

East Providence Zoning Board of Review

Use 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

1. LOCATION OF PROPERTY 9-11 OXFORD STREET AVENUE/STREET
MAP 306 BLOCK 12 PARCEL 7 ZONING DISTRICT R-4

2. OWNER S&D REALTY LLC
ADDRESS 49 FISHER STREET, EAST
DATE OF PURCHASE _____
PROPOSED LESSEE/PURCHASER _____
ADDRESS _____
ATTORNEY BRUCE H. COX
ADDRESS 1481 WAMPANOAG TRAIL, EAST PROVIDENCE, RI 02915
REPRESENTING S & D REALTY LLC.

3. DIMENSIONS OF SITE 90' 100' 9,000 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>THREE APARTMENT DWELLING</u>			
(2) _____			
(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>MODIFY EXISTING INTERIOR TO MAKE A FOURTH UNIT AVAILABLE</u>						<u>MAKING EXISTING</u>
(3) <u>STRUCTURE A FOUR DWELLING UNIT BUILDING</u>						

(Over)

5. THIS VARIANCE APPLICATION RELATES, TO:

Principal Building (s) Accessory Building Land

CHECK ONE OR MORE:

Use Extension of Nonconforming Use
 Change Nonconforming Use Other-Please Specify _____

6. IF CHANGE OF NONCONFORMING USE, WHAT IS EXISTING USE?

THREE UNITS TO FOUR UNITS - NO EXTERIOR CHANGES

7. LIST EACH APPLICABLE SECTION OF THE ZONING ORDINANCE FOR WHICH VARIANCE IS SOUGHT PLUS A BRIEF DESCRIPTION OF THE NATURE OF THE VARIANCES:

