

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: 401-862-5748

1. LOCATION OF PROPERTY 58 Euclid Avenue AVENUE/STREET
MAP 411 BLOCK 01 PARCEL 003 ZONING DISTRICT R-3

2. OWNER Nicholas & Caitlin Vanasse
ADDRESS 58 Euclid Avenue
DATE OF PURCHASE 01/13/2014
PROPOSED LESSEE/PURCHASER _____
ADDRESS _____
ATTORNEY _____
ADDRESS _____
REPRESENTING _____

3. DIMENSIONS OF SITE 90 ft. 100 ft. 9,000 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>Single family Residence, XX ft. tall, 1,244 square feet, wood frame construction</u>		
(2)	<u>Shed, 8 ft. tall, 149 square feet, wood frame construction</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>Accessory garage, 24'-6", no basement, 432 square feet, 0 bedrooms, wood frame construction</u>					
(2)	_____					
(3)	_____					

(Over)

50% preconsumer content 10% postconsumer content

PRINTED ON RECYCLED PAPER

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
19-144 (c)	Accessory Buildings and Structures (height, section C)

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
19-144 (c)	20 ft. max height	24 ft. 6 in.

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

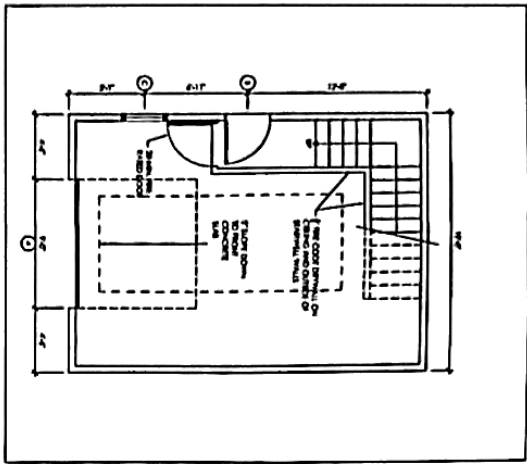
Proposed structure is a detached garage with home office on second floor. In order to make second floor have usable height on second floor this variance is requested.
The detached accessory structure conforms with primary structure setbacks in order to respect property lines and neighbors.

NOTE: PLANS ACTED UPON BY THE BOARD BECOME INCORPORATED AS PART OF THE DECISION AND ARE FINAL.

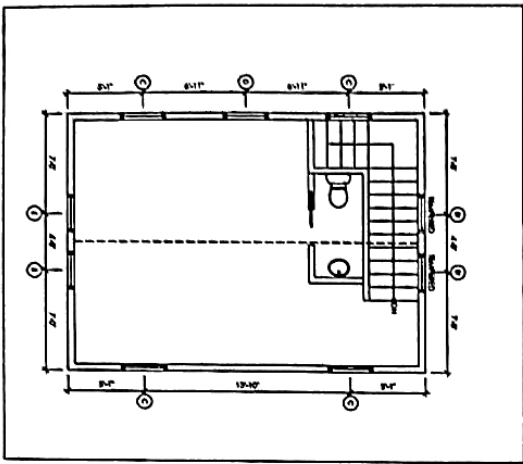
I, the undersigned, swear that all information given above to the best of my knowledge is complete and correct.

OWNER(S) SIGNATURE: Nicholas G. Vanasse DATE 6/26/026

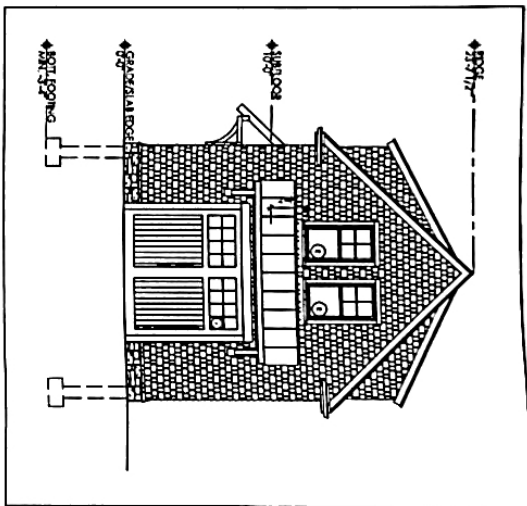
Agent/Attorney Timothy J. Chapman Address 319 WARREN AVE, EAST TOWN CT 06204



