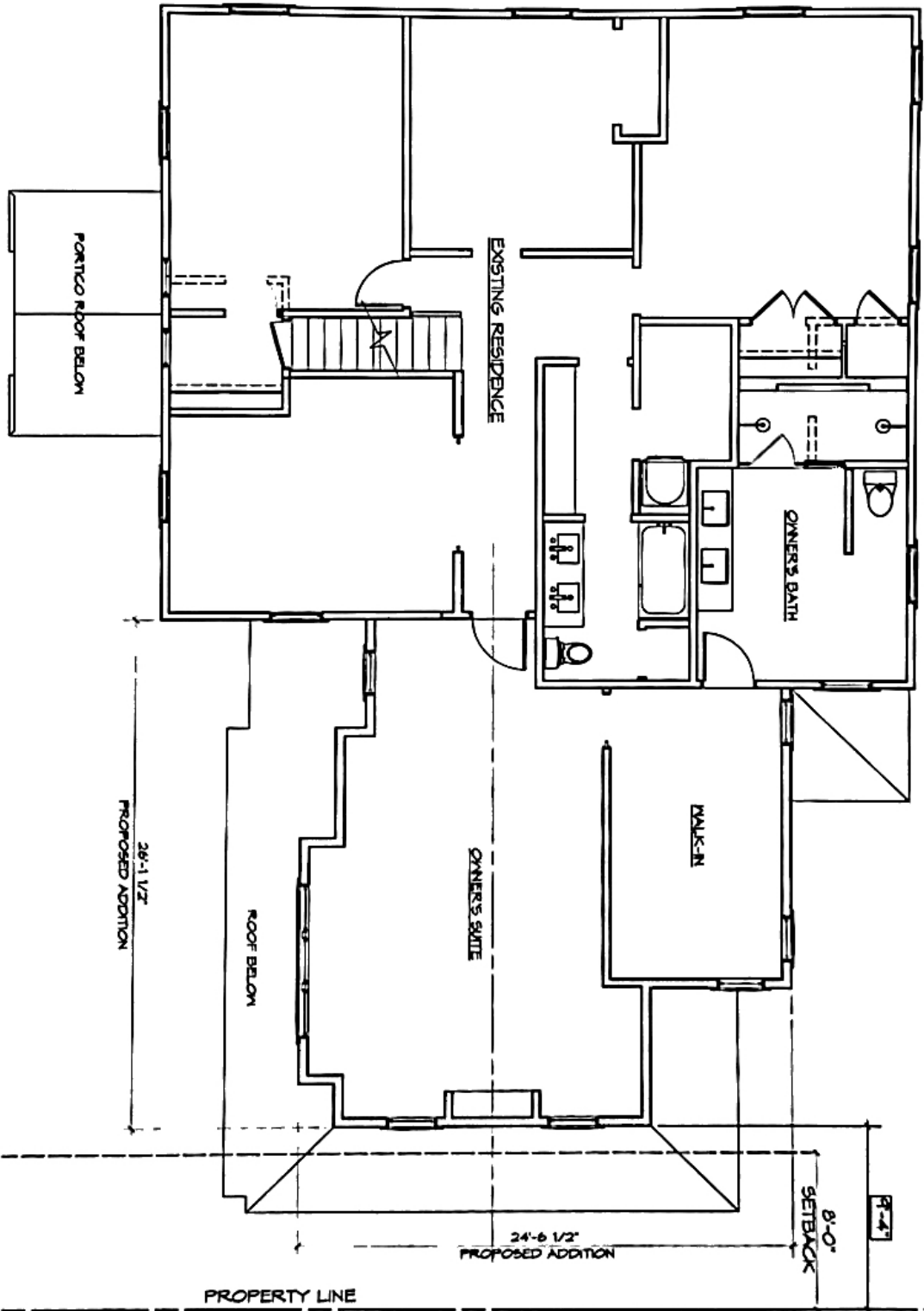
83 DON AVE
RUMFORD, RI 02916

SHEET NO.

A1.0

DATE 3AUG17

PROPERTY LINE



B SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

**BLOOD RESIDENCE
ADDITION**

83 DON AVE
RUMFORD, RI 02916

PROJECT

100 Brookhaven Road
Bristol, RI 02809
www.thorstudios.com

401-234-2222



A2.0

SHEET NO.