SECTION NUMBER	DESCRIPTION VARIANCE
<u>19-98</u>	<u>FOUR DWELLING UNIT NOT ALLOWED IN R-4 ZONE</u>

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

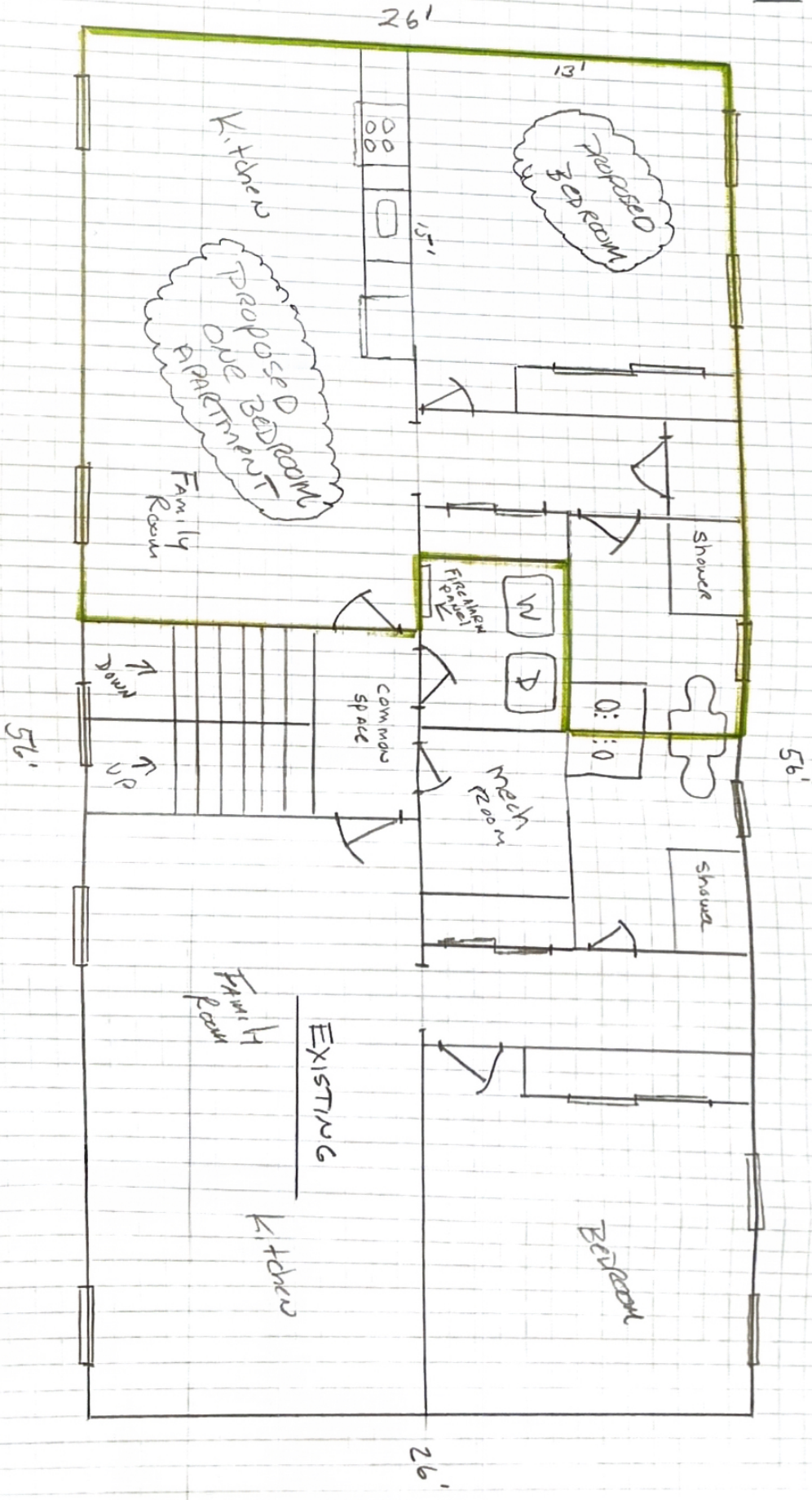
ORIGINAL DESIGN AND INTERIOR CONFIGURATION IS PER FEET FOR A SERIES OF FOR SINGLE BEDROOM UNITS. PROPERTY ABUTS AN OVERLAY DISTRICT WHERE THIS WOULD BE PERMITTED. THERE IS A DEMAND FOR SINGLE BEDROOM UNITS IN THE CITY.

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.

