

East Providence Zoning Board of Review

Use 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 _____

1. LOCATION OF PROPERTY 1002 Pawtucket Avenue AVENUE/STREET
MAP 502 BLOCK 10 PARCEL 001.00 ZONING DISTRICT Residential 4

2. OWNER SFD Holdings, LLC
ADDRESS 1002 Pawtucket Avenue, Rumford, RI 02916
DATE OF PURCHASE January 1, 2017
PROPOSED LESSEE/PURCHASER _____
ADDRESS N/A
ATTORNEY Anthony DeSisto Law Associates, LLC
ADDRESS 450 Veterans Memorial Parkway, Suite 103, East Providence, RI 02914
REPRESENTING SFD Holdings, LLC

3. DIMENSIONS OF SITE Approx. 128' Approx. 100 26' Approx. 13,717 Square Feet
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

	Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1)	Residence/Accessory Dental Office	Approx. 26.3'	Approx. 2,460 Square Feet	Wood Frame
(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)	Dental Office/ Accessory Residence	Approx. 26.3'	1.5	Yes	Approx. 2,460 Square Feet	Wood Frame
(2)	_____	_____	_____	_____	_____	_____
(3)	_____	_____	_____	_____	_____	_____

(Over)



PRINTED ON RECYCLED PAPER

5. THIS VARIANCE APPLICATION RELATES TO:

Principal Building (s) Accessory Building Land

CHECK ONE OR MORE:

Use Extension of Nonconforming Use
 Change Nonconforming Use Other-Please Specify _____

6. IF CHANGE OF NONCONFORMING USE, WHAT IS EXISTING USE?

7. LIST EACH APPLICABLE SECTION OF THE ZONING ORDINANCE FOR WHICH VARIANCE IS SOUGHT PLUS A BRIEF DESCRIPTION OF THE NATURE OF THE VARIANCES:


SECTION NUMBER	DESCRIPTION VARIANCE
Sec 19-98	Use Schedule
_____	_____
_____	_____
_____	_____

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

In 1972, the City approved the mixed use of 1002 Pawtucket Ave ("Property") The City permitted a residential use with a customary home occupation
The permitted customary home occupation was a dental office, specifically Shaghalian Family Dental Applicant is requesting a use variance to make the
dental office the primary use of the Property

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 12/5/24
ATTORNEY FOR THE APPLICANT DATE _____

Agent/Attorney _____ Address _____

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	Bl. Pg.

PHONE NUMBER: 401-421-0170

LOCATION OF PROPERTY 1002 Pawtucket Avenue AVENUE/STREET

MAP 502 BLOCK 10 PARCEL 001.00 ZONING DISTRICT Residential 4

2. OWNER SFD Holdings, LLC
 ADDRESS 1002 Pawtucket Avenue, Rumford, RI 02916
 DATE OF PURCHASE January J, 2017
 PROPOSED LESSEE/PURCHASER _____
 ADDRESS N/A
 ATTORNEY Anthony DeSisto Law Associates, LLC
 ADDRESS 450 Veterans Memorial Parkway, Suite 103, East Providence, RI 02914
 REPRESENTING SFD Holdings, LLC

3. DIMENSIONS OF SITE Approx. 128' Approx. 100.26' Approx. 13,717 Square Feet
 Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

	Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1)	Residence/Accessory Dental Office	Approx. 26.3'	Approx. 2,460 Square Feet	Wood Frame
(2)				
(3)				

4. LIST OF PROPOSED CONSTRUCTION AND USES:

	Use	Height	No. of Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family No. of Text Bedrooms/Unit	Type of Construction
(1)	Dental Office/ Accessory Residence	Approx. 26.3'	1.5	Yes	Approx. 2,460 Square Feet		Wood Frame
(2)							
(3)							

(Over)

5. THIS VARIANCE APPLICATION RELATES TO:

- Principal Building (s)
- Accessory Building
- Lot Area

CHECK ONE OR MORE:

- Setback Requirement
- Lot/Building Coverage
- Landscaping
- Amount Parking or Loading
- Location/Dimensions of Parking or Loading
- Extension of Nonconforming Structure
- Number of Dwelling Units
- Floor Area
- Height
- Signs/Billboards
- Other: _____

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
19-284 (a)(11)	Parking Requirements

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
19-284(a)(11)	8	0

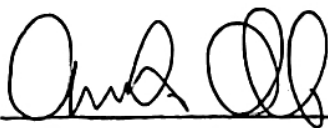
8. DESCRIBE THE UNIQUE CHARACTERISTICS OR OTHER PECULIARITIES OF THE PROPERTY WHICH CREATE HARDSHIP.

In 1972, the City approved the mixed use of 1002 Pawtucket Ave. Parking was considered in that approval.

Making the primary use a dental office will require additional parking under the ordinance.

