

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 2823 Pawtucket Avenue AVENUE/STREET
MAP 308 BLOCK 21 PARCEL 11 ZONING DISTRICT C2/R-3(10%)*
*See attached narrative

2. OWNER Jacob Harpootian Trust and Resahee Harpootian
ADDRESS 15 Fairbanks Avenue, East Providence, RI 02914
DATE OF PURCHASE 6/30/2005
PROPOSED LESSEE/PURCHASER Miedu Group, Inc.
ADDRESS 230 Nayatt Road, Barrington, RI 02806
ATTORNEY John P. McCoy
ADDRESS 40 Westminster St., Ste 300, Providence, RI 02903
REPRESENTING Miedu Group, Inc.

3. DIMENSIONS OF SITE 100' 250' 25,000
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

	Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1)	vacant	1 story	3,073	office
(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)	daycare center		1	N/A	3,073	N/A	office
(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 Extension of
conforming use allowed under
19-97 (See narrative)

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:

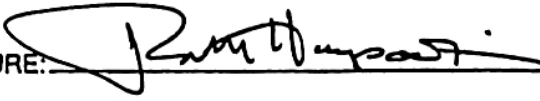
SECTION NUMBER	DESCRIPTION VARIANCE
<u>19-97 (5)</u>	<u>Split zone lots a allowance of 100 foot extension.</u> <u>The additional 25 foot extension for the rear 25 feet</u> <u>of this pre-existing lot of record.</u>
_____	_____
_____	_____

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

See attached narrative.

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 8/9/23
DATE _____

Agent/Attorney _____ Address _____

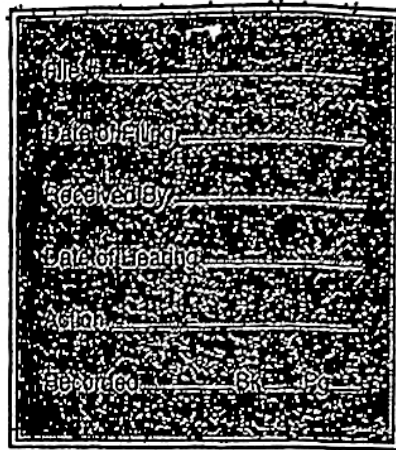
2823 Pawtucket Avenue
East Providence, RI 02914

ATTACHMENT TO USE VARIANCE REQUEST

8. The property in question is a pre-existing lot of record with an existing structure that served as a bank for many years. According to the City Tax Assessor records, the office building on the site was constructed in 1933. The application for a proposed daycare is not changing the footprint of the existing structure at all. The parking lot to the rear will also remain the same. Section 19-97(5) allows that for those lots of record which are divided by a zoning district boundary then the regulations for either district shall apply with the exception that no zoning district shall in effect be extended for a distance greater than 100 feet. In this case, the C-2 zone extends back 100 feet along the length of the property from Pawtucket Avenue. Extending back an additional 100 feet as allowed under 19-97(5) brings that extended boundary back to within 25 feet of the rear of Lot 21-11. Thus, the rear 25 feet or 10% of the lot would not be covered by this split zoning extension. The Applicant is not proposing to use that rear part of the property in any different manner than was previously used by the prior commercial occupant of the premises.

Out of an abundance of caution, the Applicant is therefore requesting a Use Variance for this rear 25 by 100-foot portion of the 25,000 square foot lot in order to proceed with its proposed project, which is an allowed use by right in a C-2 district. Again, the principal building and the principal use of the property will occur in the front of the property, close to Pawtucket Avenue and farthest away from the surrounding R-3 district. Given the small size of the rear portion of this lot, and the fact that it is already laid out as a portion of the long established parking lot, would mean that no other beneficial use could be made of that rear portion of the property on its own. To deny the Applicant this request for a Use Variance for this small portion of the property would create a unique hardship and deny the applicant the ability to proceed with a project which is an allowed use by right in a C-2 district. The Applicant, therefore, requests this Board to grant a Use Variance for the rear 25 foot by 100-foot portion of the property that would not fit within the extension of 19-97(5).

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.

PHONE NUMBER: 331-7272

1 LOCATION OF PROPERTY 2823 Pawtucket Avenue AVENUE/STREET
 MAP 308 BLOCK 21 PARCEL 11 ZONING DISTRICT C-1

2: OWNER Jacob Harpootian Trust and Rosalee Harpootian
 ADDRESS 15 Fairbanks Avenue, East Providence, RI 02914
 DATE OF PURCHASE 6/30/2005
 PROPOSED LESSEE/PURCHASER Miedu Group, Inc.
 ADDRESS 230 Nayatt Road, Barrington, RI 02806
 ATTORNEY John P. McCoy
 ADDRESS 40 Westminster Street, Suite 300, Providence, RI 02903
 REPRESENTING Miedu Group, Inc.

3. DIMENSIONS OF SITE 100' 250' 25,000
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>vacant</u>	<u>1 story</u>	<u>3,073</u>	<u>office</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>daycare center</u>	_____	<u>1</u>	<u>N/A</u>	<u>3,073</u>	<u>N/A</u>	<u>office</u>
(2) _____	_____	_____	_____	_____	_____	_____
(3) _____	_____	_____	_____	_____	_____	_____

(Over)



PRINTED ON RECYCLED PAPER

5. THIS VARIANCE APPLICATION RELATES TO:

- Principal Building (s) Accessory Building Lot Area

CHECK ONE OR MORE:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Setback Requirement | <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 type="checkbox"/> Other: _____ |
| <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
19-357(3)	locating child daycare center within 300 foot distance from gasoline pumps (Cumberland Farms located across the street on Pawtucket Avenue)

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed

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

See attached narrative

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: [Signature] DATE 8/3/23

Agent/Attorney _____ Address _____

2823 Pawtucket Avenue
East Providence, RI 02915

ATTACHMENT TO DIMENSIONAL VARIANCE REQUEST

8. The applicant is proposing to locate a daycare center in an existing vacant office building at 2823 Pawtucket Avenue in East Providence. There is more than sufficient parking on the premises to meet the requirements of Section 19-284 for off-street parking. The proposed outdoor play area is located to the rear of the building as required and is sited in a manner which poses no threats to children from motor vehicle operations, nor creates any potential conflict with truck access to the dumpster located on the site. This is all in accordance with Section 19-357(4).

Section, 19-357(3) of the Zoning Code requires a minimum separation of 300 feet between a child daycare center and gasoline pumps. The gasoline pumps in question are located at an existing Cumberland Farms which is located across Pawtucket Avenue from the proposed daycare center. It is noted that the entrance and exit for children being dropped off at the daycare center will not be on Pawtucket Avenue but will be on the side street of Norton Street. All of this is located greater than 300 feet from the gas pumps at the Cumberland Farms.