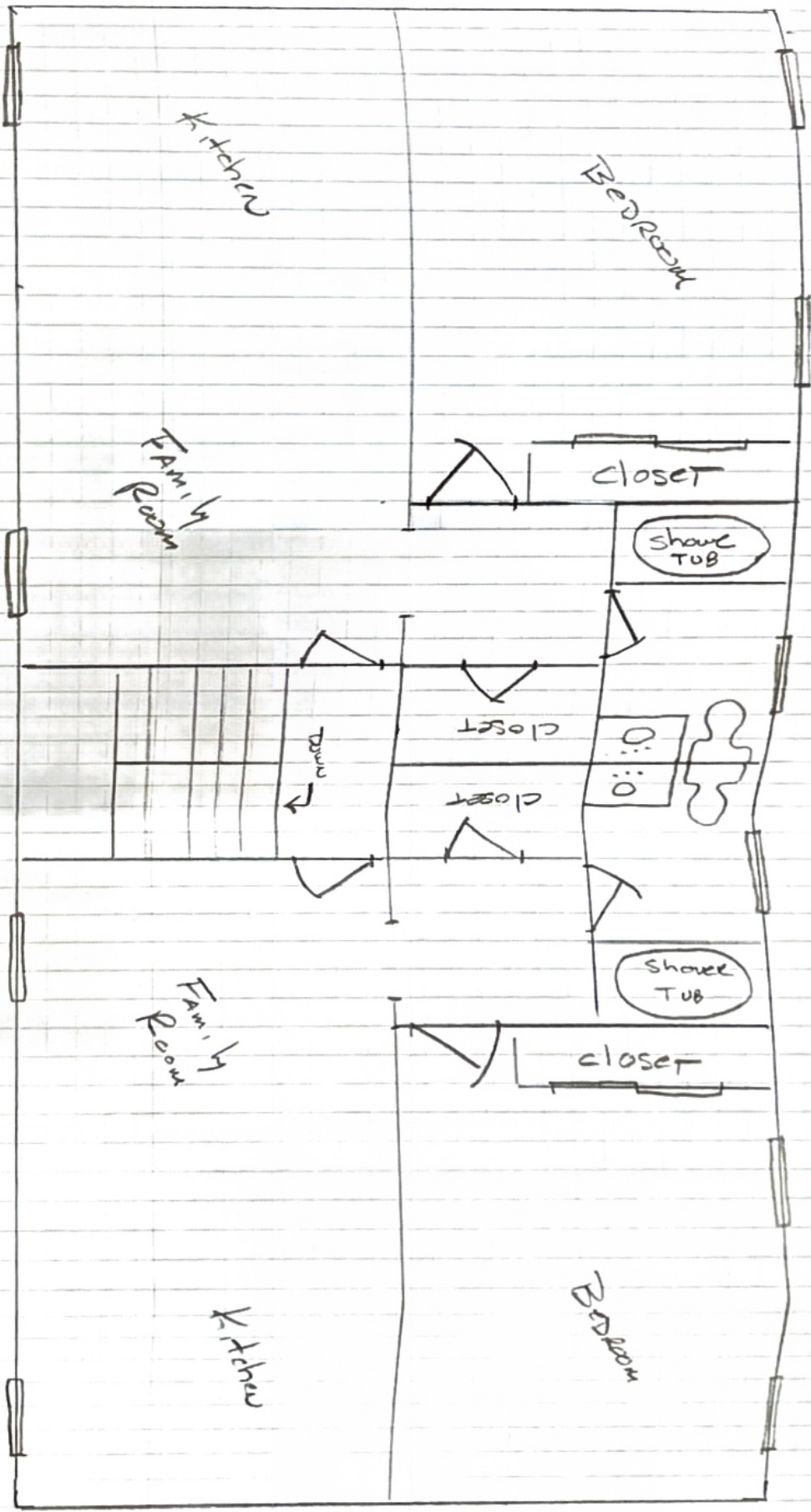
OWNER(S) SIGNATURE: [Signature] DATE 1/6/23
DATE _____

Agent/Attorney [Signature] Address 1481 Wampscott Tr. / East Providence, RI



Each sq = 1'

9-11 OXFORD ST
Lower level



Each SA = 1'