DATE 2/11/20



THOR STUDIOS

401-254-2222

100 Broadcommon Road
Bristol, RI 02809
www.thorstudios.com

PROJECT

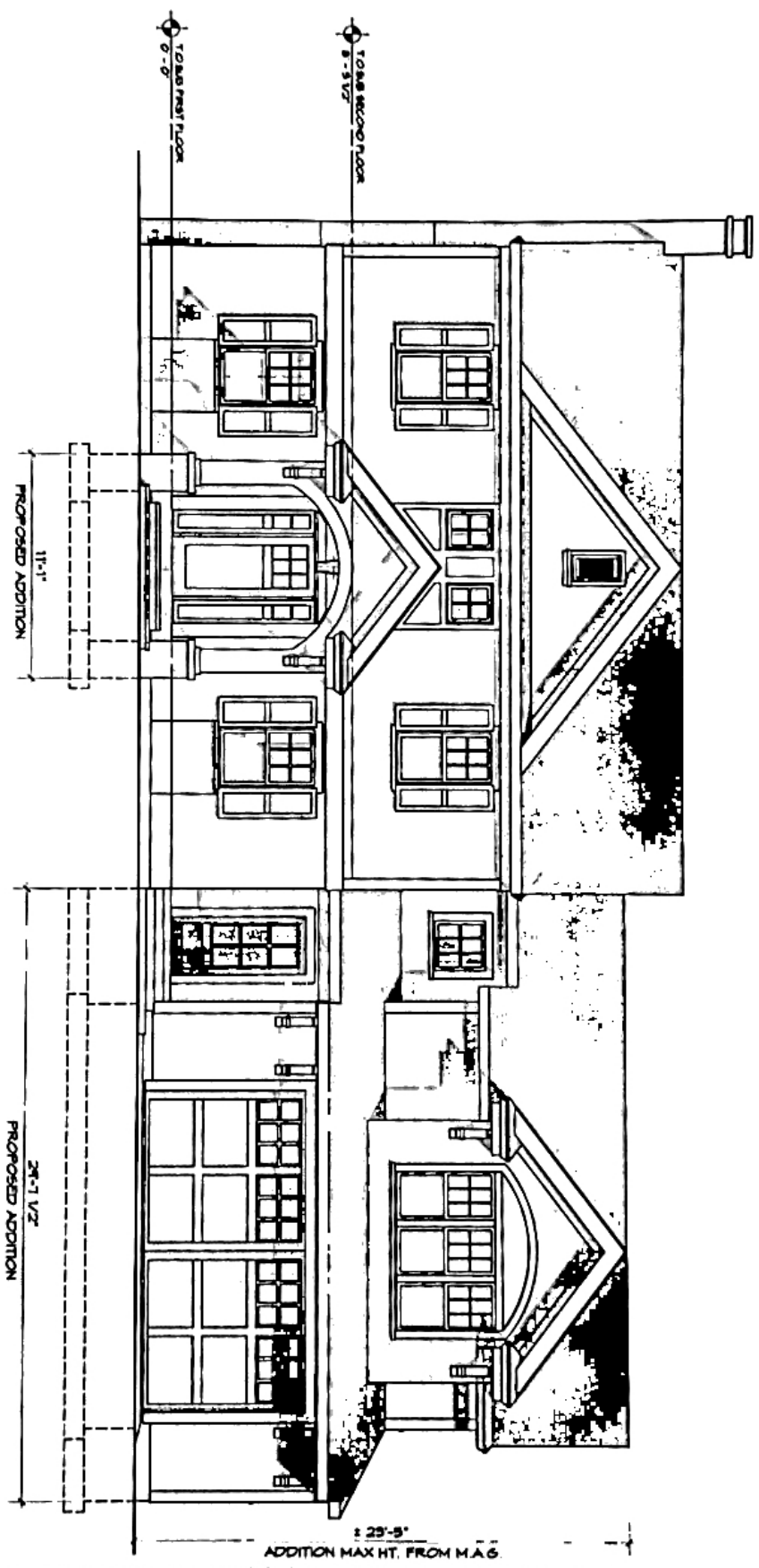
BLOOD RESIDENCE ADDITION

83 DON AVE
RUMFORD, RI 02916

SHEET NO.