The proposed daycare center is an allowed use by right on the proposed site. It is submitted that this proposed location is one which will not present any specific dangers due to the location of the gas pumps across Pawtucket Avenue. The building is in a pre-existing location and cannot be moved any further back on this site. Therefore, the hardship being for which relief is being sought is due to the unique characteristics of the subject lot, not due to the physical or economic disability of the applicant. The hardship is also not the result of any prior action of the applicant but results from the location of the existing building on a site in which the proposed use is an allowed use under the Zoning Code. The requested relief is there for the least relief necessary as the playground is being sited in the back of the building and farthest from the main road and the Cumberland Farms, and its location will not alter the general character of the surrounding area.

In all other respects, the proposed Project meets the requirements of the Zoning Ordinance, and specifically Section 19-357.

GURUNG, NAVA 2799 PAWTUCKET AVE UNIT 4 EAST PROVIDENCE	V S H REALTY INC 165 FLANDERS RD WESTBOROUGH	ESTRELA, JOSE N 6 WINDSOR CT SWANSEA
02914	01581-1000	02777
ZIMMERMSN, CLAIRE M 2799 PAWTUCKET AVE UNIT 1 EAST PROVIDENCE	MCAHON, RICHARD & DONNA M 233 NORTON ST RIVERSIDE	WILLIAMSON, BETHANY & CHRISTOPHI 217 NORTON ST RIVERSIDE
02914	02915	02915
LEVEILLE, DEBORAH 2799 PAWTUCKET AVE UNIT 2 EAST PROVIDENCE	BETTENCOURT, JOHN & 229 NORTON ST. RIVERSIDE	HARPOOTIAN, JACOB-TR C/O RYAN HOUSTON
02914	02915	77056
ROBINSON COURT CONDOMINIUM 2799 PAWTUCKET AVE UNIT 3 E PROVIDENCE	HARPOOTIAN, JACOB-TR HARPOOTIAN, ROSALIE East Providence	MCENERY, WILLIAM E 313 SQUANTUM DRIVE WARWICK
02914	02914	02888
WESTCOAT, PETER 2799 PAWTUCKET AVE 3 RIVERSIDE	PAWTUCKET AVENUE INVESTMENT REALTY 20 NEWMAN AVE SUITE 1005 RUMFORD	WYNNE, JAMES A & SUZANNE M 230 NORTON ST RIVERSIDE
02915	02916	02915
SANTOS, MANUEL A & FATIMA F 220 ROBINSON ST E PROVIDENCE	COASTWAY CREDIT UNION ONE COASTWAY BLVD WARWICK	HANNAWAY, STEVEN 240 ROBINSON ST E PROVIDENCE
02914	02886	02914
HARPOOTIAN, JACOB-TR HARPOOTIAN, ROSALIE East Providence	GERMANO, HERBERT N & DONNA M 9 HEATH ST RIVERSIDE	MCELROY, KEITH J & KAREN F 238 ROBINSON ST E PROVIDENCE
02914	02915	02914
CUMBERLAND FARMS LLC 165 FLANDERS RD WESTBOROUGH	LACERDA, MANUEL A & MARIA F 17 HEATH ST RIVERSIDE	KING, WENDELL L & DORRIE L 226 NORTON STREET RIVERSIDE
01581	02915	02915
FISHER, LYNN S & 245 NORTON ST RIVERSIDE	MEDEIROS, JAIME M 21 HEATH ST RIVERSIDE	GARCIA, HAROLD 222 NORTON ST RIVERSIDE
02915	02915	02915
COSTA, JOSE F & LUCIA M 237 NORTON ST RIVERSIDE	FREITAS, ROSA M 27 HEATH ST RIVERSIDE	BOURNE LAND LLC 386 ATWELLS AVE PROVIDENCE
02915	02915	02909

