

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 80 Newport Avenue AVENUE/STREET
MAP 501 BLOCK 01 PARCEL 005 ZONING DISTRICT C-3

2. OWNER Gansett Limited Partnership & C/O Quincy & CO, Inc.
ADDRESS 57 Dedham Avenue
DATE OF PURCHASE January 29, 2018
PROPOSED LESSEE/PURCHASER Town Fair Tire
ADDRESS 460 Cove Avenue, East Haven, CT 06477
ATTORNEY John C. Revens, Jr., Revens, Revens, St. Pierre & Wyllie
ADDRESS 946 Centerville Road, Warwick, RI 02886
REPRESENTING Town Fair Tire

3. DIMENSIONS OF SITE 225 FT 450 FT 116,740 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) <u>Quick Service Coffee and Donut Shop, 1 Story, 600+ SF, Masonry Building</u>			
(2) <u>Retail Shops and Restaurant, 1 Story, 50,465+ SF, Masonry Building</u>			
(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) <u>Retail sale of automotive tires and wheels.</u>						
(2) <u>Installation and mounting of tires and wheels, wheel balancing and wheel alignment and the repair and installation of automotive brakes.</u>						
(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?

Space is unoccupied but was retail

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
Sec. 19-95 - District designated C-3 -Commercial 3	General Retail Business -Retail Sale and Automotive Repair Shop - The applicant is seeking a use variance for installation and mounting of tires and wheels, wheel balancing and wheel alignment and the repair and installation of automotive brakes.

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

Retail sales of automotive accessories are a permitted use in C-3 district, automotive repair shops, a structure sheltering the activities of heavy or major vehicle repairs, rebuilding and painting are prohibited in C-3 district. We believe that our purposed use is primarily retail and the installation, mounting of wheels and tire alignment, brake installation are ancillary to our principal activities.

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 10/24/23

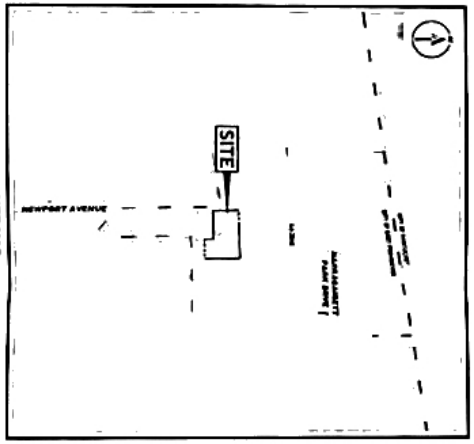
Agent/Attorney:  Address 946 Centerville Rd., Warwick, RI 02886
John C. Revens, Jr.
Revens, Revens, St. Pierre & Wyllie

PROPOSED SITE PLAN DOCUMENTS

FOR
TOWN OF FAIRBANKS
TIRE

PROPOSED PARKING LOT IMPROVEMENTS

LOCATION OF SITE:
90 NEWPORT AVENUE, CITY OF EAST PROVIDENCE
PROVIDENCE COUNTY, RHODE ISLAND
MAP #501, BLOCK #1, LOT #5



PREPARED BY
BOHLER //

REFERENCES
 1. TOWN OF FAIRBANKS
 2. TOWN OF FAIRBANKS
 3. TOWN OF FAIRBANKS
 4. TOWN OF FAIRBANKS
 5. TOWN OF FAIRBANKS

DRAWING SHEET INDEX

SHEET INDEX	DATE	BY	REVISION
1	01/15/10	J. BOHLER	ISSUED FOR PERMIT
2	01/15/10	J. BOHLER	ISSUED FOR PERMIT
3	01/15/10	J. BOHLER	ISSUED FOR PERMIT
4	01/15/10	J. BOHLER	ISSUED FOR PERMIT
5	01/15/10	J. BOHLER	ISSUED FOR PERMIT
6	01/15/10	J. BOHLER	ISSUED FOR PERMIT
7	01/15/10	J. BOHLER	ISSUED FOR PERMIT
8	01/15/10	J. BOHLER	ISSUED FOR PERMIT
9	01/15/10	J. BOHLER	ISSUED FOR PERMIT
10	01/15/10	J. BOHLER	ISSUED FOR PERMIT

BOHLER //

PROFESSIONAL ENGINEER
 LICENSE NO. 0000000000
 PROVIDENCE, RHODE ISLAND
 100 STATE STREET, SUITE 200
 PROVIDENCE, RHODE ISLAND 02902
 TEL: 401-333-1111 FAX: 401-333-1112
 WWW.BOHLER-RI.COM

PERMIT SET

PROPOSED SITE PLAN DOCUMENTS

DATE: 01/15/10

BY: J. BOHLER

REVISION: ISSUED FOR PERMIT

BOHLER //

PROFESSIONAL ENGINEER
 LICENSE NO. 0000000000
 PROVIDENCE, RHODE ISLAND
 100 STATE STREET, SUITE 200
 PROVIDENCE, RHODE ISLAND 02902
 TEL: 401-333-1111 FAX: 401-333-1112
 WWW.BOHLER-RI.COM

COVER SHEET

C-101

DATE: 01/15/10

BY: J. BOHLER

REVISION: ISSUED FOR PERMIT

BOHLER //

PROFESSIONAL ENGINEER
 LICENSE NO. 0000000000
 PROVIDENCE, RHODE ISLAND
 100 STATE STREET, SUITE 200
 PROVIDENCE, RHODE ISLAND 02902
 TEL: 401-333-1111 FAX: 401-333-1112
 WWW.BOHLER-RI.COM

GENERAL REMOVAL NOTES

GENERAL REMOVAL NOTES

GENERAL REMOVAL NOTES

GENERAL REMOVAL NOTES

ADD INSTRUCTIONS TO CONTRACTOR

ABBREVIATIONS

TYPICAL LINE TYPE LEGEND

Table with columns for Abbreviations and Typical Line Type Legend, listing various symbols and their corresponding meanings.