EXISTING APARTMENTS

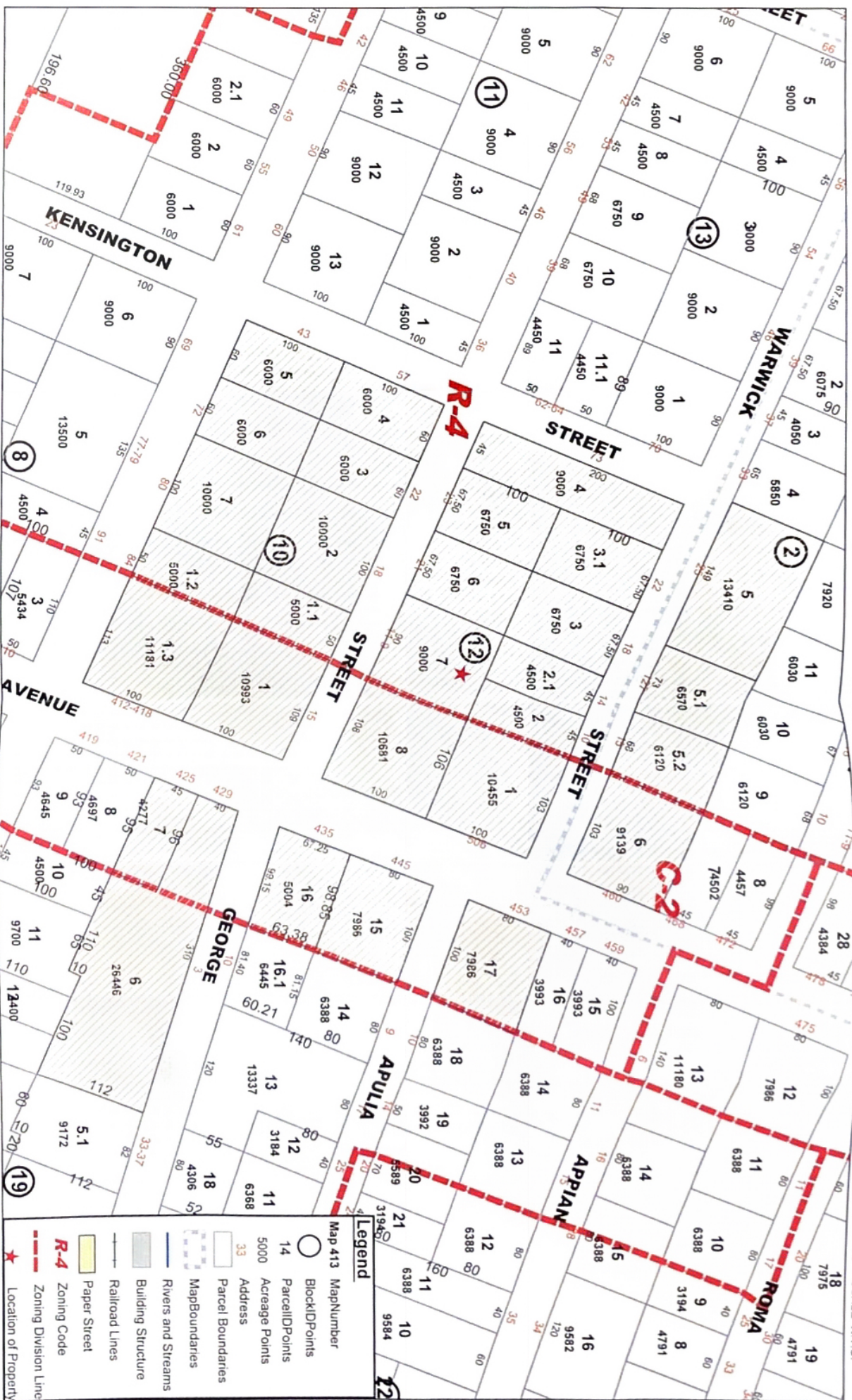
9-11 OXFORD ST
UPPER LEVEL



200' RADIUS MAP

9-11 OXFORD ST
306-12-7

Date: 12/9/2022 SCALE=N.T.S.