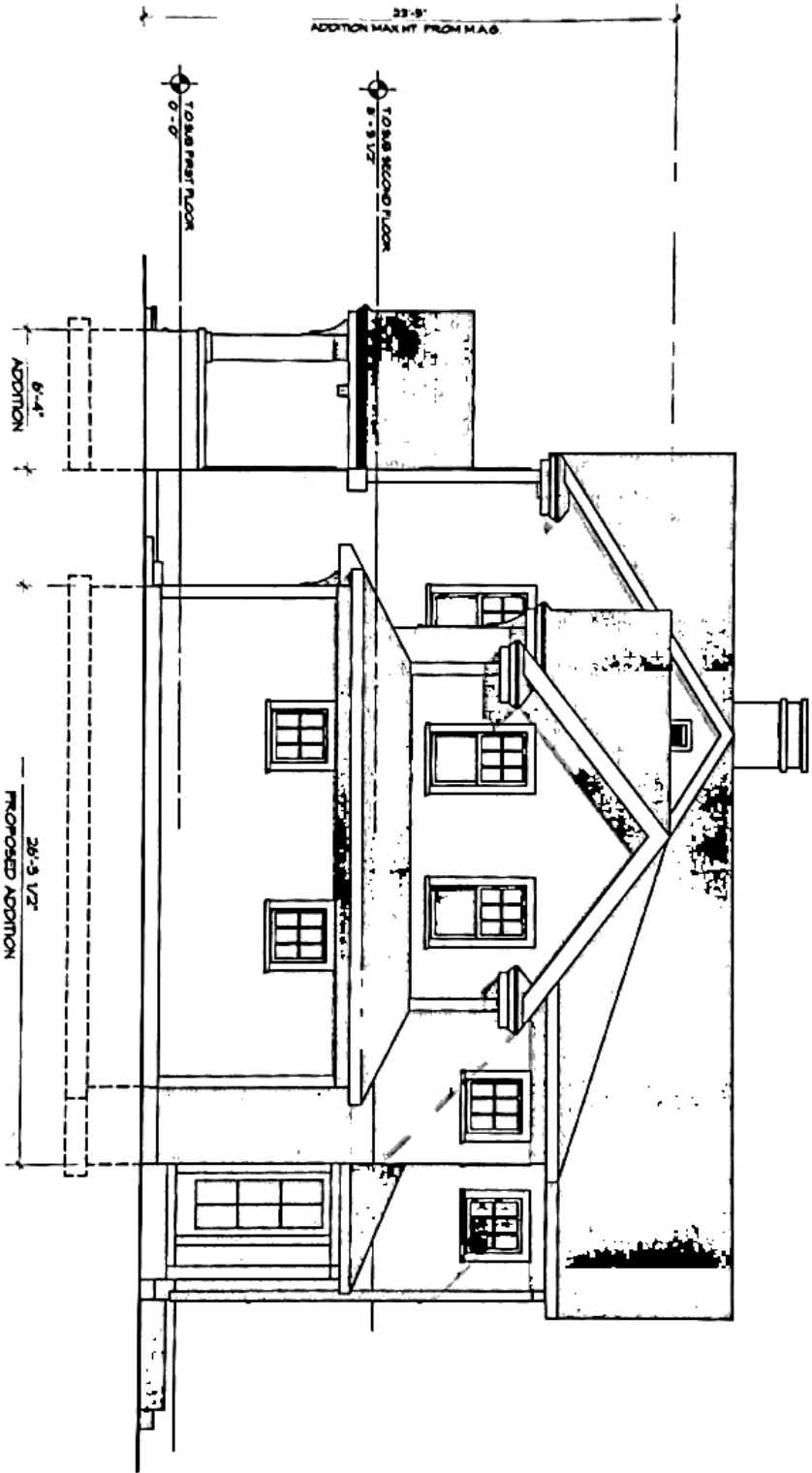
A3.0

DATE 3/4/17



A WEST ELEVATION

SCALE: 3/16" = 1'-0"



B SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



401-254-2222

100 Brookhaven Road
Bristol, RI 02809
www.thorstudiosinc.com

**BLOOD RESIDENCE
ADDITION**

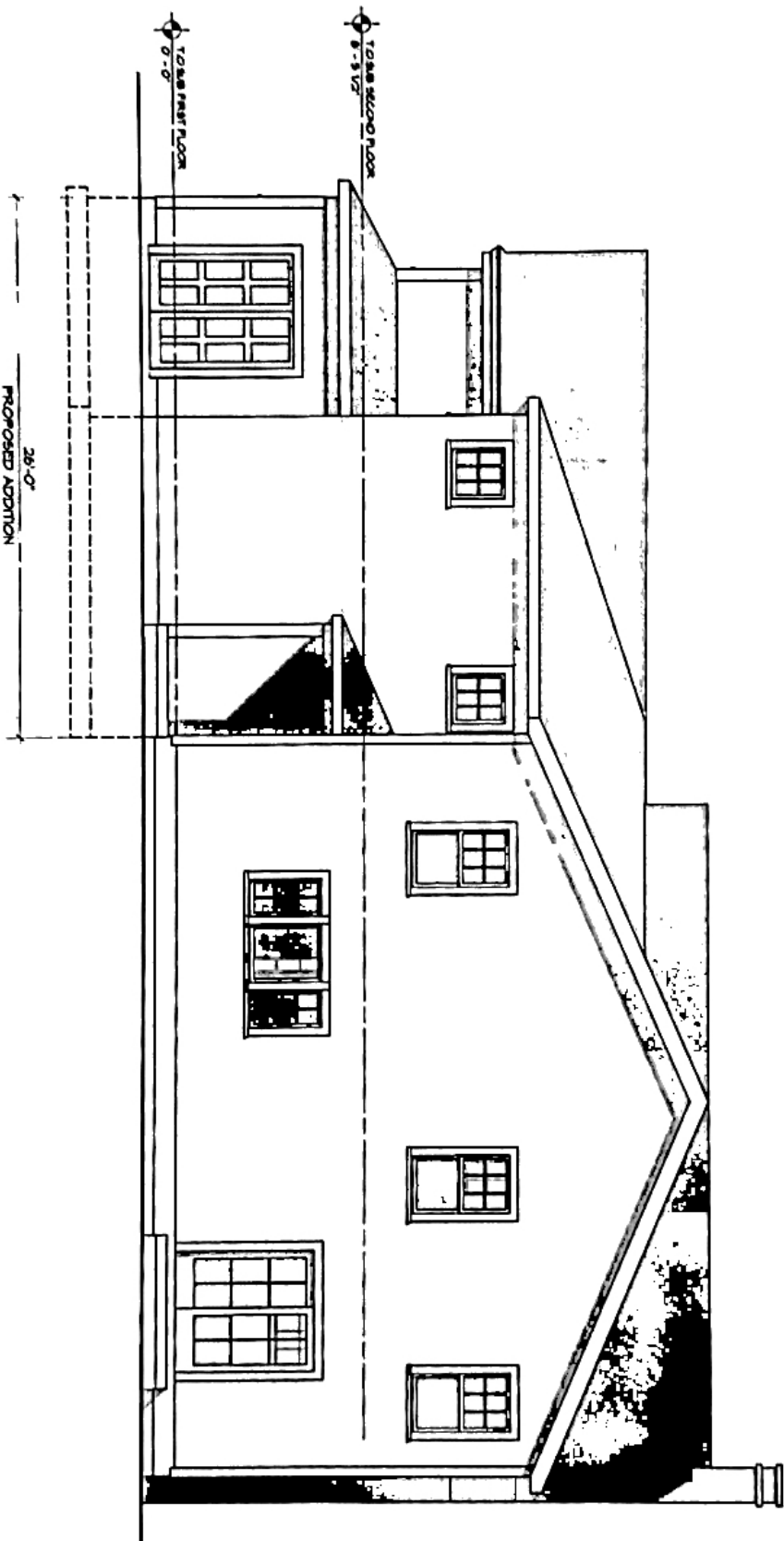
83 DON AVE
RUMFORD, RI 02916

PROJECT

SHEET NO.

A4.0

DATE 3/4/17



C EAST ELEVATION
 SCALE: 3/16" = 1'-0"



401-254-2222

100 Broadcommon Road
 Bristol, RI 02809
www.thorstudiosinc.com

PROJECT

BLOOD RESIDENCE
ADDITION

83 DON AVE
 RUMFORD, RI 02916

SHEET NO.

