

COPY

East Providence
Zoning Board of Review

DIMENSIONAL VARIANCE FORM
(Ref. 19-47)

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

Attorney Christine J. Engustian's
PHONE NUMBER: 401.434.1250

1. LOCATION OF PROPERTY 47 Dunbar AVENUE/~~STREET~~
MAP 404 BLOCK 22 PARCEL 022.00 ZONING DISTRICT R-4

2. OWNER Dennis Costa and Gary J. Costa
ADDRESS _____
DATE OF PURCHASE 12/08/2009
PROPOSED LESSEE/PURCHASER N/A
ADDRESS _____
ATTORNEY Christine J. Engustian
ADDRESS One Grove Avenue, East Providence, RI 02914
REPRESENTING Owners

3. DIMENSIONS OF SITE _____ 12,004 Sq. Ft.
PROPOSED MINOR ^{Width} SUBDIVISION (2 Lots) ^{Depth} Area (Sq. Ft.)
LIST OF ALL EXISTING BUILDINGS AND USES: ON PROPOSED PARCEL A

	Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1)	<u>Single-Family</u>	<u>30 feet</u>	<u>1,161 SF</u>	
(2)				
(3)				

4. LIST OF PROPOSED CONSTRUCTION AND USES: ON PROPOSED PARCEL B

	Use	Height	No. of Stories	Basement <input checked="" type="radio"/> Yes <input type="radio"/> No	Area (Sq. Ft.) (Bldg Footprint)	No. of Bedrooms/Unit	Type of Construction
(1)	<u>Single-Family</u>	<u>30'</u>	<u>2</u>		<u>896 SF</u>		
(2)							
(3)							

(Over)

Dennis Costa and Gary Costa – DIMENSIONAL VARIANCE APPLICATION

Re: 47 Dunbar Avenue, East Providence, RI 02916;

Map 404, Block 22, Parcel 022.00

Dimensional Variance Application, Answer to Question No. 8

The Owners and Applicants Dennis Costa and Gary Costa (hereinafter "Owners") submitted to the City of East Providence an Application for a Minor Subdivision (Preliminary Plan) that the City Planning Board approved, conditioned in part on the Owners obtaining all of the necessary zoning relief. The subject property at 47 Dunbar Avenue is currently comprised of one parcel made up of approximately 12,000 square feet (hereinafter referred to as the "Subject Property"); and the subdivision would create two lots, shown on the site plan as Parcel A and Parcel B. The Subject Property is in a Residential 4 (R-4) zoning district. There presently exists on the Subject Property a single-family residence that pre-dates zoning. (The City records reflect that this house was constructed in 1925.) That existing residence would remain on Parcel A, which exceeds the minimum lot area requirement for the R-4 zoning district. The second proposed lot, Parcel B, would contain a newly erected, single-family residential structure that would comply with all setback requirements; and, like Parcel A, Parcel B would comfortably exceed the minimum lot area requirement.


Both parcels do require, though, relief from the dimensional requirements of the City Zoning Ordinance ("Zoning Ordinance"). Since the house on Parcel A was built before the Zoning Ordinance went into effect, the house does not meet the front yard setback requirement of 15 feet and instead sits at 12.6 feet from the front boundary line, creating a 2.4-foot deficiency. However, the house has been there nearly 100 years and its location, in terms of distance from the street, has not brought any known adverse consequences to the surrounding properties. Parcel A has a deficient side yard setback created by the proposed boundary line between the parcels. Yet, this deficiency should not create any negative impact upon Parcel B as it is on the side of Parcel B where Parcel B's driveway, that is proposed to extend beyond the corner of the dwelling on Parcel B, would exist.

Parcel B needs two dimensional variances as well. To decrease the side yard deficiency from the existing residential structure on Parcel A to the newly created boundary line between the two proposed parcels, Proposed Parcel B falls short by a mere one foot in the required lot width of fifty feet. The second dimensional variance needed is from the Zoning Ordinance requirement that parking in the front yard setback shall not exceed one-third (33 1/3%) of the overall lot width for parcels with one or two-family dwellings. (Section 19-135 (1)) Here the percentage is thirty-seven percent (37%), resulting in less than a 4 percent deviation.

