



City of East Providence

DEPARTMENT OF PUBLIC WORKS

CITY HALL
145 TAUNTON AVENUE
EAST PROVIDENCE, RHODE ISLAND 02914-4505

ZONING OFFICER

CITY OF EAST PROVIDENCE STATE OF RHODE ISLAND VARIANCE MODIFICATION REQUEST

Please be advised that a formal request has been forwarded to the attention of the City of East Providence Zoning Officer seeking permission to convert a portion of an industrial facility to residential units in accordance with Section 19-360.3 'Adaptive Reuse' of the City of East Providence Zoning Ordinance, however failing to fully comply with the minimum off-street parking requirements. Pursuant to Section 19-45(c) 'Variances – Findings Required: Modifications Permitted by Zoning Officer', any deviation that does not exceed 25% may be administratively granted, provided no written objection is received within 14-days of public notice. The property in question seeking administrative relief is as follows:

HOWE REALTY LLC, seeks permission to convert a portion of an industrial facility to residential units without meeting off-street parking requirement, for property located at 5 INDUSTRIAL WAY, being MAP 310, BLOCK 7, PARCEL 3, in an INDUSTRIAL 1 DISTRICT. (Dimensional Variance – Modification - Petition No. 7027)

The associated site plan, radius map and accessory documentation illustrating the proposed improvement(s) are located at the City of East Providence City Hall, Building Inspection Division, 145 Taunton Avenue, East Providence, Rhode Island 02914. The office hours in which all associated documentation can be reviewed is between 8:00 AM and 4:00 PM on Monday through Wednesday, 8:00 AM and 6:00 PM on Thursday, and 8:00 AM and 1:00 PM on Friday. Any questions regarding this application can be forwarded to the attention of the City of East Providence Zoning Officer, Edward Pimentel, by contacting him at (401) 435-7722, Ext. 1 or 2, or by emailing at epimentel@eastprovidenceri.gov.

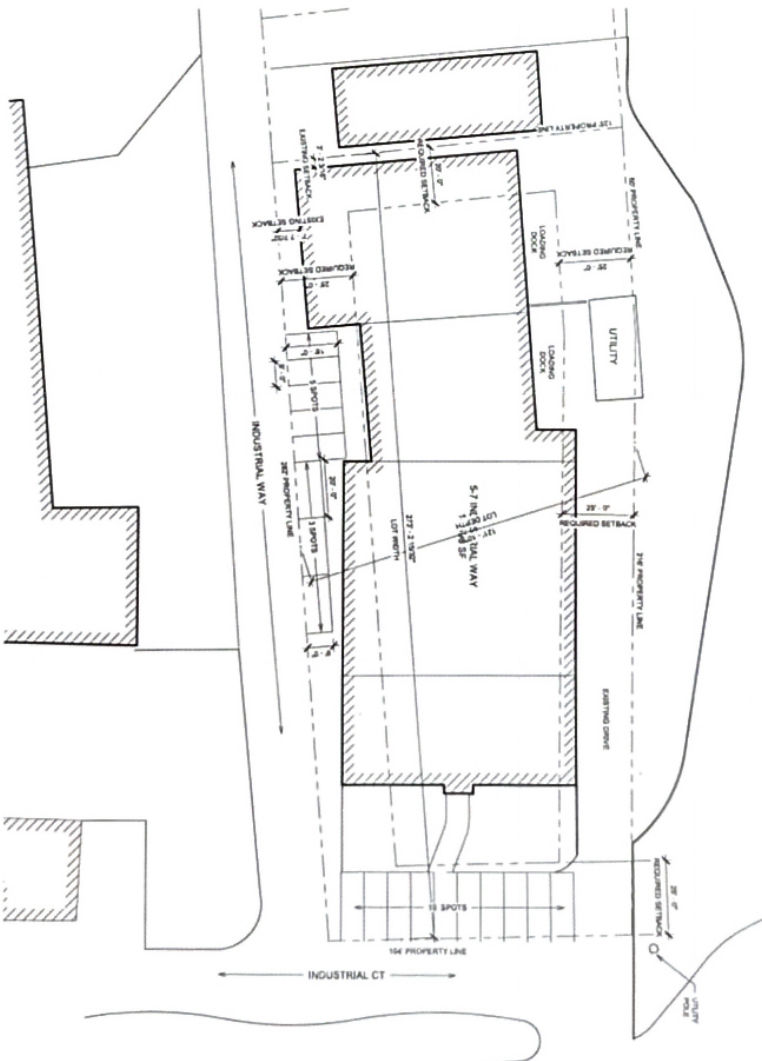
THE REFERENCED DEVIATION WILL BE ADMINISTRATIVELY APPROVED, UNLESS WRITTEN OBJECTION IS RECEIVED WITHIN 14-DAYS OF PUBLIC NOTICE, SAID OBJECTION PERIOD EXPIRING 28 NOVEMBER 2025.

