CMPY	
East Providence	
Zoning Board of Review	File#
DIMENSIONAL VARIANCE FORM	Date of Filling
(Ref. 19-47)	Received By
This form must be completed in full prior to being considered by the Zoning Board of Review.	Date of Hearing
	Action
Attorney Christine J. Engustian's	:RecordedBkPg
Attorney Christine J. Engustian's PHONE NUMBER: 401, 434, 1250	and the second s
1. LOCATION OF PROPERTY 47 Dunbar	
1. LOCATION OF PHOPERTY PARCEL	60 ZONING DISTRICT R-4
•	
2. OWNER Dennis Costa and Gary ADDRESS	V. Costa
DATE OF PURCHASE 12/08/2009	
PROPOSED LESSEE/PURCHASERNA	
ADDRESS	·
ATTORNEY Christine J. Engustia	
ADDRESS One Grove Avenue, East	Providence, RI 02914
REPRESENTING DEMICES	12,004 Sq. Ft.
3. DIMENSIONS OF SITE	
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(2)	
(3)	
4. LIST OF PROPOSED CONSTRUCTION AND USES: ON	PROPOSED PARCEL B
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(2)	
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6.		Setback Requirem Lot/Building Cover Landscaping Amount Parking or Location/Dimensio Extension of Nonc	age Loading ns of Parking or onforming Struc t each applicable	Loading X ture •	Floor Area Height Signs/Billbo Other: <u>Lo</u> Parking in ( (4/3 of ling Ordinance fo	+ Width (Pro Prontyard s lot width) (Pro	<u>posed</u> Parcel etback posed Parcel
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8.	19- 19- 19- DES	- 145 -135(1) CRIBE THE UNIQUE CH CREATE HARDS	6 ft. min.ft 8 ft. min. s 50 ft. min. l Parking in fr et back must CHARACTERI SHIP.	ontyard lide yard ot width Liont yard by 21/3 of lot i	oposed 2.6'(existi) 5.0' 19.0' 37% Vidth	Proposed	Parcel A Parcel B
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	I, the	NER(S) SIGNATURE	that all information of the state of the sta	tion given above to Levote Carta	the best of my k		
	Ċŀ	Attorney CXZ	ngustia	n 401.	434.1250		<u>+-</u> 0.811 <b>*</b> †

## 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 <u>Parcel A</u> was built before the Zoning Ordinance went into effect, the house does not meet the <u>front yard setback</u> 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 <u>side yard setback</u> 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.

<u>Parcel B</u> 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 <u>lot width</u> of fifty feet. The second dimensional variance needed is from the Zoning Ordinance requirement that <u>parking in the front yard setback</u> 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

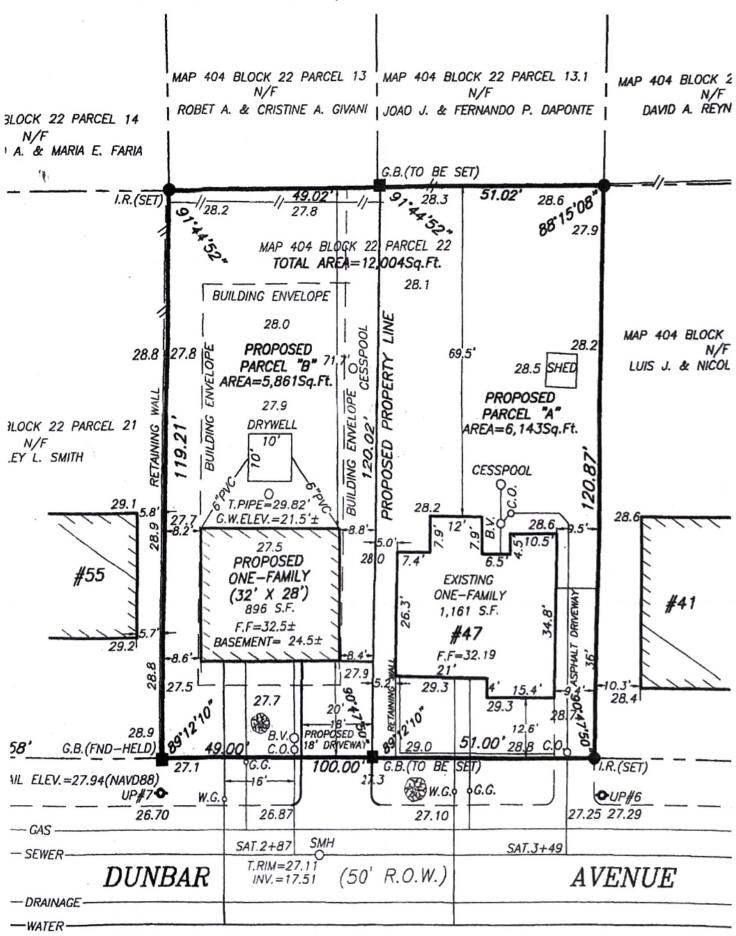
One Grove Avenue

East Providence, RI 02914

401.434.1250

Dated: January 30, 2024

5. THE APPLICANT IS REQUESTING A VARIANCE THE OFF-STREET PARKING REQUIREMENT. (MAX. OF 1/3 LOT WIDTH) FOR PROPOSED PARCEL "B" MAX. 33.3%, PROPOSED 37%).



## ABUTTERS LIST 47 Dunbar Avenue 404-22-22

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41 DUNBAR AVE	RUMFORD, RI 02916	41 DUNBAR AVE	HEGGS-JEUDI, ADRIENNE N
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RADIUS MAP 47 Dunbar Avenue 404-22-22

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