JMCM REALTY LLC
95 RICE AVE
East Providence

02914

MEDEIROS, ARTHUR J & THERESA J
235 ROBINSON ST
E PROVIDENCE

02914

PEDRO, JOAQUIM D JR & PERREAULT,
PO BOX 16284
RUMFORD

02916

JMCM REALTY LLC
95 RICE AVE
East Providence

02914

FARIA, DEREK D & ALMEIDA, ASHLEY
215 ROBINSON ST
EAST PROVIDENCE

02914

ANDERSON, HERBERT E
2785 PAWTUCKET AVE
E PROVIDENCE

02914

LIMA, PAULA M & JOSE M
230 ROBINSON ST
EAST PROVIDENCE

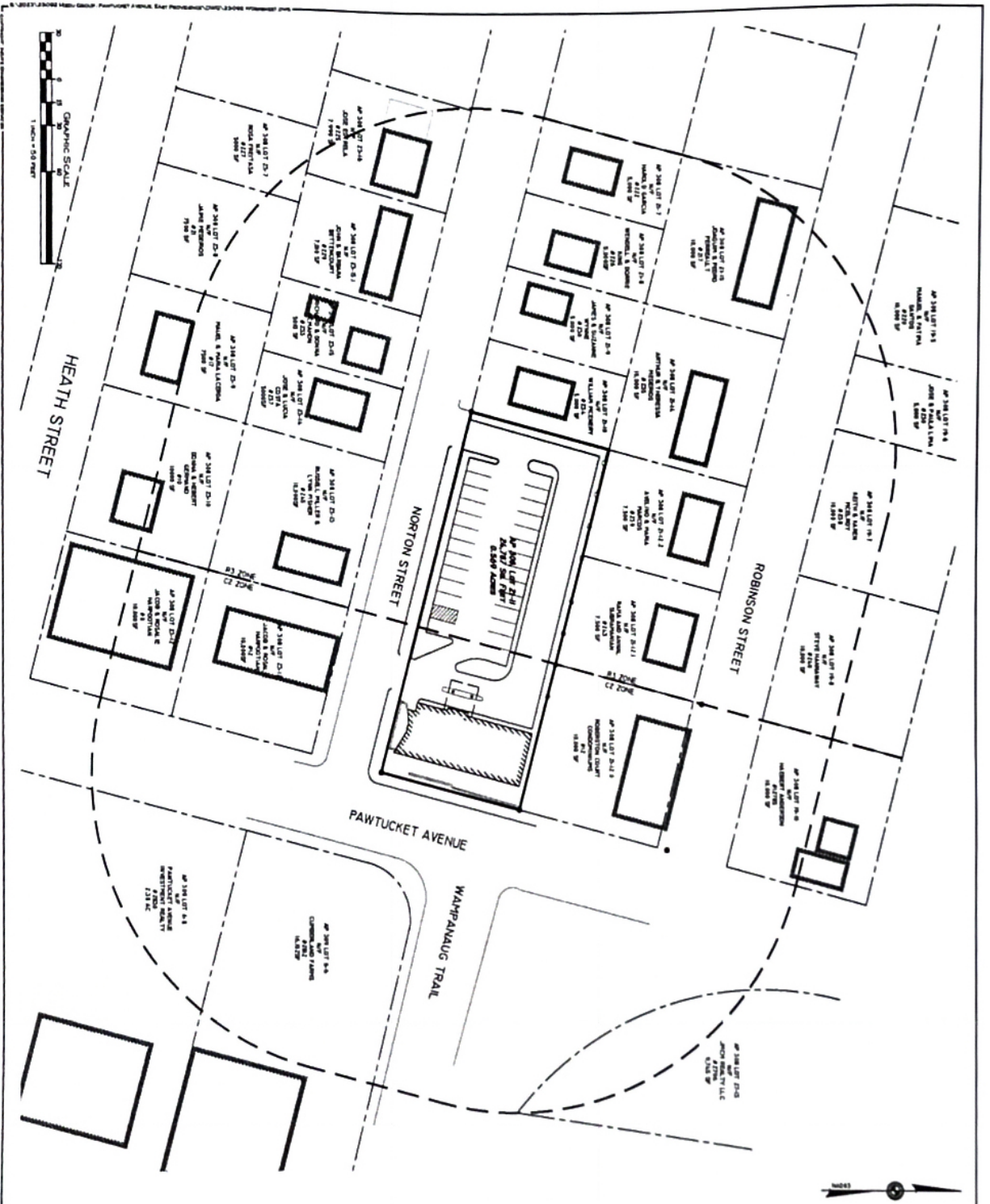
02914

SUBRAMANIAN, RAMA & ANNAMALAI,
243 ROBINSON ST
RIVERSIDE

02915

MARCOS, SUSANA M WLIF EST
239 ROBINSON ST
RIVERSIDE

02915



GENERAL NOTES:

1. LOT 21-1 IS SHOWN IN RED ON THE MAP.
2. OWNER OF LOT 21-1 IS AP 308, LOT 21-1.
3. NO UTILITIES LOCATED ON THE PROPERTY.
4. THIS SUBJECT AND ADJACENT LOTS ARE SHOWN IN RED ON THE MAP. THE SUBJECT AND ADJACENT LOTS ARE SHOWN IN RED ON THE MAP. THE SUBJECT AND ADJACENT LOTS ARE SHOWN IN RED ON THE MAP.
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10. THIS SUBJECT AND ADJACENT LOTS ARE SHOWN IN RED ON THE MAP. THE SUBJECT AND ADJACENT LOTS ARE SHOWN IN RED ON THE MAP.

LOCAL EXISTENCES:

1. WASHINGTON PLAZA, BELLEVILLE, RI 02801, TEL: 401-863-1234
2. MAJOR ROAD AND HIGHWAY PLAZA, BELLEVILLE, RI 02801, TEL: 401-863-1234

ZONING DISTRICT:

Lot	Front	Side	Rear	Height	Area	Use
21-1	30'	10'	10'	35'	10,000	Residential
21-2	30'	10'	10'	35'	10,000	Residential
21-3	30'	10'	10'	35'	10,000	Residential
21-4	30'	10'	10'	35'	10,000	Residential
21-5	30'	10'	10'	35'	10,000	Residential
21-6	30'	10'	10'	35'	10,000	Residential
21-7	30'	10'	10'	35'	10,000	Residential
21-8	30'	10'	10'	35'	10,000	Residential
21-9	30'	10'	10'	35'	10,000	Residential
21-10	30'	10'	10'	35'	10,000	Residential
21-11	30'	10'	10'	35'	10,000	Residential
21-12	30'	10'	10'	35'	10,000	Residential
21-13	30'	10'	10'	35'	10,000	Residential
21-14	30'	10'	10'	35'	10,000	Residential
21-15	30'	10'	10'	35'	10,000	Residential
21-16	30'	10'	10'	35'	10,000	Residential
21-17	30'	10'	10'	35'	10,000	Residential
21-18	30'	10'	10'	35'	10,000	Residential
21-19	30'	10'	10'	35'	10,000	Residential
21-20	30'	10'	10'	35'	10,000	Residential
21-21	30'	10'	10'	35'	10,000	Residential
21-22	30'	10'	10'	35'	10,000	Residential
21-23	30'	10'	10'	35'	10,000	Residential
21-24	30'	10'	10'	35'	10,000	Residential
21-25	30'	10'	10'	35'	10,000	Residential

IDENTIFICATION:

THIS SUBJECT AND ADJACENT LOTS ARE SHOWN IN RED ON THE MAP. THE SUBJECT AND ADJACENT LOTS ARE SHOWN IN RED ON THE MAP. THE SUBJECT AND ADJACENT LOTS ARE SHOWN IN RED ON THE MAP.

AP 308, LOT 21-1

28223 PAWTUCKET AVE, E. PROVIDENCE, RI

Prepared for: MERRU GROUP

230 NAVY ROAD, BARRINGTON, RI

DATE: 01/15/2023

SCALE: 1" = 30'

DATE: 01/15/2023

PROFESSIONAL SEAL:

ANSITE

1 OF 1 SHEET

200' RADIUS MAP



GENERAL NOTES:

1. LOT SHOWN IS SEPARATE AS LOT 21-1 ON ASSESSOR'S MAP 88
2. OWNER OF RECORD: JACOB & NICOLA MARRONIAN, 8010 N. LAKESIDE ROAD, W. PROVIDENCE, RI 02918
3. NO UTILITIES LOCATED ON THE PROPERTY
4. FROM AIRBORNE SITE SURVEY, LOCATED IN 2004 & 2005, THE SUBJECT PROPERTY WAS DETERMINED TO BE A LOT 21-11 AS SHOWN ON THE ASSESSOR'S MAP 88.
5. THE SUBJECT WAS RECORDED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE BURDEN OF ANY UNRECORDED INTERESTS, EASEMENTS, ENCUMBRANCES, OR OTHER RIGHTS OF ANY PARTY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS OBSERVED THE EXISTING CONSTRUCTION AND UTILITIES. THE SURVEYOR HAS OBSERVED THE EXISTING CONSTRUCTION AND UTILITIES. THE SURVEYOR HAS OBSERVED THE EXISTING CONSTRUCTION AND UTILITIES.

PLAN REFERENCE:

1. "WAMPAG TRAIL" BEHIND TO BE J. J. JARVIS BY EX. ORDER OF SUPERIOR COURT, 1913
2. MOORE CLARK HISTORY MAP NO. 100, PAWTUCKET 1890

ZONING DISTRICT:

PROPERTY	AP 308, LOT 21-11	AP 308, LOT 21-11	AP 308, LOT 21-11	AP 308, LOT 21-11
FRONT	171.00'	171.00'	171.00'	171.00'
REAR	171.00'	171.00'	171.00'	171.00'
LEFT SIDE	171.00'	171.00'	171.00'	171.00'
RIGHT SIDE	171.00'	171.00'	171.00'	171.00'
TOTAL AREA	24,787 SQ. FEET	24,787 SQ. FEET	24,787 SQ. FEET	24,787 SQ. FEET
ACRES	0.569	0.569	0.569	0.569