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 12/5/24

ATTORNEY FOR THE APPLICANTS DATE _____

Attachment A

-

Abutter's List

PROVIDENCE & WORCESTER
200 MERIDIAN CENTRE BLVD
ROCHESTER
NY
14618

SOUSA, JOAN A
151 CATLIN AVE
RUMFORD
RI
02916

SFD HOLDINGS LLC
1002 PAWTUCKET AVE
RUMFORD
RI
02916

PRIMMER, RICHARD J &
140 DON AVE
RUMFORD
RI
02916

HARPER, ANNE M
1019 PAWTUCKET AVE
RUMFORD
RI
02916

BOMBA, PRINCESS &
146 DON AVE
RUMFORD
RI
02916

LEATHER, EDMUND R
137 CATLIN AVE
RUMFORD
RI
02916

SINISCALCHI, JANE C-TR &
1001 PAWTUCKET AVE
RUMFORD
RI
02916

GILBANE, JULIE S
143 CATLIN AVE
RUMFORD
RI
02916

TORRES, IRVIN
177 DON AVE
RUMFORD
RI
02916

BUZZI, ERIC JAMES
155 DON AVE
RUMFORD
RI
02916

DOLIVEIRA, ERIC J
19 WESTWOOD RD
LINCOLN
RI
02865

MCGOWAN, CLIFFORD H JR
11 BOWEN ST
RUMFORD
RI
02916

PUHACZ, JOHN P &
27 WEEDEN AVE
RUMFORD
RI
02916

GAUSLAND, KRISTINE A-TR &
194 DON AVE
RUMFORD
RI
02916

RESENDES, VIRGINIO S &
2 WEEDEN AVE
RUMFORD
RI
02916

NADEAU, MICHAEL &
181 DON AVE
RUMFORD
RI
02916

BLACKWELL, R KEITH
990 PAWTUCKET AVENUE
RUMFORD
RI
02916

ALBANESE, ARIANA &
12 WEEDEN AVE
RUMFORD
RI
02916

KIZIRIAN, THOMAS A &
20 WEEDEN AVE
RUMFORD
RI
02916

GOVEY, PAUL D &
187 DON AVE
RUMFORD
RI
02916

COELHO, ANNE M &
179 DON AVE
RUMFORD
RI
02916

ODELL, CLINTON E &
453 PAWTUCKET AVE
RUMFORD
RI
02916

LONAEUS, CHARLES &
8 WEEDEN AVE
RUMFORD
RI
02916

STEERS, DEBRA ANN &
24 WEEDEN AVE
RUMFORD
RI
02916

PROVIDENCE &
200 MERIDIAN CENTRE BLVD
ROCHESTER
NY
14618

1102 Pawtucket Avenue - Additional Abutter Information

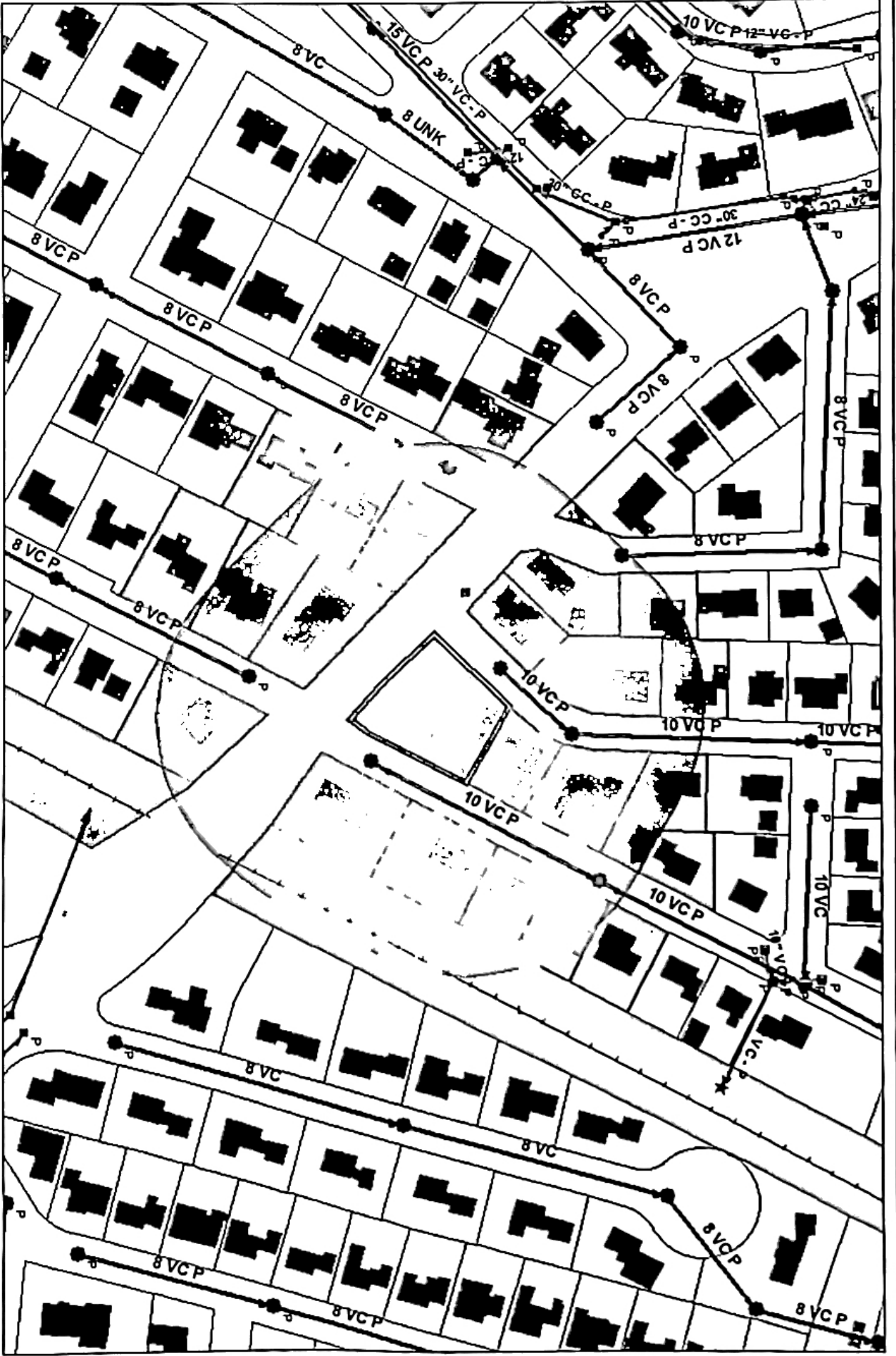
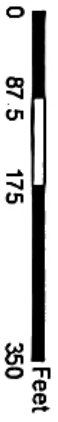
Parcel ID	Address	Owner Name	Address	Owner Name	Address	City	Zip
502-08-018-00	0 ZZ P & W RAILROAD FRONT O	PROVIDENCE & WORCESTER	RAILROAD COMPANY				
403-13-005-00	151 CATTUN AVE	BOUSA, JOHN A	151 CATTUN AVE			ROCHESTER NY	14618