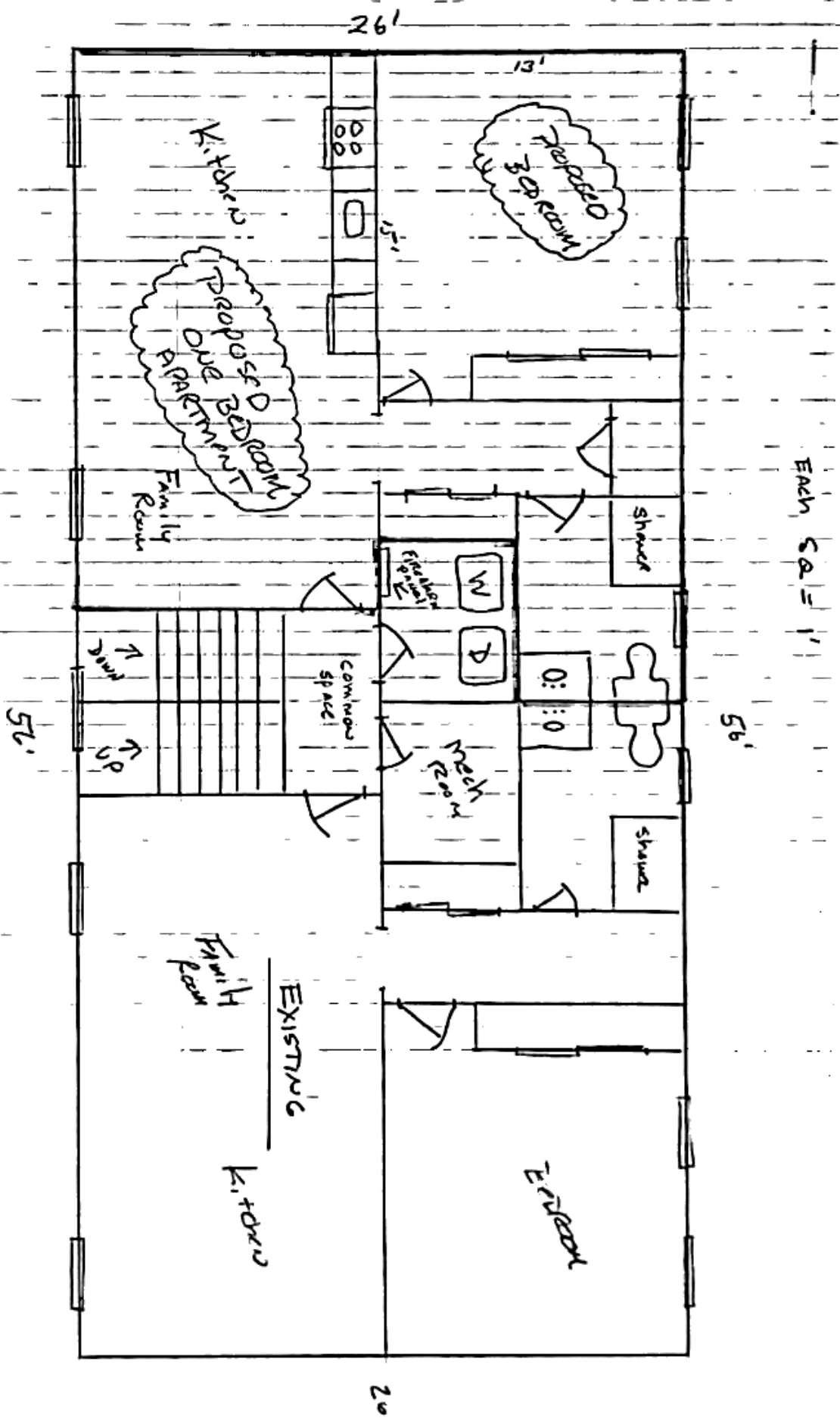


Legend

- Map 413 Map Number
- BlockID Points
- ParcelID Points
- 5000 Acreage Points
- 33 Address
- Parcel Boundaries
- Map Boundaries
- Rivers and Streams
- Building Structure
- Railroad Lines
- Paper Street
- Zoning Code
- Zoning Division Line
- Location of Property