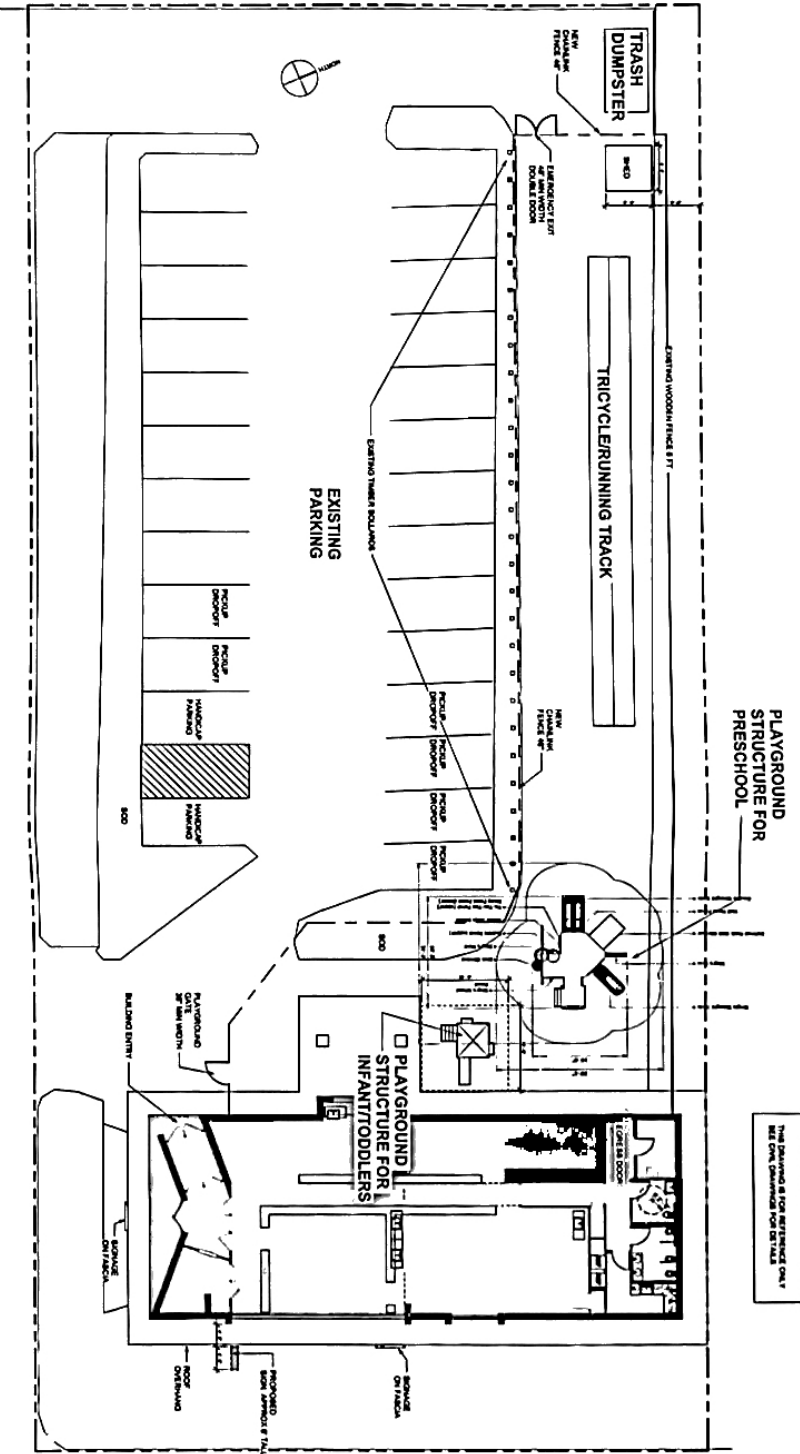
CERTIFICATION:
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original records on file in the office of the Town of Pawtucket, Rhode Island, and that the same have been compared with the original records and found to be correct. My commission expires on the 31st day of December, 2023.
 Surveyor
 Pawtucket, Rhode Island

SURVEY PLAN
 "AP 308, LOT 21-11"
 2823 PAWTUCKET AVE. E. PROVIDENCE, RI
 230 NAWATT ROAD, BARRINGTON, RI
 PREPARED FOR: MIEUO GROUP
 DATE: 6/22/2023

INSITE
 Surveying & Mapping Services LLC
 230 NAWATT ROAD, BARRINGTON, RI 02806
 PHONE: 401-848-1111
 FAX: 401-848-1112
 WWW.INSITE-SURVEYING.COM

REVISIONS:
 1. 6/22/2023
 2. 6/22/2023

SHEET 1 OF 1



THIS DRAWING IS FOR REFERENCE ONLY.
SEE OTHER DRAWINGS FOR ALL DETAILS.



ARCHITECT:
KUI XUE
EMAIL:
INFO@updesignbuild.com
PHONE:
617 902 8638

2823 PANTUCKET AVE,
RIVERSIDE, RI 02915
PERMIT SET
01/29/2023

PROJECT NUMBER

NET PLAN

SHEET TITLE
SITE SKETCH

A100



- REVISIONS:**
1. Initial drawing
 2. Revised drawing to include changes from client
 3. Revised drawing to include changes from client
 4. Revised drawing to include changes from client
 5. Revised drawing to include changes from client
 6. Revised drawing to include changes from client
 7. Revised drawing to include changes from client
 8. Revised drawing to include changes from client
 9. Revised drawing to include changes from client
 10. Revised drawing to include changes from client