A5.0

DATE 3/4/17



401-254-2222

100 Broadcommon Road
Bristol, RI 02809
www.thorstudiosinc.com

PROJECT

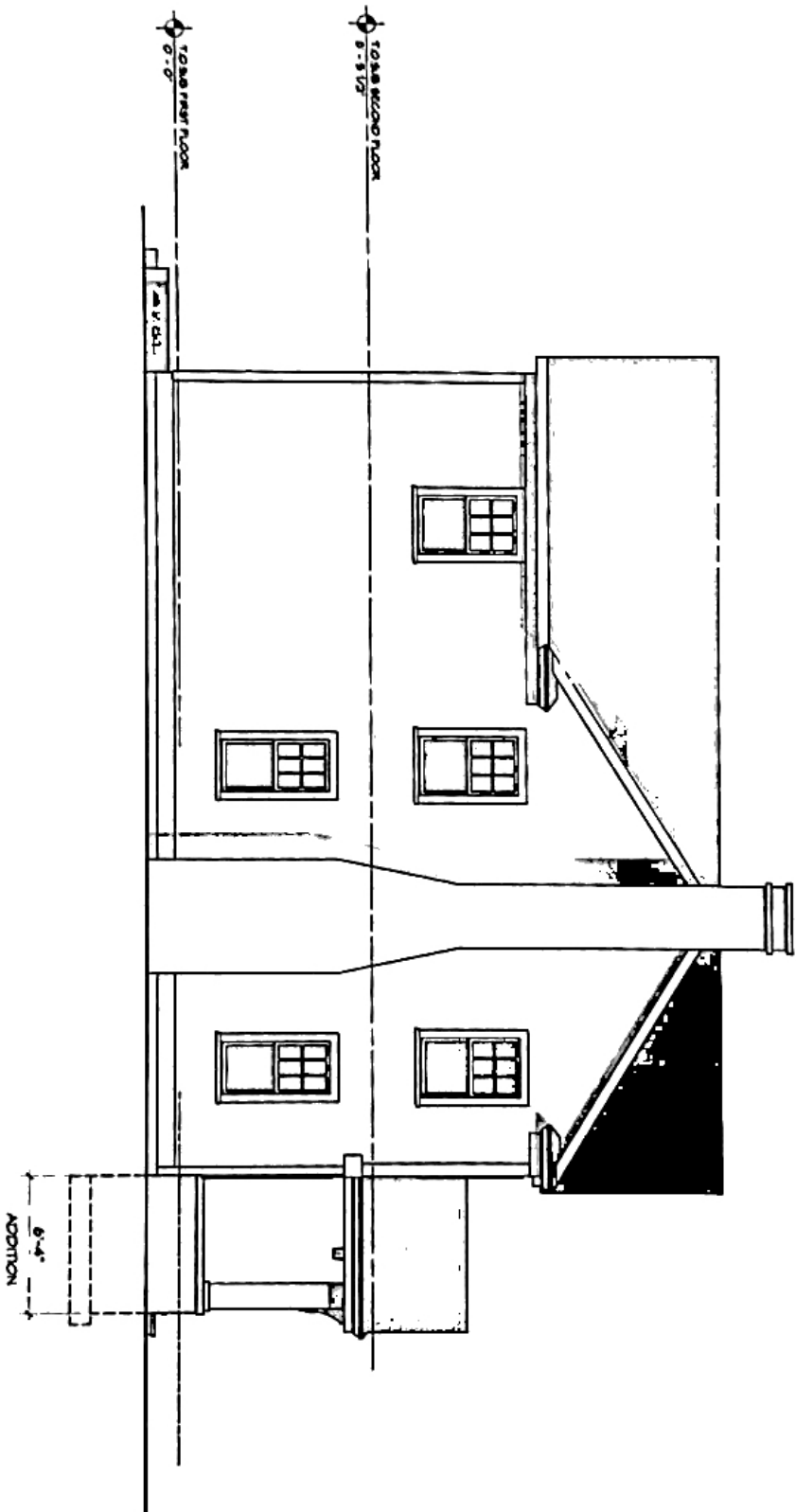
BLOOD RESIDENCE ADDITION

83 DON AVE
RUMFORD, RI 02916

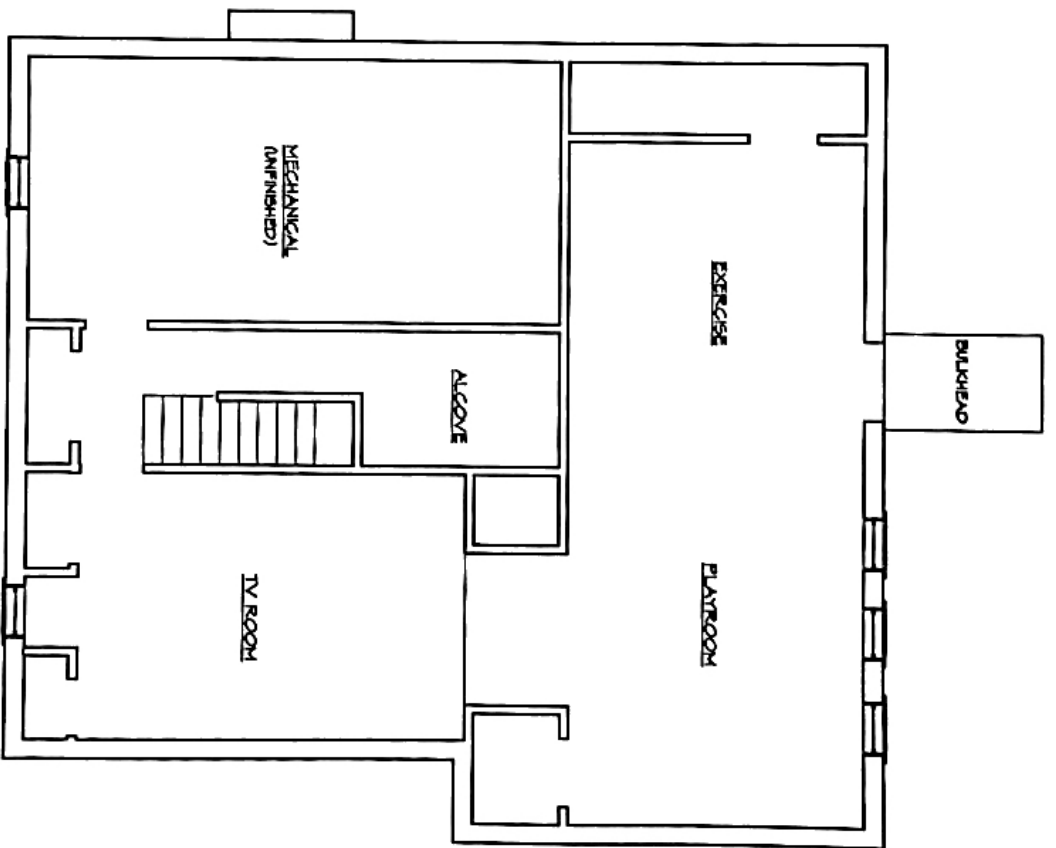
SHEET NO.