502-10-001-00	1002 PAWTUCKET AVE	SFD HOLDINGS LLC	1002 PAWTUCKET AVE			RAIFORD NY	2916
403-13-002-00	140 DON AVE	PRIMMER, RICHARD J &	140 DON AVE			RAIFORD NY	2916
403-18-001-00	1018 PAWTUCKET AVE	HAPPER, ANNE M	1018 PAWTUCKET AVE			RAIFORD NY	2916
403-13-003-00	148 DON AVE	BOUBA, PRINCESS &	148 DON AVE			RAIFORD NY	2916
403-13-007-00	137 CATTUN AVE	LEATHER, EDWARD R	137 CATTUN AVE			RAIFORD NY	2916
403-13-004-00	1001 PAWTUCKET AVE	SANCALCHI, JANE C-TR &	1001 PAWTUCKET AVE			RAIFORD NY	2916
403-13-006-00	143 CATTUN AVE	GALBANE, JULIE S	143 CATTUN AVE			RAIFORD NY	2916
502-08-014-00	177 DON AVE	TORRES, IRVIN	177 DON AVE			RAIFORD NY	2916
502-08-015-00	155 DON AVE	BUZZI, ERIC JAMES	155 DON AVE			RAIFORD NY	2916
402-18-004-00	880 PAWTUCKET AVE	DOUGHERTY, ERIC J	19 WESTWOOD RD			LINCOLN NY	2865
402-15-013-00	11 BOWEN ST	MCGOWAN, CLIFFORD H JR	11 BOWEN ST			RAIFORD NY	2916
502-10-007-00	27 WEEDEN AVE	PLAWCZ, JOHN P &	27 WEEDEN AVE			RAIFORD NY	2916
502-10-004-00	194 DON AVE	GAUSLAND, KRISTINE A-TR &	194 DON AVE			RAIFORD NY	2916
502-08-012-00	2 WEEDEN AVE	RESNORES, VIRGAND S &	2 WEEDEN AVE			RAIFORD NY	2916
502-08-011-00	181 DON AVE	NADEAU, MICHAEL &	181 DON AVE			RAIFORD NY	2916
402-15-014-00	990 PAWTUCKET AVE	BLACKWELL, R KETH	990 PAWTUCKET AVENUE			RAIFORD NY	2916
502-10-003-00	12 WEEDEN AVE	ALBANESE, ANNA &	12 WEEDEN AVE			RAIFORD NY	2916
402-15-018-00	20 WEEDEN AVE	KIDRIAN, THOMAS A &	20 WEEDEN AVE			RAIFORD NY	2916
502-08-011-00	187 DON AVE	GOWEY, PAUL D &	187 DON AVE			RAIFORD NY	2916
502-08-013-00	179 DON AVE	COELUO, ANNE M &	179 DON AVE			RAIFORD NY	2916
403-12-005-00	453 PAWTUCKET AVE	ONELL, CLINTON E &	453 PAWTUCKET AVE			RAIFORD NY	2916
502-10-002-00	8 WEEDEN AVE	LOWMEYER, CHARLES &	8 WEEDEN AVE			RAIFORD NY	2916
402-15-017-00	24 WEEDEN AVE	STEESS, DEBRA ANN &	24 WEEDEN AVE			RAIFORD NY	2916
403-18-008-00	0 ZZ RAILROAD	PROVIDENCE &	200 MERRIMAN CENTER BLVD SUITE 300			ROCHESTER NY	14618

