

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	Bk. Pg.

PHONE NUMBER: 401-437-1100 - SS&A
860-338-3384

1. LOCATION OF PROPERTY 331 NEWPORT AVE, RUMFORD AVENUE/STREET
 MAP 402 BLOCK 10 PARCEL 24 ZONING DISTRICT C2

2. OWNER NEWPORT HOLDINGS LLC
 ADDRESS 321 SOUTH MAIN STREET, SUITE 400 02903
 DATE OF PURCHASE SEPTEMBER 20th, 2023
 PROPOSED LESSEE/PURCHASER TIGER LILY MONTESSORI SCHOOL INC.
 ADDRESS 400 HOPE STREET, PROVIDENCE, RI 02906
 ATTORNEY BRUCE H. COX
 ADDRESS 1481 WAMPANOAG TRAIL, EAST PROVIDENCE, RI 02915
 REPRESENTING _____

3. DIMENSIONS OF SITE 130 FEET 100 FEET 13,939 SF
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1) RETAIL SALES	1 story	3,000	masonry over steel frame
(2)	24 feet		2B
(3)			

4. LIST OF PROPOSED CONSTRUCTION AND USES:

Use	Height	No. of Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family	Type of Construction
					No. of Bedrooms/Unit	
(1) CHILDCARE	24FT	1	no	3,000	NA	MASONRY OVER STEEL FRAME RENOVATION
(2)						2B
(3)						

(Over)

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 checked="" type="checkbox"/> Landscaping | <input type="checkbox"/> Height |
| <input type="checkbox"/> Amount Parking, or Loading | <input type="checkbox"/> Signs/Billboards |
| <input checked="" 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	REDUCTION SIDE AND REAR YARDS DEPTH AND LANDSCAPING
19-357	

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed	
19-357	25 FEET	4 FEET	Side yard (north)
	25 FEET	23.89 FEET	Rear yard (west)

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

See the 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.

PROPOSED OWNER(S) SIGNATURE: EMILY BRAUNHARDT DATE: 8/4/23

Agent/Attorney: Bruce H. Cox Address: 1481 Wampanoag Trail, East Providence RI

Narrative 331 Newport Avenue

Tiger Lilly Montessori Daycare Center

The proposed Application is for a Montessori early childhood day care center that is regulated under Division 18, Section 19-357. Setback relief is required as addressed below. The site is in compliance with requirements 3 and 4 regarding separation distance from potential hazards and location of outdoor play areas. The play area will be tucked in safely behind the existing structure and structural barriers will be further installed to provide further protection.

The zoning relief required is in the item number 2 Required Yard Setbacks, which requires 25 feet of depth with the first ten feet being landscaped.

For the rear yard there is abundant landscaping. While it is not on the property, this is addressed by the established neighborhood of McGartland Road and property located on Deer Street. These abutting existing backyards of long established existing residential properties are thoroughly landscaped and buffers the area to the rear of the building to provide an excellent alternative.

To the side yard directly to the north of the property is a small exposed area where permanent structures and limited landscaping will be installed. The abutting neighbor to the north is a small existing retail facility operated by American Coin Collection on a small corner lot. Thus, the play area is not and will not be exposed to a large lot or one where traffic would be to be of higher speed or volume.

The play yards are tucked in safely behind the building and a permanent masonry wall. They will enjoy a fully enclosed, fenced in, area well protected from street traffic on all sides. The relief requested is the least relief required for this application.

Parking

There will be three children loading/unloading spots, one right up at the building and the other two adjacent to the play area with a dedicated walkway clearly marked to the building.

We will maximize the children at 38, anticipating that there will be 8 Infants, 12 toddlers and 18 above toddlers. This requires eight parking locations plus loading/unloading. We have 11 on the perimeter as well as the two handicap spots and drop-off spot at the building thus we have a total of 14 spots

Hazardous review

A review of the required 300 foot radius area, which starts at Vista Drive to the north intersecting with Newport Avenue to Elmwood Drive at the south, using the city's GIS mapping and Goggle Earth overlay in street and ariel format reveals no gas stations, storage tanks or hazardous, explosive and/or flammable materials in the vicinity. The businesses in the vicinity on Newport Avenue are largely service businesses and restaurant. The majority of those in the radius are residential. This research was confirmed by review on the ground by the applicant.