REFER TO C-301 FOR TYPICAL LANDSCAPE NOTES AND DETAILS

REFER TO SITE LAYOUT PLAN FOR ZONING ANALYSIS TABLE AND LAND USE / ZONING INFORMATION & NOTES

BOHLER logo and company information: BOHLER INC., 10000 BOHLER DRIVE, BOHLER, OHIO 44815

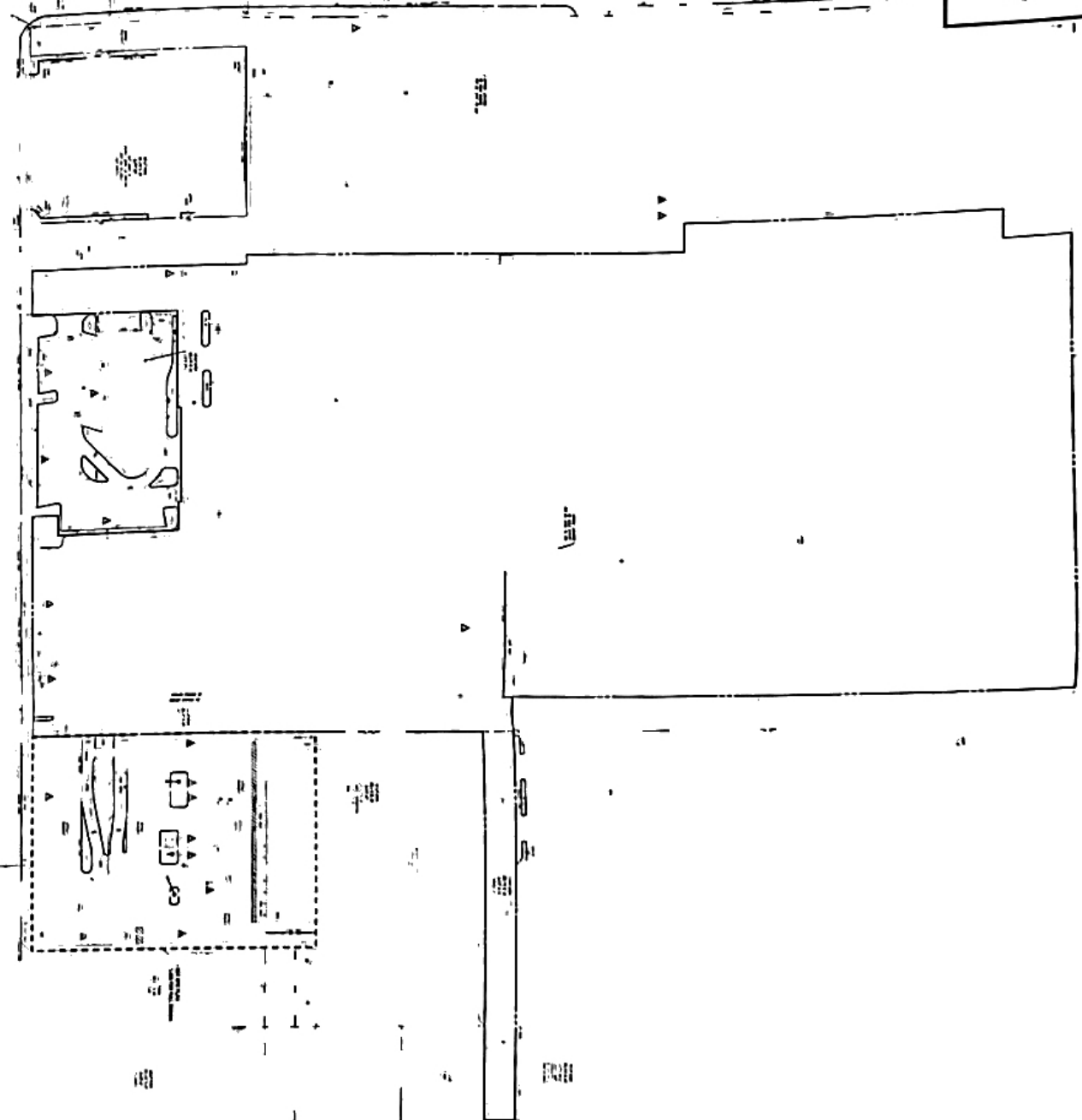
PROPOSED SITE PLAN DOCUMENTS logo and information: PROPOSED SITE PLAN DOCUMENTS, 10000 BOHLER DRIVE, BOHLER, OHIO 44815

PERMIT SET logo and information: PERMIT SET, 10000 BOHLER DRIVE, BOHLER, OHIO 44815

BOHLER logo and information: BOHLER INC., 10000 BOHLER DRIVE, BOHLER, OHIO 44815

GENERAL NOTES SHEET logo and information: GENERAL NOTES SHEET, 10000 BOHLER DRIVE, BOHLER, OHIO 44815

C-102 logo and information: C-102, 10000 BOHLER DRIVE, BOHLER, OHIO 44815



PARKING ANALYSIS
 1. Total Number of Spaces: 100
 2. Number of Spaces: 100
 3. Number of Spaces: 100
 4. Number of Spaces: 100

BOHLER
 ENGINEERING
 1000 ...
 ...
 ...

PERMIT SET
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PROPOSED SITE PLAN DOCUMENTS
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BOHLER
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 ...

OVERALL SITE LAYOUT PLAN
 ...
 ...

C-301
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BOHLER
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PLANT REQUIREMENTS

Plant Name	Quantity	Notes
1. 1/2" Caliper	100	
2. 1/4" Caliper	200	
3. 1/8" Caliper	300	
4. 1/4" Caliper	400	
5. 1/8" Caliper	500	
6. 1/4" Caliper	600	
7. 1/8" Caliper	700	
8. 1/4" Caliper	800	
9. 1/8" Caliper	900	
10. 1/4" Caliper	1000	

