

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: 401-536-6389

1. LOCATION OF PROPERTY 105 HOBSON AVE AVENUE/STREET
MAP 305 BLOCK 10 PARCEL 001.30 ZONING DISTRICT R-4

2. OWNER ROSALBA Vasquez
ADDRESS 105 HOBSON AVE
DATE OF PURCHASE _____
PROPOSED LESSEE/PURCHASER _____
ADDRESS _____
ATTORNEY _____
ADDRESS _____
REPRESENTING SELF

3. DIMENSIONS OF SITE _____
Width _____ Depth _____ Area (Sq. Ft.) _____

LIST OF ALL EXISTING BUILDINGS AND USES:

Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1) _____	_____	_____	_____
(2) <u>SINGLE-FAMILY</u>	_____	_____	_____
(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>INSTALL FENCING EXCEEDING MAXIMUM HEIGHT LIMITS</u>	_____	_____	_____	_____	_____	_____
(3) _____	_____	_____	_____	_____	_____	_____

(Over)

50% preconsumer content  10% postconsumer content

PRINTED ON RECYCLED PAPER

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: FENCE HEIGHT
☐ Extension of Nonconforming Structure

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
<u>① 19-135(1)</u>	<u>FENCING FRONT YARD</u>
<u>② 19-135(5)</u>	<u>FENCING - SIDE - YARD</u>

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
<u>① 19-135(1)</u>	<u>FOUR- FEET</u>	<u>SIX- FEET</u>
<u>② 19-135(5)</u>	<u>SIX- FEET</u>	<u>EIGHT- FEET</u>

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

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

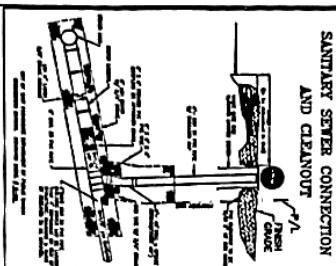
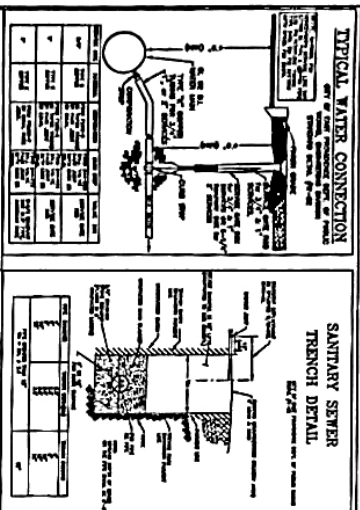
I, the undersigned, swear that all information given above to the best of my knowledge is complete and correct.