CANAVAN & ASSOCIATES
 Construction Surveying, Inc.
 450 Orange Street, Suite 100
 Westfield, MA 01095
 P-401223-1990 F-401223-1994



EXISTING CONDITIONS PLAN
 NEWPORT AVENUE
 EAST NEWPORT, WEST PHASE
 DATE: MAY 18, 2023

NO.	DATE	REVISION
1		
2		
3		
4		
5		

ZONING
 R-1
 RESIDENTIAL SINGLE-FAMILY
 LOT AREA: 10,000 SQ. FT.
 MIN. FRONT YARD SETBACK: 10 FT.
 MIN. SIDE YARD SETBACK: 5 FT.
 MIN. REAR YARD SETBACK: 10 FT.
 MIN. FRONT SETBACK: 10 FT.
 MIN. SIDE SETBACK: 5 FT.
 MIN. REAR SETBACK: 10 FT.
 MIN. FRONT SETBACK: 10 FT.
 MIN. SIDE SETBACK: 5 FT.
 MIN. REAR SETBACK: 10 FT.

NORTH ARROW

LEGEND

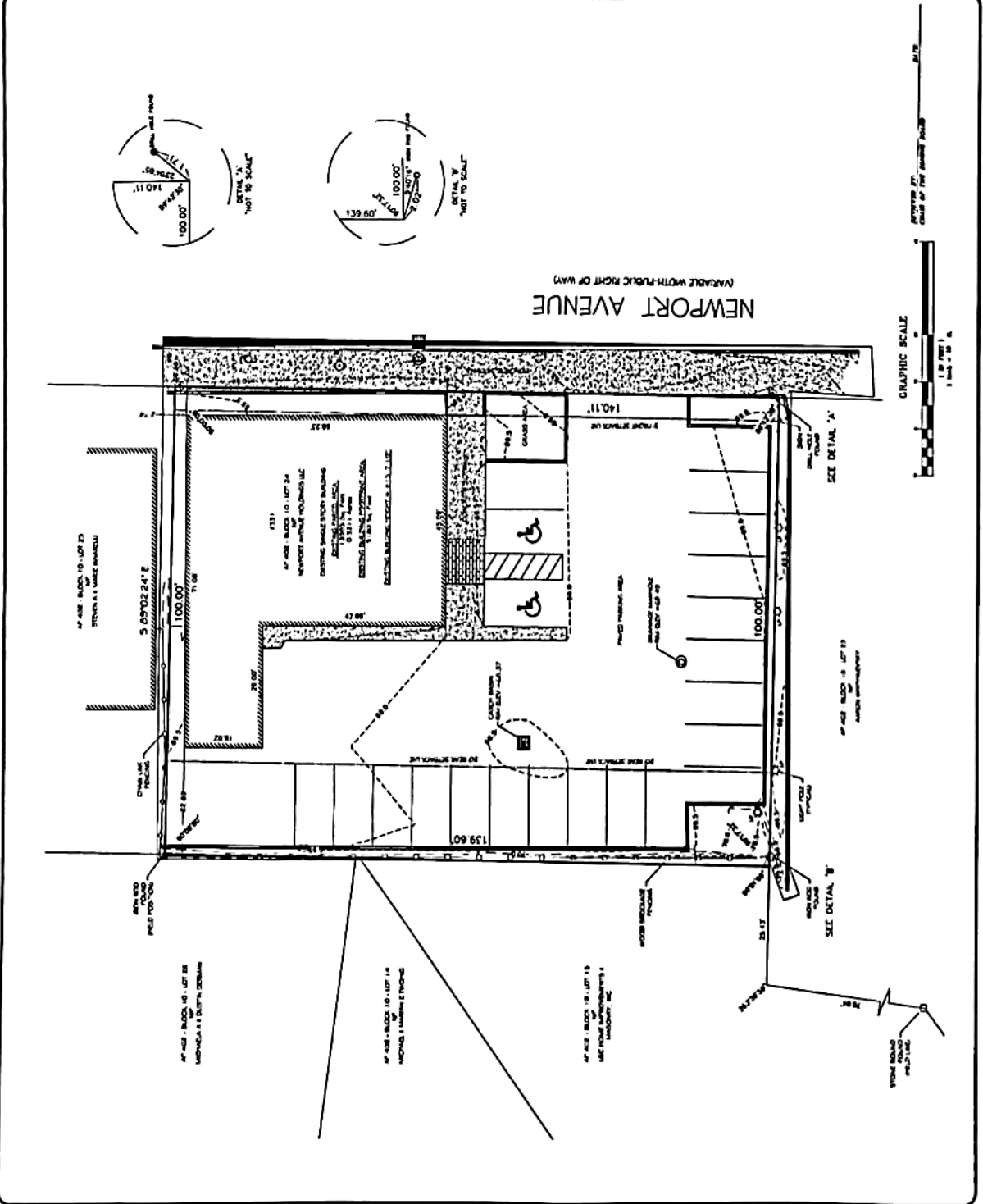
- GRAIN MANHOLE
- UNCOMPLETED FINISH
- ▨ FINE FINISH
- ▧ WATER LAIR
- ▩ GAS GATE
- ⊙ 10" DIA. MANHOLE / LIGHT POLE