Attachment B

-

Location Radius Map

1002 Pawtucket Avenue - SFD Holdings, LLC - Use Variance Application



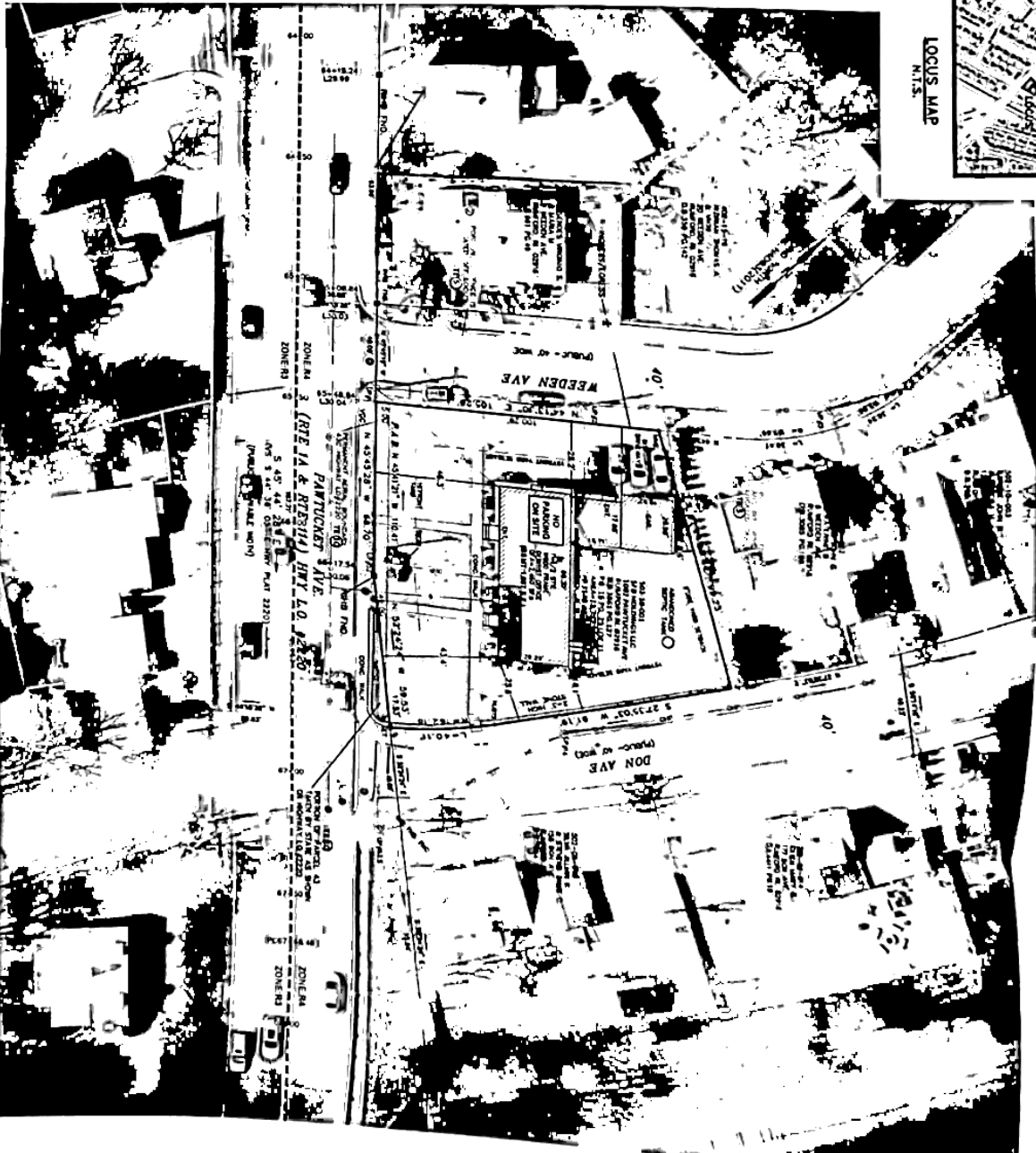
Attachment C

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Site Plans



LOCUS MAP
N.T.S.



PROVISIONAL SUBMITTAL			
AT THE BOARD'S OPTION			
SUBJECT: SHAGHALIAN FAMILY DENTAL			
DATE	REVISION	BY	DATE

DESCRIPTION	STATUS	PROCESSED

GENERAL NOTES:

- The subject parcel is located in Zone RB.
- The subject parcel is located in Zone RB.
- The subject parcel is located in Zone RB.
- The subject parcel is located in Zone RB.
- The subject parcel is located in Zone RB.
- The subject parcel is located in Zone RB.
- The subject parcel is located in Zone RB.
- The subject parcel is located in Zone RB.
- The subject parcel is located in Zone RB.
- The subject parcel is located in Zone RB.