ABUTTERS LIST
9-11 OXFORD ST
306-12-7

PARCEL ID	OWNERS NAMES	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
306-10-001.00	QUATTRUCCI, MARY JANE	390 PLEASANT ST	RUMFORD, RI 02916	420 WATERMAN AVE
306-10-001.10	SOARES, JOSE O LIFE ESTATE & SOARES, DEBROAH	15 OXFORD ST	E PROVIDENCE, RI 02914	15 OXFORD ST
306-10-001.20	FERREIRA, MONICA	84 N COUNTY ST	East Providence, RI 02914	84 N COUNTY ST
306-10-001.30	JJ REAL ESTATE INVESTMENTS LLC	48 HAWTHORNE AVE	BARRINGTON, RI 02806	412-418 WATERMAN AVE
306-10-002.00	CORREIA, BILLY J & KERRY A	18 OXFORD ST	E PROVIDENCE, RI 02914	18 OXFORD ST
306-10-003.00	VALENTI, EDWARD R & DEBORAH A	22 OXFORD ST	EAST PROVIDENCE, RI 02914	22 OXFORD ST
306-10-004.00	EL-ALAMI, SAMER T & AL-ALAMI, TAHER H	23 SMITH ST	REHOBOTH, MA 02769-2703	57 KENSINGTON ST
306-10-005.00	CARVALHO, MARIA A TRUSTEE	43 KENSINGTON ST	E PROVIDENCE, RI 02914	43 KENSINGTON ST
306-10-006.00	CABRAL FAMILY REV TR & FUSCONE, MARIE C ETAL	74 N COUNTY ST	EAST PROVIDENCE, RI 02914	72-74 N COUNTY ST
306-10-007.00	QUATTRUCCI, ROCCO & CYNTHIA J	80 N COUNTY ST	E PROVIDENCE, RI 02914	80 N COUNTY ST
306-12-001.00	WATERMAN AVENUE PROPERTIES LLC	70 FAIRWAY DR	E PROVIDENCE, RI 02914	446-448 WATERMAN AVE
306-12-002.00	CAMPOS, DIANE P	10 WARWICK ST	SEEKONK, MA 02771	10 WARWICK ST
306-12-002.10	DYL, PATRICIA A & ABBOOD, CAROL ANN	14 WARWICK ST	East Providence, RI 02914	14 WARWICK ST
306-12-003.00	OLIVEIRA, ANNA M & OLIVEIRA, MATEUS	18 WARWICK ST	EAST PROVIDENCE, RI 02914	18 WARWICK ST
306-12-003.10	GOUVEIA & GRILLO IRRREV TRUST	22 WARWICK ST	EAST PROVIDENCE, RI 02914	22 WARWICK ST
306-12-004.00	BAEZ, ESTEBAN L & EUSEBIA C	73 KENSINGTON ST	E PROVIDENCE, RI 02914	73 KENSINGTON ST
306-12-005.00	OLIVEIRA, MARIA F LIF EST & MONIZ, MARIA LUCY	23 OXFORD ST	East Providence, RI 02914	23 OXFORD ST
306-12-006.00	VIEIRA, JOSE M & PAMELA C	21 OXFORD ST	EAST PROVIDENCE, RI 02914	21 OXFORD ST
306-12-007.00	S & D REALTY LLC	49 FISHER ST	E PROVIDENCE, RI 02914	9-11 OXFORD ST
306-12-008.00	WATERMAN AVENUE PROPERTIES LLC	70 FAIRWAY DR	SEEKONK, MA 02771	0 WATERMAN AVE
306-19-006.00	RUGGIERO, JOHN M	429 WATERMAN AVE	E PROVIDENCE, RI 02914	429 WATERMAN AVE
306-19-007.00	BAIROS, MARIA F. & DAVID A.	28 SKYCREST AVE	E PROVIDENCE, RI 02914	425-427 WATERMAN AVE
306-21-015.00	QUATTRUCCI, LEWIS T. ESTATE	55 HALL ST	E PROVIDENCE, RI 02914	445 WATERMAN AVE
306-21-016.00	BAIROS, DAVID A & FATIMA	28 SKYCREST AVE	East Providence, RI 02914	435 WATERMAN AVE
306-22-017.00	QUATTRUCCI, SANTA ESTATE	455 WATERMAN AVE	EAST PROVIDENCE, RI 02914	453-455 WATERMAN AVE
406-02-005.00	DAVIS, MARTIN L & ANN M	25 WARWICK ST	E PROVIDENCE, RI 02914	25 WARWICK ST
406-02-005.10	OLIVEIRA, MICHAEL A JR & ARTHUR, BRITTANY	127 WARWICK ST	E PROVIDENCE, RI 02914	127 WARWICK ST
406-02-005.20	PAZ, CARINA L & FIGUEIREDO, PAUL D	15 WARWICK ST	East Providence, RI 02914	15 WARWICK ST
406-02-006.00	QUATTRUCCI, ARTHUR A	1846 PAWTUCKET AVE	E PROVIDENCE, RI 02914	460-462 WATERMAN AVE



9-11 OXFORD ST
 Lower Level

26'

13'

5'