A6.0

DATE 3/11/26



D NORTH ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING BASEMENT PLAN

A

SCALE: 3/16" = 1'-0"



THOR STUDIOS

401-254-2222

100 Broadcommon Road
Bristol, RI 02809

www.thorstudios.com

PROJECT

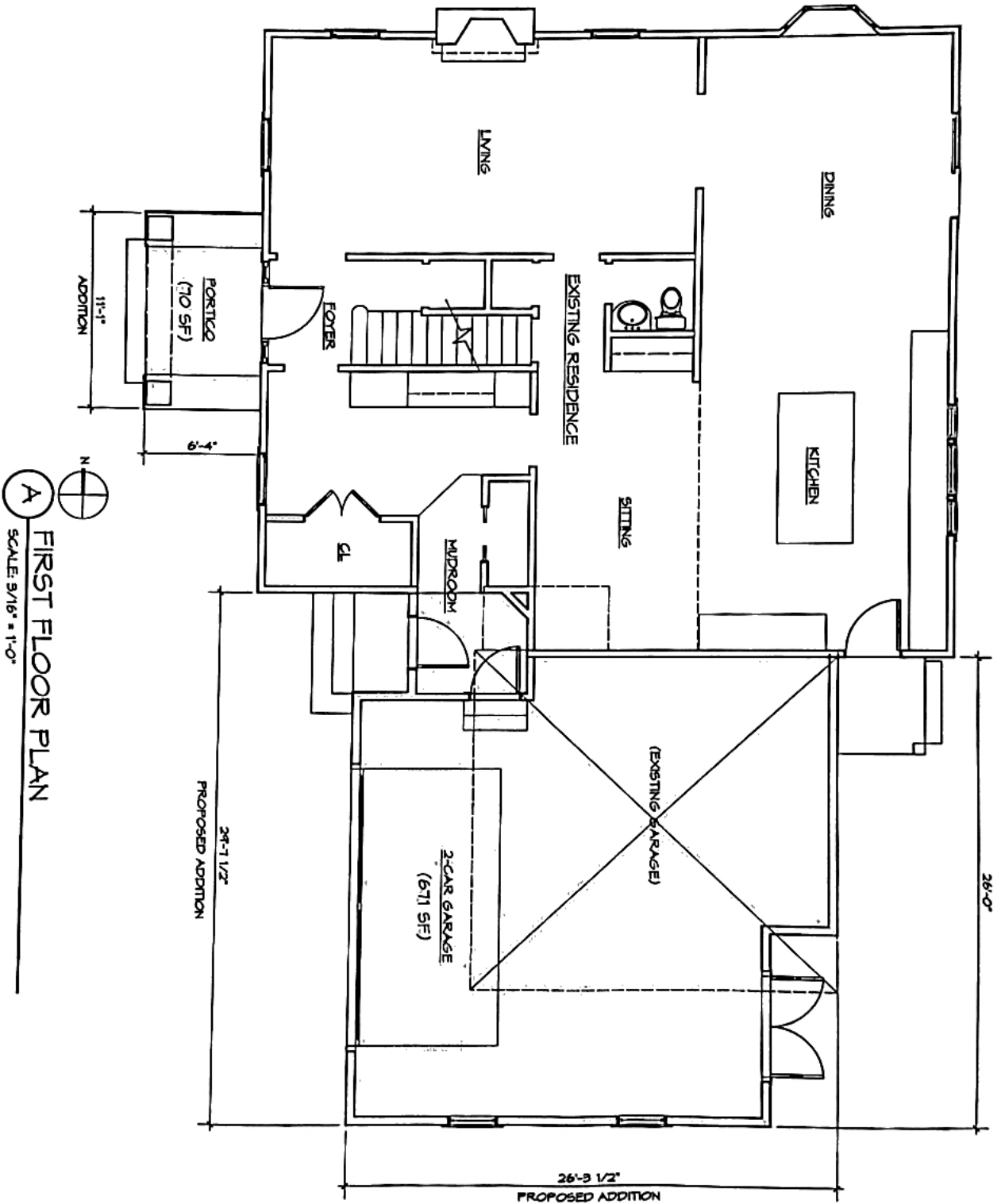
BLOOD RESIDENCE
ADDITION

83 DON AVE
RUMFORD, RI 02916

SHEET NO.