SURVEY REFERENCE:

1. Survey of the property and adjacent lots as shown on the attached site plan and zoning map.

2. Survey of the property and adjacent lots as shown on the attached site plan and zoning map.

3. Survey of the property and adjacent lots as shown on the attached site plan and zoning map.

4. Survey of the property and adjacent lots as shown on the attached site plan and zoning map.

5. Survey of the property and adjacent lots as shown on the attached site plan and zoning map.

6. Survey of the property and adjacent lots as shown on the attached site plan and zoning map.

7. Survey of the property and adjacent lots as shown on the attached site plan and zoning map.

8. Survey of the property and adjacent lots as shown on the attached site plan and zoning map.

9. Survey of the property and adjacent lots as shown on the attached site plan and zoning map.

10. Survey of the property and adjacent lots as shown on the attached site plan and zoning map.



1

1 OF 1 SHEETS

DATE: NOVEMBER, 2013

APPROVED: S.M.

CHECKED BY: S.M.

DRAWN BY: K.V.V.

SCALE: AS SHOWN

JOB NO. 11111111

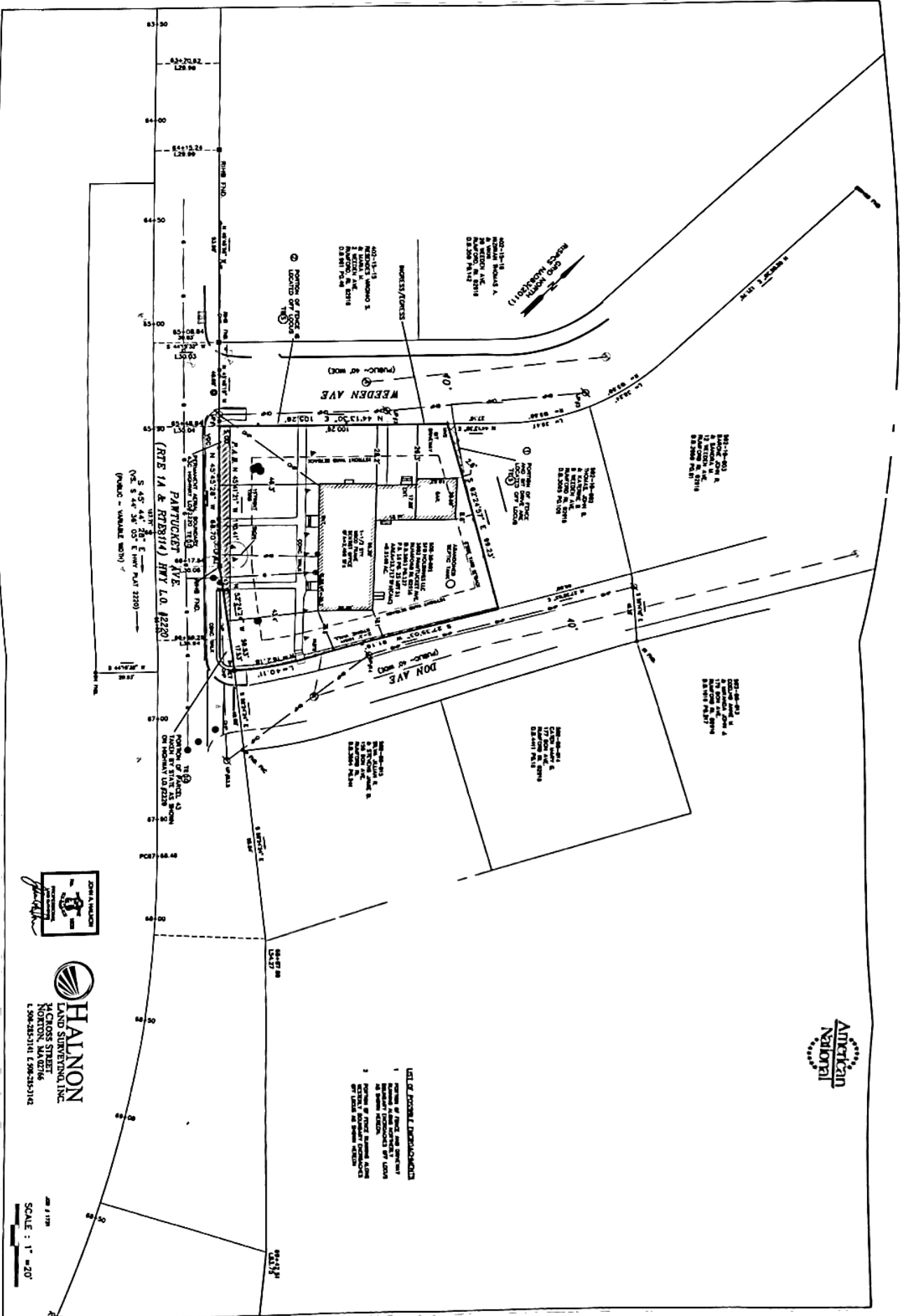
PROJECT NO. 11111111

GAROFALO

GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

45 CORLISS STREET
P.O. BOX 6145
PROVIDENCE, RI 02948
TEL. 401-273-4000

ZONING SITE PLAN
FOR
SHAGHALIAN FAMILY DENTAL
RETAINED AT
1002 PAWTUCKET AVENUE
EAST PROVIDENCE, RI
PREPARED FOR
SFD HOLDINGS, LLC