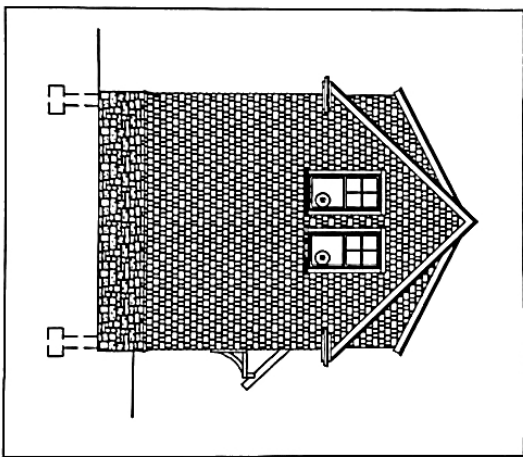
1 FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



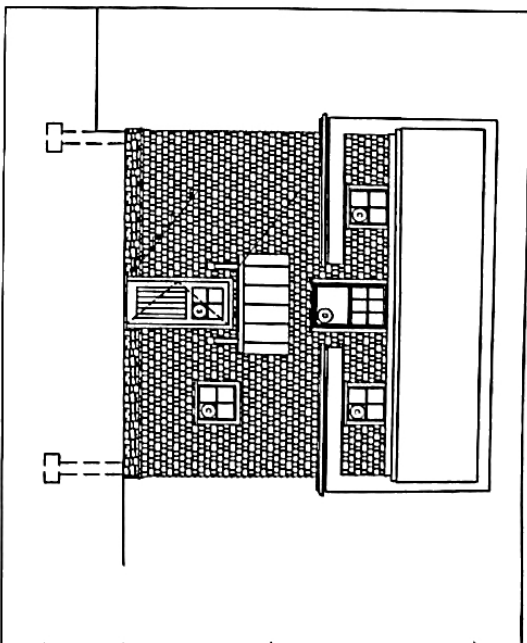
2 SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



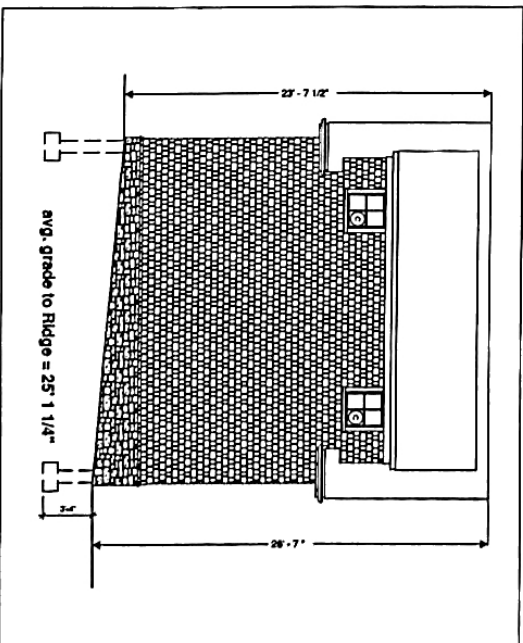
3 FRONT ELEVATION
SCALE 1/8" = 1'-0"