AO.1

DATE 3-11-2016



401-254-2222

100 Broadcommon Road
Bristol, RI 02809

www.thorstudios.com

PROJECT

BLOOD RESIDENCE ADDITION

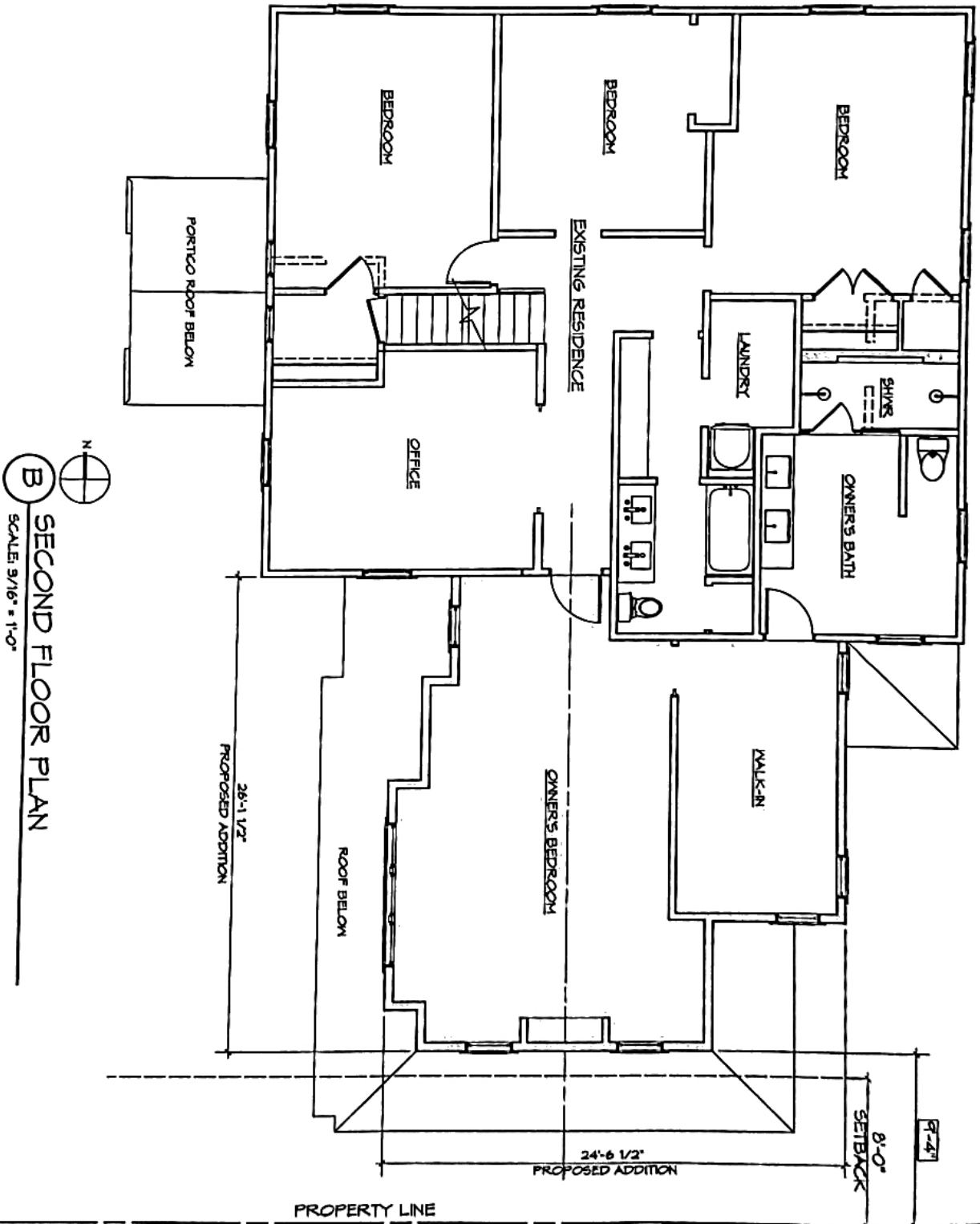
83 DON AVE
RUMFORD, RI 02916

SHEET NO.

A1.0

DATE 24 JULY 26

PROPERTY LINE



B SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



401-254-2222
100 Brooklawn Road
Bristol, RI 02809
www.thorstudiosinc.com

**BLOOD RESIDENCE
ADDITION**

83 DON AVE
RUMFORD, RI 02916

PROJECT

SHEET NO.

A2.0

DATE 24.01.2026

403 – 18 – 012.00 Blood, Travis D. and Megan L.