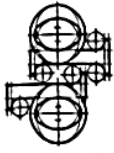
REFERENCES

1. MASSACHUSETTS PLAT MAP PROVISIONS, ALL SCALE, 1:100
 2. PLAT MAP NO. 10000, EAST NEWPORT, WEST PHASE
 3. PLAT MAP NO. 10000, EAST NEWPORT, WEST PHASE
 4. PLAT MAP NO. 10000, EAST NEWPORT, WEST PHASE

GENERAL NOTES

1. INFORMATION SHOWN ON THIS PLAN WAS OBTAINED BY A FIELD SURVEY.
2. THE SURVEYOR'S RESPONSIBILITY IS TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED BY THE CONTRACTOR TO VERIFY THE EXISTING CONDITIONS.
3. VERTICAL DATUM: NGVD 83





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Project
Renovations
for
Day Care
Center

331 Newport Ave
East Providence
Rhode Island
Plan
for Review

Revised:
Date: Aug 8, 2023
Drawn by: DRP

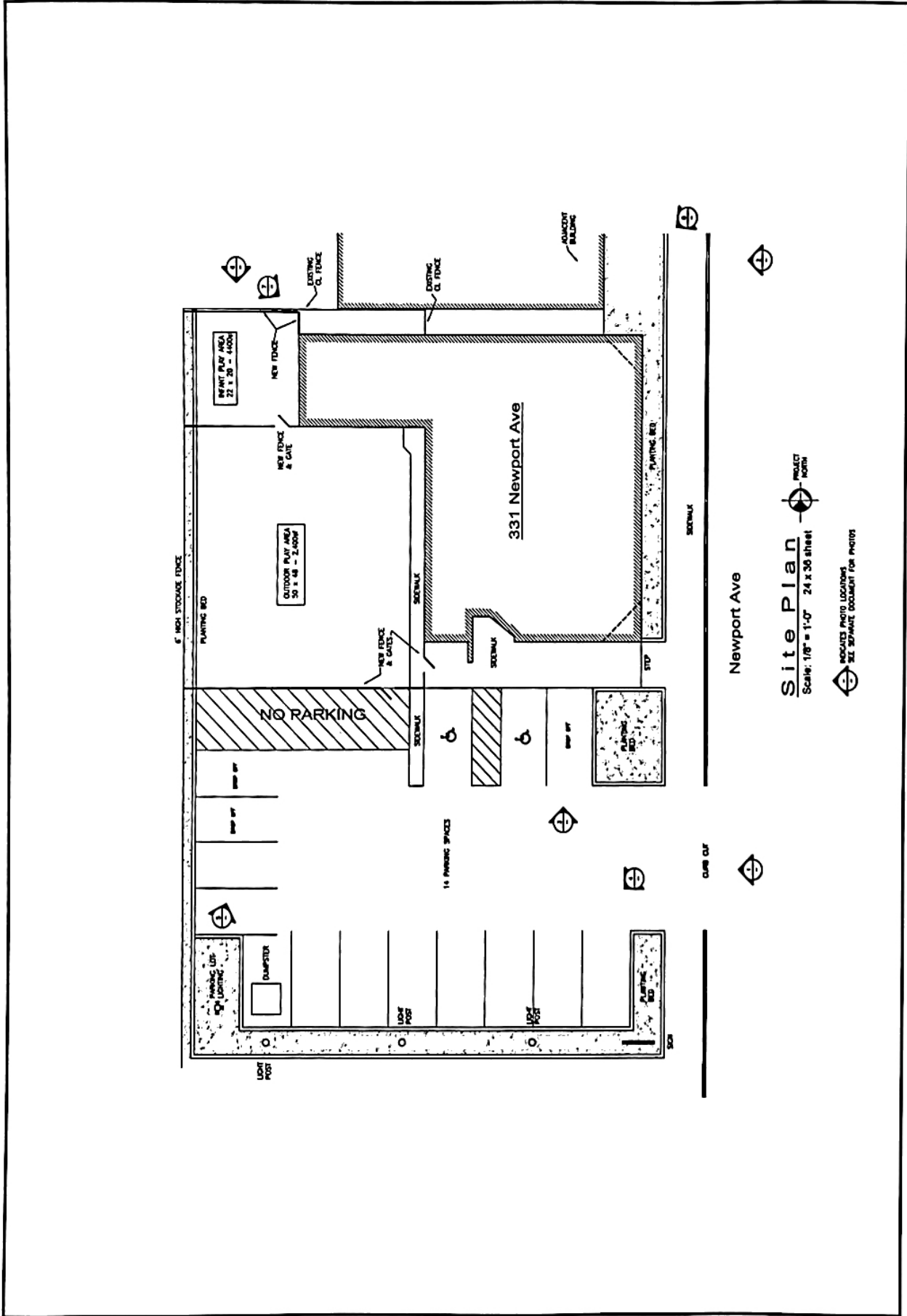
Sheet Contents

Site Plan

Drawing No.