The granting of the requested variances will not alter the general character of the surrounding area. The Planning Department, in its Memorandum dated September 7, 2023, found that the proposed subdivision of the current parcel into two lots "would not significantly alter the dominant character of the neighborhood." Dunbar Avenue, which runs off of North Broadway, and the immediate neighboring streets are dominated by single-family homes. Furthermore, the two proposed lots would not impair the intents or purposes of the Zoning Ordinance or the City Comprehensive Plan. Introducing another housing unit addresses the City of East Providence's goal of creating more housing opportunities for its residents and for those who are contemplating moving to the City to live. Since the relief sought is "minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted", namely that of a single-family use, it would amount to a more than a mere inconvenience if the variances were denied. Zoning Ordinance, Section 19-45 (b)(2).

For the reasons stated above, I respectfully submit that the Owners and Applicants, Dennis and Gary Costa, have met their burdens under Section 19-45 of the Zoning Ordinance for the granting of the dimensional variances set forth in their Dimensional Variance Application. Consequently, on their behalf, I respectfully request that this Honorable Zoning Board of Review grant the subject Dimensional Variance Application with respect to all of the relief sought therein.

Respectfully submitted,



Christine J. Engustian, Attorney for
Owners and Applicants Dennis Costa and Gary J. Costa
One Grove Avenue
East Providence, RI 02914
401.434.1250