Property Address: 83 Don Avenue,

East Providence, Rhode Island, 02916

Mailing Address: 83 Don Avenue,

East Providence, Rhode Island, 02916

403 – 18 – 011.00 Darst, Richard E. and Christina K.

Property Address: 87 Don Avenue,

East Providence, Rhode Island, 02916

Mailing Address: 87 Don Avenue,

East Providence, Rhode Island, 02916

403 – 18 – 013.00 Abernathy, Sean and Molly

Property Address: 77 Don Avenue,

East Providence, Rhode Island, 02916

Mailing Address: 77 Don Avenue,

East Providence, Rhode Island, 02916

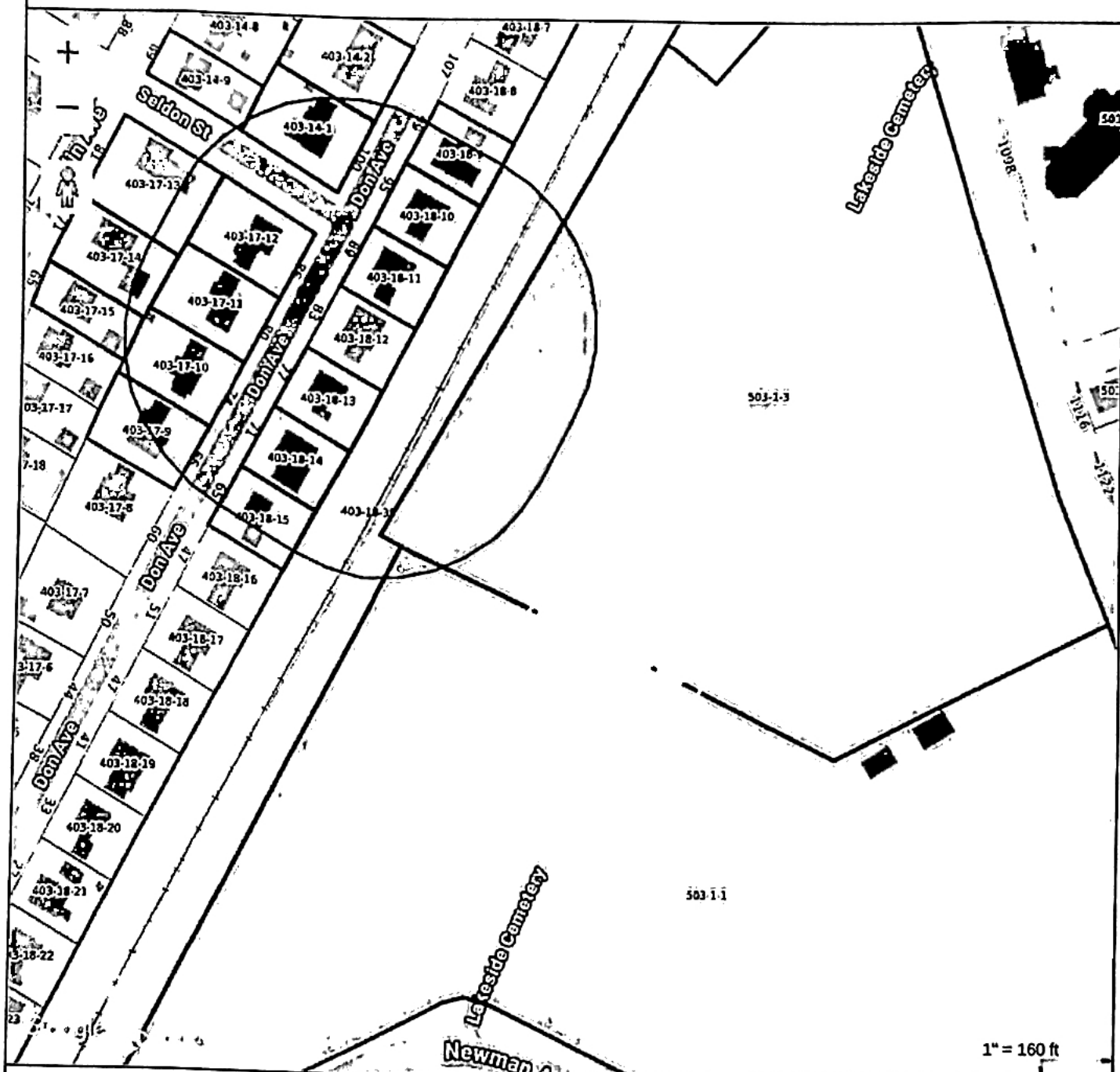
403 – 18 – 030.00 Providence and Worcester

Railroad Company

Property Address: 0 ZZ Railroad,

East Providence, Rhode Island 02916

Mailing Address: 200 Meridian Centre Boulevard, Suite 300
Rochester, New York, 14618



**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.