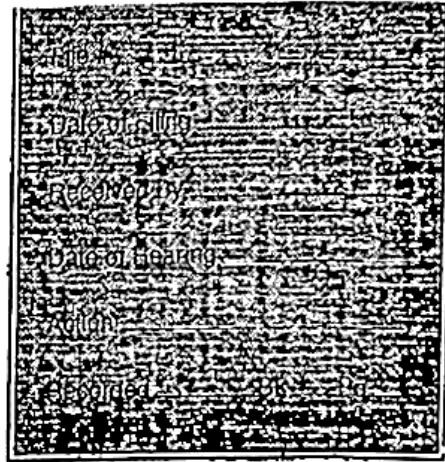


East Providence
Zoning Board of Review

SPECIAL USE PERMIT FORM
(Ref. #19-42)

This Form must be completed in full prior to
being considered by the Zoning Board of Review.



Phone Number: 401-343-7000
Nicholas J. Goodier, Esq.

- LOCATION OF PROPERTY**
Map 508 Block 1 Parcel 16 Avenue/Street 76 Amara Street Zoning District I-2
- Owner** 76 Amara Street, LLC; and, 76A Amara Street, LLC
Address 58 Amara Street, Riverside, Rhode Island
Date of Purchase 5/13/2022
Proposed Lessee/Purchaser Superior Fence & Rail of Rhode Island & Southern Massachusetts
Attorney Nicholas J. Goodier, Esq.
Phone Number 401-343-7000
Address 56 Pine Street, 3rd Floor, Providence, Rhode Island
Representing Lessee/Applicant
- DIMENSIONS OF SITE**
@ 150 ft. @ 242 ft. @ 36,151 sq.ft.
WIDTH DEPTH AREA (SQ.FT.)

LIST OF ALL EXISTING BUILDINGS AND USES:

Building Type	Height	Area (SQ.FT.) (Building Footprint)	USE
(1) Industrial/Office/Warehouse	< 20'	@ 6,000 sq.ft.	Commercial Industrial/Office/Warehouse
(2)			
(3)			

4. SPECIAL USE PERMIT SOUGHT PER SECTION 19-98, SCHEDULE OF USE:

Open Storage in I-2 Zoning District
Type of Use

5. **DESCRIPTION OF PROPOSAL:** Describe the proposed use, include information on the scale and size of proposal.

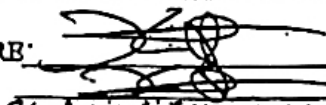
The Applicant is proposing to use the Property as the headquarters for Superior Fence & Rail of Rhode Island & Southeastern Massachusetts. The exterior improvement will include the installation of an eight (8) foot chain link fence around the perimeter of the Property's rear yard. The fence will have an opaque wind-shield lining. The fenced in area will be used for storage of materials identified on the attached list, which will not exceed the height of the perimeter fence.

6. **PRECEDENT STANDARDS:** List the Sections of Chapter 19 which include precedent standards applicable to the proposed use. Describe how the proposal will meet the standards.

SECTION NUMBER	STANDARD	DESCRIBE COMPLIANCE:
19-175		The Applicant has provided a Survey, which depicts the area to be used for outdoor storage. Additionally, a list of the materials to be stored. A minimum of fifteen (15) feet will be maintained between stored materials and: (i) the building located on Property; and, (ii) the perimeter fence to be installed.

NOTE: PLANS ACTED UPON BY THE BOARD BECOME INCORPORATED AS PART OF THE DECISION AND ARE FINAL.

OWNER(S) SIGNATURE:



DATE 3/28/23

DATE 2/28/23

76 Amoral Street, LLC / 76A Amoral Street, LLC

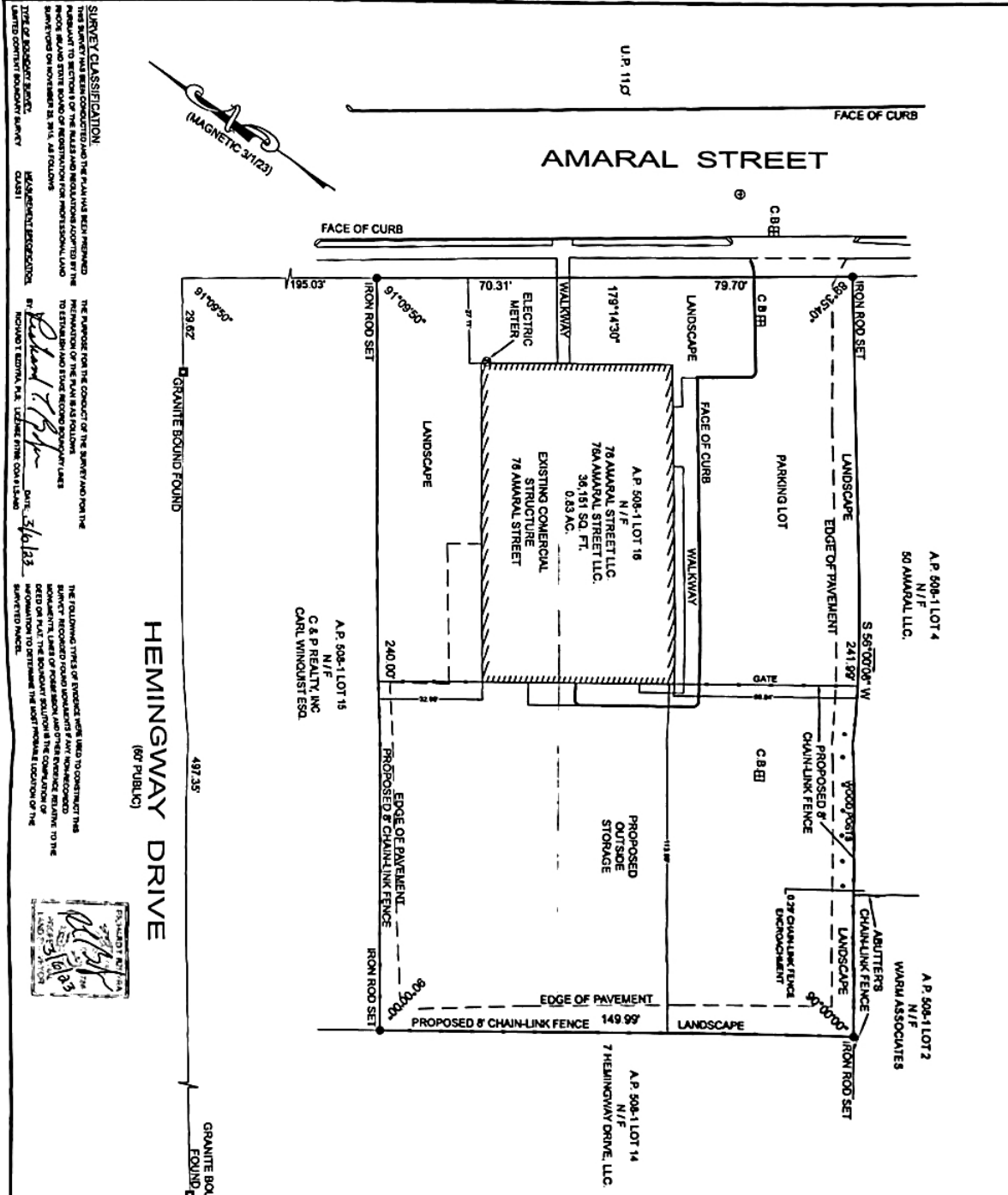
AGENT/ATTORNEY Nicholas J. Goodler, Esq.

ADDRESS 56 Pine Street, 3rd Floor, Providence, Rhode Island

Phone Number 401-343-7000 - ngoodler@mancinicar.com

Vinyl Fence Products					
5"x5"x108" Posts	Product is kept in bundles that are shrink-wrapped and banded	Bundles are stored on the ground and stacked on top of each other	16 Bundles on site with 64 pieces per Bundle		
3"x5.5"x72" Rails	Product is kept in bundles that are shrink-wrapped and banded	Bundles are stored on the ground and stacked on top of each other	20 Bundles on site with 108 pieces per Bundle		
1"x6"x72" Pickets	Product is kept in bundles that are shrink-wrapped and banded	Bundles are stored on the ground and stacked on top of each other	35 Bundles on site with 180 pieces per Bundle		
Wood Fence Products					
5"x5"x108" Posts	Product is kept in bundles that are banded	Full Bundles will be stored on the ground and stacked on top of each other Open Bundles and loose pieces will be stored on a rack	16 Bundles on site with 49 pieces per Bundle		
2"x4"x6" Rails	Product is kept in bundles that are banded	Full Bundles will be stored on the ground and stacked on top of each other Open Bundles and loose pieces will be stored on a rack	20 Bundles on site with 160 pieces per Bundle		
2"x4"x16" Rails	Product is kept in bundles that are banded	Full Bundles will be stored on the ground and stacked on top of each other Open Bundles and loose pieces will be stored on a rack	4 Bundles on site with 88 pieces per Bundle		
1"x6"x72" Boards	Product is kept in bundles that are banded	Full Bundles will be stored on the ground and stacked on top of each other	20 Bundles on site with 180 pieces per Bundle		
1"x3"x72" Pickets	Product is kept in bundles that are banded	Full Bundles will be stored on the ground and stacked on top of each other	16 Bundles on site with 256 pieces per Bundle		
1.5"x6"x9" Steel Posts	Product is kept in bundles that are banded	Full Bundles will be stored on the ground and stacked on top of each other Open Bundles and loose pieces will be stored on a rack	6 Bundles on site with 61 pieces per Bundles		
Other					
6H x 8W x 22L Dumpster	Item is stored on the paved yard within the proposed open storage area	Used for disposal of our office & warehouse waste			Qty: 1