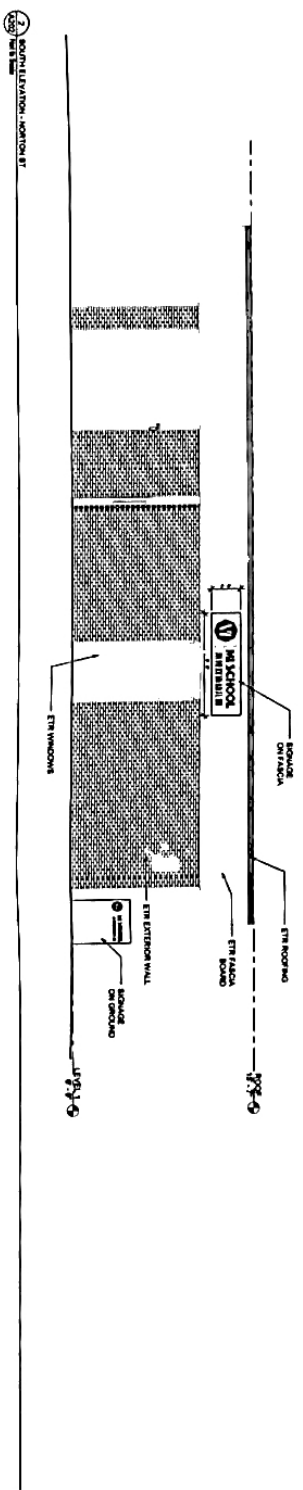
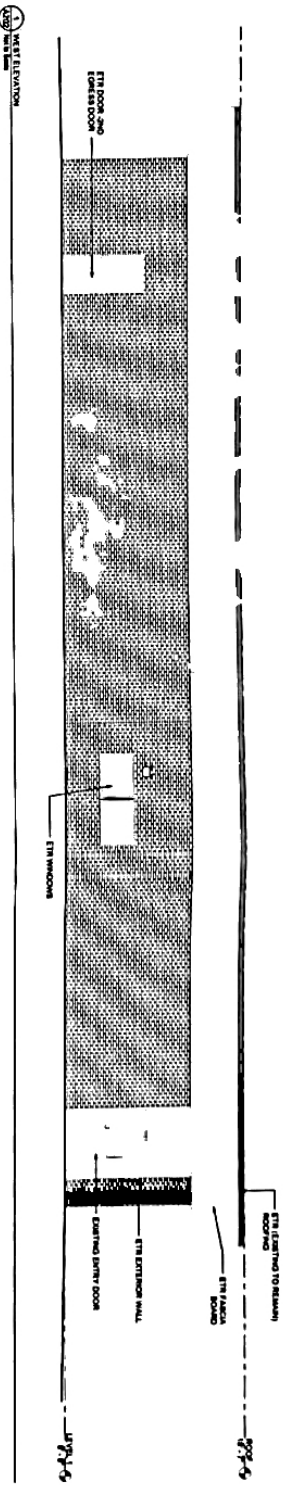
- LEGEND:**
- 1. 1/4" = 1'-0" Scale
 - 2. 1/2" = 1'-0" Scale
 - 3. 3/4" = 1'-0" Scale
 - 4. 1" = 1'-0" Scale
 - 5. 1 1/2" = 1'-0" Scale
 - 6. 2" = 1'-0" Scale
 - 7. 3" = 1'-0" Scale
 - 8. 4" = 1'-0" Scale
 - 9. 6" = 1'-0" Scale
 - 10. 8" = 1'-0" Scale
 - 11. 12" = 1'-0" Scale
 - 12. 18" = 1'-0" Scale
 - 13. 24" = 1'-0" Scale
 - 14. 36" = 1'-0" Scale
 - 15. 48" = 1'-0" Scale
 - 16. 60" = 1'-0" Scale
 - 17. 72" = 1'-0" Scale
 - 18. 96" = 1'-0" Scale
 - 19. 120" = 1'-0" Scale
 - 20. 144" = 1'-0" Scale
 - 21. 168" = 1'-0" Scale
 - 22. 192" = 1'-0" Scale
 - 23. 216" = 1'-0" Scale
 - 24. 240" = 1'-0" Scale
 - 25. 270" = 1'-0" Scale
 - 26. 300" = 1'-0" Scale
 - 27. 324" = 1'-0" Scale
 - 28. 360" = 1'-0" Scale
 - 29. 432" = 1'-0" Scale
 - 30. 504" = 1'-0" Scale
 - 31. 576" = 1'-0" Scale
 - 32. 648" = 1'-0" Scale
 - 33. 720" = 1'-0" Scale
 - 34. 792" = 1'-0" Scale
 - 35. 864" = 1'-0" Scale
 - 36. 936" = 1'-0" Scale
 - 37. 1008" = 1'-0" Scale
 - 38. 1080" = 1'-0" Scale
 - 39. 1152" = 1'-0" Scale
 - 40. 1224" = 1'-0" Scale
 - 41. 1296" = 1'-0" Scale
 - 42. 1368" = 1'-0" Scale
 - 43. 1440" = 1'-0" Scale
 - 44. 1512" = 1'-0" Scale
 - 45. 1584" = 1'-0" Scale
 - 46. 1656" = 1'-0" Scale
 - 47. 1728" = 1'-0" Scale
 - 48. 1800" = 1'-0" Scale
 - 49. 1872" = 1'-0" Scale
 - 50. 1944" = 1'-0" Scale
 - 51. 2016" = 1'-0" Scale
 - 52. 2088" = 1'-0" Scale
 - 53. 2160" = 1'-0" Scale
 - 54. 2232" = 1'-0" Scale
 - 55. 2304" = 1'-0" Scale
 - 56. 2376" = 1'-0" Scale
 - 57. 2448" = 1'-0" Scale
 - 58. 2520" = 1'-0" Scale
 - 59. 2592" = 1'-0" Scale
 - 60. 2664" = 1'-0" Scale
 - 61. 2736" = 1'-0" Scale
 - 62. 2808" = 1'-0" Scale
 - 63. 2880" = 1'-0" Scale
 - 64. 2952" = 1'-0" Scale
 - 65. 3024" = 1'-0" Scale
 - 66. 3096" = 1'-0" Scale
 - 67. 3168" = 1'-0" Scale
 - 68. 3240" = 1'-0" Scale
 - 69. 3312" = 1'-0" Scale
 - 70. 3384" = 1'-0" Scale
 - 71. 3456" = 1'-0" Scale
 - 72. 3528" = 1'-0" Scale
 - 73. 3600" = 1'-0" Scale
 - 74. 3672" = 1'-0" Scale
 - 75. 3744" = 1'-0" Scale
 - 76. 3816" = 1'-0" Scale
 - 77. 3888" = 1'-0" Scale
 - 78. 3960" = 1'-0" Scale
 - 79. 4032" = 1'-0" Scale
 - 80. 4104" = 1'-0" Scale
 - 81. 4176" = 1'-0" Scale
 - 82. 4248" = 1'-0" Scale
 - 83. 4320" = 1'-0" Scale
 - 84. 4392" = 1'-0" Scale
 - 85. 4464" = 1'-0" Scale
 - 86. 4536" = 1'-0" Scale
 - 87. 4608" = 1'-0" Scale
 - 88. 4680" = 1'-0" Scale
 - 89. 4752" = 1'-0" Scale
 - 90. 4824" = 1'-0" Scale
 - 91. 4896" = 1'-0" Scale
 - 92. 4968" = 1'-0" Scale
 - 93. 5040" = 1'-0" Scale
 - 94. 5112" = 1'-0" Scale
 - 95. 5184" = 1'-0" Scale
 - 96. 5256" = 1'-0" Scale
 - 97. 5328" = 1'-0" Scale
 - 98. 5400" = 1'-0" Scale
 - 99. 5472" = 1'-0" Scale
 - 100. 5544" = 1'-0" Scale
 - 101. 5616" = 1'-0" Scale
 - 102. 5688" = 1'-0" Scale
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 - 104. 5832" = 1'-0" Scale
 - 105. 5904" = 1'-0" Scale
 - 106. 5976" = 1'-0" Scale
 - 107. 6048" = 1'-0" Scale
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GENERAL NOTES

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LEGEND

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- NEW WALL
- EXISTING WINDOW
- NEW WINDOW
- EXISTING DOOR
- NEW DOOR
- EXISTING PORCH
- NEW PORCH
- EXISTING TERRACE
- NEW TERRACE
- EXISTING DRIVEWAY
- NEW DRIVEWAY
- EXISTING SIDEWALK
- NEW SIDEWALK
- EXISTING LANDSCAPE
- NEW LANDSCAPE