EDWARD PIMENTEL, AICP
ZONING OFFICER / CLERK

"INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED MUST CALL 435-7500 OR 431-1633 (VTDD), FORTY-EIGHT (48) HOURS IN ADVANCE OF THE MEETING DATE."

ZONING TABLE			
PARCEL ID =			
ZONE = 11			
ITEM	REQUIRED	PROVIDED	RELIEF REQUESTED
LOT SIZE	30,000 SF	31,831 SF	NO - EXISTING NON CONFORMING
MINIMUM LOT WIDTH	150'	171' 10" EXISTING	NO - EXISTING NON CONFORMING
MINIMUM LOT DEPTH	150'	171' 10" EXISTING	NO - EXISTING NON CONFORMING
STRUCTURE LOT COVERAGE	40% (12,000 SF)	59% (18,598 SF) EXISTING	NO - EXISTING NON CONFORMING
PAVEMENT LOT COVERAGE	60% (18,000 SF)	9.8% (3,042 SF) EXISTING	NO - EXISTING NON CONFORMING
FRONT SETBACK	25' - 0"	65' - 0" EXISTING	NO - EXISTING NON CONFORMING
REAR SETBACK	25' - 0"	19' - 4" EXISTING	NO - EXISTING NON CONFORMING
REAR SETBACK	25' - 0"	3' - 0" EXISTING	NO - EXISTING NON CONFORMING
HEIGHT	40' - 0"	29' - 0" EXISTING	NO - EXISTING NON CONFORMING

EXISTING SITE PLAN
1" = 50'