REFERENCE:
 1. DEED BK 4381 / PG 22
 2. LOT 10 ON PG 37 ENTITLED "WESTMINSTER PARK W. EAST PROVIDENCE, N.I., BELONGING TO WESTMINSTER PARK W. EAST PART INTEREST ASSOCIATES, CAPUTO AND WICK, N.I. 1180 PART OF LOT 10, N.I. 02818, 401-434-8880, DATE MAY, 1987"



BOUNDARY STAKE-OUT SURVEY
 A.P. 508-1 LOT 16
 EAST HEMINGWAY STREET
 SCALE: 1"=20' DATE: MARCH 14, 2023

PREPARED FOR:
CARTER BROCK
 1700 S. DICKENSON
 BOCA RATON, FL 33432
 PHONE: (561) 435-2025
 FAX: (561) 435-2025

ZONING DISTRICT INDUSTRIAL 2

MINIMUM LOT AREA	40,000 SQ. FT.
MINIMUM LOT FRONTAGE	175 FT.
MINIMUM SETBACKS - FRONT	20 FT.
MINIMUM SETBACKS - SIDE	20 FT.
MINIMUM SETBACKS - REAR	20 FT.
MAXIMUM BUILDING HEIGHT - 3 STORY	MAXIMUM BUILDING HEIGHT 40 FT.
MAXIMUM BUILDING COVERAGE 50%	MAXIMUM BUILDING COVERAGE 50%

OCEAN STATE PLANNERS, INC.
 1259 OAKLAWN AVENUE, CHANTON, N.J. 07020
 PHONE: (401) 463-8898 FAX: (401) 463-8899
 JOB NO. 10478 / DWG. NO. 10478-1 (2705)
 DRAWN: SCALE: 1"=20'

SURVEY CLASSIFICATION:
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF FLORIDA. THE SURVEYING AND MAPPING PROFESSIONAL LAND SURVEYING ON NOVEMBER 28, 2018, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: METEOROLOGICAL INTERSECTION
CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 TO ESTABLISH AND SHOW RECORD BOUNDARY LINES

Richard T. Edrinal, P.E. DATE: 3/16/23

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONDUCT THIS SURVEY: RECORDED PLATS AND OTHER RECORDS OF THE PUBLIC RECORDS, LITERATURE, AND OTHER EVIDENCE OF THE BOUNDARY LINES OF THE SURVEYED PROPERTY. TO THE EXTENT POSSIBLE, THE SURVEYOR HAS ATTEMPTED TO DETERMINE THE MOST PROBABLE LOCATION OF THE BOUNDARY LINES.

HEMINGWAY DRIVE
 (60' PUBLIC)

GRANITE BOUND FOUND



ABUTTERS LIST
 76 AMARAL STREET
 508-1-16

PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
508-01-014.00	7 HEMINGWAY DRIVE LLC	945 WARREN AVE	E PROVIDENCE, RI 02914	7 HEMINGWAY DR
508-01-015.00	C & P REALTY, INC ATTN: CARL WINQUIST	100 AMARAL ST UNIT 5	RIVERSIDE, RI 02915	100 AMARAL ST
508-01-016.00	76 AMARAL ST LLC & 76A AMARAL ST LLC	58 AMARAL ST	RIVERSIDE, RI 02915	76 AMARAL ST
508-03-012.00	R I HOSPITAL TRUST NATL BANK	PO BOX 841001 MA1-MB4-02-02	BOSTON, MA 02284	0 WAMPANOAG TR
509-03-002.00	WARM ASSOCIATES C/O MEGA	300 WAMPANOAG TRAIL	RIVERSIDE, RI 02915	300 WAMPANOAG TR
509-03-004.00	50 AMARAL LLC C/O KONSTANTINOS DOKOS	PO BOX 569	BARRINGTON, RI 02806	40-68 AMARAL ST
608-02-015.00	S-BNK EAST PROVIDENCE CALL LC	PO BOX 10234	PITTSBURGH, PA 15234	95 AMARAL ST



200' RADIUS MAP

76 Amara! Street
308-27-15

Date: 3/13/2023 Scale: N.T.S.



Legend

- Map 413 Map Number
- BlockID Points
- ParcelID Points
- 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