OWNER(S) SIGNATURE: Rossana DATE 11/18/2025

Agent/Attorney _____ Address _____ DATE _____

0176682

Plot Card 514



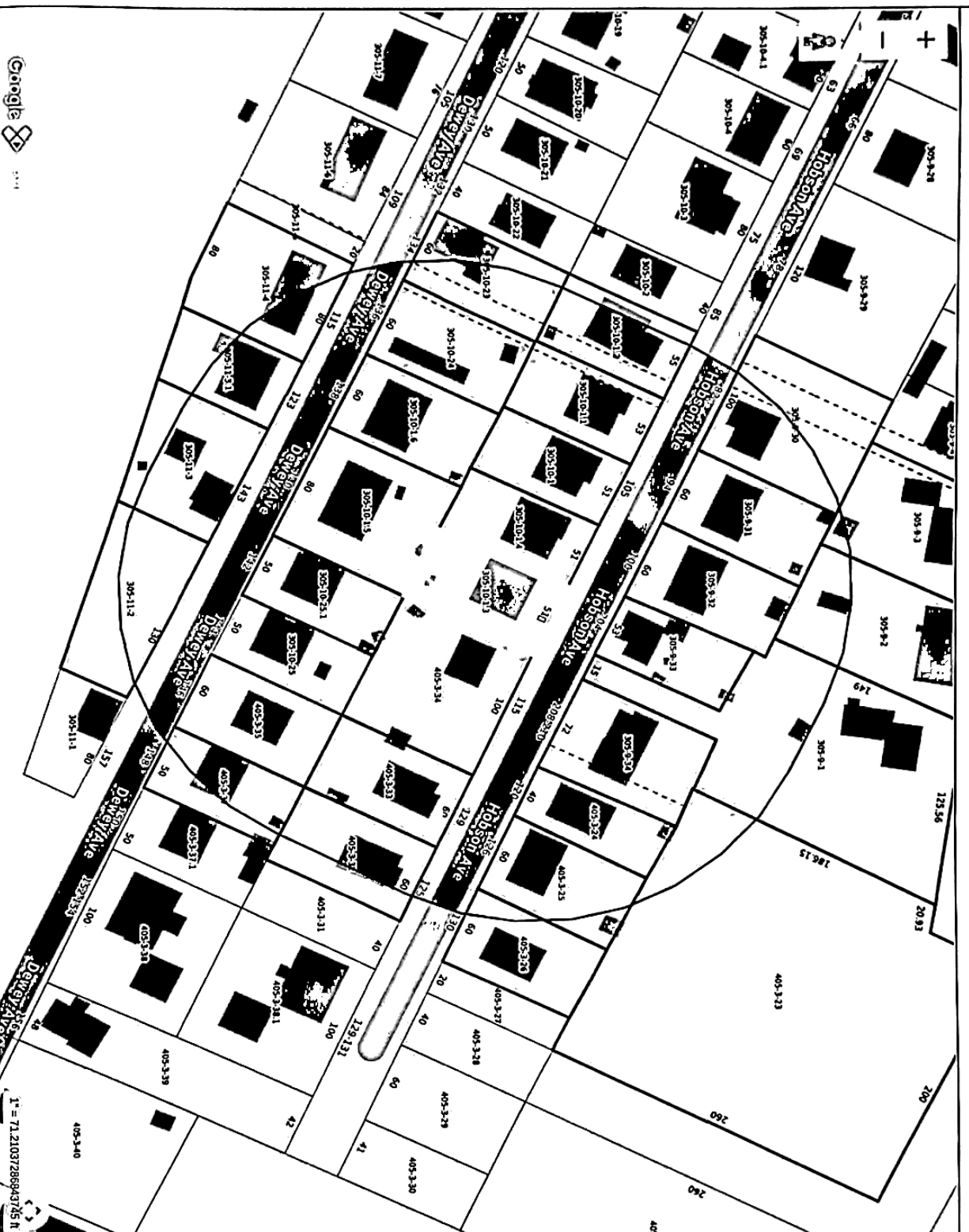
PLAN REFERENCE

NOTE: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 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1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 21