SEED MIX KEY
 FURNISHED SEED MIX KEY

BASEIN SEED MIX SPECIFICATIONS

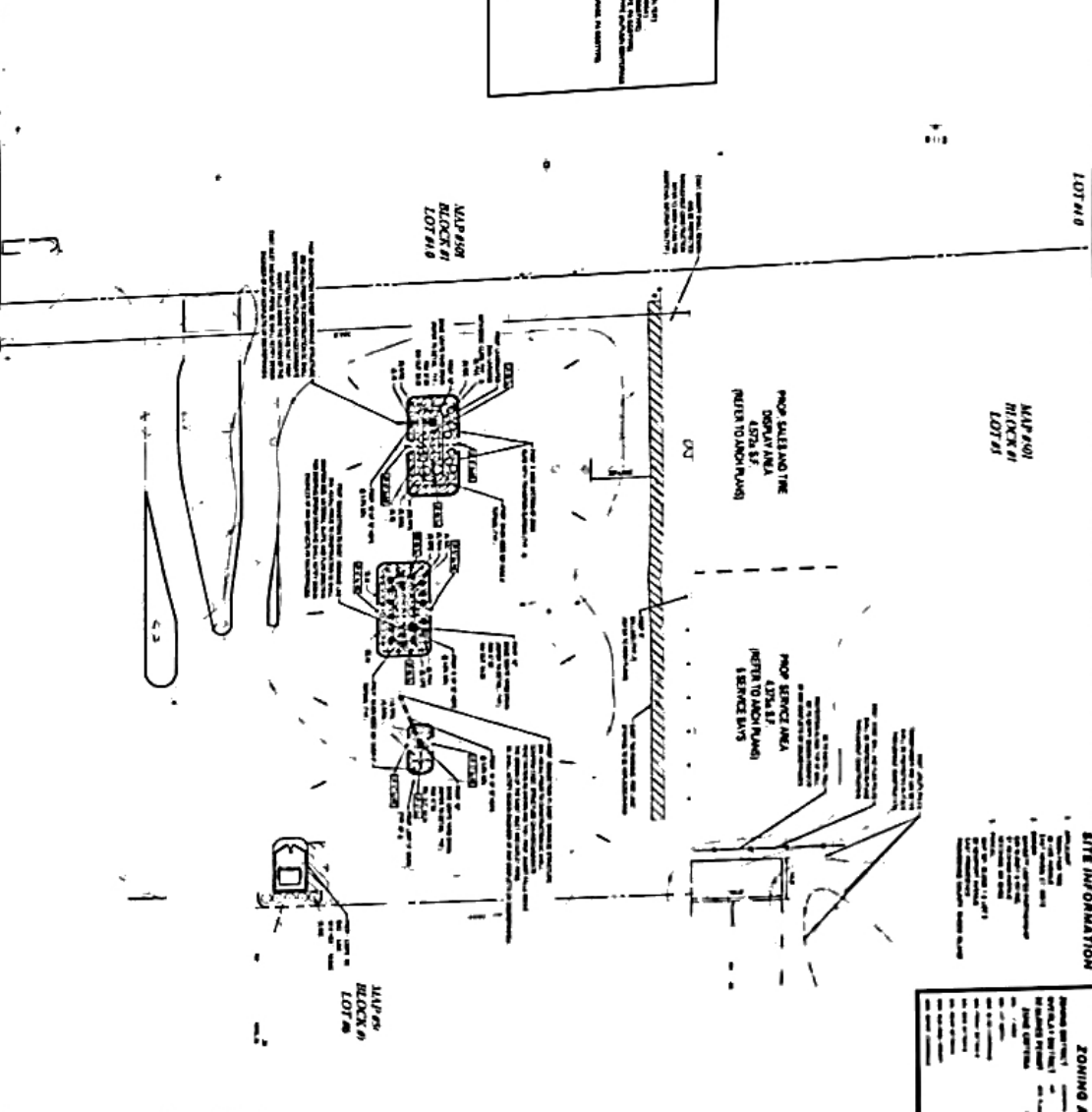
THE SEED MIX SHALL BE A BLEND OF THE FOLLOWING SEEDS:

1. 1/2" Caliper
 2. 1/4" Caliper
 3. 1/8" Caliper
 4. 1/4" Caliper
 5. 1/8" Caliper
 6. 1/4" Caliper
 7. 1/8" Caliper
 8. 1/4" Caliper
 9. 1/8" Caliper
 10. 1/4" Caliper

REFER TO DETAIL SHEET FOR LANDSCAPE NOTES AND DETAILS

OWNER MAINTENANCE RESPONSIBILITIES

THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE AFTER COMPLETION OF THE PROJECT. THE LANDSCAPE SHALL BE MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE NOTES AND DETAILS.



SITE INFORMATION

Project Name	Address
City	State
County	Parcel ID
Owner	Survey Date
Designer	Scale

ZONING ANALYSIS TABLE

Zone	Permitted	Conditional	Prohibited
Residential Single-Family	Yes	No	No
Residential Medium-Density	Yes	No	No
Residential High-Density	Yes	No	No
Commercial	No	No	Yes
Industrial	No	No	Yes

NEWPORT AVENUE

IANA U.S. ROUTE 1A
 PUBLIC HIGHWAY
 STATE OF CALIFORNIA

EXIST. TOPOGRAPHY IS BASED ON AVAILABLE INFORMATION AND SHOWN FOR REFERENCE ONLY. PRIOR TO CONSTRUCTION GC SHALL VERIFY EXISTING GRADES WITHIN THE LIMITS OF WORK AND NOTIFY DESIGN ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.

EXIST. STORM DRAIN INFO IS UNKNOWN AND SHOWN BASED ON RECORD PLANS. PRIOR TO CONSTRUCTION GC SHALL VERIFY LOCATIONS OF EXIST. STRUCTURES, PIPE SIZES & MATERIAL, ELEVATIONS, FLOW DIRECTION OF EXIST. STORM DRAIN, GC SHALL NOTIFY DESIGN ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.

PROP. GRADING SHOWN IS APPROXIMATE. PRIOR TO CONSTRUCTION GC SHALL VERIFY PROP. GRADES AND NOTIFY THE DESIGN ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT AND LANDSCAPE PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES.

