

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 10 Tripps Ln, Riverside RI 02915 AVENUE/STREET
MAP 509 BLOCK 01 PARCEL 004 ZONING DISTRICT Riverside I-1

2. OWNER PACE Organization of RI
ADDRESS 10 Tripps Ln, Riverside RI 02915
DATE OF PURCHASE _____
PROPOSED LESSEE/PURCHASER Renaissance Church
ADDRESS 184 Broad St. Providence RI
ATTORNEY _____
ADDRESS _____
REPRESENTING _____

3. DIMENSIONS OF SITE 58'-2" 121'-3" 7510
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>Flex/office space</u>	<u>17'</u>	<u>7510</u>	<u>Concrete + Block</u>
(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 Bedrooms/Unit	Type of Construction
(1) _____	_____	_____	_____	_____	_____	_____
(2) _____	_____	_____	_____	_____	_____	_____
(3) _____	_____	_____	_____	_____	_____	_____

(Over)

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
<u>Sec. 19-41</u>	<u>Potential lessee seeking variance to meet as a church congregation</u>
_____	_____
_____	_____
_____	_____

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


None

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: Joan Kwiatkowski DATE 02082024
_____ DATE _____

Agent/Attorney _____ Address _____

From: Steve Flachbart sflachbart@hayessherry.com 
Subject: FW: 10TrippsUseVarianceandAbutters.pdf
Date: February 8, 2024 at 12:16 PM
To: waughch@gmail.com



FYI.

Steve Flachbart
M +1 (401) 443 6576

From: Joan Kwiatkowski
Sent: Thursday, February 8, 2024 12:13 PM
To: Steve Flachbart
Subject: 10TrippsUseVarianceandAbutters.pdf

I signed page 2. I have not reviewed the other attachments but will do so now.

Disclaimer

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10TrippsUseVari
ancean...ers.pdf

CITY OF EAST PROVIDENCE
145 TAUNTON AVENUE
EAST PROVIDENCE, RI 02914

200' RADIUS & ABUTTERS REQUEST FORM
Please print clearly

DATE REQUESTED: ~~1-5-2024~~ 2/09/24

LOCATION OF SITE:
ADDRESS 10 Tripps Ln, Riverside RI
MAP, BLOCK & PARCEL 509-01-004

REASON FOR REQUEST:

Potential leesee seeking to meet as a
church in flex/warehouse space owned by PACE Organization

REQUESTOR:

COMPANY Renaissance Church
NAME Chris Waugh (Agent)
ADDRESS 184 Broad St. Providence RI 02903
PHONE 401-258-4654
EMAIL Chris.Waugh@remax.net

2 WEEKS MINIMUM FROM DATE OF REQUEST

ENGINEERING OFFICE:

COMPLETED DATE: _____
COMPLETED BY: _____

10 TRIPP'S LANE
 ANNAPOLIS, MARYLAND 21403

DATE: _____
 DRAWN BY: _____

SCALE: _____

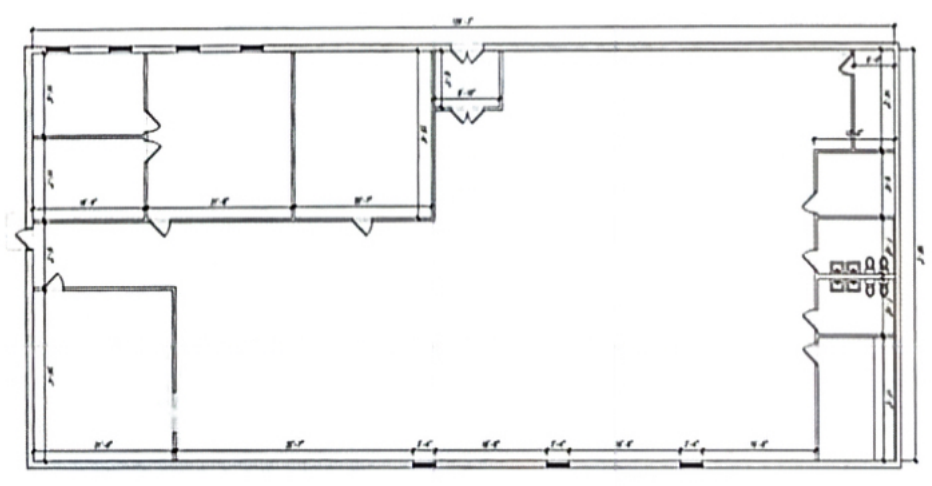
NOTES:
 1. SEE PLAN FOR CONSTRUCTION
 2. SEE PLAN FOR CONSTRUCTION

DATE: _____
 DRAWN BY: _____

PROJECT: _____
 SHEET: _____
A-001.00

	EXISTING GROUND FLOOR
	EXISTING EXTERIOR WALL
	EXISTING DOOR
	EXISTING WINDOW
	EXISTING PARTITION WALL
	EXISTING STRUCTURAL COLUMN
	EXISTING STRUCTURAL BEAM
	EXISTING STRUCTURAL SLAB
	EXISTING STRUCTURAL FOUNDATION