401-11-11
 RESIDENT: JAMES S.
 2 WEDDEN AVE
 DON AVE
 DON AVE
 DON AVE

401-11-12
 RESIDENT: JAMES S.
 2 WEDDEN AVE
 DON AVE
 DON AVE

401-11-03
 RESIDENT: JAMES S.
 2 WEDDEN AVE
 DON AVE
 DON AVE

401-11-04
 RESIDENT: JAMES S.
 2 WEDDEN AVE
 DON AVE
 DON AVE

- LIST OF SYMBOLS & ABBREVIATIONS**
1. PORTION OF PLOT 8 AND 9
 2. PORTION OF PLOT 13
 3. PORTION OF PLOT 14



HALNON
 LAND SURVEYING, INC.
 10 CROSS STREET
 NORFOLK, VA 23516
 T. 508-253-3141 F. 508-253-3142

SCALE: 1" = 20'
 DATE: 1/17/20



CITY OF EAST PROVIDENCE

Department of Planning & Urban Development

MEMORANDUM

March 16, 1972

TO:

Zoning Board of Review

FROM:

Department of Planning
and Urban Development

SUBJECT:

Requests for Variance to
be Heard on March 22, 1972

This Department has reviewed subject requests and wishes to make the following comments and recommendations:

1. Request of Michael Healy for variance to permit a change in a non-conforming use on Lot 136, Assessor's Plat 18, located at 325 Massachusetts Avenue in a Residential 4 district.
 - A. The petitioner proposes to change the use of the premises from an interior decorating business to a manufacturing operation. The structure is located in a residential district which does not permit either operation. The existing structure covers over 85 percent of the lot area which is far in excess of the maximum percent of coverage allowed for the district which is 30 percent. There is consequently no room for required off street parking and loading and none is proposed to be provided. The City Traffic Engineer should be consulted regarding this situation, and the City Engineer should be consulted regarding the method of sewage disposal.
 - B. Variance is requested from Section 32-8, the Use Schedule; Section 32-12 (g), regulating change of a non-conforming use; and Section 32-14, regulating off street parking. No variance is requested from Section 32-15, regulating off street loading and unloading, and there is no provision for same on subject property.
 - C. Section 32-12 (g) should be consulted regarding requirements for change of a non-conforming use. Regarding this subsection, this Department submits that the proposed use will be more intensive and will not meet the requirements that the proposed use "have a lesser desirable impact upon the surrounding area than the preceding non-conforming use." The City Solicitor should be consulted regarding the requirements for hardship in this case.
 - D. For the above reasons and since the proposed use will increase the potential undesirable impact on this residential area, since the proposed use will not cause an improvement and will detract further from the present undesirable situation, since it will cause a decrease in the stability of the residential environment, and since off street parking is not provided, it is recommended that this petition be denied.

2. Request of Carl and Adelheid Cometta for variance to permit construction of a swimming pool and accessory structure within the required front yard on Lot 101, Assessor's Plat 50, located at 132 Howland Avenue in a Residential 3 district.
 - A. The lot in question is situated on the corner of Howland and Bradford Avenues and contains 7,500 square feet of land area. A 20 foot front yard is required in a Residential 3 district. The petitioner proposes to locate an addition to an existing garage which would extend to six feet of the property line abutting Bradford Avenue. A swimming pool is also proposed to be located within six feet of subject line. An existing fence is located along Bradford Avenue which will effectively screen the swimming pool from the street.
 - B. This Department questions the necessity of constructing the proposed garage addition within six feet of the property line in terms of the requirements for hardship and is concerned about the proximity of this construction to the street intersection, and the appearance of same in terms of the setback of neighboring properties. The petitioner cites the location of ledge as an alleged hardship which makes necessary the location of the swimming pool as proposed.
 - C. Therefore, this Department does not object to the granting of the request for the proposed swimming pool provided abutting property owners do not object, provided hardship is demonstrated according to requirements of the Zoning Ordinance, and provided the actual location of the pool be stipulated to conform as close as possible to the front yard setback of the Ordinance. However, this Department questions the necessity and practicality of constructing the garage addition as proposed.
3. Request of Wayne Benson for variance to permit conversion to a two-family dwelling on Lots 28 and 29, Assessor's Plat 60, located at 17 Somerset Avenue in a Residential 3 district.
 - A. The petitioner requests variance from Section 32-8 of the Zoning Ordinance which permits a two-family dwelling in a Residential 3 district if located on a lot containing at least 50 percent more land area than required for a one-family dwelling. In this case 11,250 square feet would be required for a two-family dwelling. The site in question contains 10,000 square feet. The existence of hardship is questioned since the petitioner presently enjoys reasonable use of the premises, and since hardship should be related to the land or structure in question. In this regard, it is noted also that the petitioner has owned the property for only four months.
 - B. Provided hardship is demonstrated, provided the proposed alterations conform with the City's Minimum Property Standards Ordinance, and provided all other requirements of the Zoning Ordinance are met, this Department does not object to the granting of this request.