BOHLER

LANDSCAPE ARCHITECTURE

1000 PINE STREET, SUITE 100
 SAN FRANCISCO, CA 94109
 TEL: 415.774.1111
 WWW.BOHLER.COM

PROPOSED SITE PLAN DOCUMENTS

PERMIT SET

DATE: 10/15/2024

PROJECT: NEWPORT AVENUE

BOHLER

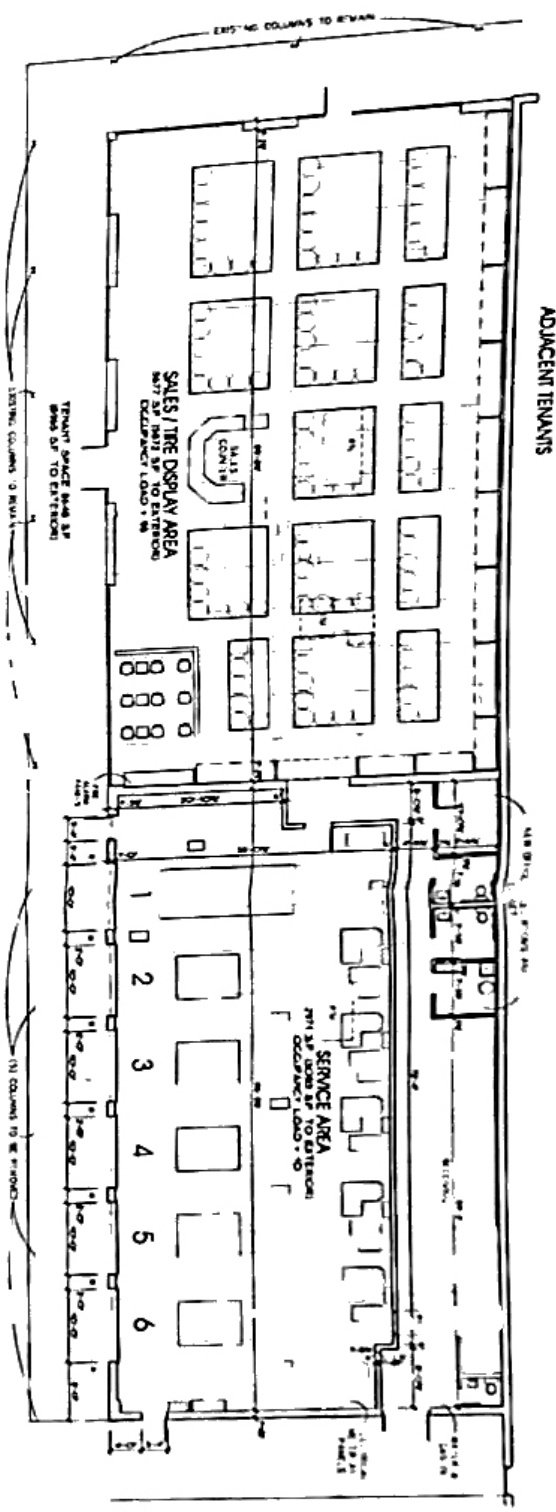
LANDSCAPE ARCHITECTURE

1000 PINE STREET, SUITE 100
 SAN FRANCISCO, CA 94109
 TEL: 415.774.1111
 WWW.BOHLER.COM

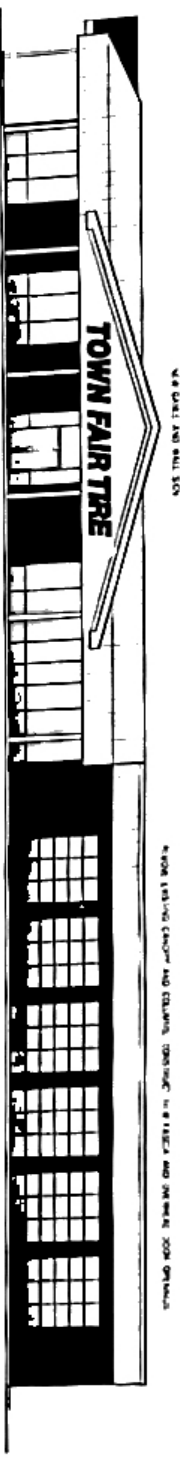
SITE LAYOUT PLAN

C-302

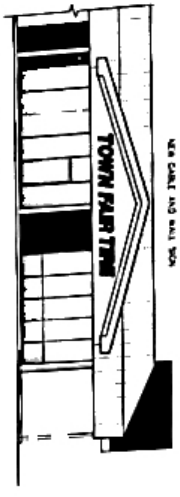
DATE: 10/15/2024



FLOOR PLAN
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"

**Town Fair
Tire Center**
ARCHITECT
ANDREW C. MILLIKEN
443 EAST 21ST AVE
ANN ARBOR, MI 48106
TEL. 313.963.3100
FAX 313.963.3101
DATE 10/20/23
DWG NO. 100

DATE 10/20/23
DWG NO. 100

Scale of 1/8" = 1'-0"

1. THE INFORMATION CONTAINED HEREIN IS FOR THE USE OF THE CLIENT ONLY AND IS NOT TO BE DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

2. THE ENGINEER'S LIABILITY IS LIMITED TO THE SERVICES SPECIFICALLY SET FORTH IN THIS AGREEMENT.

3. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACTIONS OR INACTIONS OF ANY OTHER PARTY.

4. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY.

5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSEQUENCES OF ANY DECISIONS MADE BY ANY OTHER PARTY.

6. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSEQUENCES OF ANY OMISSIONS OR ERRORS IN THIS DOCUMENT.

7. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSEQUENCES OF ANY CHANGES MADE TO THIS DOCUMENT WITHOUT HIS WRITTEN CONSENT.

8. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSEQUENCES OF ANY FORCE MAJEURE EVENTS.

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NARRAGANSETT PARK DRIVE

TAYLOR DRIVE

LEAHY STREET

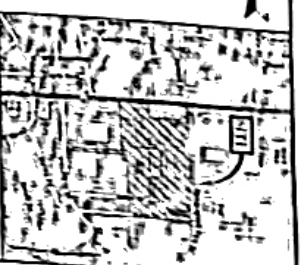
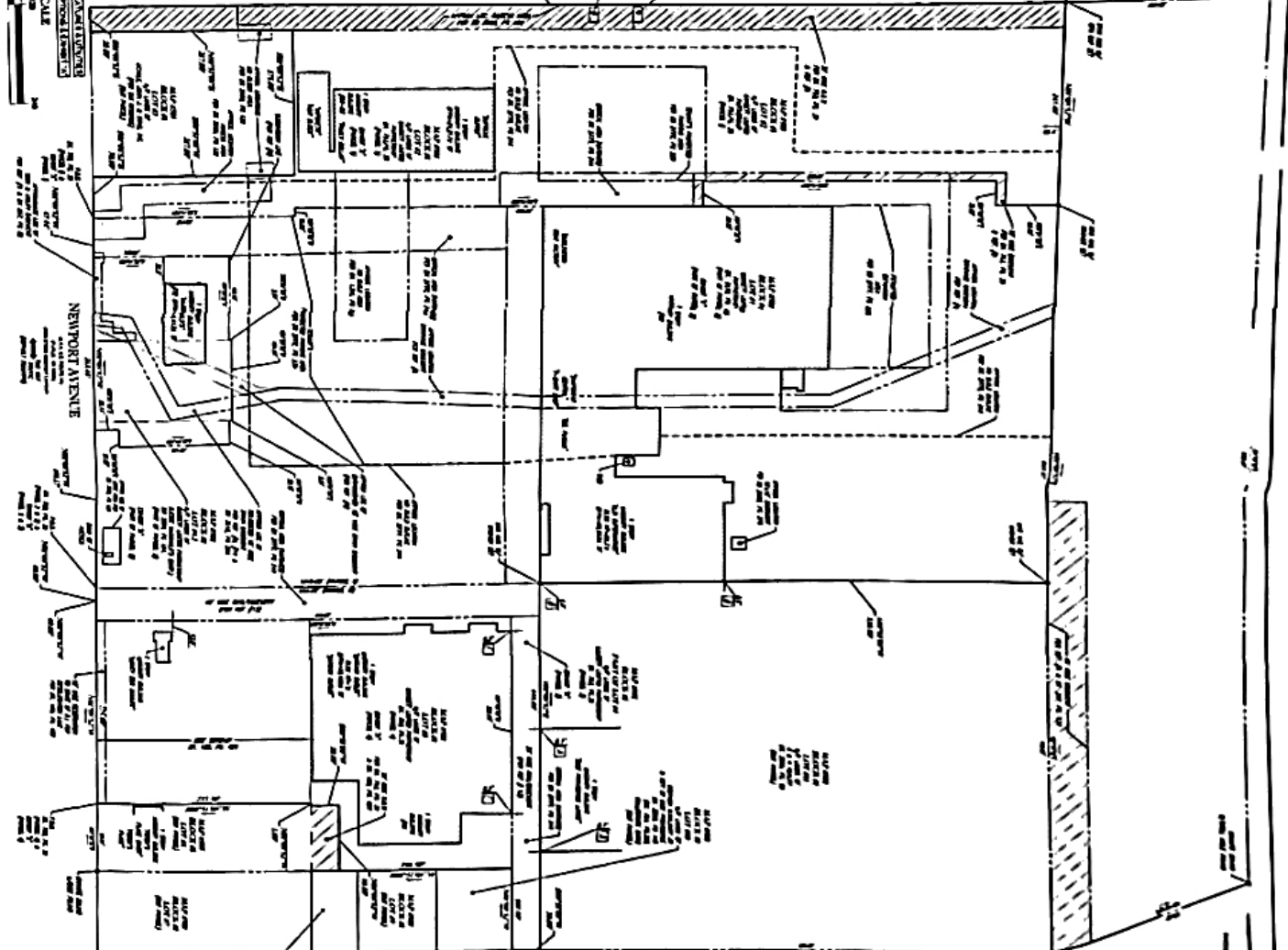
NEWPORT AVENUE