C-1

Sheet 1 of



Site Plan PROJECT NORTH
Scale: 1/8" = 1'-0" 24 x 36 sheet

INDICATES PHOTO LOCATIONS
SEE SEPARATE DOCUMENT FOR PHOTOS

Newport Ave

331 Newport Ave

NO PARKING

14 PARKING SPACES

6' HIGH STORAGE FENCE

PLAYING BED

NEW FENCE & GATE

OUTDOOR PLAY AREA
50 x 48 - 2,400sq

NEW FENCE & GATE

EXISTING CL. FENCE

EXISTING CL. FENCE

CAMCOT BUILDING

NEW FENCE & GATE

SEWALK

SEWALK

SEWALK

SEWALK

STEP

PLAYING BED

SEWALK

CURB CUT

LIGHT POST

LIGHT POST

LIGHT POST

PLAYING BED

SEW

CURB CUT

CURB CUT

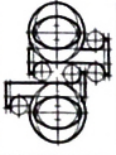
CURB CUT

CURB CUT

CURB CUT

CURB CUT

CURB CUT



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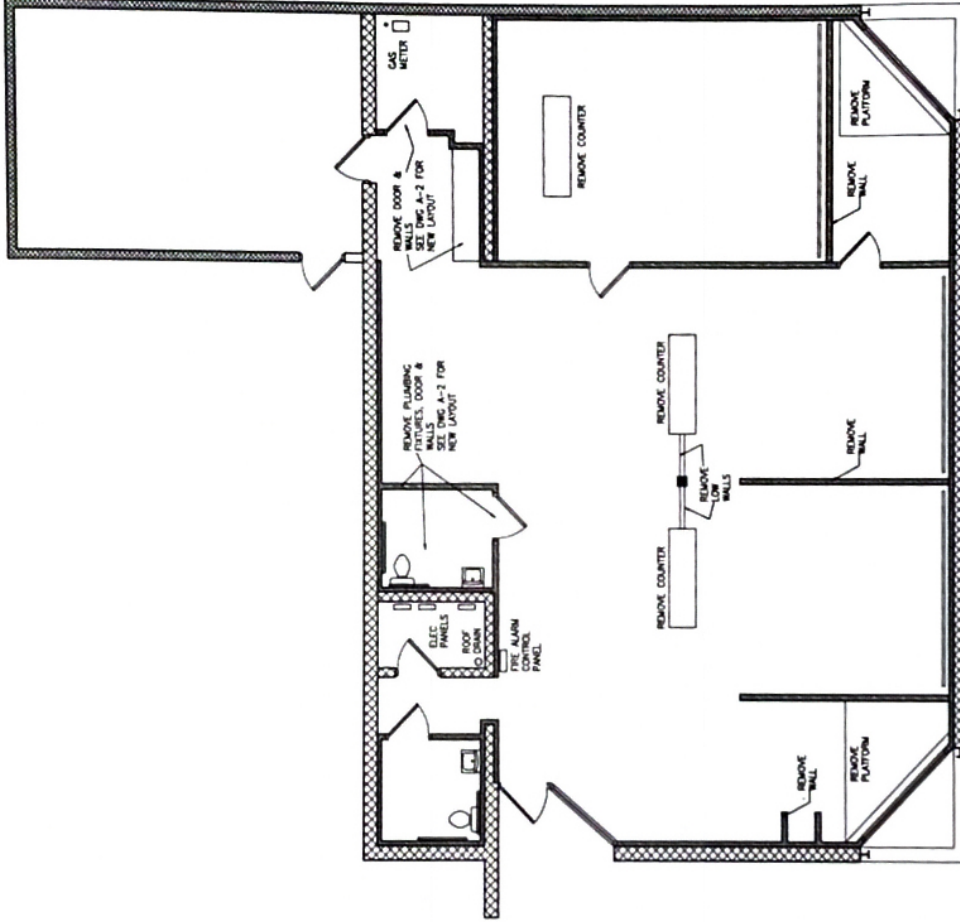
Concept Plan
for Review

Revised:
Date: July 28, 2023
Drawn by: DRP
Sheet Contents

Existing
Floor Plan

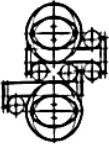
Drawing No.
A-1

Sheet 2 of



Existing Floor Plan

Scale: 1/4" = 1'-0" 24 x 36 sheet



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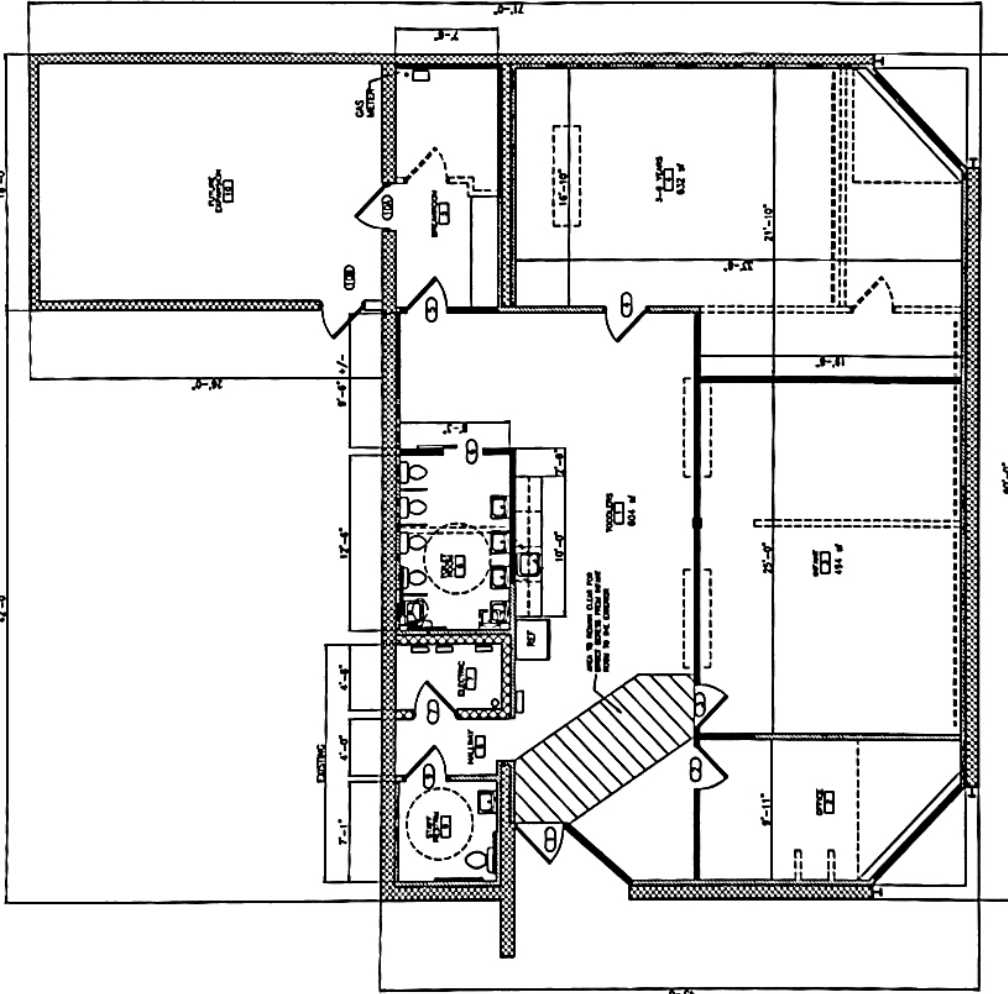
Revised:
Date: July 28, 2023
Drawn by: DRP