ARCHITECT:
KUI XUE
EMAIL: INFO@UpDesignBuild.COM
PHONE:
617 802 8828

PRELIMINARY/CONCEPT
NOT VALID WITHOUT STAMP

2823 PANTUCKET AVE,
RIVERSIDE, RI 02915
PERMIT SET
07/29/2023
PROJECT NUMBER

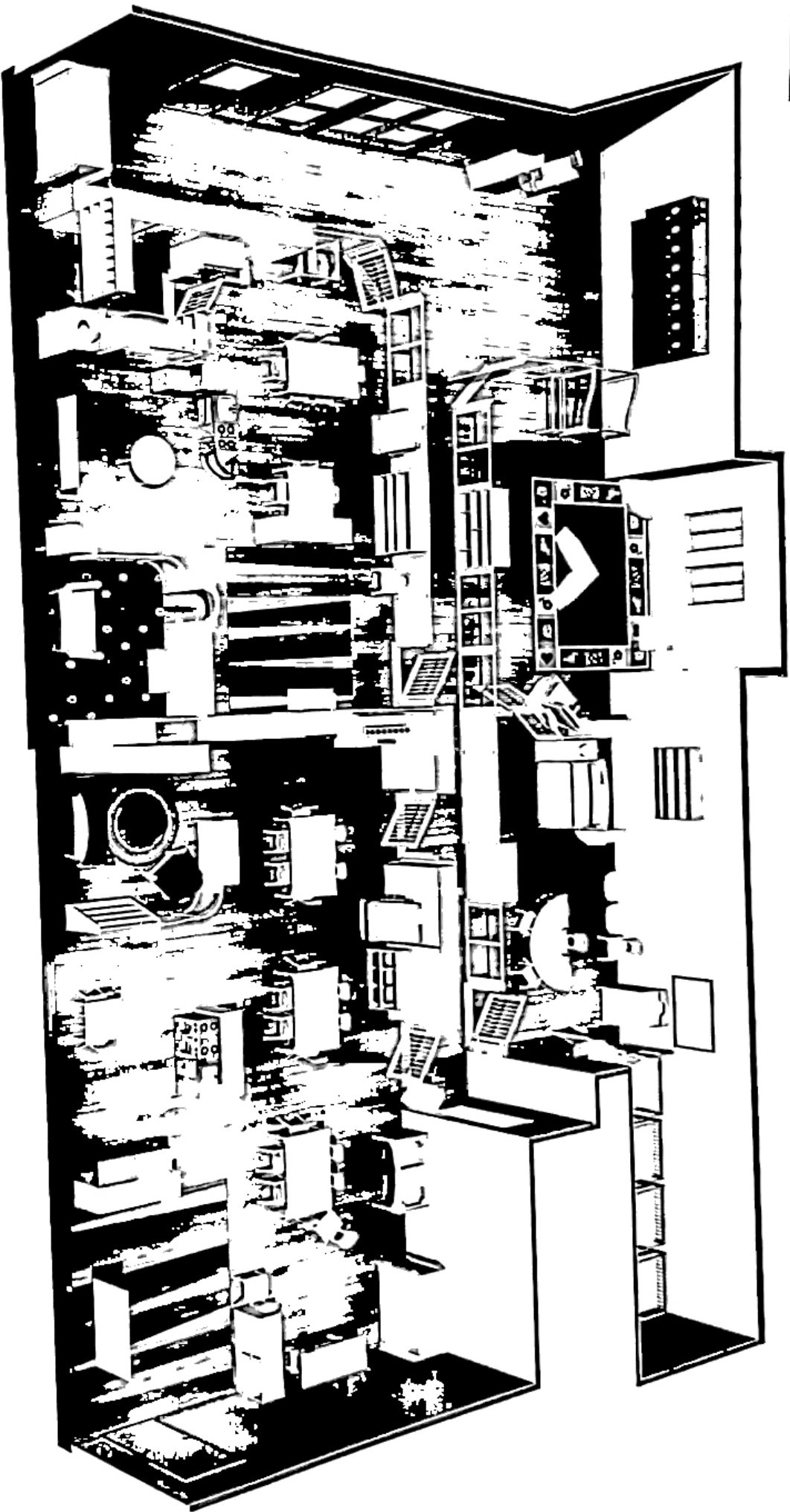
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BY: _____
REVISED: _____

WEST TOWN
EXTERIOR
ELEVATIONS

A202



7/5/2023
MI School



2823 Pawtucket Ave Child Care Center Proposed Program

The property located at 2823 Pawtucket Ave., East Providence is currently vacant and the applicant plans to use it as a DHS Licensed Child Care Center. The applicant currently owns a DHS licensed (License #: 94378) family child care home (DBA: MI School) with capacity of 8. It opened the beginning of May 2022 and soon reached its full capacity. MI School is dedicated to providing high quality bilingual (Mandarin and English) early education and care to children from 6 weeks to 5 years old. The owner and educator Dr. Mi (Guangchun Mi) has been working in early childhood education for more than 10 years. She held a Ph. D degree in Science Education and Director II certified from EEC of MA. Dr. Mi co-founded a high-quality bilingual child care center in MA and excelled every position she possessed, like business manager, director, curriculum designer, and educator. Dr. Mi is dedicated to bring her knowledge and expertise to serve the families in and around City of East Providence.

The following table is the proposed program for this specific site.

Classroom Name	Group Size	# of Teachers
Infant Classroom	8	2 FTE
Toddler Classroom	9	2 FTE
Preschool Classroom	18	2 FTE
1 FTE Floating Teacher + 1 FTE Administrator		
Total:	35	8 FTE

More information about the current Family Child Care Home:

- Website: www.MyMiSchool.com
- Facebook page: www.facebook.com/MyMiSchool

To Whom It May Concern,

When my spouse and I were considering options for childcare in and around Barrington, one program stood out above all others. After considering our various options, we opted to enroll our child in the home-based childcare center run by Dr. Amina Guangchun Mi.

Compared to our earlier experiences with another facility in the area, it became apparent very quickly that Dr. Mi prided herself on operating in a unique and inclusive way, with a focus on providing children with more than just a daycare experience, but a nutritional and developmental experience as well.

The features we appreciated most were providing an all-day program of phenomenal structure. Each day, my son looks forward to attending, starting his morning off with a nutritious breakfast, followed by a filling lunch and an afternoon snack. We've come to find that he eats not only more food, but a greater variety of foods that he prefers not to eat at home.

Dr. Mi also plans a daily art project, an immersive Mandarin session, one or two excursions outside in a quality enclosed yard, and manages to balance nap time, bathroom breaks, open play, story times, educational lessons, and song and dance throughout the day with eight children ages 2-5.

Unlike in his previous daycare experience, our son is thriving. He is a notoriously picky and slow eater, and Dr. Mi understands the importance that, at his smaller size, he be given time to eat his fill of food. We're never worried that he isn't getting enough, and his growth is steadily tracking with ease.

Most importantly, we feel engaged with her facility in a way other daycare providers didn't offer. Her use of the Procure app allows us to track not only what our son is doing, but to see what he is doing through photos and videos that are sent to all parents throughout the day. She also keeps us engaged in their progress by providing daily summaries, weekly meal plans, weekly curriculum plans, art projects sent home, and regular parent conferences where she walks us through development surveys to make sure our child is on track (either in person or virtual).

Dr. Mi is also generally available to answer all questions in the evenings.

