

Portsmouth Zoning Board of Review
2200 East Main Road
Portsmouth, RI 02871

PETITION

Hearing Date: _____

Continuance Date: _____

Applicant: Andrew Grace & Gregory Abel
Address: 90 Aquidneck Avenue
Portsmouth, RI 02871

Owner: Same
Address: _____

Subject Premises:

Address: 90 Aquidneck Ave
Portsmouth, RI 02871

Tax Assessor's Map 24 Lot: 174
Zoning District: R-20

Present Use of Premises: Residential

Proposed Use of premises: Residential

Zoning Ordinance Section: _____
Special Use Permit: _____
Dimensional Variance: Article IV, Section B

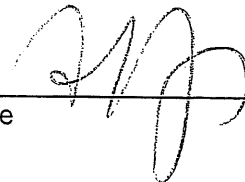
Relief Requested: Dimensional Variance x Special Use Use Variance

Lot Size: 14,051 sq. ft. Lot Coverage 2,991 sq. ft. Lot Coverage 21.2 %
Lot Coverage Variance Requested: 0 %

Grounds for Variance: See attached

Grounds for Special Use Permit: _____

Applicant: ANDREW J. GRACE
Print Name

Owner: 
Print Name

Portsmouth Zoning Board of Review
Dimensional Variance

Zoning District: R-20

Required Setbacks:

	<u>R-10</u>	<u>R-20</u>	<u>R-30</u>	<u>R-40</u>	<u>R-60</u>
Front Yard	20 ft	30 ft	30 ft	30 ft	50 ft
Rear Yard	20 ft	30 ft	30 ft	30 ft	50 ft
Side Yard	10 ft	15 ft	20 ft	20 ft	50 ft

*** Please see attached explanation regarding setbacks***

Front Yard Setback Location: South Setback Required: _____ Ft.
Proposed Distance to the Property Line: _____ Ft. Variance Requested : _____ Ft.
Proposed Use: _____

Side Yard Setback Location: _____ Setback Required: _____ Ft.
Proposed Distance to the Property Line: _____ Ft. Variance Requested : _____ Ft.
Proposed Use: _____

Rear Yard Setback Location: _____ Setback Required: _____ Ft.
Proposed Distance to the Property Line: _____ Ft. Variance Requested : _____ Ft.
Proposed Use: _____

Side Yard Setback Location: _____ Setback Required: _____ Ft.
Proposed Distance to the Property Line: _____ Ft. Variance Requested : _____ Ft.
Proposed Use: _____

Portsmouth Zoning Board of Review
Lot Coverage

Existing:

	*Dimensions	Sq. Ft.		Dimensions	Sq. Ft.
House	_____	1781 sq. ft.	Deck	_____	_____
	_____	_____	Patio	10 x 30	300
	_____	_____	Bulkhead	_____	_____
Garage	_____	_____	Stairs	_____	_____
	_____	_____		_____	_____
Porch	_____	_____	Shed	9 x 10	90 sq. ft.
Subtotal	_____	_____	Subtotal	_____	_____
			Total Sq. Ft.		<u>2,171 sq. ft.</u>
Lot Size	<u>14,051 sq. ft.</u>		Existing Lot Coverage (Sq. Ft./Lot Size)		<u>15.45 %</u>

*Existing house and decks to be removed

Proposed Additions:

	*Dimensions	Sq. Ft.		Dimensions	Sq. Ft.
House	_____	820 sq. ft.	Deck	_____	_____
	_____	_____		_____	_____
Garage	_____	_____	Shed	_____	_____
	_____	_____	Stairs	_____	_____
Subtotal	_____	_____	Subtotal	_____	_____
Structures to be Removed are Subtracted:				(_____)	(_____)

Total Additional Sq. Ft. 820 sq. ft.

Proposed Additional Lot Coverage (Sq. Ft./Lot Size) 5.8 %

Total Sq. Ft. Proposed (Existing Sq. Ft. + Proposed) 2,991 sq. ft.

