

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: 401.433.5200

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) <u>Single Family</u>	<u>30'</u>	<u>1,305 sf</u>	<u>wood</u>
(2) _____	_____	_____	_____
(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>Single Family</u>	<u>30'</u>	<u>2</u>	<u>Yes</u>	<u>1400 sf</u>	<u>3</u>	<u>wood</u>
(2) _____	_____	_____	_____	_____	_____	_____
(3) _____	_____	_____	_____	_____	_____	_____

(Over)

5. THIS VARIANCE APPLICATION RELATES TO:

Principal Building (s)  Accessory Building  Lot Area

CHECK ONE OR MORE:

<input checked="" type="checkbox"/>	Setback Requirement (proposed Parcel A)	<input type="checkbox"/>	Number of Dwelling Units
<input type="checkbox"/>	Lot/Building Coverage	<input type="checkbox"/>	Floor Area
<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	Height
<input type="checkbox"/>	Amount Parking or Loading	<input type="checkbox"/>	Signs/Billboards
<input type="checkbox"/>	Location/Dimensions of Parking or Loading	<input checked="" type="checkbox"/>	Other: <u>lot area &amp; depth</u>
<input type="checkbox"/>	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	<u>Minimum area (proposed Parcel A)</u>
19-145	<u>Minimum depth (proposed Parcel A)</u>

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: 

DATE

12/31/25

DATE

Agent/Attorney

Address 31911 Wren Ave, EPR 0591N

**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.

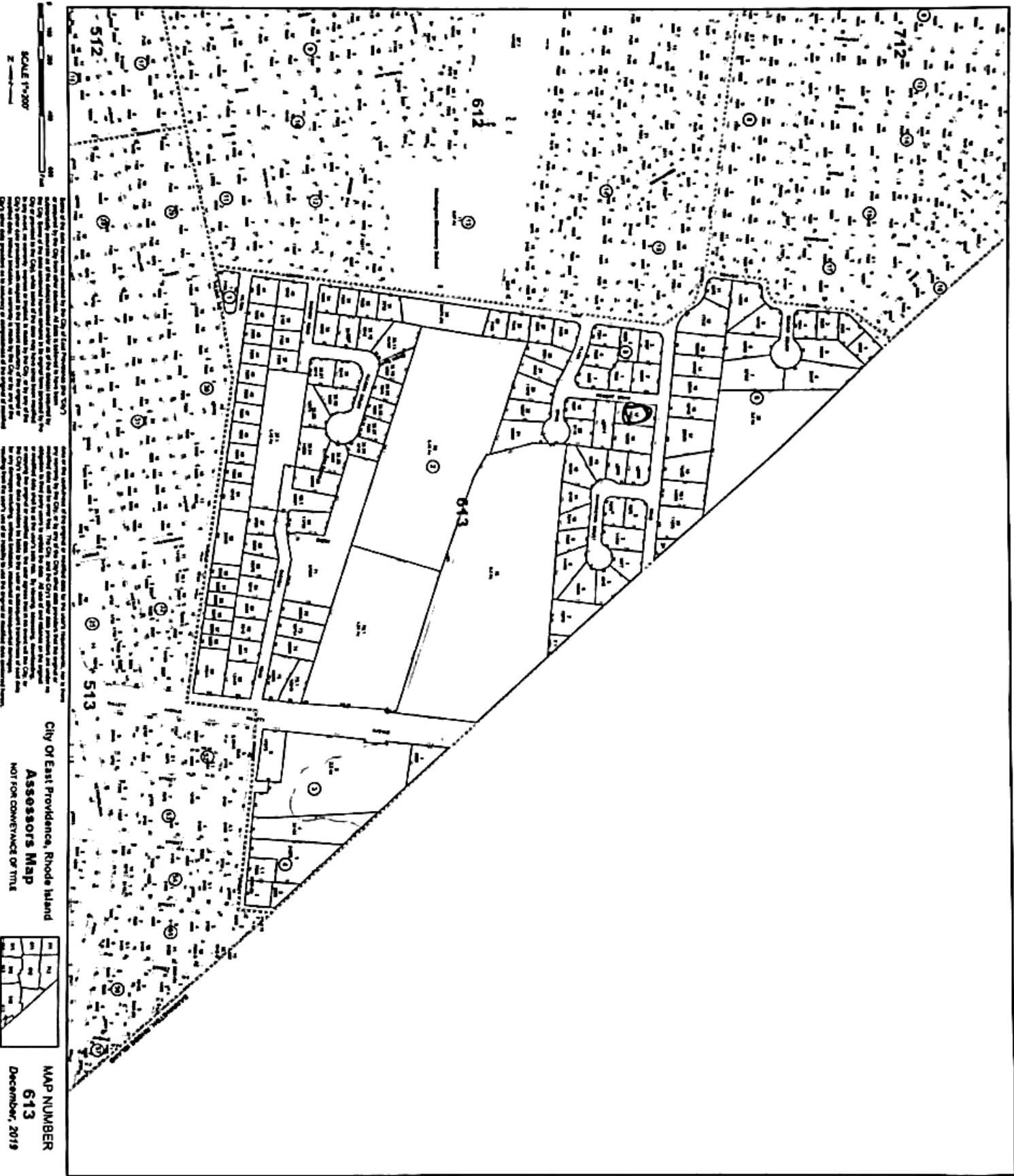
The reduction of lot area and depth will not affect the neighboring properties only reducing the proposed size of the proposed properties. .

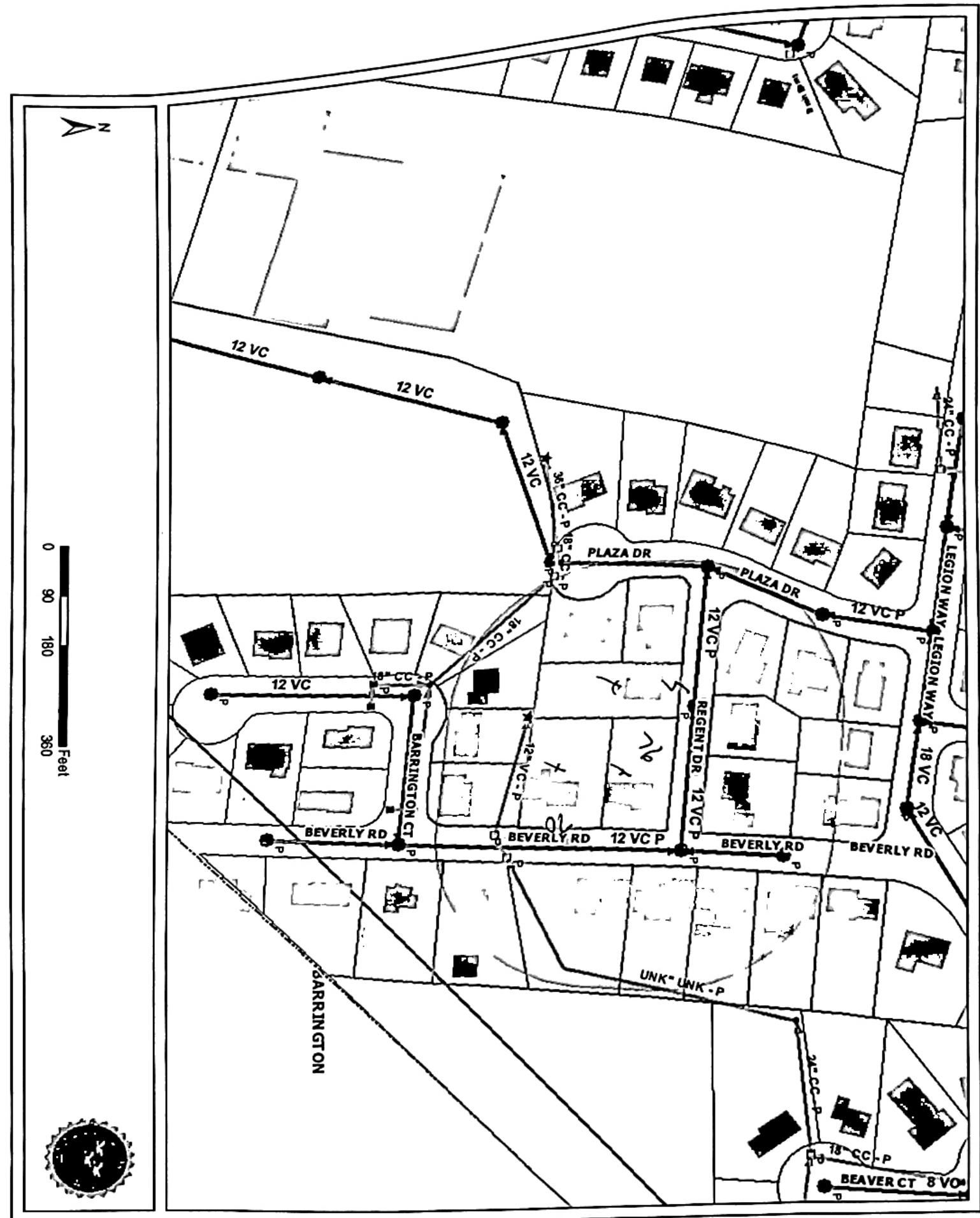
- (3) The modification does not require a variance of a flood hazard requirement

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.





## 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

