

East Providence

This form must be completed in full prior to .

File # _____
Date of Filing _____
Received By _____
Date of Hearing _____
Action _____
Recorded _____ Bk _____ Pg _____

PHONE NUMBER: 401.433.5200

- 1 LOCATION OF PROPERTY 76 Beverly Road AVENUE/STREET
MAP '613' BLOCK 2 PARCEL 17 ZONING DISTRICT R3
- 2: OWNER Joshua S. George
ADDRESS _____
DATE OF PURCHASE 10/23/25
PROPOSED LESSEE/PURCHASER N/A
ADDRESS _____
ATTORNEY Timothy J. Chapman, Esq.
ADDRESS 349 Warren Avenue, East Providence, RI 02914
REPRESENTING Owner

3. DIMENSIONS OF SITE 13,927 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) Single Family	30'	1,305 sf	wood
(2)			
(3)			

LIST OF PROPOSED CONSTRUCTION AND USES:

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Use	Height	No. of Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family No. of Bedrooms/Unit	Type of Construction
(1) Single Family	30'	2	Yes	1400 sf	3	wood
(2)						
(3)						

(Over)

5. THIS VARIANCE APPLICATION RELATES TO:

☒ Principal Building (s) ☐ Accessory Building ☐ Lot Area

CHECK ONE OR MORE:

- ☒ Setback Requirement (proposed Parcel A) ☐ Number of Dwelling Units
☐ Lot/Building Coverage ☐ Floor Area
☐ Landscaping ☐ Height
☐ Amount Parking or Loading ☐ Signs/Billboards
☐ Location/Dimensions of Parking or Loading ☒ Other: lot area & depth
☐ 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
19-145	Minimum area (proposed Parcel A)
19-145	Minimum depth (proposed Parcel A)

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
19-145	7,500	6,425
19-145	100	92.85

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

Proposed Parcel B is an existing residence with a side yard setback of 92.85 and would remain as such. Proposed Parcel A is a request to subdivide which would be 1075' area deficient because of the odd shaped lot leaving it depth deficient of 21.5 feet.

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: 12/31/23

Agent/Attorney: [Signature] Address: 3191 Warren Ave, EP, NJ 05914

Exhibit "A"
for
Lot Area and Depth Modifications
by
Josh George
for
76 Beverly Road Map 613 Block 2 Parcel 17

The application is to subdivide his property allowing for an additional single family dwelling to be built on the subdivided property. This is allowed under Code Section 19-98 in this R-3 Zone subject to Dimensional Variances being issued for lot area and lot depth.

The four criteria for the granting of the Modification of less than twenty-five (25%) percent by the Zoning Officer from the literal dimensional requirements of section 19-145 are addressed in Code Section 19-45 (c) and they are as follows;

- (1) The modification is reasonably necessary for the full enjoyment of the permitted use

The proposed use is to build a single family dwelling on the proposed subdivided property requesting minor modifications of lot area from required 7500 sq. ft. to 6,425 which is a modification of 1,075 sq. ft. along with the lot depth being modified from the requirement of 100 sq. ft. to 92.85 sq. ft. which is a modification of 7.15 sq. ft. which would have minimal affect on the neighboring properties

- (2) If granted the neighboring property will neither be substantially injured nor its use impaired.

The reduction of lot area and depth will not affect the neighboring properties only reducing the proposed size of the proposed properties. .

- (3) The modification does not require a variance of a flood hazard requirement

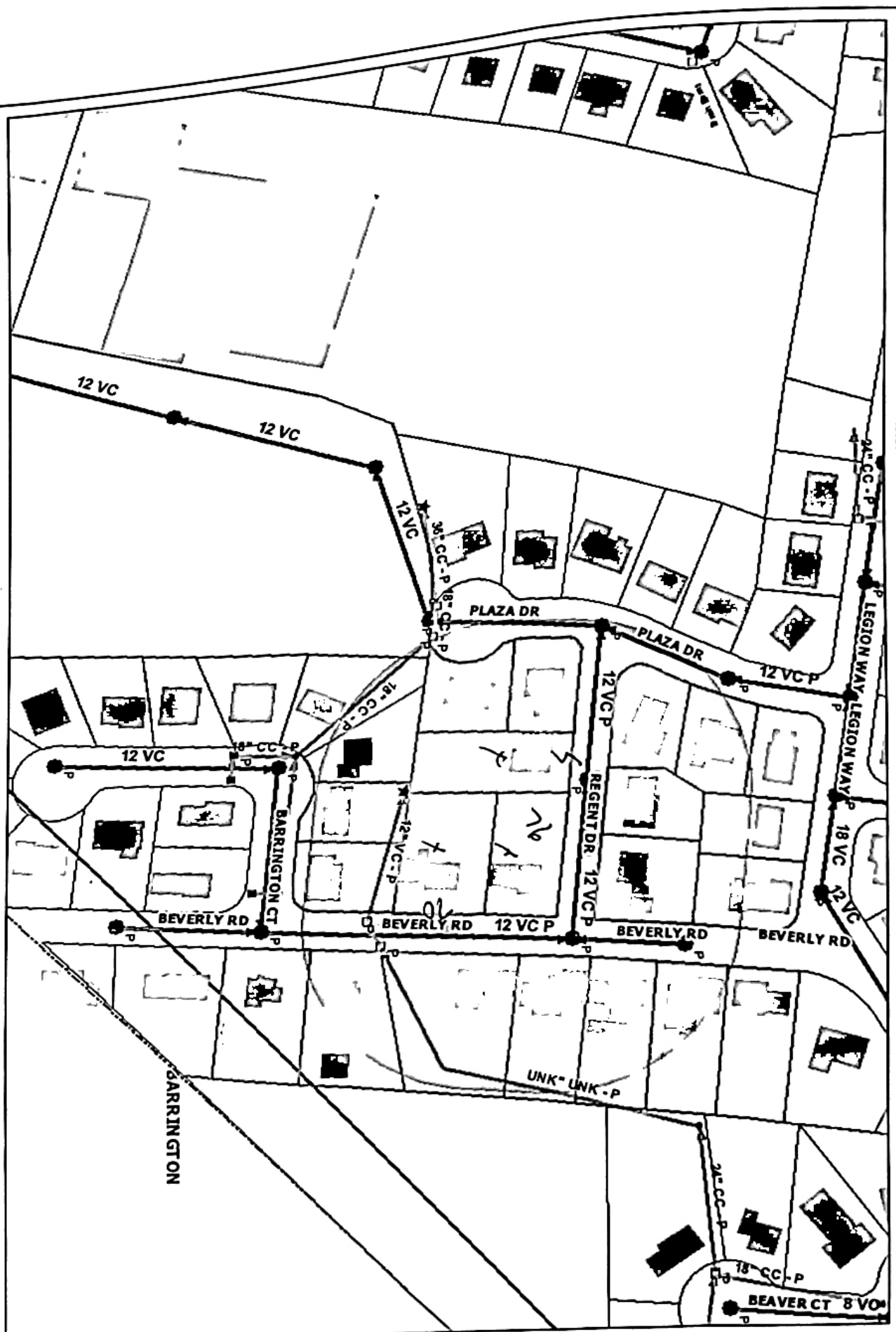
There is no flood hazard at the site.

- (4) The modification does [not] violate any rules or regulations with respect to freshwater or coastal wetlands. .

There are no freshwater or coastal wetlands regulations affecting the site.



0 90 180 360 Feet



ABUTTERS LIST

Tracy Hitchcock and Luis Carcamo
5 Regent Drive
Riverside, RI 02915
613/2/18

And

Gordon R. & Dianne E. Carlson
70 Beverly Road
Riverside, RI 02915
613/2/16