Proposed Lot Coverage (Proposed Sq. Ft./Lot Size) 21.28 %

Variance Requested 0 %

* Includes all Overhangs

* See attached explanation

Setback calculations 90 Aquidneck

Calculating the setbacks for this project takes a review of multiple sections of our ordinance and law changes.

First Article V District regulations in an R-20 zone calls for front and side yard setbacks of 30 and 15 feet respectively. The lot is 14,051 and as such is a pre-existing non-conforming lot as to size. Under the new State law, the lot would be conforming to an R-10 lot and thus calls for setbacks to be 20 foot front and 10 foot sides.

The next issue is that under our ordinance Lots on two streets have two front yards setback requirements. Article IV Section C 3 and 4 read:

“3. On lots abutting streets on more than one side, the front yard requirements shall apply to each of the abutting streets.”

4. A dwelling need not be set back more than the average of the setbacks of dwellings on the lots adjacent to either side. If a vacant lot exists on one side, it shall be considered as a dwelling setback at the depth of the required front yard.

This now makes our two “front yard setback requirements 20 feet for the R-10 and reduced by section 4 allowing a dwelling to be setback at the average of the dwellings adjacent to either side. Adjacent is defined by Black’s Law Dictionary as:

“Lying near or close to, sometimes, contiguous; neighboring. Adjacent implies that the two objects are not widely separated though they may not actually touch, while adjoining imports they are so joined or united to each other that no third object intervenes. See Adjoining

This seems to suggest that you look to your neighbors and can set your house back to the average of them. In this case it may get slightly confusing since there are two front yard requirements. If we look at the front of the house being Aquidneck the “real front yard” the adjacent properties to the side yards would be map 24 lot 172 to the North at 9.8 feet and Map 29 Lot 63 on Tallman ave 3.3 feet. If you define adjacent as the nearest lots to the sidelines across the street you would include Map 24 Lots 146 and 147 coming in at 17.7 and 12.2 respectively. Under any combination the average would be less than the proposed. Even if you considered the street as a full 20 foot r-10 setback and the North Lot at 9.8 the average would still be 14.9 and no front yard variance would be required.

We now must look at the “side” yard. In the reduced R-10 chart only 10 feet would be required and the proposal calls for 13.3. When you take it up to the front yard requirement because of two streets 20

feet is required and you would need a variance if Section 4 could not be applied. It should be noted that Section 4 immediately follows Section 3. Both sections use the exact same language, Section 3 stating that " front yard" requirements" apply, Section 4 then references the required front yard setbacks seemingly referencing the actual front yard setbacks and the added second set of required front yard setbacks.

The clear logic of the provision is that you should not have to be further setback than your surrounding neighbors. It would make little or no sense that the front of your house could have a reduced setback based on averages but the side of your house abutting a separate street needs to be 20 feet when an average of that street whether dual front or actual front is closer to five feet. If we apply the average of any lots in the vicinity we do not need a variance. I believe logically we should look at the houses on Aquidneck to get the average for the Aquidneck setback and the houses on Tallman to get the average for the Tallman setback. In both cases the current proposal exceeds the average and should not require a variance.

To the extent a variance is required this application clearly meets the standard for a dimensional variance. Under current State law the standard is as follows:

In granting a variance, the zoning board of review, or the planning board under unified development review as appropriate, shall require that evidence to the satisfaction of the following standards is entered into the record of the proceedings:

1. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area;
2. The hardship from which the applicant seeks relief is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in G.L. § 45-24-30(a)(16);
3. That the hardship is not the result of any prior action of the applicant; and
4. That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.

The zoning board of review, or, where unified development review is enabled, the planning board, shall, in addition to the above standards, require that evidence is entered into the record of the proceedings that:

2.

In granting a dimensional variance, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted is not grounds for relief.