Sheet Contains
Proposed
Floor Plan

Drawing No.

A-2

Sheet 3 of



Proposed Floor Plan
Scale: 1/4" = 1'-0" 24 x 36 sheet

BUILDING INFORMATION
MODEL - 118
MODEL - 118

EXISTING
FOUNDATION - CONCRETE
FLOOR - CONCRETE SLAB ON GRADE
ROOF - STEEL DECK, INSULATION
ROOF - STEEL DECK, INSULATION
ROOF - STEEL DECK, INSULATION
ROOF - STEEL DECK, INSULATION

TYPE OF CONSTRUCTION
2B - NON COMBUSTIBLE

PROPOSED USE GROUP
SHELTERING IN DAY CARE FACILITIES

TABLE 503.3 - ALLOWABLE BUILDING HEIGHT
5M (SEE EXCEPTION SECTION 503.3.4)

TABLE 503.4 - ALLOWABLE NUMBER OF STORIES
3 STORIES (SEE EXCEPTION SECTION 503.4.1)

TABLE 503.2 - ALLOWABLE AREA FACTOR
1.0000



----- EXISTING WALL

----- WALL TO BE REMOVED

----- NEW WALL

dp

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331 Newport Ave - East Providence



photo-1



photo-2

dp

architect



photo-3



photo-4

dp

architect



photo-5



photo-6

dp

architect



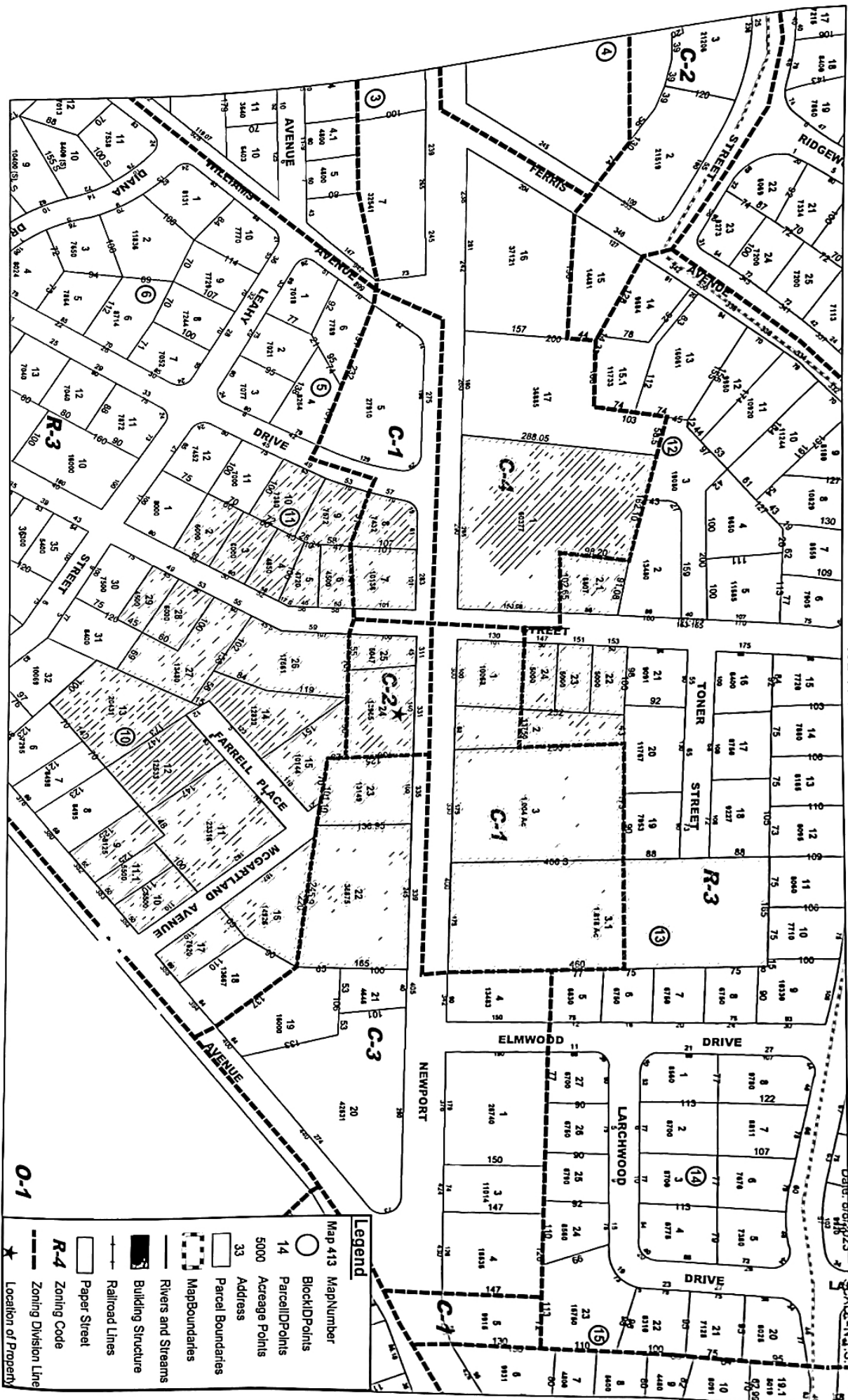
photo-7



photo-8



200' RADIUS MAP
331 NEWPORT AVE
 402-10-24



- Legend**
- Map 413 Map Number
 - BlockIDPoints
 - ParcelIDPoints
 - 5000 Acreage Points
 - 33 Address
 - Parcel Boundaries
 - Map Boundaries
 - Rivers and Streams
 - Building Structure
 - Railroad Lines
 - Paper Street
 - R-4 Zoning Code
 - Zoning Division Line
 - Location of Property