ENGINEERING & ARCHITECTURE
GRAPHIC SCALE



- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- 2. ALL WALLS ARE 8" THICK UNLESS OTHERWISE SPECIFIED.
- 3. ALL FLOORS ARE 4" THICK UNLESS OTHERWISE SPECIFIED.
- 4. ALL ROOFS ARE 2" THICK UNLESS OTHERWISE SPECIFIED.
- 5. ALL DOORS AND WINDOWS ARE 6" ABOVE FINISH FLOOR UNLESS OTHERWISE SPECIFIED.
- 6. ALL CEILING ARE 8" ABOVE FINISH FLOOR UNLESS OTHERWISE SPECIFIED.
- 7. ALL STAIRS ARE 6" ABOVE FINISH FLOOR UNLESS OTHERWISE SPECIFIED.
- 8. ALL ELEVATIONS ARE TO FINISH UNLESS OTHERWISE SPECIFIED.
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- 15. ALL STAIRS ARE 6" ABOVE FINISH FLOOR UNLESS OTHERWISE SPECIFIED.

DATE: 11/11/11
PROJECT: [unreadable]
DRAWN BY: [unreadable]
CHECKED BY: [unreadable]



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JOHN P. LINTCH
M.E. REGISTERED PROFESSIONAL ENGINEER
NO. 11111
STATE OF RHODE ISLAND
11/11/11

QUINCY & CO., INC.
11111
11/11/11

CONTROL POINT
11111
11/11/11

DATE: 11/11/11
PROJECT: [unreadable]
DRAWN BY: [unreadable]
CHECKED BY: [unreadable]



LEGEND

1. 2'-0" WIDE WALKWAY

2. 1'-0" WIDE WALKWAY

3. 1'-0" WIDE WALKWAY

4. 1'-0" WIDE WALKWAY

5. 1'-0" WIDE WALKWAY

6. 1'-0" WIDE WALKWAY

7. 1'-0" WIDE WALKWAY

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15. 1'-0" WIDE WALKWAY

16. 1'-0" WIDE WALKWAY

17. 1'-0" WIDE WALKWAY

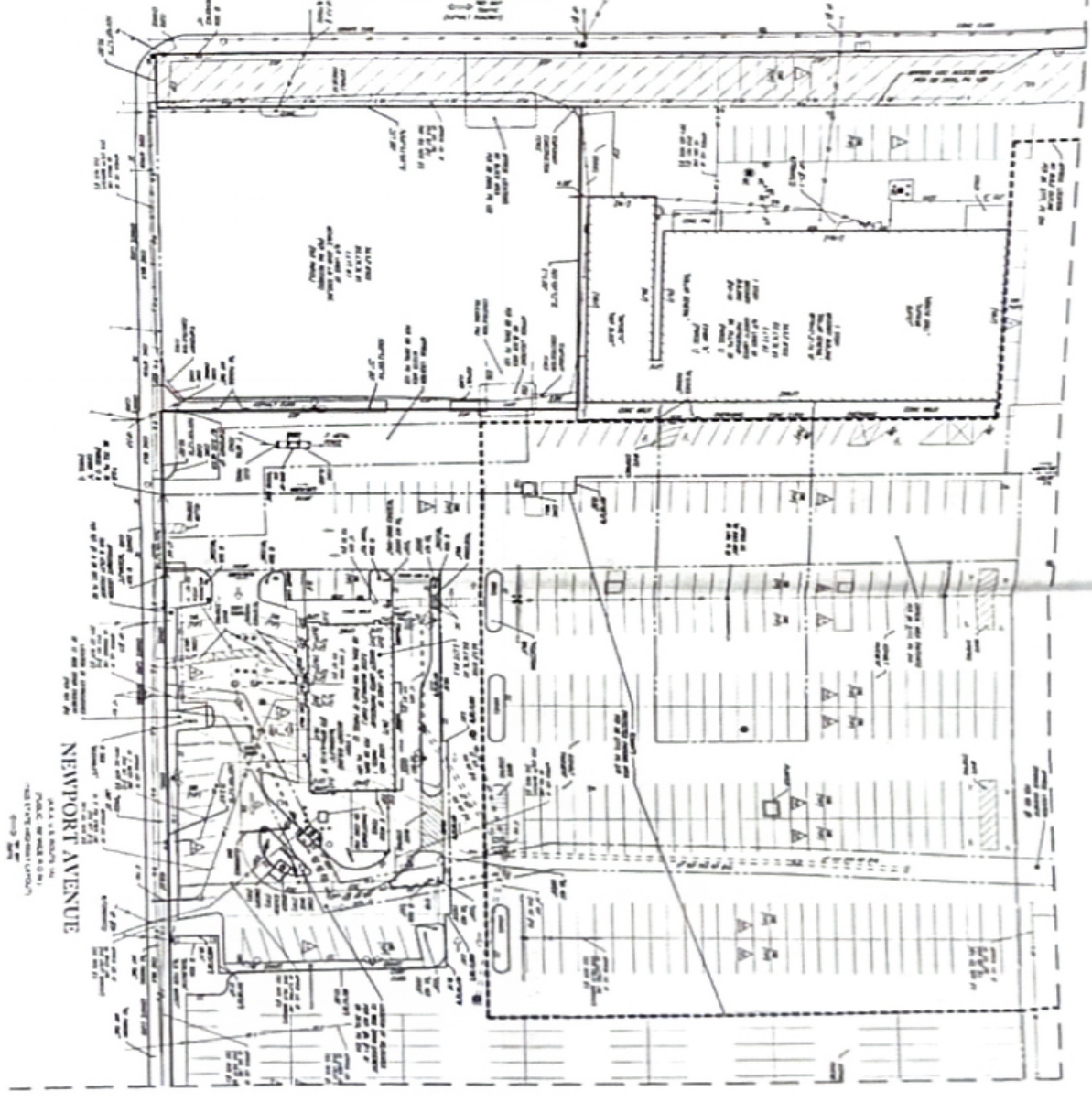
18. 1'-0" WIDE WALKWAY

19. 1'-0" WIDE WALKWAY

20. 1'-0" WIDE WALKWAY

NARRAGANSETT PARK DRIVE

(PUBLIC HIGHWAY (R1050))