TOWN OF PORTSMOUTH ZONING REGULATIONS.
 DISTRICT: RESIDENTIAL R-20
 AREA: 20,000 SF. MIN.
 FRONT YARD SETBACKS: 100' MIN.
 MIN. FRONT: 30'
 MIN. SIDE: 15'
 MIN. REAR: 30'
 MAX. COVERAGE: 20%
 **per Town Planner

NON-CONFORMING SETBACKS
 AREA: 14,051 SF
 SETBACKS: 18.4'**
 MIN. FRONT: 10.5'
 MIN. SIDE: 21.1'
 MIN. REAR: 25.9%
 MAX. COVERAGE: 25.9%
 **per Town Planner

MAP 24 LOT 172
 82 AQUIDNECK
 AVE.
 N/F RICHARDS,
 WILLIAM ET AL.
 DB. 1419 PG 318

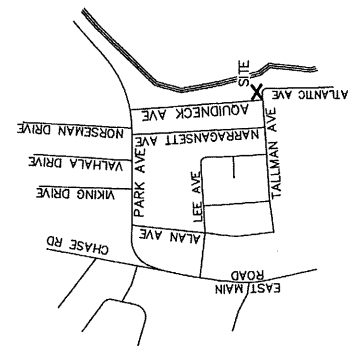
MAP 24 LOT 146
 81 AQUIDNECK AVE.

MAP 24 LOT 147
 89 AQUIDNECK AVE.

MAP 24 LOT 148
 81 AQUIDNECK AVE.

MAP 24 LOT 149
 89 AQUIDNECK AVE.

MAP 24 LOT 150
 95 AQUIDNECK AVE.



LOCUS MAP
NOT TO SCALE

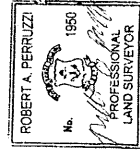
I HEREBY CERTIFY THAT THIS SURVEY AND PLAN COMPLY WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS REVISED AND EFFECTIVE ON NOVEMBER 25, 2015.

PER SECTION 1.00, THE TYPE(S) OF SURVEY DEPICTED ARE AS FOLLOWS: BOUNDARY - LIMITED CONTENT.

PER SECTION 2.00, THE MEASUREMENT STANDARD(S) EMPLOYED IN THE CONDUCT OF THE SURVEY ARE AS FOLLOWS:
 HORIZONTAL: CLASS 1
 VERTICAL: CLASS V-3

THE PURPOSE(S) FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN ARE AS FOLLOWS: SITE PLAN, BUILDING CONSTRUCTION BY

Robert A. Perruzzi
 Name Date P.L.S. [No.] 1950 COA LS-728



- LEGEND**
- 56--- EXISTING CONTOURS
 - G — GAS LINE
 - W — WATER LINE
 - CONCRETE BOUND
 - WATER CURB STOP
 - WATER VALVE
 - DRAIN MANHOLE
 - SEPTIC COVER
 - GAS VALVE
 - UTILITY POLE
 - REBAR