4. Request of Sarkis and Mary Shagalian for a variance to permit extension of a professional office on Lot 63, Assessor's Plat 69, located at 1002 Pawtucket Avenue in a Residential 4 district.
 - A. The petitioner proposes to enlarge an existing dental office by constructing a 10' x 26' addition. Variance is requested from Section 32-21 (a) (7) which requires that an Accessory Use, which is the subject of this petition, contain not more than 250 square feet of floor area, and provides that "...not more than one other person is regularly employed therein..." The petitioner also requests variance from Section 32-9 (d) to permit parking in the required front yard, and Section 32-14 regarding off street parking.
 - B. The proposed parking arrangement is inadequate in number and unacceptable in layout since two of the four spaces provided will block access to the remaining two spaces. The City Traffic Engineer should be consulted regarding this problem.
 - C. In order to qualify as an Accessory Use, the amount of floor area devoted to such use is limited to 250 square feet. The existing space used for a dental office, which contains approximately 460 square feet, exceeds this maximum and makes the existing office use of the premises non-conforming. The proposed addition will add approximately 260 square feet to that figure and will greatly increase the non-conforming status. Section 32-12 of the Zoning Ordinance prohibits the extension of a non-conforming use. Variance is not requested from this Section.
 - D. It is noted that the land in question is located in a stable and well maintained residential area. The granting of this request will result in a permanent arrangement for semi-commercial use of this premises, which will detract from the stability of the residential area. The request does not conform with the intent of the Ordinance that such uses be Accessory in nature since the extent of the proposed professional office use will be considerably expanded. Of concern also is the application of this petition to requirements for hardship, the number of persons to be employed therein, and the lack of adequate off street parking including its possible effect on the surrounding residential area and on street parking. Therefore, it is recommended that this petition be denied.
5. Request of Herman and Evelyn Gianlorenzo for variance to permit division of a parcel creating a non-conforming two-family dwelling on Lots 232, 233, and 234, Assessor's Plat 37, located at 159 - 161 Pavilion Avenue in a Residential 4 district.
 - A. The petitioner proposes to divide three existing lots into two parcels. One parcel would contain a two-family dwelling on 7,000 square feet, and the other parcel would be a separate lot containing 5,000 square feet. The minimum lot requirement in a Residential 4 district is 5,000 square feet; however, a two-family dwelling requires 7,500 square feet in this district. Parcel A containing a two-family dwelling would be 500 square feet below the minimum requirement for

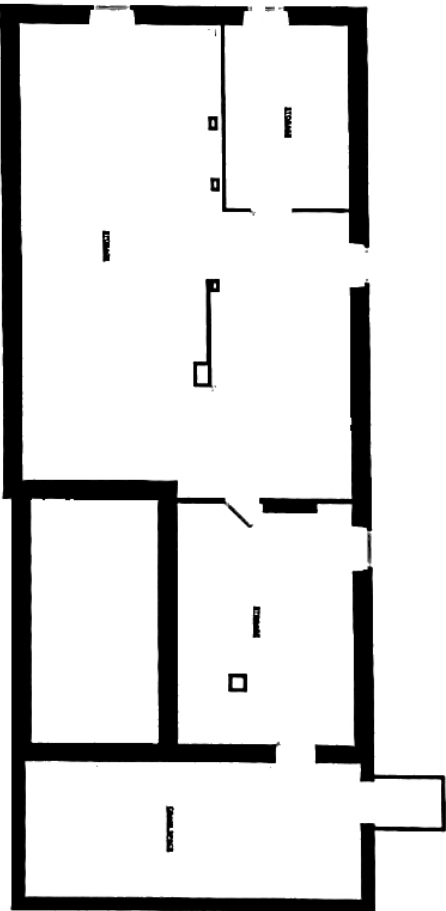
a two-family dwelling, and Parcel B would conform to the minimum requirement for a one-family dwelling.

- B. Provided hardship is demonstrated, and provided all other requirements of the Zoning Ordinance are met, this Department does not object to the granting of this request.
6. Request of Richard and Beverly Lister for variance to permit division of a parcel creating a non-conforming two-family dwelling and two non-conforming lots from Lots 9 and 10, Assessor's Plat 43, located at 70 Martin Street in a Residential 3 district.
- A. The premises presently contains a two-family dwelling on a parcel with 9,400 square feet of land area. A two-family dwelling in a Residential 3 district requires 11,250 square feet of land area. The petitioner proposes to divide this parcel leaving the two-family dwelling on a lot containing 4,700 square feet which is below the minimum requirement for a one-family dwelling in this district. Lot 9 would also be below minimum requirements for a one-family dwelling.
- B. The existence of hardship is questioned in regard to requirements for same. This Department has consistently opposed such requests and likewise recommends denial of this petition.
7. Request of William Scholes for variance to permit division of a parcel creating a non-conforming two-family dwelling from Lots 154, 156, and 157, Assessor's Plat 39, located at 53 and 57 Green Lane Road in a Residential 4 district.
- A. The petitioner proposes to divide three existing lots into two parcels of land. Parcel A would contain a two-family dwelling on 5,543 square feet of land area. A Residential 4 district requires 7,500 square feet of land area for a two-family dwelling. Parcel B would contain a single-family dwelling on 2,767 square feet of land area. This is far below the minimum lot size of 5,000 square feet required for a single-family dwelling in a Residential 4 district and is significantly below the 3,200 square foot absolute minimum requirement of both the new and old Zoning Ordinances. This Department submits that 2,767 square feet is insufficient for a proper residential environment. It is also noted that the financial gain of the applicant is not a recognized criteria for hardship in such a case.
- B. For the above reasons, it is recommended that this petition be denied.