ABUTTERS LIST
105 HOBSON AVE
305-10-1.3

Parcel ID	Address	City	State	Zip	Site Address
305-09-001.00	NAJAS, STEVEN J & NAJAS, KELLIE A	111 MILES AVE	EAST PROV	RI 02914	111 MILES AVE
305-09-002.00	ROCHA, NELSON R ET AL W/LF ESTROCHA, ANTONIO P & MARIA	101 MILES AVE	EAST PROV	RI 02914	101 MILES AVE
305-09-003.00	FURTADO, LIAN J-TRISILVA IRRREV TRUST 2021	95 MILES AVE	EAST PROV	RI 02914	95 MILES AVE
305-09-030.00	RAMOS, ORLANDO & RAMOS, VERA	82 HOBSON AVE	EAST PROV	RI 02914	82 HOBSON AVE
305-09-031.00	NADROWSKI, STEPHEN R JR	94 HOBSON AVE	EAST PROV	RI 02914	94 HOBSON AVE
305-09-032.00	DIAS, LUIS S & MARIA E IRRREV TRUST	100 HOBSON AVE	EAST PROV	RI 02914	100 HOBSON AVE
305-09-033.00	CRUZ, STACEY	204 HOBSON AVE	EAST PROV	RI 02914	204 HOBSON AVE
305-09-034.00	TILLMAN, REUBEN JR & TILLMAN, CHARLENE	208 HOBSON AVE	EAST PROV	RI 02914	208-210 HOBSON AVE
305-10-001.00	SQUADRITO, KRISTEEN T	97 HOBSON AVE	EAST PROV	RI 02914	97 HOBSON AVE
305-10-001.10	EIBEN, ERICK M II & EIBEN, HALEY S	93 HOBSON AVE	EAST PROV	RI 02914	93 HOBSON AVE
305-10-001.20	BRAGA, PHILIP J & BRAGA, MARISA M L	87 HOBSON AVE	EAST PROV	RI 02914	87 HOBSON AVE
305-10-001.40	MCKENZIE, VALERIE	101 HOBSON AVE	EAST PROV	RI 02914	101 HOBSON AVE
305-10-001.50	SILVEIRA, LUIS & SILVEIRA, EDVINA	140 DEWEY AVE	EAST PROV	RI 02914	140 DEWEY AVE
305-10-001.60	DASILVA, ANTONIO M & DASILVA, FILOMENA F	138 DEWEY AVE	EAST PROV	RI 02914	138 DEWEY AVE
305-10-023.00	DORCH, KENNETH C II	134 DEWEY AVE	EAST PROV	RI 02914	134 DEWEY AVE
305-10-024.00	MONIZ, JAMES	136 DEWEY AVE	EAST PROV	RI 02914	136 DEWEY AVE
305-10-025.10	NAGABOYINA, ADILAKSHMI & NALLURI, DILEEPKUMAR	142 DEWEY AVE	EAST PROV	RI 02914	142 DEWEY AVE
305-11-002.00	RI DOT & HIGHWAY & BRIDGE MAINTENANCE	360 LINCOLN AVE	WARWICK	RI 02888	0 DEWEY AVE
305-11-003.00	SIPPLES-COSTA, DELORES ANN	143 DEWEY AVE	EAST PROV	RI 02914	143 DEWEY AVE
305-11-003.10	MENDONCA, JOSE V & MARIA S-TRISJOSE V MENDONCA TRUST	123 DEWEY AVE	EAST PROV	RI 02914	123 DEWEY AVE
305-11-004.00	RAPOSO, DAVID C & ROXANNE M & FERREIRA, MONICA L	16 LANNISTER LN	SEEKONK	MA 02771	113-115 DEWEY AVE
405-03-023.00	BRITTO, JOHN SILVA JR	85 CORINTH ST	PROVIDENCE	RI 02907	0 OREGON AVE
405-03-024.00	TOTTEN, JANICE L	120 HOBSON AVE	EAST PROV	RI 02914	120 HOBSON AVE
405-03-025.00	COSTA, DANIEL C & COSTA, GORETE M	126 HOBSON AVE	EAST PROV	RI 02914	126 HOBSON AVE
405-03-026.00	ALVES, CHRISTINE E & NATHANIEL, RONALD	130 HOBSON AVE	EAST PROV	RI 02914	130 HOBSON AVE
405-03-032.00	RAMOS, FRANCES T & JIGGETTS, MARY	125 HOBSON AVE	EAST PROV	RI 02914	125 HOBSON AVE
405-03-033.00	PENN, GRACE M & PENN, JAMES A	121 HOBSON AVE	EAST PROV	RI 02914	121 HOBSON AVE
405-03-034.00	MCMAHON, FRANK N JR	117 HOBSON AVE	EAST PROV	RI 02914	117 HOBSON AVE
405-03-035.00	WALKER, ARNOLD	146 DEWEY AVE	EAST PROV	RI 02914	146 DEWEY AVE
405-03-037.00	MINICUCCI, LORI JAKA LORI J FREY	148 DEWEY AVE	EAST PROV	RI 02914	148 DEWEY AVE

200' RADIUS MAP



Property Information
ID 305-10-001-30
Location 105 HOBSON AVE
Owner VASQUEZ, ROSAURA



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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