ZONING PLAN

PREPARED FOR: ANDREW GRACE & GREGORY ABEL
 66 DUNSTER ROAD
 BOSTON, MA 02130

OWNED BY: ANDREW GRACE & GREGORY ABEL
 LOCATION: MAP 24, LOT 174

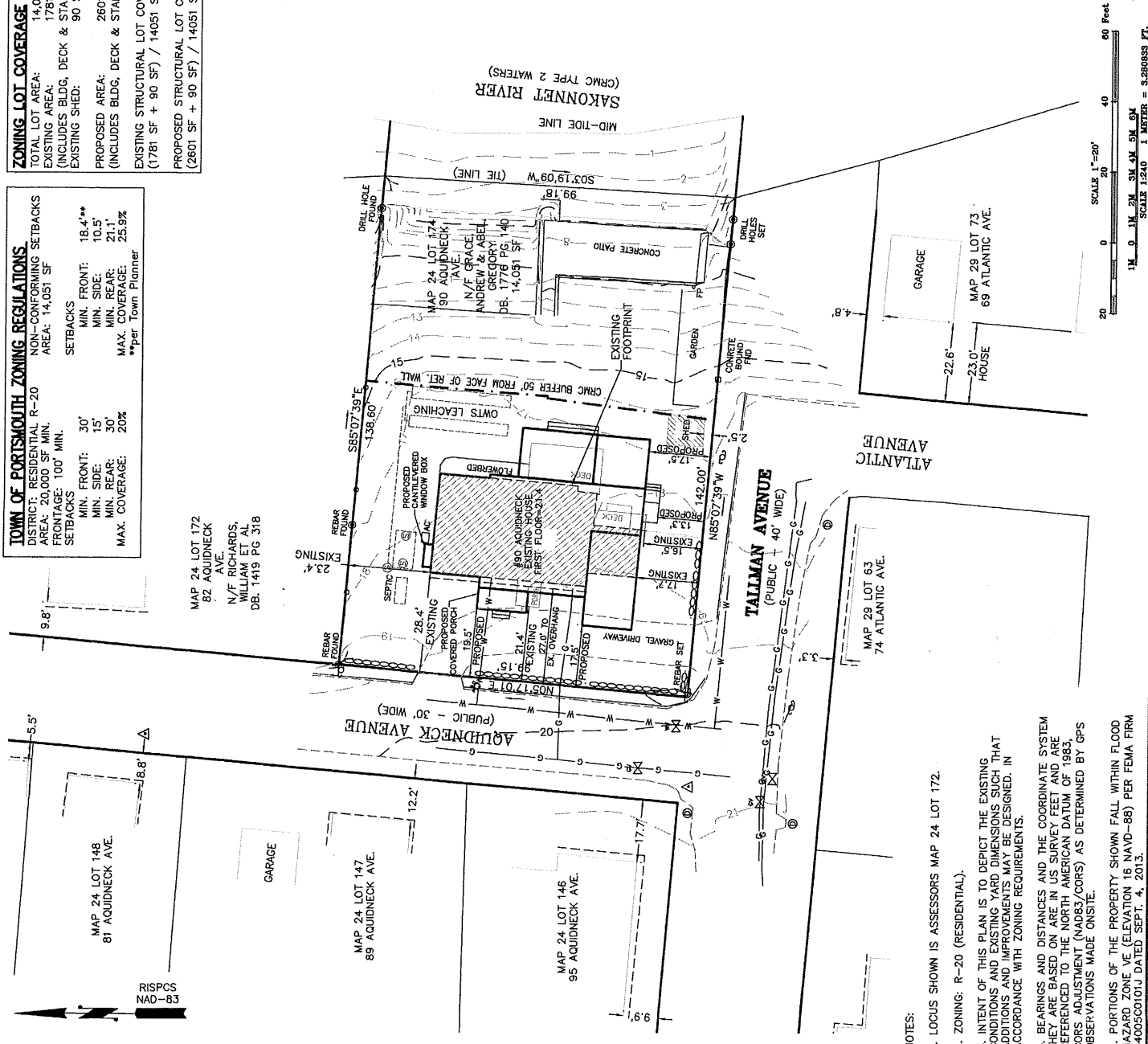
CHECKED: TC
 PROJECT NO. 2022-242

SCALE: 1" = 20'
 DATE: 09/30/24
 DRAWN: AB
 DESIGN: TC

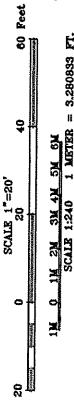
Mount Hope ENGINEERING
 CIVIL/ENVIRONMENTAL SERVICES
 Post Office Box 943
 Portsmouth, Rhode Island 02871
 (401) 683-1934/(508) 379-1234

TODD CHAPLIN
 REGISTERED PROFESSIONAL ENGINEER

SHEET NO. 1 OF 1



- NOTES:**
- LOCUS SHOWN IS ASSESSORS MAP 24 LOT 172.
 - ZONING: R-20 (RESIDENTIAL).
 - INTENT OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS AND EXISTING YARD DIMENSIONS SUCH THAT ADDITIONS AND IMPROVEMENTS MAY BE DESIGNED IN ACCORDANCE WITH ZONING REQUIREMENTS.
 - BEARINGS AND DISTANCES AND THE COORDINATE SYSTEM THEY ARE BASED ON ARE IN US SURVEY FEET AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983. CORS ADJUSTMENT (NAD83/CORS) AS DETERMINED BY GPS OBSERVATIONS MADE ON SITE.
 - PORTIONS OF THE PROPERTY SHOWN FALL WITHIN FLOOD HAZARD ZONE VE (ELEVATION 16 NAVD-88) PER FEMA FIRM 440050101J DATED SEPT. 4, 2013.