NO.	DATE	BY	DESCRIPTION	SCALE
1	07/11/18	J.P. LYNCH	PRELIMINARY DESIGN	AS SHOWN
2	07/11/18	J.P. LYNCH	FINAL DESIGN	AS SHOWN

STATE OF RHODE ISLAND DEPARTMENT OF TRANSPORTATION

PROJECT: NARRAGANSETT PARK DRIVE

OWNER: JOHN P. LYNCH

DESIGNED BY: JOHN P. LYNCH

CHECKED BY: JOHN P. LYNCH

DATE: 07/11/18

SCALE: AS SHOWN

CONTROL POINT

BOUNDARY: TO WAGA/MARIC & UTILITY BARRIER

QUINCY & CO., INC.

315 WEST WASHINGTON STREET, SUITE 300, PROVIDENCE, RHODE ISLAND 02903

PHONE: 401-863-2800

FAX: 401-863-2801

WWW.QUINCYANDCO.COM

JOHN P. LYNCH

PROFESSIONAL LAND SURVEYOR

STATE OF RHODE ISLAND

NO. 4018

NET PLOT 101

TAYLOR DRIVE

LEARY STREET

NEWPORT AVENUE

SEE SHEET 1 OF 3

GRAPHIC SCALE

JOHN P. LYNCH
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 1000 WEST 10TH AVENUE
 DENVER, COLORADO 80202
 PHONE: 333-1111

QUINCY & CO., INC.
 ENGINEERS, ARCHITECTS & UTILITY ENGINEERS
 1000 WEST 10TH AVENUE
 DENVER, COLORADO 80202
 PHONE: 333-1111

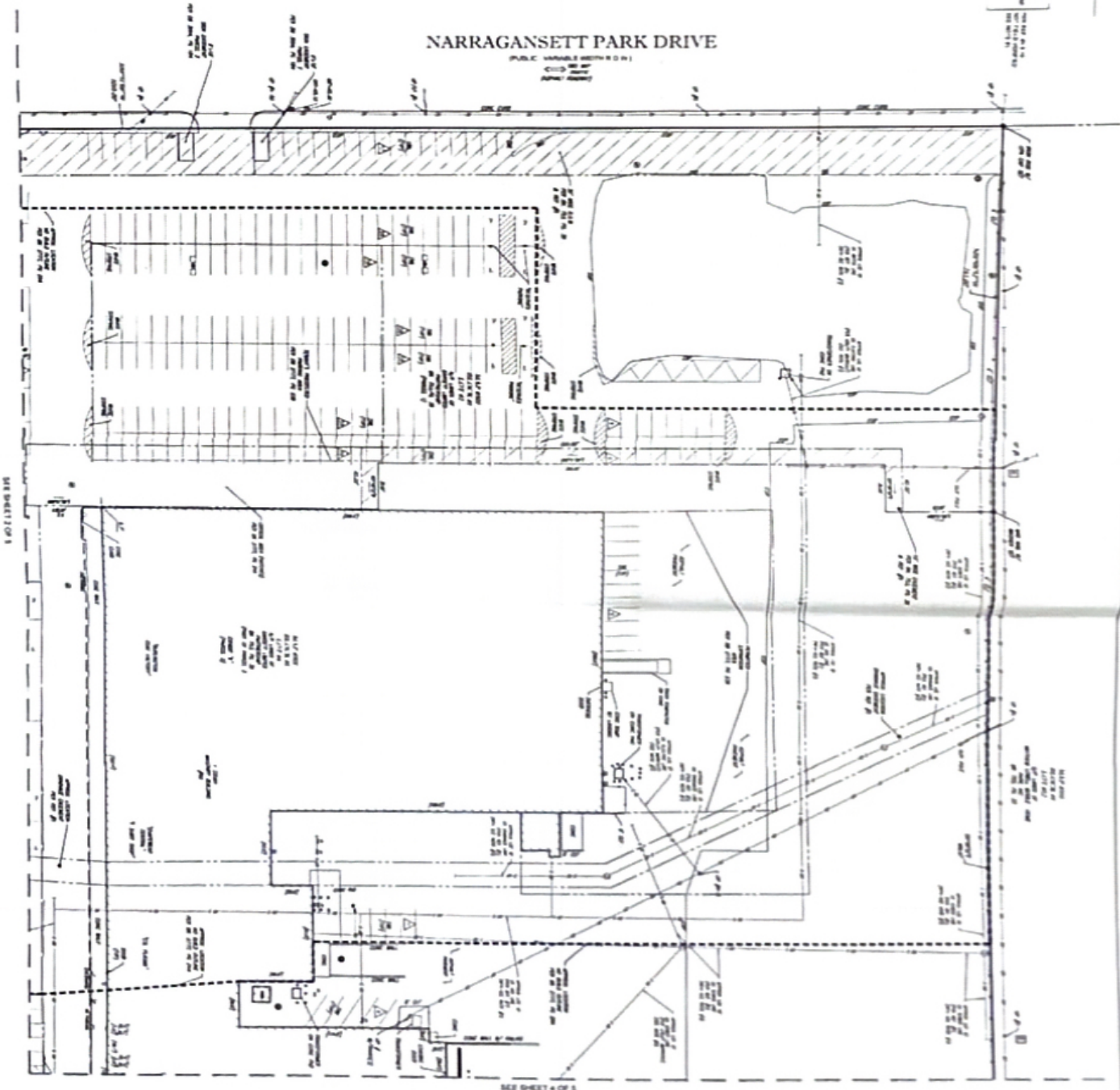
REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/58	PRELIMINARY
2	11/1/58	REVISED
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5	2/1/59	REVISED
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75	12/1/64	REVISED
76	1/1/65	REVISED
77	2/1/65	REVISED
78	3/1/65	REVISED
79	4/1/65	REVISED
80	5/1/65	REVISED
81	6/1/65	REVISED
82	7/1/65	REVISED
83	8/1/65	REVISED
84	9/1/65	REVISED
85	10/1/65	REVISED
86	11/1/65	REVISED
87	12/1/65	REVISED
88	1/1/66	REVISED
89	2/1/66	REVISED
90	3/1/66	REVISED
91	4/1/66	REVISED
92	5/1/66	REVISED
93	6/1/66	REVISED
94	7/1/66	REVISED
95	8/1/66	REVISED
96	9/1/66	REVISED
97	10/1/66	REVISED
98	11/1/66	REVISED
99	12/1/66	REVISED
100	1/1/67	REVISED