4

3

2

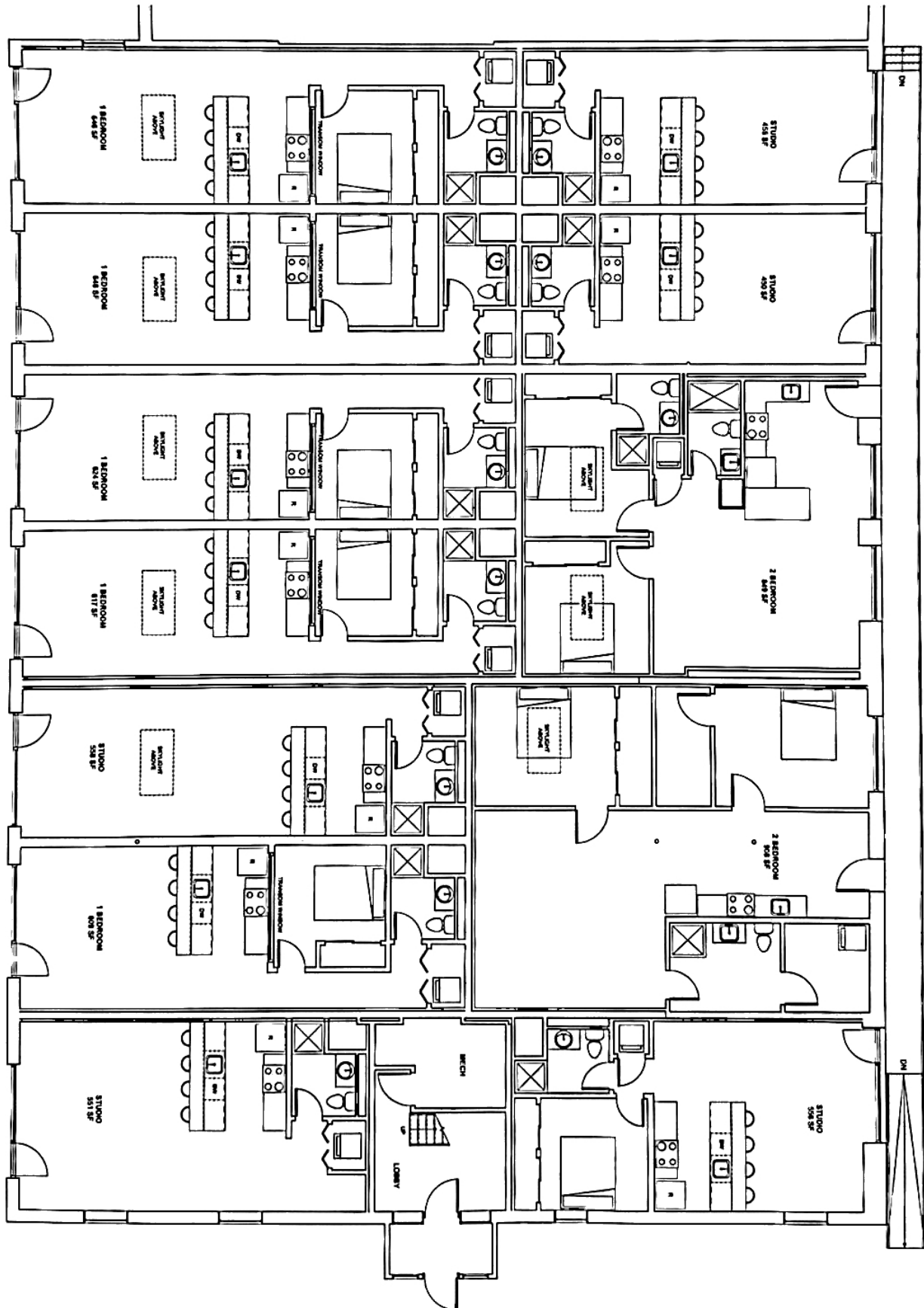
A

B

C

D

0 FLOOR PLAN - 1ST FL



A4.0



PLANS BASEMENT &
1ST FL

5-7 Industrial Way
Riverside, RI 02915

PROJECT NUMBER: 25073

REV	DATE	BY	APP
1	11-20-18	JS	JS
2			
3			
4			
5			
6			
7			
8			
9			
10			

david sisson architecture pc
345 Tenthredine Ave
East Providence RI 02914
www.ds-arch.com info@ds-arch.com 401-695-7795