200 feet Abutters List Report

Portsmouth, RI
October 25, 2024

Subject Property:

Parcel Number: 24-174
CAMA Number: 24-174
Property Address: 90 AQUIDNECK AVE

Mailing Address: GRACE ANDREW & ABEL GREGORY
66 DUNSTER RD
BOSTON, MA 02130-2704

Abutters:

Parcel Number: 24-142
CAMA Number: 24-142
Property Address: 70 NARRAGANSETT AVE

Mailing Address: O'CONNOR ROBERT J & O'CONNOR
KATHERINE H LEINSTER
382 PARK AVE
KEENE, NH 03431-1557

Parcel Number: 24-143
CAMA Number: 24-143
Property Address: 78 NARRAGANSETT AVE

Mailing Address: RIVERS RALPH L
78 NARRAGANSETT AVE
PORTSMOUTH, RI 02871

Parcel Number: 24-144
CAMA Number: 24-144
Property Address: 86 NARRAGANSETT AVE

Mailing Address: BRITTO KELLY L
86 NARRAGANSETT AVE
PORTSMOUTH, RI 02871-4314

Parcel Number: 24-145
CAMA Number: 24-145
Property Address: 115 TALLMAN AVE

Mailing Address: BERWIND ANITA
115 TALLMAN AVE
PORTSMOUTH, RI 02871-4340

Parcel Number: 24-146
CAMA Number: 24-146
Property Address: 95 AQUIDNECK AVE

Mailing Address: BARRETT ELIZABETH A
95 AQUIDNECK AVE
PORTSMOUTH, RI 02871-4303

Parcel Number: 24-147
CAMA Number: 24-147
Property Address: 89 AQUIDNECK AVE

Mailing Address: MINESE DAVID J & LAURA A
89 AQUIDNECK AVE
PORTSMOUTH, RI 02871

Parcel Number: 24-148
CAMA Number: 24-148
Property Address: 81 AQUIDNECK AVE

Mailing Address: ALLAN LORI M & BLAKE A
81 AQUIDNECK AVE
PORTSMOUTH, RI 02871-4303

Parcel Number: 24-149
CAMA Number: 24-149
Property Address: 79 AQUIDNECK AVE

Mailing Address: HANDREN LAWRENCE G & ALLISON M
79 AQUIDNECK AVE
PORTSMOUTH, RI 02871-4303

Parcel Number: 24-150
CAMA Number: 24-150
Property Address: 71 AQUIDNECK AVE

Mailing Address: ZINGONI RONALD & PATRICIA A &
PETER
116 TALLMAN AVE
PORTSMOUTH, RI 02871-4337

Parcel Number: 24-171
CAMA Number: 24-171
Property Address: 76 AQUIDNECK AVE

Mailing Address: HAYDEN MARCELLA L - LIFE ESTATE
HAYDEN BRENDEN J JR
76 AQUIDNECK AVE
PORTSMOUTH, RI 02871



www.cai-tech.com

10/25/2024

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Page 1 of 2



200 feet Abutters List Report

Portsmouth, RI
October 25, 2024

Parcel Number: 24-172
CAMA Number: 24-172
Property Address: 82 AQUIDNECK AVE

Mailing Address: RICHARDS WILLIAM A & DONNA P
TRUSTEES
82 AQUIDNECK AVE
PORTSMOUTH, RI 02871-4304

Parcel Number: 29-61
CAMA Number: 29-61
Property Address: 62 ATLANTIC AVE

Mailing Address: RINGUEST JEFFREY L & JANET R
TRUSTEE
11 MAPLE ST
MEDFIELD, MA 02052-2442

Parcel Number: 29-62
CAMA Number: 29-62
Property Address: 66 ATLANTIC AVE

Mailing Address: BORGES CARLOS & JUNE L
66 ATLANTIC AVE
PORTSMOUTH, RI 02871-4306

Parcel Number: 29-63
CAMA Number: 29-63
Property Address: 74 ATLANTIC AVE

Mailing Address: DESANTIS JOSHUA A & LAUREN C
74 ATLANTIC AVE
PORTSMOUTH, RI 02871-4306

Parcel Number: 29-64
CAMA Number: 29-64
Property Address: 120 TALLMAN AVE

Mailing Address: RITCHIE STEPHEN
120 TALLMAN AVE
PORTSMOUTH, RI 02871-4337

Parcel Number: 29-65
CAMA Number: 29-65
Property Address: 116 TALLMAN AVE

Mailing Address: PATRON Z LLC
3 SADDLE RIDGE RD
NEWTOWN, CT 06470

Parcel Number: 29-72
CAMA Number: 29-72
Property Address: 53 TALLMAN AVE

Mailing Address: PORTSMOUTH SCHOOL
HATHAWAY SCHOOL
PORTSMOUTH, RI 02871

Parcel Number: 29-73
CAMA Number: 29-73
Property Address: 69 ATLANTIC AVE

Mailing Address: RUDICUS WALTER J
74 LAWLEY ST
BOSTON, MA 02122-3663

Parcel Number: 29-74
CAMA Number: 29-74
Property Address: 61 ATLANTIC AVE

Mailing Address: EJC REALTY LLC
51 PEGGY LN
PORTSMOUTH, RI 02871-4046

Parcel Number: 29-75
CAMA Number: 29-75
Property Address: 57 ATLANTIC AVE

Mailing Address: ROMAN BETH M
48 PEACEFUL WAY
PORTSMOUTH, RI 02871-2268



www.cai-tech.com

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90 AQUIDNECK AVE

Location 90 AQUIDNECK AVE

Mblu 24/ 174/ / /

Acct#

Owner GRACE ANDREW &

Assessment \$630,900

Appraisal \$630,900

PID 2359

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$125,300	\$505,600	\$630,900

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$125,300	\$505,600	\$630,900

Owner of Record

Owner GRACE ANDREW &
Co-Owner ABEL GREGORY
Address 66 DUNSTER RD
 BOSTON, MA 02130-2704

Sale Price \$335,000
Certificate
Book & Page 1776-140/0
Sale Date 10/13/2016
Instrument 10

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GRACE ANDREW &	\$335,000		1776-140/0	10	10/13/2016
ELLIS JOHN H & ELLIS EDWARD F &	\$0		1-1/0		12/08/2001
ELLIS DOROTHY M- LIFE ESTATE	\$0		265-144/0		02/25/1991
ELLIS DOROTHY M	\$0		/0		07/29/1987
ELLIS JOHN J JR & DOROTHY M	\$0		42-8/0		06/18/1948

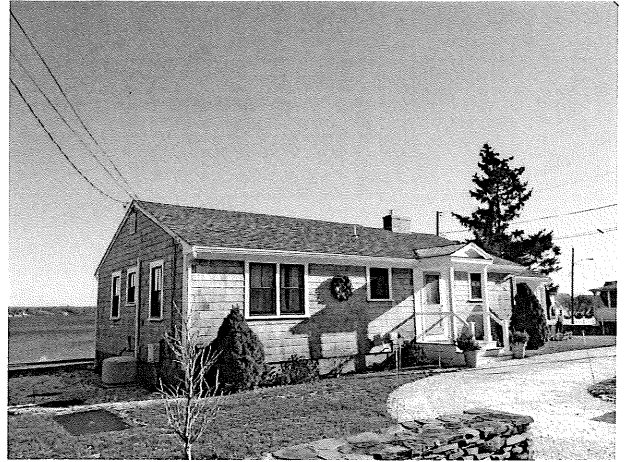
Building Information

Building 1 : Section 1

Year Built: 1960

Living Area: 1,194
Replacement Cost: \$287,606
Building Percent Good: 43
Replacement Cost
Less Depreciation: \$123,700