- 1. EXISTING CONDITIONS
- 2. PROPOSED CONDITIONS
- 3. EXISTING UTILITIES
- 4. PROPOSED UTILITIES
- 5. EXISTING ROADS
- 6. PROPOSED ROADS
- 7. EXISTING BUILDINGS
- 8. PROPOSED BUILDINGS
- 9. EXISTING TREES
- 10. PROPOSED TREES
- 11. EXISTING FENCES
- 12. PROPOSED FENCES
- 13. EXISTING DRIVEWAYS
- 14. PROPOSED DRIVEWAYS
- 15. EXISTING SIDEWALKS
- 16. PROPOSED SIDEWALKS
- 17. EXISTING CURBS
- 18. PROPOSED CURBS
- 19. EXISTING PAVEMENT
- 20. PROPOSED PAVEMENT
- 21. EXISTING EROSION CONTROL
- 22. PROPOSED EROSION CONTROL
- 23. EXISTING DRAINAGE
- 24. PROPOSED DRAINAGE
- 25. EXISTING LIGHTING
- 26. PROPOSED LIGHTING
- 27. EXISTING SIGNAGE
- 28. PROPOSED SIGNAGE
- 29. EXISTING LANDSCAPE
- 30. PROPOSED LANDSCAPE
- 31. EXISTING UTILITIES
- 32. PROPOSED UTILITIES
- 33. EXISTING ROADS
- 34. PROPOSED ROADS
- 35. EXISTING BUILDINGS
- 36. PROPOSED BUILDINGS
- 37. EXISTING TREES
- 38. PROPOSED TREES
- 39. EXISTING FENCES
- 40. PROPOSED FENCES
- 41. EXISTING DRIVEWAYS
- 42. PROPOSED DRIVEWAYS
- 43. EXISTING SIDEWALKS
- 44. PROPOSED SIDEWALKS
- 45. EXISTING CURBS
- 46. PROPOSED CURBS
- 47. EXISTING PAVEMENT
- 48. PROPOSED PAVEMENT
- 49. EXISTING EROSION CONTROL
- 50. PROPOSED EROSION CONTROL
- 51. EXISTING DRAINAGE
- 52. PROPOSED DRAINAGE
- 53. EXISTING LIGHTING
- 54. PROPOSED LIGHTING
- 55. EXISTING SIGNAGE
- 56. PROPOSED SIGNAGE
- 57. EXISTING LANDSCAPE
- 58. PROPOSED LANDSCAPE

NARRAGANSETT PARK DRIVE

(PUBLIC UTILITY RIGHT-OF-WAY)



SEE SHEET 3 OF 3

SEE SHEET 4 OF 5



DEVELOPMENT ENGINEER'S CERTIFICATE
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Rhode Island, do hereby certify that the above is a true and correct copy of the plans as shown to me by the applicant, and that I am not aware of any fraud or deception in connection with the same.