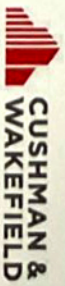
01 EXISTING GROUND FLOOR PLAN



Karl Sherry, SIOR
Partner
401.273.7427
ksherry@hayessherry.com

Steve Flachbart
Senior Vice President
401.273.2067
sflachbart@hayessherry.com

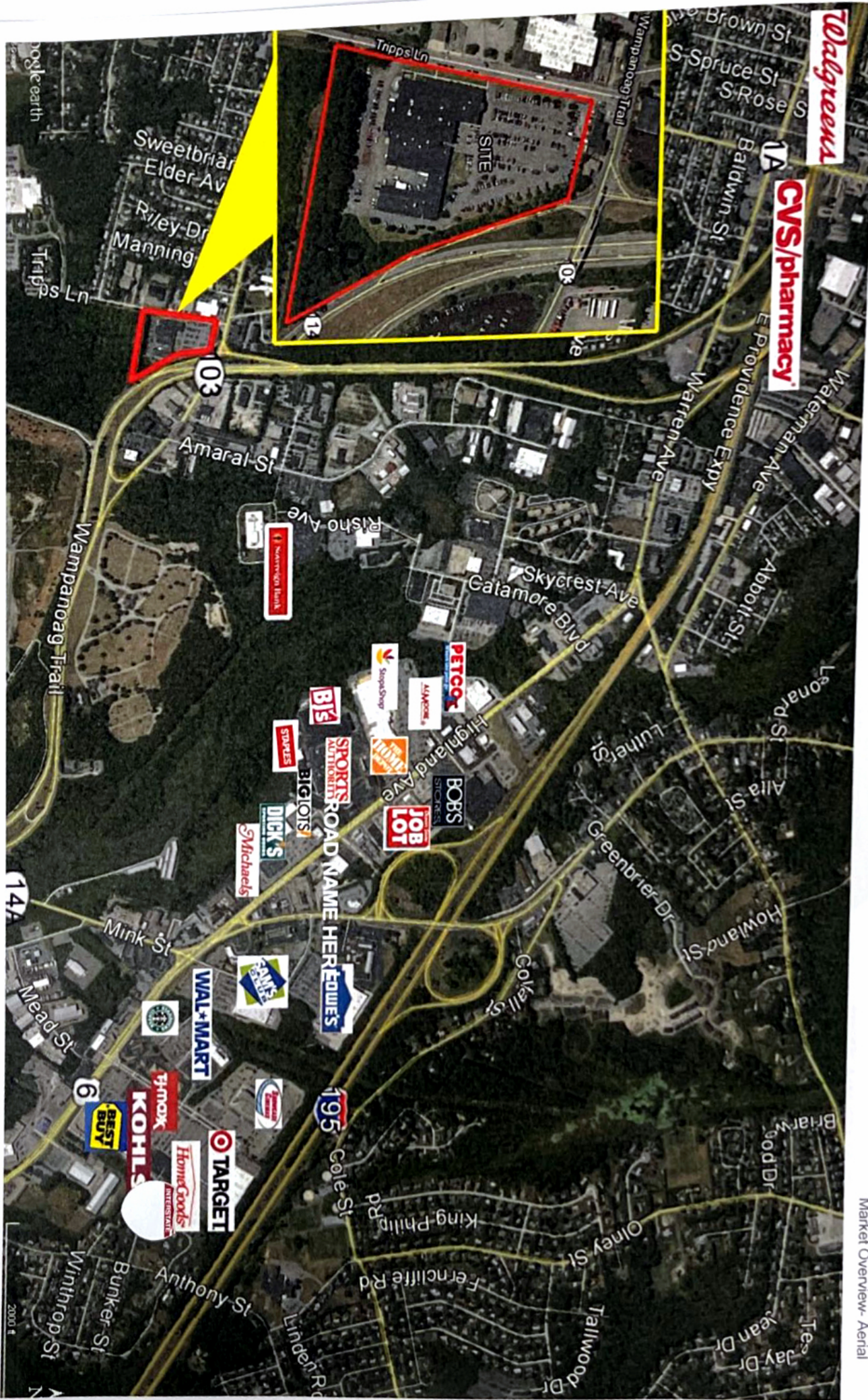
146 Westminster Street, 2nd floor
Providence, RI 02915
401.273.1980
hayessherry.com