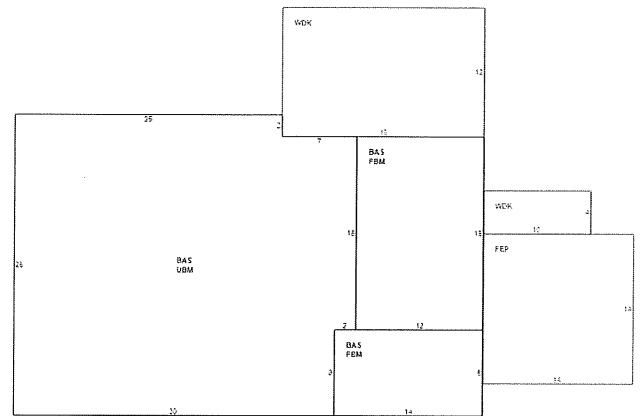
Building Photo



(https://images.vgsi.com/photos/PortsmouthRIPhotos/\A0015\P1090763_15)

Building Attributes	
Field	Description
Style:	Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5 Rooms
Bath Style:	Average
Kitchen Style:	Old Style
Num Kitchens	01
Cndtn	
X KITCHEN	
FPL	
FPO	
FPG	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrflid 706	

Building Layout



(ParcelSketch.ashx?pid=2359&bid=2359)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,194	1,194	
FBM	Basement, Finished	328	0	
FEP	Porch, Enclosed, Finished	196	0	
UBM	Basement, Unfinished	866	0	
WDK	Deck, Wood	268	0	
		2,852	1,194	

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 1013
Description SFR-WATERF MDL-01
Zone R20
Neighborhood 0075
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.32
Frontage 0
Depth 0
Assessed Value \$505,600
Appraised Value \$505,600

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	PATIO-AVG			560.00 S.F.	\$1,000	1
SHD1	SHED FRAME			80.00 S.F.	\$600	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$125,300	\$505,600	\$630,900
2022	\$91,800	\$427,200	\$519,000
2021	\$91,800	\$427,200	\$519,000
2020	\$91,800	\$427,200	\$519,000

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$125,300	\$505,600	\$630,900
2022	\$91,800	\$427,200	\$519,000
2021	\$91,800	\$427,200	\$519,000
2020	\$91,800	\$427,200	\$519,000

STATE OF RHODE ISLAND
NEWPORT, SC.

90 Aquidneck Avenue
Portsmouth, RI

PORTSMOUTH ZONING BOARD

AFFIDAVIT OF MAILING

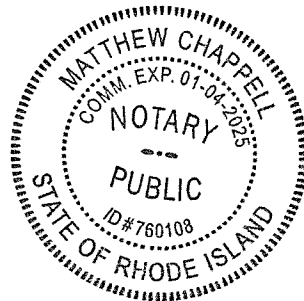
I, Emily M. Chappell, under pains and penalties of perjury hereby certify that I mailed the attached notice of hearing on the 4th day of October, 2024 to the attached list of abutters.

Sworn and attested to:


Emily M. Chappell

STATE OF RHODE ISLAND
COUNTY OF NEWPORT

In Portsmouth, on the 4th day of November, 2024, then personally appeared the above-named Emily Chappell, to me known and known by me to be the party executing the foregoing instrument. And he/she acknowledged the said instrument by his/her executed to be his/her free act and deed.





NOTARY PUBLIC

My Commission Expires: 1-4-2025



200 feet Abutters List Report

Portsmouth, RI
October 25, 2024

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BOSTON, MA 02130-2704

Abutters:

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Mailing Address: O'CONNOR ROBERT J & O'CONNOR
KATHERINE H LEINSTER
382 PARK AVE
KEENE, NH 03431-1557 ✓

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CAMA Number: 24-143
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Mailing Address: RIVERS RALPH L
78 NARRAGANSETT AVE
PORTSMOUTH, RI 02871 ✓

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86 NARRAGANSETT AVE
PORTSMOUTH, RI 02871-4314 ✓

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Mailing Address: BERWIND ANITA
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PORTSMOUTH, RI 02871-4340 ✓

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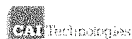
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PORTSMOUTH, RI 02871-4303 ✓