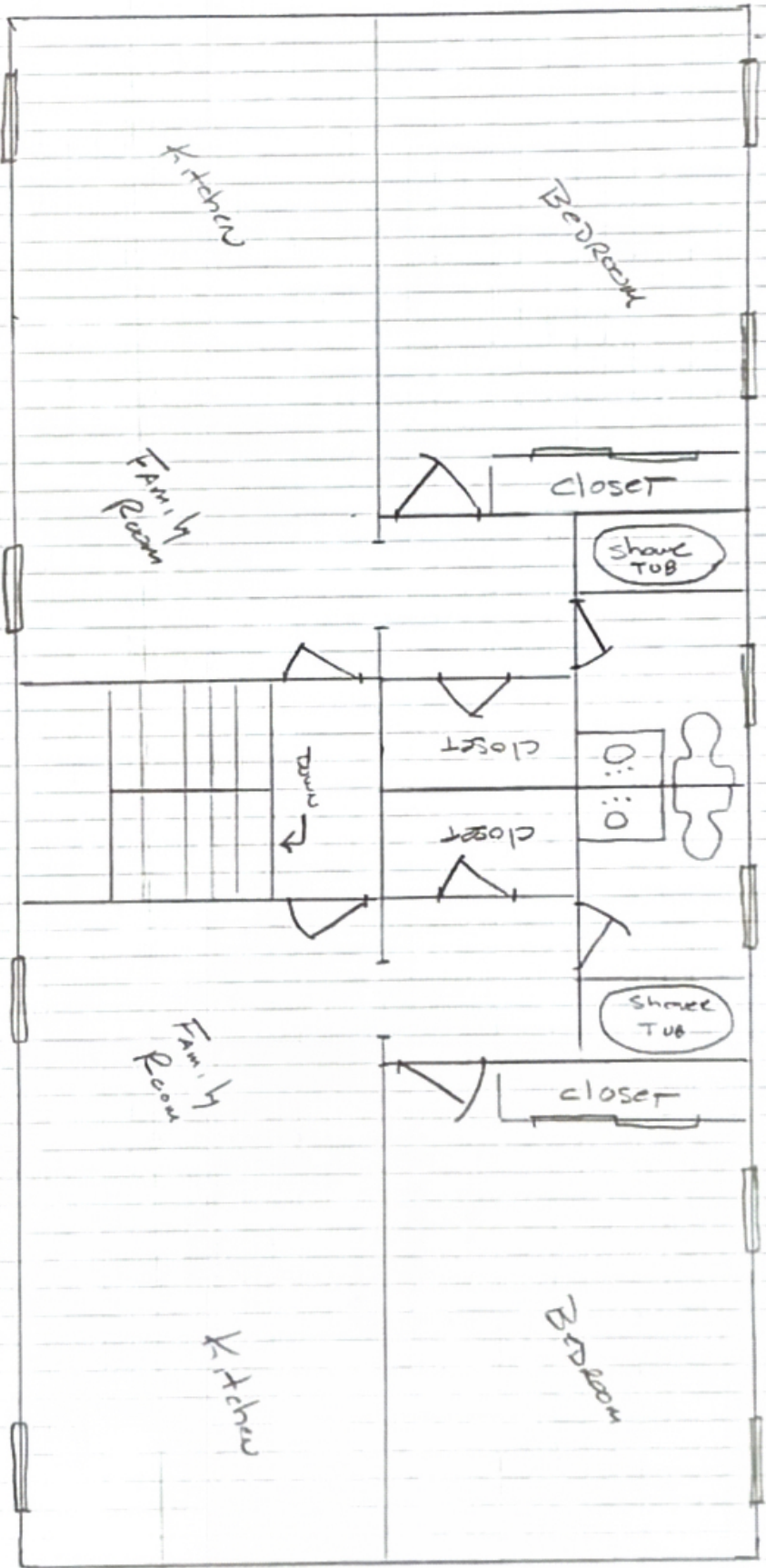
5'

5'

EACH SQ = 1'

EXISTING

20



EACH SQ = 1'

EXISTING APARTMENTS
 9-11 OXFORD ST
 UPPER LEVEL