Respectfully submitted,

George D. Caldow
Acting Director

1002 PAWTUCKET AVENUE
EAST PROVIDENCE, RI 02916



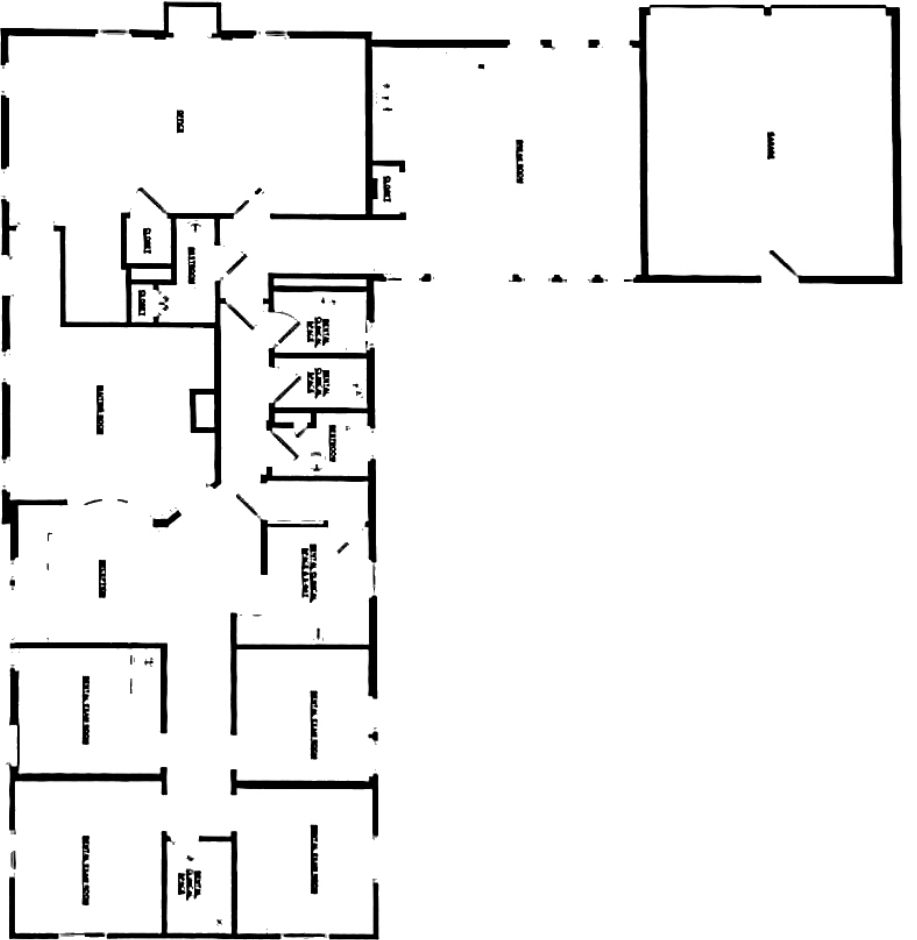
1 EXISTING BASEMENT FLOOR PLAN
1/4" = 1'-0"

Project Status: EXISTING CONDITIONS
Project No.: Z00778a
Date: 01/06/2024

VISION 3
ARCHITECTS

1002 PAWTUCKET AVENUE
EAST PROVIDENCE, RI 02916

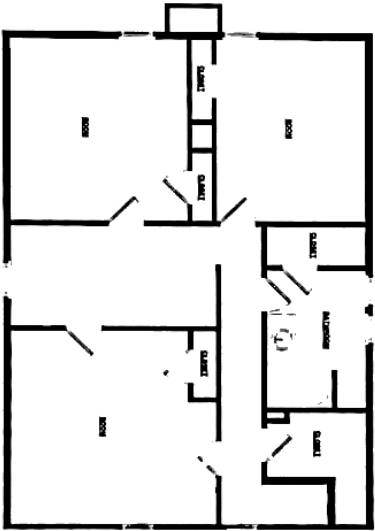
EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



Project Status: EXISTING CONDITIONS
Project No.: 2307BA
Date: 03/08/2024

VISION 3
ARCHITECTS

1002 PAWTUCKET AVENUE
EAST PROVIDENCE, RI 02916



EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

PROJECT STATUS: EXISTING CONDITIONS
PROJECT NO.: 23079A
DATE: 07/06/2024

VISION 3
ARCHITECTS