

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 2200 Pawtucket Ave 645 Waterman Ave
406-07-009-00 406-07-008-00 AVENUE/STREET
 MAP 406 BLOCK 07 PARCEL 009-00 ZONING DISTRICT C-5
406 07 008-00 I-1

2. OWNER C/O COLBEA ENTERPRISES LLC c/o Michael Gazdacko
 ADDRESS 695 GEORGE WASHINGTON HWY, LINCOLN, RI 02865
 DATE OF PURCHASE 2002
 PROPOSED LESSEE/PURCHASER _____
 ADDRESS _____
 ATTORNEY JAMES A. HALL, ESQ., GENERAL COUNSEL
 ADDRESS 695 GEORGE WASHINGTON HWY, LINCOLN, RI 02865
 REPRESENTING COLBEA ENTERPRISES LLC

3. DIMENSIONS OF SITE 223' 214' 56,598 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) Convenience Store | 15'-9" | 3,860 sf | Masonry |
| (2) Car Wash | 15'-1" | 1,266 sf | Masonry |
| (3) Fuel Canopy | < 20' | 3,290 sf | Metal Framing |

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) See Exhibit A | | | | | | |
| (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 _____

6. IF CHANGE OF NONCONFORMING USE, WHAT IS EXISTING USE?

Car Wash

7. LIST EACH APPLICABLE SECTION OF THE ZONING ORDINANCE FOR WHICH VARIANCE IS SOUGHT PLUS A BRIEF DESCRIPTION OF THE NATURE OF THE VARIANCES:

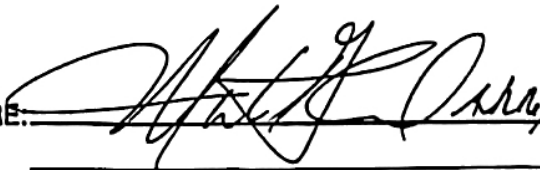
| SECTION NUMBER | DESCRIPTION VARIANCE |
|----------------------|----------------------|
| <u>See Exhibit A</u> | |
| | |
| | |

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

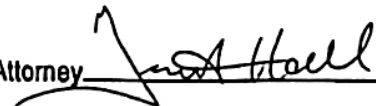
See Exhibit A

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 8/5/2021

DATE _____

Agent/Attorney  Address 695 G.W. Hwy, Lincoln, RI

East Providence
Zoning Board of Review
DIMENSIONAL VARIANCE FORM
 (Ref. 19-47)

| | |
|-----------------|--|
| Date of Filing | |
| Received By | |
| Date of Hearing | |
| Action | |
| Recorded By | |

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

PHONE NUMBER: (401) 943-1000

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406-07-009:00 406-07-008-00 AVENUE/STREET
 MAP 406 BLOCK 07 PARCEL 009-00 ZONING DISTRICT C-5
406 07 008-00 I-1

2. OWNER COLBEA ENTERPRISES LLC c/o Michael Gazdacko
 ADDRESS 695 GEORGE WASHINGTON HWY, LINCOLN, RI 02865
 DATE OF PURCHASE 2002
 PROPOSED LESSEE/PURCHASER _____
 ADDRESS _____
 ATTORNEY JAMES A. HALL, ESQ., GENERAL COUNSEL
 ADDRESS 695 GEORGE WASHINGTON HWY, LINCOLN, RI 02865
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LIST OF PROPOSED CONSTRUCTION AND USES:

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|-------------------|--------|----------------|-----------------|------------------------------------|--------------------------------------|----------------------|
| (1) See Exhibit A | | | | | | |
| (2) | | | | | | |
| (3) | | | | | | |

(Over)

5. THIS VARIANCE APPLICATION RELATES TO:

- Principal Building (s) Accessory Building Lot Area

CHECK ONE OR MORE:

- Setback Requirement Number of Dwelling Units
 Lot/Building Coverage Floor Area
 Landscaping Height
 Amount Parking or Loading Signs/Billboards
 Location/Dimensions of Parking or Loading Other: _____
 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 |
|----------------|----------------------|
| See Exhibit A | |
| | |
| | |

7. DEVIATION FROM REQUIRED STANDARDS

| Section Number | Ordinance Requirement | Proposed |
|----------------|-----------------------|----------|
| See Exhibit A | | |
| | | |
| | | |

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

See Exhibit A

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 8/8/2024
 _____ DATE _____
 Agent/Attorney [Signature] Address 695 G.W. Hwy., Lincoln, RI

PROJECT NARRATIVE

Colbea Enterprises, L.L.C.

2200 Pawtucket Avenue & 645 Waterman Avenue

East Providence RI 02921

Parcel ID No. 406-07-008 & 406-07-009

Zoning District: I1-Industrial 1 & C5- Commercial 5

Introduction

The Applicant/Owner, Colbea Enterprises, L.L.C. (the "Applicant") seeks minimal relief to facilitate the modernization of its existing car wash facility. Applicant proposes to refit the existing carwash with an "intelligent," programable, touch free car wash system designed to maximize energy conservation while minimizing per-car water consumption. The Applicant further proposes the installation of a reclaim water treatment system that allows for significant reuse of wash water and, on-site treatment of all water utilized. As certain of these new components cannot be housed inside the wash bay, the Applicant is proposing to construct a small, dry mechanical space affixed to the rear of the existing car wash in order to house the new equipment. The proposed mechanical space will not be accessible by the public nor readily observable from the majority of street frontage. The proposal will result in, *inter alia*, (i) less than a 1% increase in total coverage and, (ii) minimal setback relief. Ultimately, the Applicant's proposed alterations result in a less intense use of resources and, thus, a net reduced overall impact.

I. