

# East Providence Zoning Board of Review

## DIMENSIONAL VARIANCE FORM (Ref. 19-47)

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

This form must be completed in full prior to being considered by the Zoning Board of Review.

PHONE NUMBER: 401 328-1115

1. LOCATION OF PROPERTY 34 STOWE AVENUE AVENUE/STREET  
 MAP 312 BLOCK 67 PARCEL 009.00 ZONING DISTRICT R-4

2. OWNER Erick Bento "1234 investments" LLC  
 ADDRESS 3482 Pawtucket Av Riverside  
 DATE OF PURCHASE 12-20-25  
 PROPOSED LESSEE/PURCHASER \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 ATTORNEY \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 REPRESENTING \_\_\_\_\_

3. DIMENSIONS OF SITE 40' 80'  
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</u>		<u>24x32 768 sq ft</u>	<u>Wood</u>
(2)	_____			
(3)	_____			

4. LIST OF PROPOSED CONSTRUCTION AND USES:

	Use	No. of Height Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family No. of Bedrooms/Unit	Type of Construction
(1)	<u>Single Family</u>	<u>1</u>	<u>yes</u>	<u>280 sq ft</u>	<u>addition 2</u>	<u>wood</u>
(2)	_____					
(3)	_____					

(Over)

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

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
① 19-145	EXCESSIVE BUILDING COVERAGE
② 19-145	SIDE-YARD SETBACK (NORTHERLY SIDE)
③ 19-145	FRONT-YARD SETBACK - PRE-EXISTING
④ 19-282(a)	OFF-STREET PARKING DESIGN (PRE-EXISTING)

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
① 19-145	1 33% (PROPORTIONATE REDUCTION)	37.7%
② 19-145	5.12 (PROPORTIONATE REDUCTION)	5.00
③ 19-145	9.60 (PROPORTIONATE REDUCTION)	5.80 (PRE-EXISTING)
④ 19-282(a)	<del>9 x 18</del> 9 x 18	9 x 13.5 (PRE-EXISTING)

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

It is a small beach house with very small bedrooms and

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: Erik Berth DATE 2-5-25

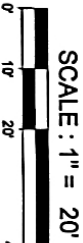
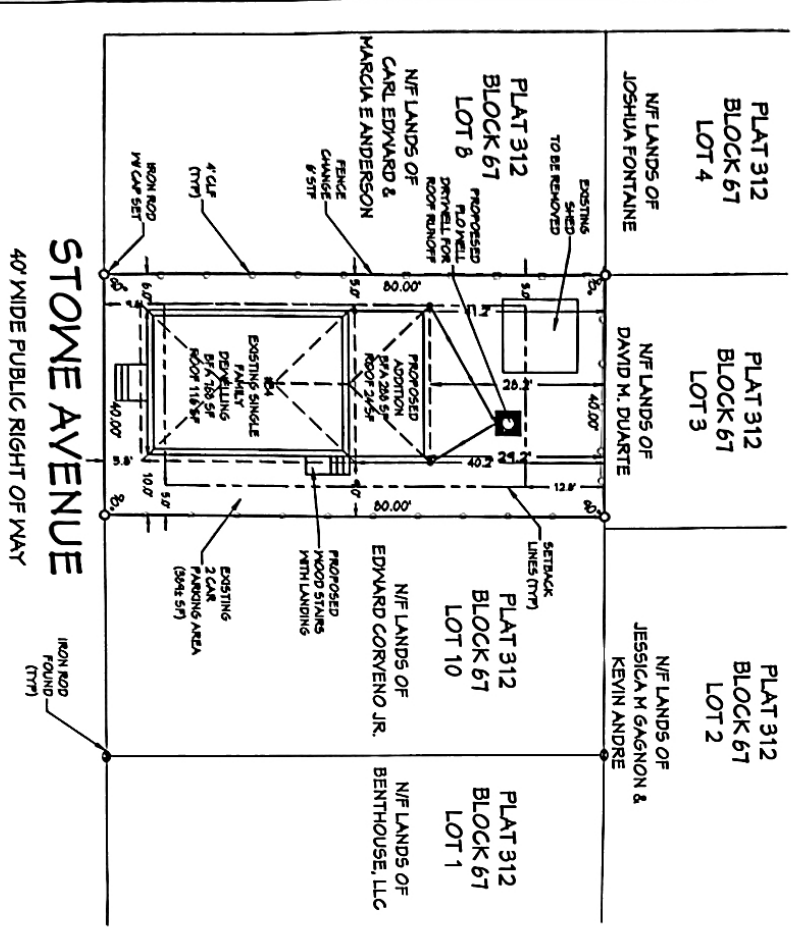
Agent/Attorney \_\_\_\_\_ Address \_\_\_\_\_

**ZONING DISTRICT: RESIDENTIAL R4**

PROPOSED REGULATIONS	REQUIRED	PROPOSED	PROPOSED
MINIMUM LOT FRONT	30 FT	10 FT	30.00 FT
MINIMUM LOT DEPTH	40 FT	40 FT	40 FT
MINIMUM FRONT YARD	10 FT (N.Y.)	5 FT	5 FT
MINIMUM SIDE YARD	5 FT (N.Y.)	5 FT	5 FT
MINIMUM REAR YARD	20 FT (N.Y.)	4 FT	20.2 FT
MINIMUM BUILDING STORY	2	1	1
MINIMUM BUILDING HEIGHT	25 FT	13 FT	13 FT
MINIMUM BUILDING COVERAGE	25%	25%	31.7%

**NOTES:**

3204L CERTAIN CERTIFIED ZONING ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SOME MAY BE CORRECTED BY LOCAL ZONING OFFICIALS AND LEGAL COUNSEL TO CORRECT VALUITY. NUMBERS IN PARENTHESES ARE A RESULT OF MODIFICATION BY RI GENERAL LAW §31-44 (b). IN ADDITION TO LOT BUILDING COVERAGE, EVERY PARCEL SHALL ALSO BE SUBJECT TO A MAXIMUM PERCENTAGE OF IMPERVIOUS SURFACE COVERED. THE MAXIMUM AMOUNT OF THE SITE THAT MAY BE COVERED BY AN IMPERVIOUS AREA SHALL BE DETERMINED BY APPLYING 2% OF THE SITE AREA TO THE MAXIMUM PERCENT OF LOT BUILDING COVERAGE AS SET FORTH IN THE ZONING ORDINANCES. THE MAXIMUM PERCENTAGE OF IMPERVIOUS SURFACE COVERED, IMPERVIOUS SURFACES SHALL INCLUDE ALL ROADS, DRIVEWAYS, PATIOWS, DRIVEWAYS, DRIVEWAYS, DRIVEWAYS, DRIVEWAYS, POOLS, AND OTHER IMPERVIOUS CONTRIBUTION COVERING NATURAL LANDSCAPE.



**Survey Notes**

- PROPERTY SHOWN AS LOT 9 AS SHOWN ON THE CITY OF EAST PROVIDENCE, PROVIDENCE COUNTY, STATE OF RHODE ISLAND, PLAT NO. 312 BLOCK 67.
- AREA = 3,000 SQUARE FEET OR 0.074 ACRES
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE LOCATIONS AND SIZES ARE BASED ON UTILITY MAPS/COPIES AT THE TIME OF THE SURVEY. AVAILABLE AS A REFERENCE IN THE FIELD. ANY UTILITIES AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY, AVAILABLE AS A REFERENCE IN THE FIELD. ANY UTILITIES AS LISTED IN THE REFERENCES AVAILABLE UNDEGROUND UTILITIES AND STRUCTURES, BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. N. NICHOLAS VELTRI, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY N. NICHOLAS VELTRI, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY DISCREPANCIES OR INCONSISTENCIES THAT MAY RESULT FROM A TITLE REPORT.
- BY GRANITE PLATTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (VARIABLES DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA MAP 4606C 0534 N, REVISED DATE SEPTEMBER, 19 2013.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.
- THERE WERE NO CEMETERIES, GRAVE SITES, ANIMAL BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.

**REFERENCES**

THE TAX ASSESSORS PLAN OF THE CITY OF EAST PROVIDENCE, PROVIDENCE COUNTY, PLAT 312 BLOCK 67 LOT 9, MAP DATED MAY 19 2013, SHOWS THE LOCATION OF THE PROPERTY. THE PROPERTY IS NEAR BULLOCKS POINT, EAST PROVIDENCE, RI. A QUART, RECTANGULAR BEAUTIFUL LOCATION ON THE SHORE OF WARRASSETT BAY AND WITHIN A SHORT DISTANCE OF RAILROAD STATION ON THE PROVIDENCE, WARREN & BRISTOL, R.R. NO. 1. SCALE 1/8" = 10' TO AN INCH, RECORDED IN THE EAST PROVIDENCE REGISTER OF DEEDS, AT THE TOWN CLERK'S OFFICE ON PLAT CARD 188 AND ALSO IN PLAT BOOK 3 PAGE 2.

**IMPERVIOUS NOTE**

DEVELOPMENT IMPERVIOUS AREA  
 LOT 4 1,284 SF  
 TOTAL IMPERVIOUS AREA  
 TOTAL IMPERVIOUS AREA COVERAGE  
 LOT 4 = 1,284 SF IMPERVIOUS / 3,200 SF = 40%

**DRYWELL CALCULATION NOTE**

THE UNDERGROUND STORAGE SYSTEM IS DESIGNED TO STORE THE FIRST INCH OF RAINFALL FROM THE PROPOSED DWELLING REQUIRED DRYWELL STORAGE  
 LOT 1 HOUSE (1.1) THE CAPACITY (IMP) = 411 CF.

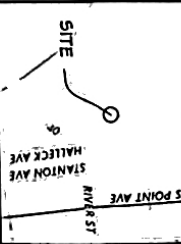
**CERTIFICATION**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO §§ 31-44 AND 31-45 OF THE R.I. GENERAL STATUTES. I, THE SURVEYOR, AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF RHODE ISLAND. I HAVE READ THE PLAN AND THE INFORMATION PROVIDED TO ME BY THE CLIENT AND I CERTIFY THAT THE PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY AS CONDUCTED. I HAVE ALSO READ THE PLAN AND I CERTIFY THAT THE PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY AS CONDUCTED. I HAVE ALSO READ THE PLAN AND I CERTIFY THAT THE PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY AS CONDUCTED.

*Nicholas Veltri*  
 NICHOLAS VELTRI  
 DATE 1.8.2015  
 RHOISLAND PROFESSIONAL LAND SURVEYOR LICENSE #1719  
 CERTIFICATE OF AUTHORIZATION #848



**VICINITY MAP NOT TO SCALE**

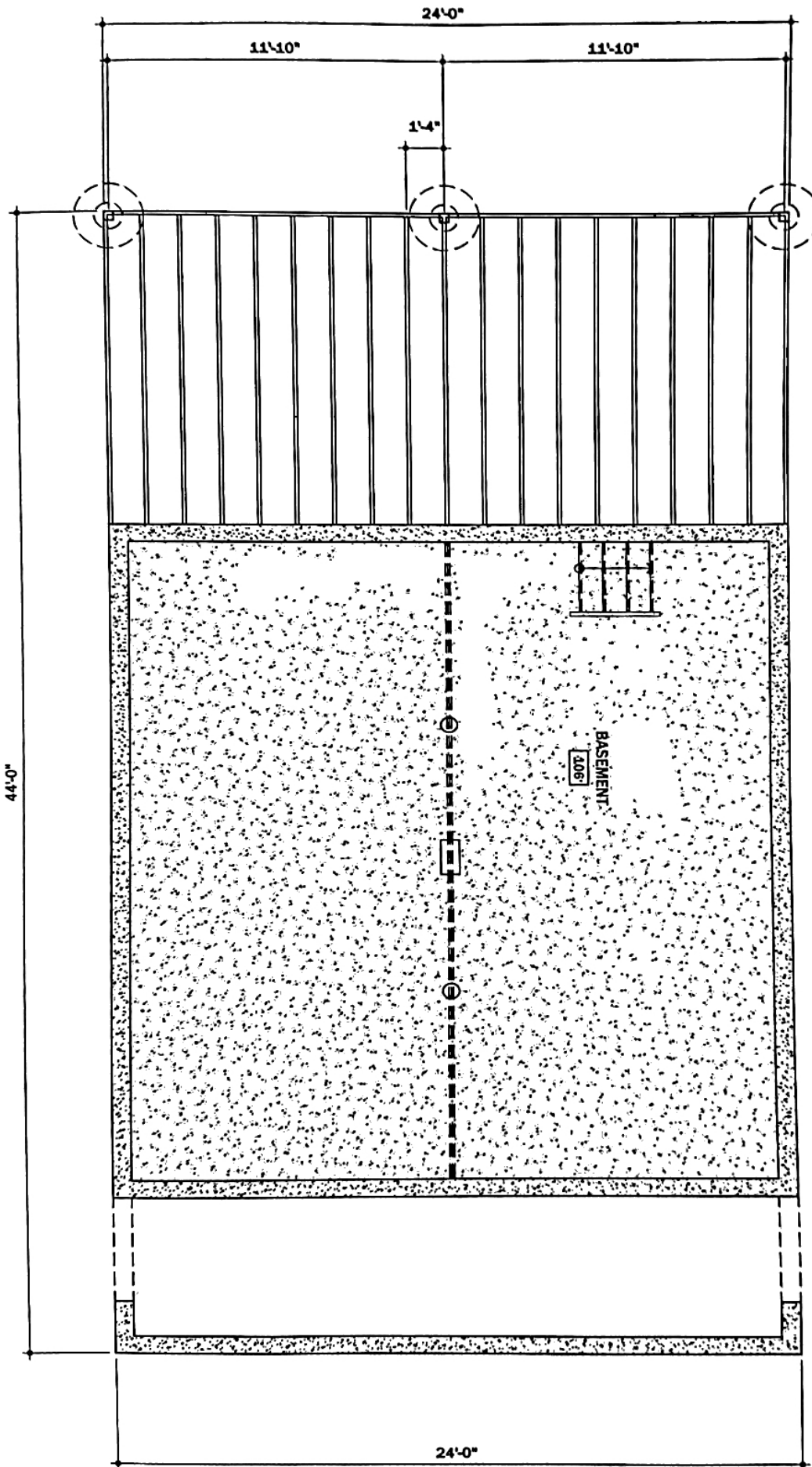


**PROPOSED ADDITION PLAN**  
 ASSESSOR'S PLAT 312 BLOCK 67 LOT 9  
 34 STOWE AVENUE, EAST PROVIDENCE, RI

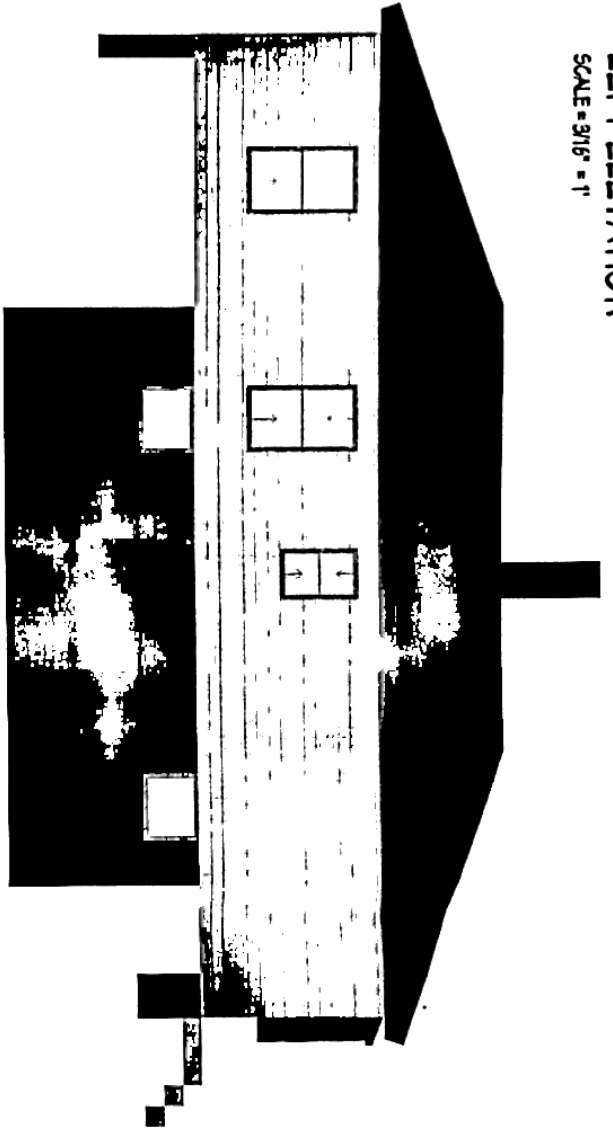
PREPARED FOR:  
 1234 INVESTMENTS, LLC,  
 67 WOODMAN STREET  
 PROVIDENCE, RI 02907  
 (P) 401-328-1115

EVERDAY DRAFTING, LLC.  
 CAD - BIM - CONSULTING  
 10 DAVIS SQUARE SUITE 109  
 PROVIDENCE, RI 02909  
 (P) 401-334-8500  
 www.everdaydrafting.com

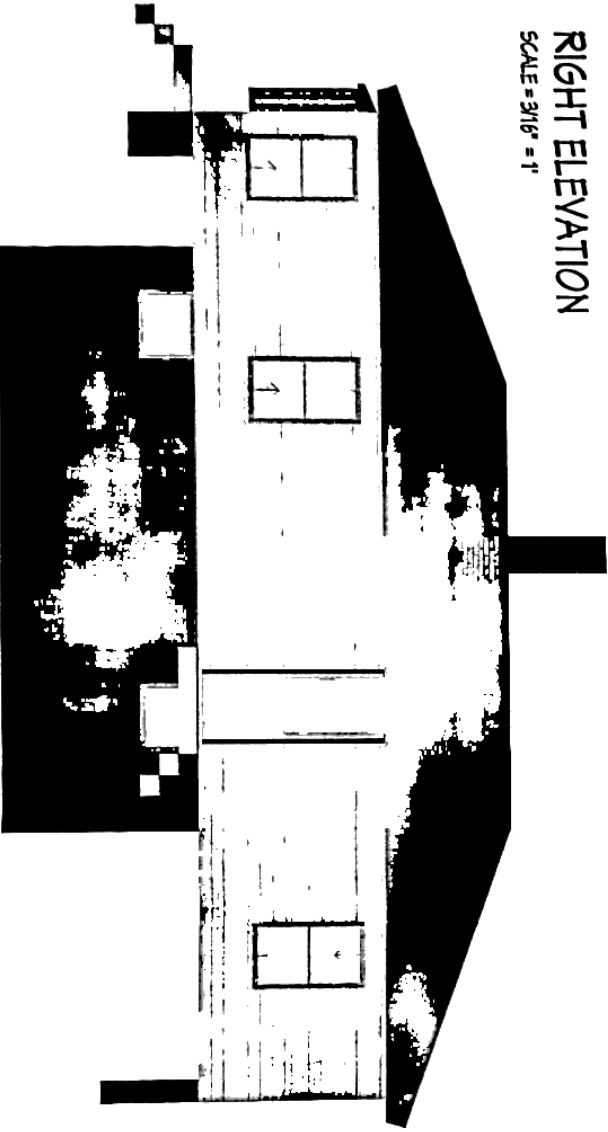
SHEET # 1  
 SHEET OF 1



LEFT ELEVATION  
SCALE = 3/16" = 1'



RIGHT ELEVATION  
SCALE = 3/16" = 1'

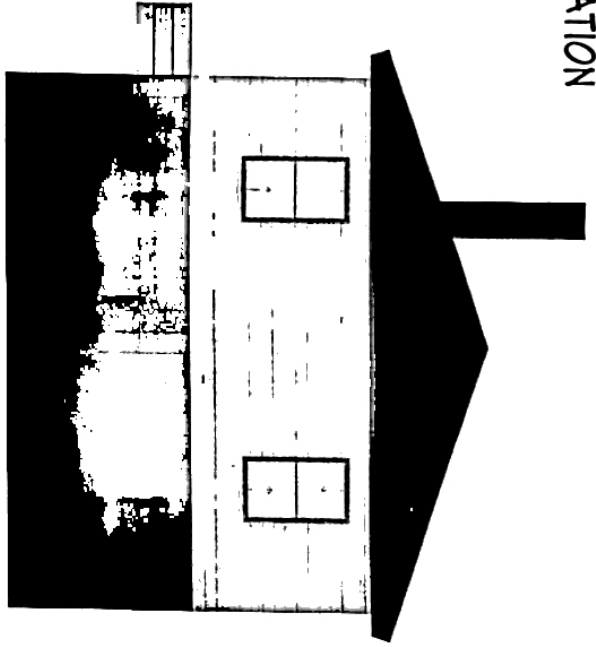


BUCKLE UP POINT AVE  
RIM  
STANTON AVE  
MALECK AVE

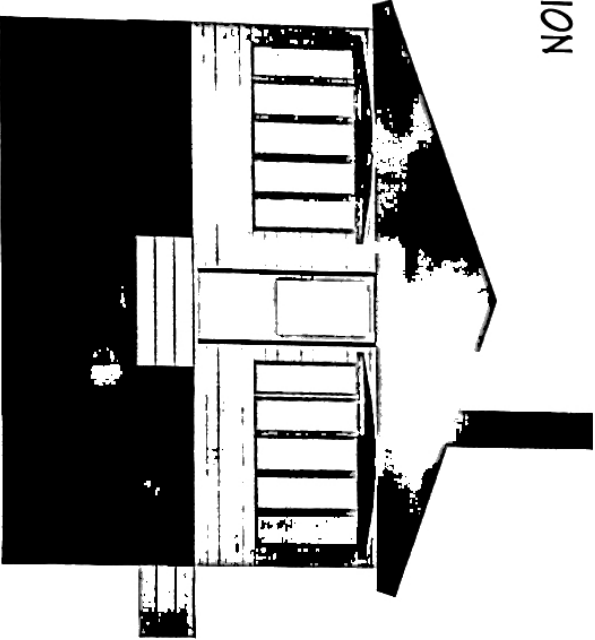
EVERYDAY DRAFTING, LLC.  
CAD - BIM - CONSULTING  
10 DAVIS SQUARE SUITE 100  
PROVIDENCE, RI 02905  
401-308-5500  
www.everydaydrafting.com



REAR ELEVATION  
SCALE = 3/16" = 1'



FRONT ELEVATION  
SCALE = 3/16" = 1'



BULLOCKS POINT AVE NW  
STANTON AVE  
HALLUCK AVE

EVERYDAY DRAFTING, LLC.  
CAD - BIM - CONSULTING  
10 DAVOL SQUARE SUITE 100  
ATLANTA, GA 30328  
404-524-3300  
www.everydaydrafting.com