**CUSHMAN &
WAKEFIELD**



HAYES & SHERRY

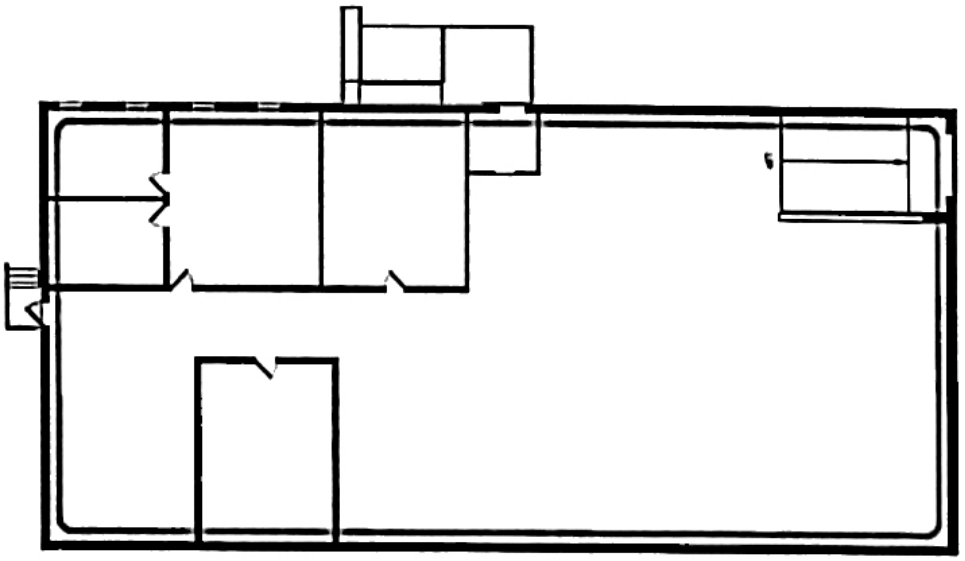


Market Overview- Aerial

10 Tripps Lane

East Providence, RI 02915

±7,510 RSF



ABUTTERS LIST - 10 TRIPPS LANE - 509-1-4

PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
408-24-005.05	LUSSIER, MARY L & YESS, JAMES	250 WAMPANOAG TR UNIT #204	RIVERSIDE, RI 02915	250 WAMPANOAG TR 204
408-24-005.09	JODY UNDERWOOD	79 TERRACE AVE	RIVERSIDE, RI 02915	250 WAMPANOAG TR 303
408-24-005.01	SPORT & SPINE PT INC	250 WAMPANOAG TR UNIT #102	RIVERSIDE, RI 02915	250 WAMPANOAG TR 102
408-24-005.03	SULLIVAN, JAMES K & MARY	250 WAMPANOAG TR UNIT 202	RIVERSIDE, RI 02915	250 WAMPANOAG TR 202
408-24-005.00	250 WAMPANOAG TRAIL, LLC	250 WAMPANOAG TR	RIVERSIDE, RI 02915	250 WAMPANOAG TR
408-24-005.06	COBRIN, LAWRENCE C.D.P.M.	250 WAMPANOAG TR UNIT 205	RIVERSIDE, RI 02915	250 WAMPANOAG TR 205
408-24-005.12	ELISABETA CORTESI	250 WAMPANOAG TR UNIT 308	RIVERSIDE, RI 02915	250 WAMPANOAG TR 308
408-24-005.04	NUNES BELARMINO A & KAREN L	250 WAMPANOAG TR UNIT 203	RIVERSIDE, RI 02915	250 WAMPANOAG TR 203
408-24-005.11	ROCCO MARZILLI REVOCABLE LIV TRUST	PO BOX 80193	LANSING, MI 48908-0193	250 WAMPANOAG TR 305
408-24-005.08	LINCOLN PROPERTY MANAGEMENT LL	250 WAMPANOAG TR UNIT 302	RIVERSIDE, RI 02915	250 WAMPANOAG TR 302
408-24-005.07	PK HEALTH LLC	250 WAMPANOAG TR UNIT 301	RIVERSIDE, RI 02915	250 WAMPANOAG TR 301
408-24-005.02	KIERNAN, CASEY-TR CASEY KIERNAN LIVING TRUST	208 GREENLEE AVE	ASHEVILLE, NC 28801	250 WAMPANOAG TR 201