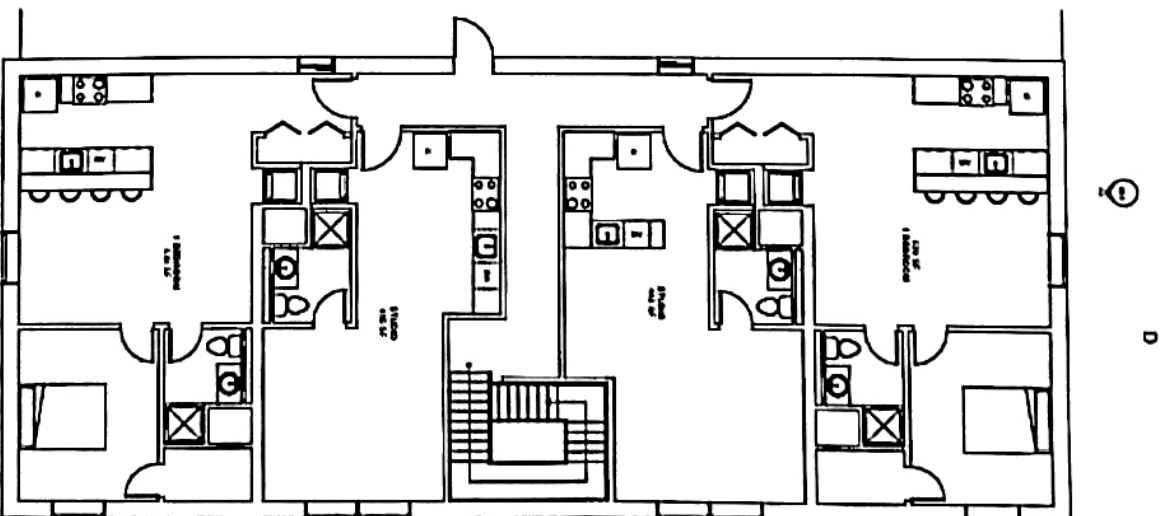
PLAN LEGEND



GENERAL NOTES

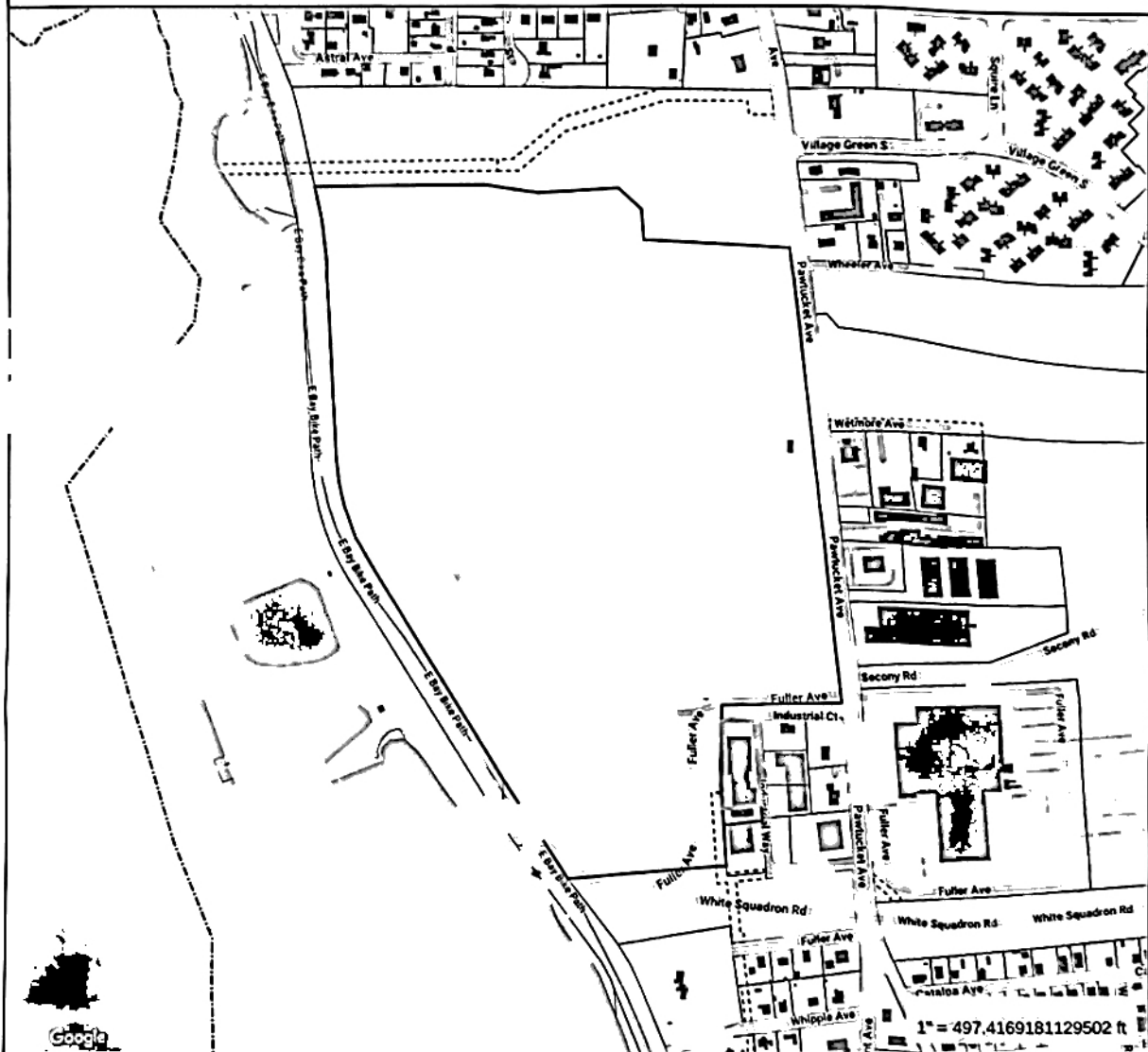
[illegible]

KEYED NOTES



ID	Site Address	Owner Name	Owner			
			Name	Owner Address	Owner City	Owner State Zip
310-07-002.00	7 INDUSTRIAL WAY 0 ZZ WATERFRONT	HOWE REALTY LLC GLOBAL EAST PROVIDENCE TERMINALS LLC	23	WINTER ST 800 SOUTH	REHOBOTH MA	02769
310-07-004.00-1	OIL TANKS	GLOBAL EAST TERMINALS LLC	800	WALTHAM ST	MA	02453
310-07-004.00-2	0 PAWTUCKET AVE	PROVIDENCE TERMINALS LLC	SOUTH ST	WALTHAM ST	MA	02453

5 Industrial Drive Direct Abutters Map



Property Information

ID 310-07-003-00
Location 5 INDUSTRIAL WAY
Owner HOWE REALTY LLC



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of East Providence RI makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.