**ABUTTERS LIST**

**34 Stowe Avenue**

**312-67-9**

Parcel ID	Owners Name	Owners Address	Unit #	City, State, Zip Code	Location
312-75-001-1A	FINNEY FAMILY 2008 REVOCABLE T	5195 VISTA MONTANA	1A	YORBA LINDA, CA 92886	1 RIVER ST
312-75-001-1B	HIRSCH, ARTHUR B	1 RIVER ST	1B	RIVERSIDE, RI 02915	1 RIVER ST
312-75-001-2A	FECTEAU, KRISTEN M	1 RIVER ST #2A	2A	RIVERSIDE, RI 02915	1 RIVER ST
312-75-001-2B	BARMAN, ELLEN M-TR & ELLEN M BARMAN LIVING TRUST AGREEMENT	12 COBBLE KNOLL DR	2B	WALPOLE, MA 02071	1 RIVER ST
312-74-001-00	KOMSTOCK, CAROL A	92 STOWE AVE		RIVERSIDE, RI 02915	92 STOWE AVE
312-74-016-00	SALZILLO, THOMAS	25 RIVER ST		RIVERSIDE, RI 02915	25 RIVER ST
312-74-015-00	TAVARES, COREY J	33 RIVER ST		RIVERSIDE, RI 02915	33 RIVER ST
312-73-001-00	BOUTHILLIER, MARK C & BERNADETTE JMWOODS, ROBERT R	36 RIVER ST		RIVERSIDE, RI 02915	36 RIVER ST
312-66-001-00	SWALLOW, MICHELLE	154 WILLOW ST		RIVERSIDE, RI 02915	154 WILLOW ST
312-67-001-00-22	POLK, JOCELYN	22 RIVER ST		RIVERSIDE, RI 02915	22 RIVER ST
312-67-001-00-24	HAYES, KALEEN N	24 RIVER ST		RIVERSIDE, RI 02915	24 RIVER ST
312-66-003-00	MCGRATH, YOLANDE M	10 RIVER ST		RIVERSIDE, RI 02915	10 RIVER ST
312-66-004-00	REED, EDWARD R JR & JENNIFER A	14 RIVER ST		RIVERSIDE, RI 02915	14 RIVER ST
312-67-002-10	MEDEIROS, MICHAEL N & BLACKMER, ERIN M	28 RIVER ST		RIVERSIDE, RI 02915	28 RIVER ST
312-67-010-00	CORVENO, EDWARD E JR	72 STOWE AVE		RIVERSIDE, RI 02915	72 STOWE AVE
312-67-002-00	GAGNON, JESSICA M & ANDRE, KEVIN	26 RIVER ST		RIVERSIDE, RI 02915	26 RIVER ST
312-68-001-00	PAVAO, TRACY	34 RIVER ST		RIVERSIDE, RI 02915	34 RIVER ST
312-68-002-00	CHARETTE, KENNETH W JR & THERESA	44 RIVER STREET		RIVERSIDE, RI 02915	44 RIVER ST
312-66-010-00	PARSONS, JULIE	150 WILLOW ST		RIVERSIDE, RI 02915	150 WILLOW ST
312-66-005-00	DELACRUZ, ALTAGRACIA M	33 STOWE AVE		RIVERSIDE, RI 02915	33 STOWE AVE
312-67-009-00	1234 INVESTMENTS LLC	2067 MINERAL SPRING AVE		N PROVIDENCE, RI 02911	34 STOWE AVE
312-67-003-00	DUARTE, DAVID M	36 PEARL AVE		RUMFORD, RI 02916	59 HALLECK AVE
312-68-003-00	SEIPEL, VERONICA ESTATE & H BRUCE	58 HALLECK AVE		RIVERSIDE, RI 02915	58 HALLECK AVE
312-66-006-00	STOW AVENUE 32 REALTY TRUST	141 WHEELER ST		REHOBOTH, MA 02769	32 STOWE AVE
312-67-008-00	ANDERSON, CARL EDWARD & MARCIA E	68 STOWE AVE		RIVERSIDE, RI 02915	68 STOWE AVE
312-68-008-00	CHIN, SANITA W	194 BLUFF AVE		SWANSEA, MA 02777	56 HALLECK AVE
312-66-009-10	ARRUDA, JOHN A & FONSECA, HANNIELORE	140 WILLOW ST		RIVERSIDE, RI 02915	140 WILLOW ST
312-67-007-00	SMITH, BRITTANY A & MARJORIE A	64 STOWE AVE		RIVERSIDE, RI 02915	64 STOWE AVE
312-67-004-00	FONTAINE, JOSHUA	55 HALLECK AVE		RIVERSIDE, RI 02915	55 HALLECK AVE

**ABUTTERS LIST**

**34 Stowe Avenue**

**312-67-9**

312-68-007-00	BAKER, PAUL S & DOLORES J	50 HALLECK AVENUE	RIVERSIDE, RI 02915	50 HALLECK AVE
312-66-009-00	BORSINA, GLENNA M	56 KNOWLTON ST	RIVERSIDE, RI 02915	56 KNOWLTON ST
312-66-008-00	MENRISKY, ALEXANDER F	54 KNOWLTON ST	RIVERSIDE, RI 02915	54 KNOWLTON ST
312-66-007-00	CHAUVIN, PETER E	52 KNOWLTON ST	RIVERSIDE, RI 02915	52 KNOWLTON ST
312-67-006-00	THAPA, GANESH K & GITA	48 KNOWLTON ST	RIVERSIDE, RI 02915	48 KNOWLTON ST
312-67-005-00	GREEN, ANDREW	44 KNOWLTON ST	RIVERSIDE, RI 02915	44 KNOWLTON ST
312-68-006-00	SMITH KENNETH T	30 KNOWLTON ST	RIVERSIDE, RI 02915	30 KNOWLTON ST





### RADIUS MAP 34 Stowe Avenue 312-67-9

**RSC**

**R-4**

★ PARCELS WITHIN 200'  
SELECTED PARCEL