NO.	REVISION	DATE	BY	CHKD.
1	AS SHOWN	11/14/81	J. P. LYNCH	

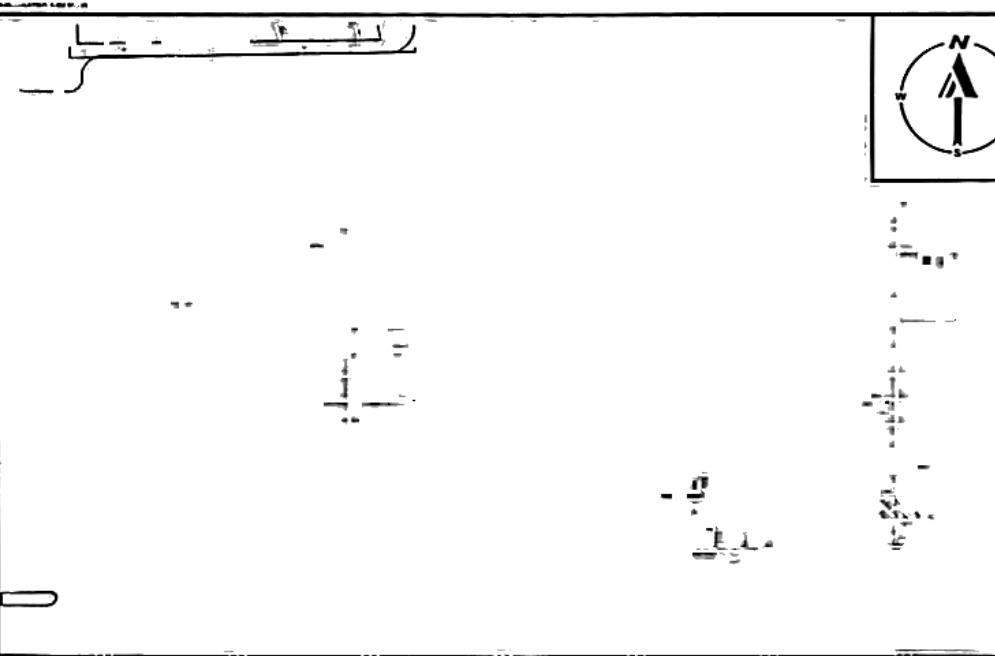
JOHN P. LYNCH
 PROFESSIONAL ENGINEER
 LICENSE NO. 10000
 STATE OF RHODE ISLAND

JOHN P. LYNCH
 PROFESSIONAL ENGINEER
 LICENSE NO. 10000
 STATE OF RHODE ISLAND

BRUNDAV, TORREKAMP & UTILITY IN SERV
QUINCY & CO., INC.
 100 WEST MAIN STREET, SUITE 100
 PROVIDENCE, RHODE ISLAND 02902

CONTROL POINT
 100 WEST MAIN STREET, SUITE 100
 PROVIDENCE, RHODE ISLAND 02902

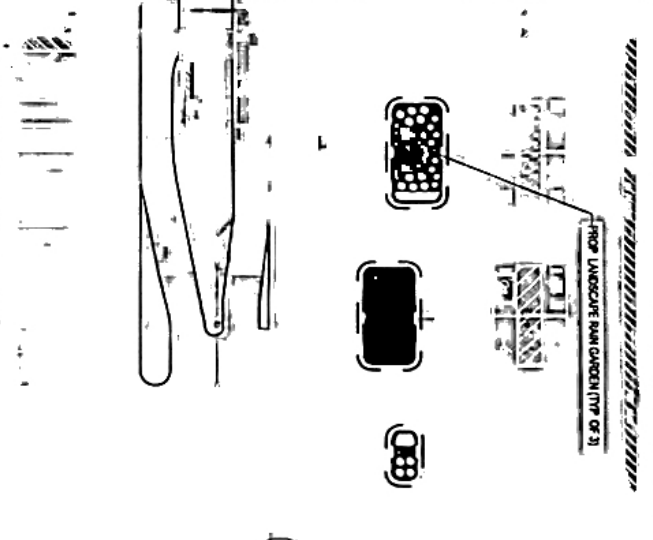
DATE	BY	CHKD.
11/14/81	J. P. LYNCH	



PROP SALES AND THE
DORVA AREA
4/21/11
(REFER TO ARCH PLANS)

PROP SERVICE AREA
4/21/11
(REFER TO ARCH PLANS
& SERVICE PLAN)

PROP LANDSCAPE RAIN GARDEN (TP) OF 31



PROP THE CAKE

PROP DAUGHTER ENCLOSURE AND
LANDSCAPE SCREENING (TP)

NEWPORT AVENUE
(AKA U.S. ROUTE 1A)
(PUBLIC - 66' WIDE R.O.W.)
(1500 STATE HIGHWAY LAYOUT)



BOHLER

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1915 - 2015

BOHLER ENGINEERING & ARCHITECTURE

2000 WEST 10TH AVENUE, SUITE 100

COLORADO SPRINGS, CO 80902

TEL: 719.520.1000

WWW.BOHLEREA.COM

REVISIONS

NO.	DATE	DESCRIPTION

**FOR EXHIBIT
PURPOSES ONLY**

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**PROPOSED SITE
PLAN DOCUMENTS**

1000 YEAR PLAN

BOHLER ENGINEERING & ARCHITECTURE

BOHLER

BOHLER ENGINEERING & ARCHITECTURE

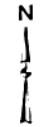
J.A. KUCICH

REGISTERED ARCHITECT

**SITE
EXHIBIT**

C-901

DATE: 07/11/2011



200' RADIUS MAP

80 NEWPORT AVE
501-1-5

Date: 11/16/2023 SCALE=N.T.S.



Legend

- Map 413 Map Number
- Block/D Points
- Parcel/D Points
- Address
- Parcel Boundaries
- Map Boundaries
- Rivers and Streams
- Building Structure
- Railroad Lines
- Paper Street
- Zoning Code
- Zoning Division Line
- Location of Property

ABUTTERS LIST
 80 NEWPORT AVE
 501-1-5

PARCEL ID	OWNER	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
401-08-002-00	NEWPORT AVE LLC C/O EG AMERICA	165 FLANDERS RD	WESTBOROUGH, MA 01581	125 NEWPORT AVE
401-08-002-10	RUMFORD RETAIL MANAGEMENT LLC	75 NEWPORT AVE	RUMFORD, RI 02916	75 NEWPORT AVE
401-08-002-20	NEWPORT APARTMENTS LLC	310 SEVEN FIELDS BLVD SUITE 350	SEVEN FIELDS, PA 16046	95 NEWPORT AVE
402-02-001-00	EMERALD REALTY CORP	260 NEWPORT AVE	RUMFORD, RI 02916	141 NEWPORT AVE
402-02-002-00	EMERALD REALTY CORP	260 NEWPORT AVE	RUMFORD, RI 02916	101 COYLE AVE
402-02-008-00	JMQ EAST PROVIDENCE LLC	6 CHRISTOPHER DRIVE	LINCOLN, RI 02865	155 NEWPORT AVE
501-01-004-00	GANSETT LIMITED PARTNERSHIP C/O QUINCY & CO INC	57 DEDHAM AVE	NEEDHAM, MA 02492	60 NEWPORT AVE
501-01-005-00	GANSETT LIMITED PARTNERSHIP & C/O QUINCY & CO INC	57 DEDHAM AVE	NEEDHAM, MA 02492	80 NEWPORT AVE
501-01-006-00	LE, HOANGTHI N & TRAN, TEVEN	140 NEWPORT AVE	RUMFORD, RI 02916	140 NEWPORT AVE
501-01-007-00	VM REALTY MANAGEMENT LLC	32 GREENWOOD LN	LINCOLN, RI 02865	150 NEWPORT AVE
501-01-009-00	HERNANDEZ, JEFFREY A & PIMENTEL, BELKYS D	9-11 TAYLOR DR	RUMFORD, RI 02916	9-11 TAYLOR DR
501-01-010-00	WALENTY, STEPHEN W JR/ CITY OF EAST PROVIDENCE	PO BOX 434	UXBRIDGE, MA 01569	0 TAYLOR DR
501-01-011-00	G & H REALTY	PO BOX 428	SOMERSET, MA 02726	0 TAYLOR DR/TEN PIN ALLEYS
502-01-017-00	KEOUGH, KATHY	43 TAYLOR DR	RUMFORD, RI 02916	43 TAYLOR DR
502-01-018-00	VALENTE, FILOMENA F & DANIEL E AMARAL	39 TAYLOR DR	RUMFORD, RI 02916	39 TAYLOR DR
502-01-019-00	BARBER, RICKY D & SHERRY A	35 TAYLOR DR	RUMFORD, RI 02916	35 TAYLOR DR
502-01-020-00	CORREIA, DURVAL M & DINA M	31 TAYLOR DR	RUMFORD, RI 02916	31 TAYLOR DR
502-01-021-00	GOMES, LUIS F & MARIA N	27 TAYLOR DR	RUMFORD, RI 02916	27 TAYLOR DR
502-01-022-00	SPEAKS, KAREN	23 TAYLOR DR	RUMFORD, RI 02916	23 TAYLOR DR
502-01-023-00	SMITH, EVA V-TR EVA V SMITH TRUST	19 TAYLOR DR	RUMFORD, RI 02916	19 TAYLOR DR
502-01-024-00	AUGER, JOSEPH L	15 TAYLOR DR	RUMFORD, RI 02916	15 TAYLOR DR
502-01-025-00	NADJARIAN, MISSAK	382 PAWTUCKET AVE	PAWTUCKET, RI 02860	200 NEWPORT AVE