409-08-025.00	WOODRUFF ASSOCIATES INC	75 TRIPPS LANE	RIVERSIDE, RI 02915	75 TRIPPS LN
409-08-026.00	HMS ASSOCIATES LTD PARTNERSHIP	65 TRIPPS LANE	RIVERSIDE, RI 02915	65 TRIPPS LN
409-08-027.00	SCANLON REALTY	37 TRIPPS LANE	RIVERSIDE, RI 02915	37 TRIPPS LN
409-08-027.10	GIANLORENZO & SONS	25 TRIPPS LANE	RIVERSIDE, RI 02915	25 TRIPPS LN
409-08-028.00	K&M NORDIC CO INC	5 TRIPPS LANE	RIVERSIDE, RI 02915	5-11 TRIPPS LN
409-08-029.00	ALGONQUIN GAS TRANSMISSION CO C/O DUFF & PHELPS LLC	PO BOX 2629	ADDISON, TX 77251	0 ZZ TRIPPS APPROACH
409-08-030.00	PROVIDENCE GAS CO/ NE GAS CO C/O PROPERTY TAX DEPT	40 SYLVAN RD	WALTHAM, MA 02451	0 WAMPANOAG TR
509-01-001.00	GRACE ESTATE & BAGDASARIAN	20 HOUGHTON ST	BARRINGTON RI, 02808	285 WAMPANOAG TR
509-01-002.00	HASSELL, RAYMOND E & EVELYN L	20 HEDLEY CIRCLE	E PROVIDENCE, RI 02914	289 WAMPANOAG TR
509-01-004.00	PAGE ORGANIZATION OF RHODE ISLAND	225 CHAPMAN ST	PROVIDENCE, RI 02905	10 TRIPPS LN
610-01-001.00-1	MOBIL OIL CORPORATION	PO BOX 64106	SPRING, TX 77367-4106	1001 WAMPANOAG TR



LOCUS PLAN
NOT TO SCALE

STATE APPLICANCES

1. STATE HIGHWAY PLANNING ACT
2. STATE HIGHWAY DESIGN ACT
3. STATE HIGHWAY CONSTRUCTION ACT
4. STATE HIGHWAY MAINTENANCE ACT
5. STATE HIGHWAY REPAIR ACT
6. STATE HIGHWAY IMPROVEMENT ACT
7. STATE HIGHWAY SAFETY ACT
8. STATE HIGHWAY UTILITIES ACT
9. STATE HIGHWAY ENVIRONMENTAL ACT
10. STATE HIGHWAY HISTORIC PRESERVATION ACT

ST. MARY'S BARRACKS
221 N. W. 10TH AVENUE
MIAMI, FLORIDA 33136

THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SHOWN HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