We also focused on safety and cleanliness. Upon picking up our child, he is practically spotless. His hands are clean, his diapers are dry, he's in fresh clothes and he's always happy to see us and to say goodbye to all his friends. We've never experienced a situation where the driveway-facing doors were unlocked. The back yard has a security latch to prevent children from opening the gate, and the cleanliness of the facility in the morning is well above standard.

By all accounts, this is one of the best-run daycare facilities in Barrington. We have every confidence in Dr. Mi to expand further in forming a larger childcare center.

Robert Swarts
(401) 602-7950
421 Sowams Road
Barrington, RI 02806

300' ABUTTERS LIST

308-21-11

2823 PAWTUCKET AVENUE

PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
308-19-004.00	VIEIRA IREVV TRUST	216 ROBINSON ST	EAST PROVIDENCE, RI 02914	216 ROBINSON ST
308-19-005.00	SANTOS, MANUELA & FATIMA F	220 ROBINSON ST	E PROVIDENCE, RI 02914	220 ROBINSON ST
308-19-006.00	LIMA, PAULA M & JOSE M	230 ROBINSON ST	EAST PROVIDENCE, RI 02914	230 ROBINSON ST
308-19-007.00	MCLEROY, KEITH J & KAREN F	238 ROBINSON ST	E PROVIDENCE, RI 02914	238 ROBINSON ST
308-19-008.00	HANNAWAY, STEVEN	240 ROBINSON ST	E PROVIDENCE, RI 02914	240 ROBINSON ST
308-19-010.00	TERCEIRA, ANTONIO	2785 PAWTUCKET AVE	E PROVIDENCE, RI 02914	2785 PAWTUCKET AVE
308-19-011.00	SIN LLC	PO BOX 3836	PAWTUCKET, RI 02861	2779 PAWTUCKET AVE
308-19-012.00	SIN LLC	PO BOX 3836	PAWTUCKET, RI 02861	2775-81 PAWTUCKET AVE
308-19-013.00	HUNT, ROSINA L	245 VINCENT AVE	EAST PROVIDENCE, RI 02914	245 VINCENT AVE
308-19-014.00	HEALY, PATRICIA	225 VINCENT AVE	EAST PROVIDENCE, RI 02914	225 VINCENT AVE
308-19-014.10	FORSYTHE, SHERI A	46 HILTON AVE	RIVERSIDE, RI 02915	221 VINCENT AVE
308-19-014.20	FORSYTHE, SHERI A	46 HILTON AVE	RIVERSIDE, RI 02915	219 VINCENT AVE
308-21-001.00	MESNICK, STEVEN H	24 GERALD ST	RIVERSIDE, RI 02915	24 GERALD ST
308-21-002.00	GRIFFIN, JOSHUA J & TERESA S	28 GERALD ST	RIVERSIDE, RI 02915	28 GERALD ST
308-21-005.00	ROQUE, EDWARD C	214 NORTON ST	RIVERSIDE, RI 02915	214 NORTON ST
308-21-006.00	TURBITT, MATTHEW J	218-220 NORTON ST	RIVERSIDE, RI 02915	218-220 NORTON ST
308-21-007.00	GARCIA, HAROLD - TR & EP TRUST	222 NORTON ST	RIVERSIDE, RI 02915	222 NORTON ST
308-21-008.00	KING, WENDELL L & DORRIE L	226 NORTON STREET	RIVERSIDE, RI 02915	226 NORTON ST
308-21-009.00	MCDONOUGH, KAYLA MARIE	230 NORTON ST	RIVERSIDE, RI 02915	230 NORTON ST
308-21-010.00	SULLO, DAWN A	234 NORTON ST	RIVERSIDE, RI 02915	234 NORTON ST
308-21-011.00	HARPOOTIAN, JACOB-TR	PO BOX 460049	HOUSTON, TX 77056	2823 PAWTUCKET AVE
308-21-012.00	ROBINSON COURT CONDOMINIUM	2799 PAWTUCKET AVE UNIT 3	E PROVIDENCE, RI 02914	0 PAWTUCKET AVE
308-21-012.01	LONARDO, BARTHOLOMEW W	2799 PAWTUCKET AVE UNIT 1	EAST PROVIDENCE, RI 02914	2799 PAWTUCKET AVE #1
308-21-012.02	LEVEILLE, DEBORAH	2799 PAWTUCKET AVE UNIT 2	EAST PROVIDENCE, RI 02914	2799 PAWTUCKET AVE #2
308-21-012.03	MACHADO, BRYAN M	2799 PAWTUCKET AVE 3	E PROVIDENCE, RI 02914	2799 PAWTUCKET AVE #3
308-21-012.04	GURUNG, NAVYA & SHRESTHA, SHARMILA	2799 PAWTUCKET AVE UNIT 4	EAST PROVIDENCE, RI 02914	2799 PAWTUCKET AVE #4
308-21-012.10	SUBRAMANIAN, RAMA & ANNAMALAI, MOHAN	243 ROBINSON ST	RIVERSIDE, RI 02915	243 ROBINSON ST
308-21-012.20	MARCOS, SUSANA M W/LIF EST MARCOS, AVELINO	239 ROBINSON ST	RIVERSIDE, RI 02915	239 ROBINSON ST
308-21-014.00	MEDEROS, ARTHUR J & THERESA J	235 ROBINSON ST	E PROVIDENCE, RI 02914	235 ROBINSON ST
308-21-015.00	PEDRO, JOAQUIM D JR & PERREAULT,	PO BOX 16284	RUMFORD, RI 02916	217-219 ROBINSON ST