4 REAR ELEVATION
SCALE 1/8" = 1'-0"

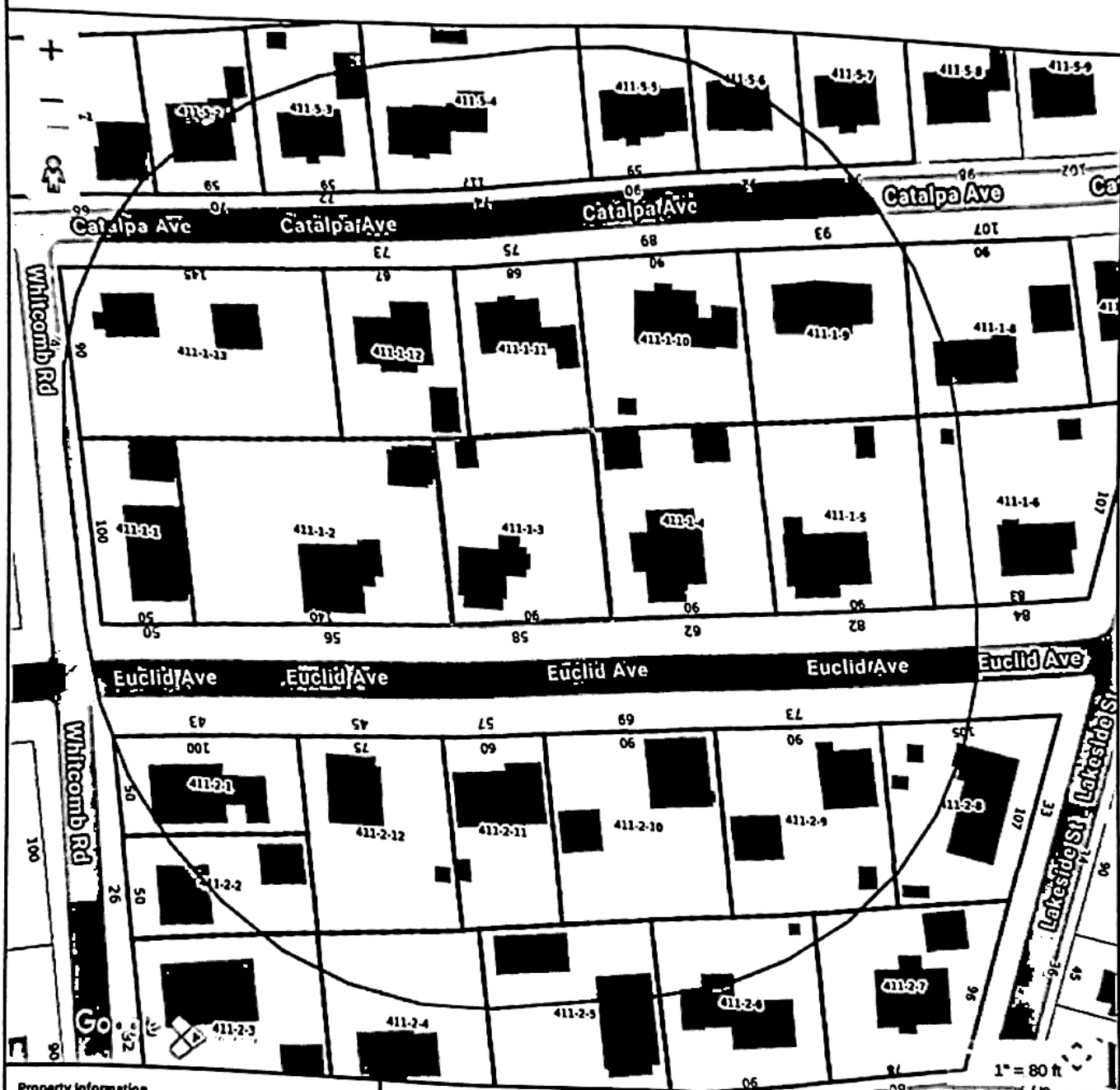


5 WEST SIDE ELEVATION
SCALE 1/8" = 1'-0"



6 EAST SIDE ELEVATION
SCALE 1/8" = 1'-0"

58 Euclid Abutters



Property Information

ID 411-01-003-00
 Location 58 EUCLID AVE
 Owner VANASSE, NICHOLAS G &



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.