Dated: January 30, 2024

ABUTTERS LIST
47 Dunbar Avenue
404-22-22

PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
404-23-026-00	PIRES, HORACIO & ISABEL-TRS HORACIO PIRES LIVING TRUST & ISABEL PIRES LIVING TRUST	40 CASTRO ST	RUMFORD, RI 02916	40 CASTRO ST
305-07-043-10	TARANTELLI, DAVID & MICHELE A- TARANTELLI FAMILY REVOCABLE TR	203 WATER ST	WARREN, RI 02885	71 METACOMET AVE
404-22-010-00	BUTLER, KIARA	38 METACOMET AVE	RUMFORD, RI 02916	38 METACOMET AVE
404-22-008-00	COSMO PROPERTIES LLC	1800 MENDON RD STE E-4 CUMBERLAND, RI 02864	RUMFORD, RI 02864	30 METACOMET AVE
404-23-024-00	CROMWELL, EDWARD R & CHERYL M	74 DUNBAR AVE	RUMFORD, RI 02916	74 DUNBAR AVE
305-07-044-10	PEREIRA, EMILIA	49 METACOMET AVE	RUMFORD, RI 02916	49 METACOMET AVE
305-07-045-00	FRANCESCO, CHRISTOPHER D & SUSAN M	45 METACOMET AVE	RUMFORD, RI 02916	45 METACOMET AVE
404-23-023-00	SOREL, JAMES P	68 DUNBAR AVE	RUMFORD, RI 02916	68 DUNBAR AVE
404-23-022-00	CHASE, CORINTHEA ESTATE	133 SILVER LAKE AVE	WAKEFIELD, RI 02879	62 DUNBAR AVE
404-23-021-00	ROBERTSON, CHRISTOPHER D	58 DUNBAR AVE	RUMFORD, RI 02916	58 DUNBAR AVE
404-23-025-00	RAITHBUN, SCOTT M & PLOUFFE, SAMANTHA T	38 CASTRO ST	RUMFORD, RI 02916	38 CASTRO ST
404-23-020-00	CAMPBELL, HUGH F JR & CHERYL L	52 DUNBAR AVE	RUMFORD, RI 02916	52 DUNBAR AVE
404-22-025-00	BLISS, KEVIN	33 DUNBAR AVE	RUMFORD, RI 02916	33 DUNBAR AVE
404-23-019-00	JACKSON, ALICE L ESTATE	50 DUNBAR AVE	RUMFORD, RI 02916	50 DUNBAR AVE
404-22-026-00	DORBOR, CHARLES B	25 DUNBAR AVE	RUMFORD, RI 02916	25 DUNBAR AVE
404-23-017-00	BROOME, KENNETH & ALLISON	42 DUNBAR AVE	RUMFORD, RI 02916	42 DUNBAR AVE
305-07-044-00	VARELA, ESTELLA G	53 METACOMET AVE	RUMFORD, RI 02916	53 METACOMET AVE
404-22-017-00	HIGHTOWER, NANN & BOYD, MELVIN	4 CASTRO ST	RUMFORD, RI 02916	4 CASTRO ST
404-22-016-00	SANCHEZ, MONICA	64 METACOMET AVE	RUMFORD, RI 02916	64 METACOMET AVE
404-22-015-00	BRAND, MARIANA-TR & SILVEIRA FAM IRREV TR AGREEMEN SILVEIRA, FERNANDO M & EILEEN B	60 METACOMET AVE	RUMFORD, RI 02916	60 METACOMET AVE
404-22-014-00	FARIA, MARIA E LIFE ESTATE	56 METACOMET AVE	RUMFORD, RI 02916	56 METACOMET AVE
404-22-013-00	ETHIER, ROBERT & KAREN J	48 METACOMET AVE	RUMFORD, RI 02916	48 METACOMET AVE
404-22-019-00	SNEAD, WALTER E & BESSIE MAE	69 DUNBAR AVE	RUMFORD, RI 02916	69 DUNBAR AVE
404-22-013-10	DAPONTE, JOAO J & FERNANDA P	46 METACOMET AVE	RUMFORD, RI 02916	46 METACOMET AVE
404-22-011-00	VILLANOVA, RAFAEL & AGOSTO, IRIS N	42 METACOMET AVE	RUMFORD, RI 02916	42 METACOMET AVE
404-23-016-00	MEDEIROS, KENNETH	38 DUNBAR AVE	RUMFORD, RI 02916	38 DUNBAR AVE
404-23-015-00	BARNES, MICKEDA S & ROBERTSON, KENYON E	34 DUNBAR AVE	RUMFORD, RI 02916	34 DUNBAR AVE
404-22-020-00	SMITH, EVERETT G JR & ROXANNE	61 DUNBAR AVE	RUMFORD, RI 02916	61 DUNBAR AVE
404-22-018-00	CUNHA, ANTONIO A & MARIA L	8 CASTRO ST	RUMFORD, RI 02916	8 CASTRO ST

ABUTTERS LIST
47 Dunbar Avenue
404-22-22

404-22-021-00	BURGO, ANTONIO D & SANTOS, ISILDA F	55 DUNBAR AVE	RUMFORD, RI 02916	55 DUNBAR AVE
404-22-022-00	COSTA, DENNIS & GARY	21 DUNBAR AVE	RUMFORD, RI 02916	47 DUNBAR AVE
404-22-023-00	HEGGS-JEUDI, ADRIENNE N	41 DUNBAR AVE	RUMFORD, RI 02916	41 DUNBAR AVE
404-22-024-00	TURNER, WILLIAM H III	37 DUNBAR AVE	RUMFORD, RI 02916	37 DUNBAR AVE
404-23-014-00	HACHE, GREGG & APRIL LENKER	30 DUNBAR AVE	RUMFORD, RI 02916	30 DUNBAR AVE
305-07-046-00	THOMPSON, SUSAN A W/LIF EST & DESMARAIS, RUTH A	37 METACOMET AVE	RUMFORD, RI 02916	37 METACOMET AVE
305-07-046-10	ZEIDA, JIRI & SHULMAN, CARL B	33 METACOMET AVE	RUMFORD, RI 02916	33 METACOMET AVE
404-23-018-00	DONNELLY, KATRINA KOSKI	46 DUNBAR AVE	RUMFORD, RI 02916	46 DUNBAR AVE



RADIUS MAP
47 Dunbar Avenue
404-22-22