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CAMA Number: 24-150
Property Address: 71 AQUIDNECK AVE

Mailing Address: ZINGONI RONALD & PATRICIA A &
PETER
116 TALLMAN AVE
PORTSMOUTH, RI 02871-4337 ✓

Parcel Number: 24-171
CAMA Number: 24-171
Property Address: 76 AQUIDNECK AVE

Mailing Address: HAYDEN MARCELLA L - LIFE ESTATE
HAYDEN BRENDEN J JR
76 AQUIDNECK AVE
PORTSMOUTH, RI 02871 ✓



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200 feet Abutters List Report

Portsmouth, RI
October 25, 2024

Parcel Number: 24-172
CAMA Number: 24-172
Property Address: 82 AQUIDNECK AVE

Mailing Address: RICHARDS WILLIAM A & DONNA P
TRUSTEES
82 AQUIDNECK AVE
PORTSMOUTH, RI 02871-4304 ✓

Parcel Number: 29-61
CAMA Number: 29-61
Property Address: 62 ATLANTIC AVE

Mailing Address: RINGUEST JEFFREY L & JANET R
TRUSTEE
11 MAPLE ST
MEDFIELD, MA 02052-2442 ✓

Parcel Number: 29-62
CAMA Number: 29-62
Property Address: 66 ATLANTIC AVE

Mailing Address: BORGES CARLOS & JUNE L
66 ATLANTIC AVE
PORTSMOUTH, RI 02871-4306 ✓

Parcel Number: 29-63
CAMA Number: 29-63
Property Address: 74 ATLANTIC AVE

Mailing Address: DESANTIS JOSHUA A & LAUREN C
74 ATLANTIC AVE
PORTSMOUTH, RI 02871-4306 ✓

Parcel Number: 29-64
CAMA Number: 29-64
Property Address: 120 TALLMAN AVE

Mailing Address: RITCHIE STEPHEN
120 TALLMAN AVE
PORTSMOUTH, RI 02871-4337 ✓

Parcel Number: 29-65
CAMA Number: 29-65
Property Address: 116 TALLMAN AVE

Mailing Address: PATRON Z LLC
3 SADDLE RIDGE RD
NEWTOWN, CT 06470 ✓

Parcel Number: 29-72
CAMA Number: 29-72
Property Address: 53 TALLMAN AVE

Mailing Address: PORTSMOUTH SCHOOL
HATHAWAY SCHOOL
PORTSMOUTH, RI 02871 ✓

Parcel Number: 29-73
CAMA Number: 29-73
Property Address: 69 ATLANTIC AVE

Mailing Address: RUDICUS WALTER J
74 LAWLEY ST
BOSTON, MA 02122-3663 ✓

Parcel Number: 29-74
CAMA Number: 29-74
Property Address: 61 ATLANTIC AVE

Mailing Address: EJC REALTY LLC
51 PEGGY LN
PORTSMOUTH, RI 02871-4046 ✓

Parcel Number: 29-75
CAMA Number: 29-75
Property Address: 57 ATLANTIC AVE

Mailing Address: ROMAN BETH M
48 PEACEFUL WAY
PORTSMOUTH, RI 02871-2268 ✓



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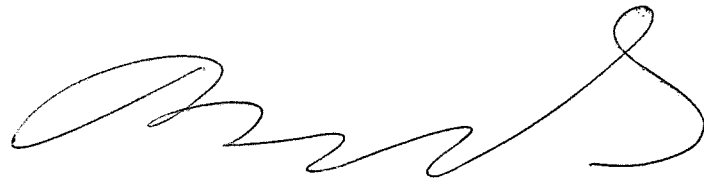
12 November 2024

To Whom It May Concern:

My wife ~~and~~ Donna Richards, and I,
residents at 82 Aqueduct Ave, Portsmouth,
RI 02876, have no objections to

the Variances proposed for property
of Andrew Grace + Gregory Abel at
90 Aqueduct Ave, Portsmouth RI.

We are unable to attend the Zoning
Board meeting on 21 Nov 2024. We can
be reached at 401-683-6269



WILLIAM A. RICHARDS