Map/Block/Lot	Site Address	Owner Name	Owner Name 2	Owner Address	Owner CR	Owner Sts	Owner Zip
411-01-001.00	50 EUCLID AVE	THOMPSON, KRISTINE A		50 EUCLID AVE	RIVERSID RI		02915
411-01-002.00	56 EUCLID AVE	SEARS, DEBORAH J-TR	DEBORAH J SEARS REV LIV TR W/LIF EST	SEARS, DEBORAH J	RIVERSID RI		02915
411-01-004.00	62 EUCLID AVE	GOUVEIA, LAUREN K ET AL W/LIF EST	GOUVEIA, KATHLEEN M	62 EUCLID AVE	RIVERSID RI		02915
411-01-006.00	82 EUCLID AVE	RICARD, NORMAND P &	TROTTER, JENNIFER L	82 EUCLID AVE	RIVERSID RI		02915
411-01-008.00	84 EUCLID AVE	BUCKLEY, JAY PETER & PHYLLIS R-TRS	BUCKLEY FAMILY REV TRUST	84 EUCLID AVE	RIVERSID RI		02915
411-01-008.00	107 CATALPA AVE	PERRY, JOANNE		107 CATALPA AVE	RIVERSID RI		02915
411-01-008.00	93 CATALPA AVE	MCQUEENEY, HELEN A		93 CATALPA AVE	RIVERSID RI		02915
411-01-010.00	88 CATALPA AVE	VIEIRA, ROBERT A &	VIEIRA, CHRISTINE A	88 CATALPA AVE	RIVERSID RI		02915
411-01-011.00	75 CATALPA AVE	ISABEL, NANCY J FREDRICK		75 CATALPA AVE	RIVERSID RI		02915
411-01-012.00	73 CATALPA AVE	SLATTERY, JOHN J &	SLATTERY, KATHLEEN & WILLIAM O	73 CATALPA AVE	RIVERSID RI		02915
411-01-013.00	4 WHITCOMB RD	DECATALDO, ERIKA JAYNE &	DECATALDO, STEPHEN J	4 WHITCOMB RD	RIVERSID RI		02915
411-02-001.00	43 EUCLID AVE	LAVALLEE, JEROME &	LAVALLEE, CYNTHIA J	43 EUCLID AVE	RIVERSID RI		02915
411-02-002.00	26 WHITCOMB RD	SOBOLEWSKI, LISA		26 WHITCOMB RD	RIVERSID RI		02915
411-02-003.00	32 WHITCOMB RD	HANSON, ERIC J &	HANSON, ANN MARIE	32 WHITCOMB RD	RIVERSID RI		02915
411-02-004.00	54 FIRGLADE AVE	C&C INVESTING GROUP LLC		6 PETER POND CT	E PROVID RI		02914
411-02-005.00	60-62 FIRGLADE AVE	SANTOS, SHERRY L &	LUISGNAN, NICHOLE O	60 FIRGLADE AVE	RIVERSID RI		02915
411-02-006.00	72 FIRGLADE AVE	LEVINE, LORRAINE ANDERSON &	PATTI, ANTHONY	150 CAMP WESTWOOD RD	GREENE RI		02827
411-02-007.00	80 FIRGLADE AVE	WILBER, LEON A		80 FIRGLADE AVE	RIVERSID RI		02915
411-02-008.00	33 LAKESIDE ST	SOARES, GILBERT &	SOARES, EULALIA	77 BEVERLY RD	RIVERSID RI		02915
411-02-008.00	73 EUCLID AVE	FARIA, LAUREN E		73 EUCLID AVE	RIVERSID RI		02915
411-02-010.00	69 EUCLID AVE	SIOWAY, REBECCA A		69 EUCLID AVE	RIVERSID RI		02915
411-02-011.00	57 EUCLID AVE	MAJONE, GRAHAM &	BRENNAN, CATHERINE	57 EUCLID AVE	RIVERSID RI		02915
411-02-012.00	45 EUCLID AVE	MACLACHLAN, ELIZABETH M &	KONDRASHOV, VASILY	45 EUCLID AVE	RIVERSID RI		02915
411-05-001.00	66 CATALPA AVE	BYRNES, MARK		66 CATALPA AVE	RIVERSID RI		02915
411-05-002.00	70 CATALPA AVE	POPESCU, FLORIAN &	POPESCU, LIDIA	70 CATALPA AVE	RIVERSID RI		02915
411-05-003.00	72 CATALPA AVE	MULLER, CAROLYN E & CROWELL, PETER JANE L CROWELL IRREV TRUST		72 CATALPA AVE	RIVERSID RI		02915
411-05-004.00	74 CATALPA AVE	REBELO, ANTONIO &	REBELO, HELENA	74 CATALPA AVE	RIVERSID RI		02915
411-05-005.00	90 CATALPA AVE	SINGER, CATHERINE E		90 CATALPA AVE	RIVERSID RI		02915
411-05-006.00	92 CATALPA AVE	STREIT, PATRICIA ANN W/LIF EST	FORTE, JOSEPH	92 CATALPA AVE	RIVERSID RI		02915
411-05-007.00	94 CATALPA AVE	READY, ROBERT W &	MAC KAY, GERARD M	94 CATALPA AVE	RIVERSID RI		02915