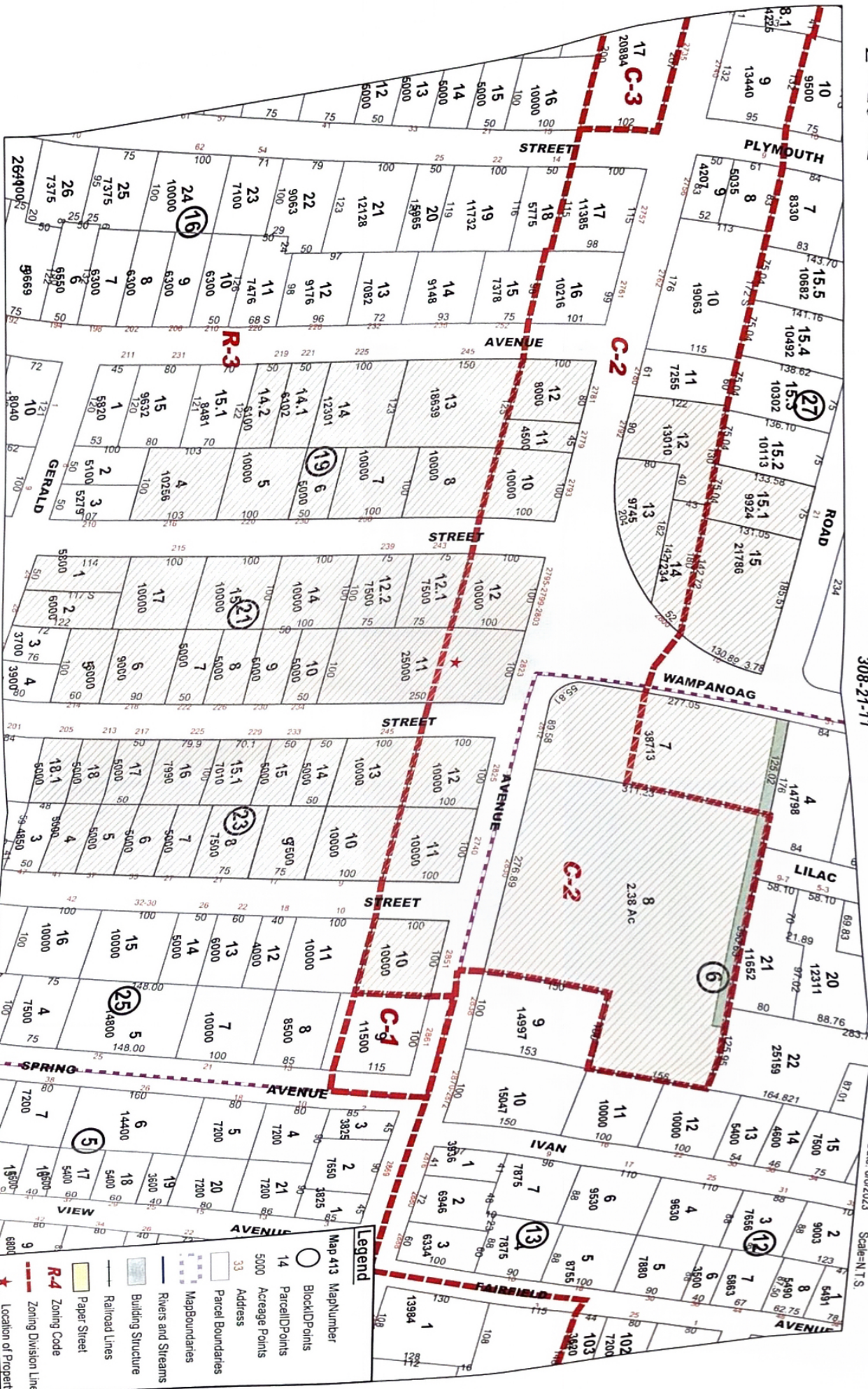
300' ABUTTERS LIST
 308-21-11
 2823 PAWTUCKET AVENUE

308-21-017.00	PETERS, MICHAEL & ERICA	215 ROBINSON ST	EAST PROVIDENCE, RI 02914	215 ROBINSON ST
308-23-004.00	WALSH, DANNY A SR	41 HEATH ST	RIVERSIDE, RI 02915	41 HEATH ST
308-23-005.00	MELLO, FRANCIS J	4 KING PHILIP DR	REHOBOTH, MA 02769	37 HEATH ST
308-23-006.00	COSTA, JASON C	33 HEATH ST	RIVERSIDE, RI 02915	33 HEATH ST
308-23-007.00	PLACIDO, JOSE A & MARIA J	27 HEATH ST	RIVERSIDE, RI 02915	27 HEATH ST
308-23-008.00	MEDIROS, JAIME M	21 HEATH ST	RIVERSIDE, RI 02915	21 HEATH ST
308-23-009.00	LACERDA, MANUEL A & MARIA F	17 HEATH ST	RIVERSIDE, RI 02915	17 HEATH ST
308-23-010.00	GERMANO, HERBERT N & DONNA M	9 HEATH ST	RIVERSIDE, RI 02915	9 HEATH ST
308-23-011.00	HARPOOTIAN, JACOB-TR	15 FAIRBANKS AVE	East Providence, RI 02914	2841 PAWTUCKET AVE
308-23-012.00	HARPOOTIAN, JACOB-TR	15 FAIRBANKS AVE	East Providence, RI 02914	2825 PAWTUCKET AVE
308-23-013.00	FISHER, LYNN S & MILLER, RUSSELL A	245 NORTON ST	RIVERSIDE, RI 02915	245 NORTON ST
308-23-014.00	COSTA, JOSE F & LUCIA M	237 NORTON ST	RIVERSIDE, RI 02915	237 NORTON ST
308-23-015.00	MCMAHON, RICHARD & DONNA M	233 NORTON ST	RIVERSIDE, RI 02915	233 NORTON ST
308-23-015.10	BETTENCOURT, JOHN & BARBARA J	229 NORTON ST.	RIVERSIDE, RI 02915	229 NORTON ST
308-23-016.00	EVA, KYLE C & JESSICA B	225 NORTON ST	RIVERSIDE, RI 02915	225 NORTON ST
308-23-017.00	WILLIAMSON, BETHANY & CHRISTOPHER	217 NORTON ST	RIVERSIDE, RI 02915	217 NORTON ST
308-23-018.00	BEAULIEU, PAUL & ANDREA	213 NORTON ST	RIVERSIDE, RI 02915	213 NORTON ST
308-23-018.10	PIRES, DERIK J	205 NORTON ST	RIVERSIDE, RI 02915	205 NORTON ST
308-25-010.00	RIZK PROPERTIES LLC	2851 PAWTUCKET AVE	RIVERSIDE, RI 02915	2851 PAWTUCKET AVE
308-27-012.00	ANDREW REALTY LLC	2792 PAWTUCKET AVE	E PROVIDENCE, RI 02914	2792 PAWTUCKET AVE
308-27-013.00	HOMSSI REALTY LLC	890 MOUNT HOPE ST	N ATTLEBORO, MA 02760	2796 PAWTUCKET AVE
308-27-014.00	HOMSSI REALTY LLC	890 MOUNT HOPE ST	N ATTLEBORO, MA 02760	0 PAWTUCKET AVE
308-27-015.00	C&C INVESTING GROUP LLC	66 VIOLA AVE	RIVERSIDE, RI 02915	10 WAMPANOAG TR
308-27-015.10	AMARAL, ERNEST J & ANA I	21 ASHBURTON RD	East Providence, RI 02914	21 ASHBURTON RD
309-06-007.00	OBSIDIAN ML 7 LLC	165 FLANDERS RD	WESTBOROUGH, MA 01581	2812 PAWTUCKET AVE
309-06-008.00	COASTWAY CREDIT UNION	770 OAK ST	BROCKTON, MA 02301	2830 PAWTUCKET AVE #B
309-06-008.01	PAWTUCKET AVENUE INVESTMENT REALTY LLC	20 NEWMAN AVE SUITE 1005	RUMFORD, RI 02916	2830 PAWTUCKET AVE #A



300' RADIUS MAP
 2823 Pawtucket Avenue
 308-21-11

Date: 8/8/2023
 Scale: N.T.S.



Legend

- Map 413 MapNumber
- BlockIDPoints
- ParcelIDPoints
- Acres Points
- Address
- Parcel Boundaries
- Map Boundaries
- Rivers and Streams
- Building Structure
- Railroad Lines
- Paper Street
- Zoning Code
- Zoning Division Line
- Location of Property