300' ABUTTERS LIST
 331 NEWPORT AVE
 402-10-24

PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
402-10-009.00	GARCIA, ANGEL H	382 PAWTUCKET AVE	RUMFORD, RI 02916	382 PAWTUCKET AVE
402-10-010.00	GILLOOLI, GEORGE T. & CAROL B	384 PAWTUCKET AVE	RUMFORD, RI 02916	384 PAWTUCKET AVE
402-10-011.00	EMMA PENDLETON & BRADLEY HOSPITAL	17 VIRGINIA AVE STE 101	PROVIDENCE, RI 02905	2 FARRELL PL
402-10-011.10	POOLE, KENNETH E & PAULA T	383 PAWTUCKET AVE	RUMFORD, RI 02916	383 PAWTUCKET AVE
402-10-012.00	GALLOWAY, TRACIE A	8 FARRELL PL	RUMFORD, RI 02916	8 FARRELL PL
402-10-013.00	REGO, STEVEN T & REBECCA	12 FARRELL PL	RUMFORD, RI 02916	12 FARRELL PL
402-10-014.00	TWOHIG, MICHAEL & MARIAN E	5 FARRELL PLACE	RUMFORD, RI 02916	5 FARRELL PL
402-10-015.00	CLIFFORD, JOSEPH F III & LUANNE M	1 FARRELL PL	RUMFORD, RI 02916	1 FARRELL PL
402-10-016.00	ANDREWS, PAUL L III & DINIZ, LARISSA OLIVEIRA	9 MCGARTLAND RD	RUMFORD, RI 02916	9 MCGARTLAND RD
402-10-017.00	MALMATI, MICHAEL M & DYER, ABIGAIL R	388 PAWTUCKET AVE	RUMFORD, RI 02916	388 PAWTUCKET AVE
402-10-022.00	PAWTUCKET CREDIT UNION	1200 CENTRAL AVE	PAWTUCKET, RI 02861	339 NEWPORT AVE
402-10-023.00	PAWS LLC	125 PINE ST	REHOBOTH, MA 02769	335 NEWPORT AVE
402-10-024.00	NEWPORT AVENUE HOLDINGS LLC	321 S MAIN ST STE 400	PROVIDENCE, RI 02903	331 NEWPORT AVE
402-10-025.00	INNARELLI, STEVEN A & MARIE	311 NEWPORT AVE	RUMFORD, RI 02916	311 NEWPORT AVE
402-10-026.00	OERMAN, MICHAELA A & DUSTIN	59 DEER ST	RUMFORD, RI 02916	59 DEER ST
402-10-027.00	TRAVERS, RONALD J & JULIETA E LIFE EST	55 DEER ST	RUMFORD, RI 02916	55 DEER ST
402-10-028.00	LARRIVEE, KATHLEEN M	53 DEER ST	RUMFORD, RI 02916	53 DEER ST