LEGEND

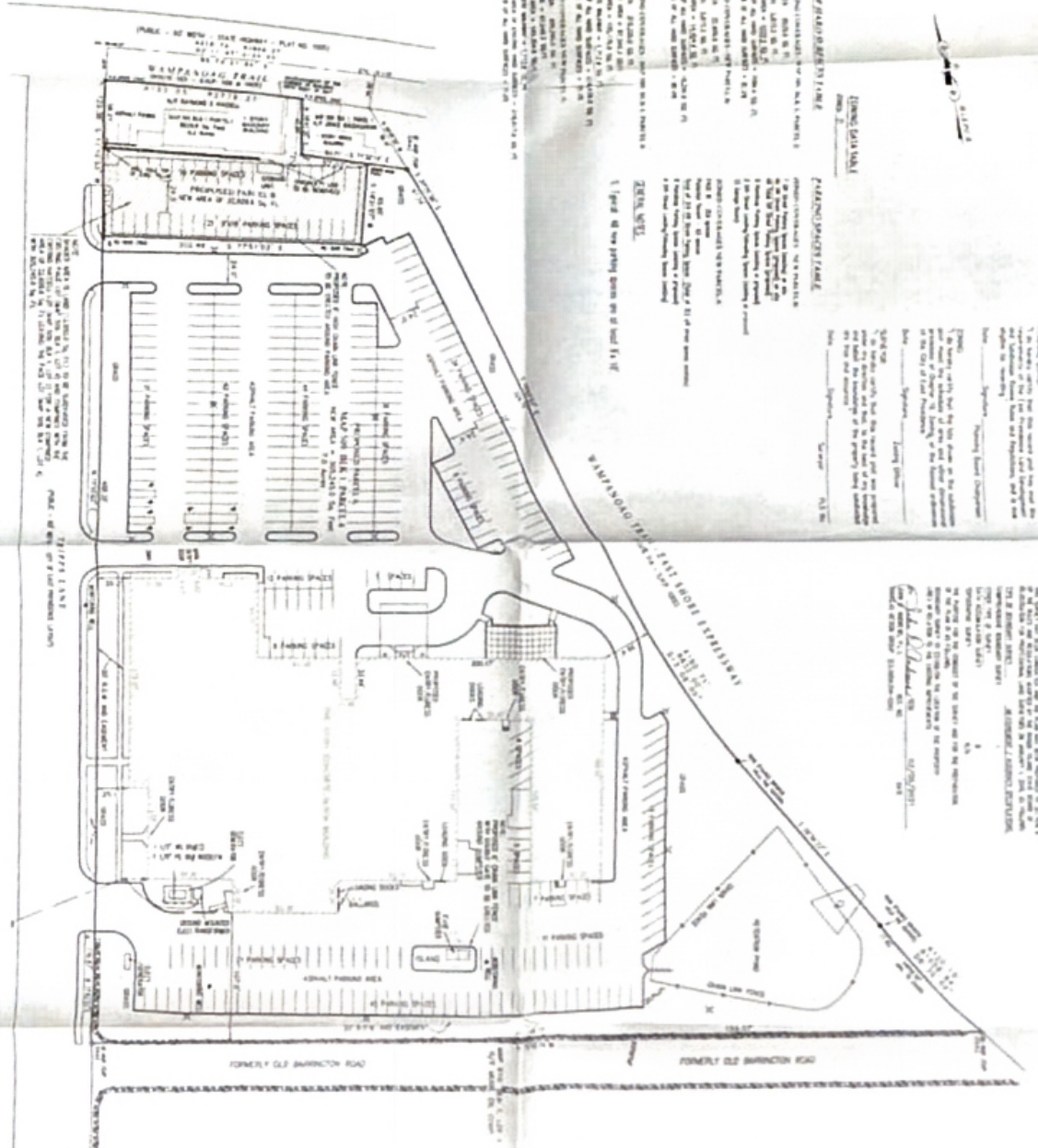
1. 12" WIDE CONCRETED DRIVE	11. 12" WIDE CONCRETED DRIVE
2. 12" WIDE CONCRETED DRIVE	12. 12" WIDE CONCRETED DRIVE
3. 12" WIDE CONCRETED DRIVE	13. 12" WIDE CONCRETED DRIVE
4. 12" WIDE CONCRETED DRIVE	14. 12" WIDE CONCRETED DRIVE
5. 12" WIDE CONCRETED DRIVE	15. 12" WIDE CONCRETED DRIVE
6. 12" WIDE CONCRETED DRIVE	16. 12" WIDE CONCRETED DRIVE
7. 12" WIDE CONCRETED DRIVE	17. 12" WIDE CONCRETED DRIVE
8. 12" WIDE CONCRETED DRIVE	18. 12" WIDE CONCRETED DRIVE
9. 12" WIDE CONCRETED DRIVE	19. 12" WIDE CONCRETED DRIVE
10. 12" WIDE CONCRETED DRIVE	20. 12" WIDE CONCRETED DRIVE



NOTHING TO BE DONE
EXISTING CONDITIONS TO BE MAINTAINED

PLANNING ZONE
PLANNING ZONE

ZONING
ZONING



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE TO THE PROJECT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPLICANCES FROM THE APPROPRIATE AGENCIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. ALL UTILITIES SHALL BE DEPTH MARKED AND SHOWN ON THIS PLAN.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN.

6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE THROUGHOUT CONSTRUCTION.

8. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

10 TRIPPS LANE
SITE PLAN

ADMINISTRATIVE
SUBDIVISION
PLAN

269 W. WAMPANOG TRAIL
MIAMI, FLORIDA 33136

DATE: 11-15-83

SCALE: 1" = 40'

PROJECT NO. 83-01

DESIGNED BY: [Firm Name]

DRAWN BY: [Firm Name]

CHECKED BY: [Firm Name]

APPROVED BY: [Firm Name]

200' RADIUS MAP
 of Property Located
 509-1-4

See 514-200' SCALE-112

