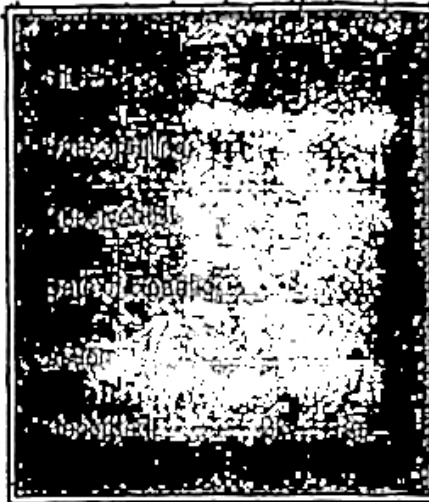


**East Providence**  
**Zoning Board of Review**

**DIMENSIONAL VARIANCE FORM**  
 (Ref. 19-47)



This form must be completed in full prior to being considered by the Zoning Board of Review.

PHONE NUMBER: 401-437-1100

1. LOCATION OF PROPERTY 960 Waterman Ave & 40 Luther Avenue AVENUE/STREET  
 MAP 607 BLOCK 7 PARCEL 16 & 6 ZONING DISTRICT R-2 S-1

2. OWNER Robert Sears  
 ADDRESS 960 Waterman Avenue, East Providence, RI 02914  
 DATE OF PURCHASE August 5, 2002  
 PROPOSED LESSEE/PURCHASER Lou Gelfuso  
 ADDRESS 40 Luther Avenue, East Providence, RI 02914  
 ATTORNEY Joshua S. Slepko  
 ADDRESS 1481 Wampanoag Trail, East Providence, RI 02915  
 REPRESENTING Lou Gelfuso

3. DIMENSIONS OF SITE Proposed Lot: 84.09' X 230' 19,341  
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1) 960 Waterman -	Single Family Residential	2 Story	1946 sq. ft.
(2) 40 Luther -	Single Family Residential	2 Story	1456 sq. ft.
(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
						Type of Construction
(1) 960 Waterman -	Single Family Residential	2 Story	1946 sq. ft.	Basement		
(2) 40 Luther -	Single Family Residential	2 Story	1456 sq. ft.	No Basement		
(3)						

(Over)

5. THIS VARIANCE APPLICATION RELATES TO:

- Principal Building (s)
- Accessory Bulking
- 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: \_\_\_\_\_

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	Minimum Lot Requirements-Lacks Suffient Width, side yard and area

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
	see attached	

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

Pre-existing condition due to lot line being merged after prior owner subdivided but failed to complete all necessary steps. Two houses exist on one legal lot yet separately assessed. Petitioner seeking to re-recongnize lot line.

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: *Robert Sean* DATE 11-30-23

Agent/Attorney: Jesus S. Stepkow Address 1481 Wampanoag Trail, East Providence, RI DATE 11-30-23

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed	Relief Sought
19-145 Side Yard	20'	9.2' (Pre-Existing Condition, Building Proposed Lot 1)	10.8'
19-145 Side Yard	20'	2' (Pre-Existing Condition, Garage Parcel 6)	18'
19-145 Front Yard	25"	3' (Pre-Existing Condition, Building Parcel 6)	23'
19-145 Lot Width	100'	84.09' (Proposed Lot 1)	15.91'



**ABUTTERS LIST**  
**960 Waterman Ave and 40 Luther Ave**  
**607/7/16 and 607/7/6**

Parcel ID	Owners Name	Owners Address	City, State, Zip Code	Location
507-04-001-00	LINCOLN BUSINESS CENTER & c/o LARES GROUP	333 STRAWBERRY FIELD RD	WARWICK, RI 02886	939-977 WATERMAN AVE
607-03-002-00	BRENNAN, DIANE M	13 JULIEN AVE	East Providence, RI 02914	13 JULIEN AVE
607-03-003-00	DIAS, STEVEN E TR & DIAS FAMILY IRREVOCABLE TRUST W/LIF DIAS, EDUARDA	14 JULIEN AVE	EAST PROVIDENCE, RI 02914	14 JULIEN AVE
607-03-004-00	SOLOMON, ANGELA M	12 JULIEN AVE	East Providence, RI 02914	12 JULIEN AVE
607-03-005-00	FURTADO, JORGE M & ROSE	7 CRAIG AVENUE	E PROVIDENCE, RI 02914	7 CRAIG AVE
607-03-005-10	ROMANO, PATRICIA	8 JULIEN AVE	EAST PROVIDENCE, RI 02914	8 JULIEN AVE
607-03-006-00	MERRILL, ANTHONY III & JOYCE	114 BAKER RD	SWANSEA, MA 02777	10 JULIEN AVE
607-04-001-00	BAMBA, MIRIAM & KOVAME, AWAH	60 ABBOTT ST	EAST PROVIDENCE, RI 02914	60 ABBOTT ST
607-04-002-00	CITY OF EAST PROVIDENCE	145 TAUNTON AVE	E PROVIDENCE, RI 02914	80 ABBOTT ST
607-07-001-00	ZBT ENTERPRISES LLC & D KEY LLC	2761 PAWTUCKET AVE	EAST PROVIDENCE, RI 02914	940 WATERMAN AVE
607-07-005-00	LOUIS, RODNEY	1 DAVID DR	JOHNSTON, RI 02919	950-954 WATERMAN AVE
607-07-006-00	SEARS, ROBERT	960 WATERMAN AVE	EAST PROVIDENCE, RI 02914	960 WATERMAN AVE
607-07-009-00	KENNEDY, JOHN W. CO, INC.	P.O. BOX 14217	E PROVIDENCE, RI 02914	990 WATERMAN AVE
607-07-012-00	CITY OF EAST PROVIDENCE	145 TAUNTON AVE	EAST PROVIDENCE, RI 02914	45 ABBOTT ST
607-07-013-00	CITY OF EAST PROVIDENCE	145 TAUNTON AVE	East Providence, RI 02914	0 ABBOTT ST
607-07-014-00	SMITH, KEVIN & SHERYL L	15 JULIEN ST	E PROVIDENCE, RI 02914	15 JULIEN AVE
607-07-015-00	RESENDES, JOHN E & DONNA L	17 JULIEN AVE	E PROVIDENCE, RI 02914	17 JULIEN AVE
607-07-016-00	SEARS, ROBERT	960 WATERMAN AVE	EAST PROVIDENCE, RI 02914	40 LUTHER AVE
607-08-003-00	CITY OF EAST PROVIDENCE	145 TAUNTON AVE	EAST PROVIDENCE, RI 02914	41 ABBOTT ST
607-08-004-00	KENNEDY, JOHN W. CO, INC.	P.O. BOX 14217	E PROVIDENCE, RI 02914	0 LUTHER AVE
607-11-001-00	PRIMCO WATERMAN LLC	1021 WATERMAN AVE	East Providence, RI 02914	989-991 WATERMAN AVE
607-11-002-00	PRIMCO AETNA LLC	1021 WATERMAN AVE	East Providence, RI 02914	993 WATERMAN AVE



**RADIUS MAP**  
960 Waterman Ave and 40 Luther Ave  
607/7/16 and 607/7/16