402-10-029.00	TURNER, SEAN Q & JEANINE	49 DEER ST	RUMFORD, RI 02916	49 DEER ST
402-11-002.00	BRUZZI, DAVID M	46 DEER RD	RUMFORD, RI 02916	46 DEER ST
402-11-003.00	PICARD, ASHLEY DAWN	50 DEER ST	RUMFORD, RI 02916	50 DEER ST
402-11-004.00	PALMER, MICHAEL J & DOLORES M	52 DEER ST	RUMFORD, RI 02916	52 DEER ST
402-11-005.00	ALDRICH, BRIAN M & BRENDA	56 DEER ST	RUMFORD, RI 02916	56 DEER ST
402-11-006.00	RORIGUEZ, JOAN	58 DEER ST	RUMFORD, RI 02916	58 DEER ST
402-11-007.00	BOGOSIAN, EILEEN F - TR	283 NEWPORT AVE	RUMFORD, RI 02916	283-285 NEWPORT AVE
402-11-008.00	GREGORY, LEONARD R JR & KIMBERLY	57 VISTA DR	RUMFORD, RI 02916	57 VISTA DR
402-11-009.00	TITUS, MARY	53 VISTA DR	RUMFORD, RI 02916	53 VISTA DR
402-11-010.00	BARBOSA, AUTILIA LIFE ESTATE	49 VISTA DR	RUMFORD, RI 02916	49 VISTA DR
402-12-001.00	WESTWOOD PROPERTY MANAGEMENT	31 SPELLMAN RD	WESTWOOD, MA 02090	290 NEWPORT AVE
402-12-002.10	ALBA, YENNY D & TAVERAS, ELIAS Y	150 DEER ST	RUMFORD, RI 02916	150 DEER ST
402-13-001.00	BRICK HOUSE LLC	PO BOX 19038	JOHNSTON, RI 02919	130 DEER ST & 300 NEWPORT AVE
402-13-002.00	LYNCH, JOHN C & MARY KATHRYN	320 NEWPORT AVE	RUMFORD, RI 02916	320 NEWPORT AVE

300' ABUTTERS LIST
331 NEWPORT AVE
402-10-24

402-13-003.00 ON COURSE INVESTMENTS LLC
402-13-003.10 OMSAIRAM LLC
402-13-022.00 KAREN A. GOMES REV TRUST
402-13-023.00 MELLO, ANTONIO & DOLORES LIFE ESTATE
402-13-024.00 SNEAD, JADYNE A

1460 FALL RIVER AVE STE 11
400 NEWPORT AVE
153 DEER ST
151 DEER ST
147 DEER ST

SEEKONK, MA 02771
RUMFORD, RI 02916
RUMFORD, RI 02916
RUMFORD, RI 02916
RUMFORD, RI 02916

330 NEWPORT AVE
400 NEWPORT AVE
153 DEER ST
151 DEER ST
147 DEER ST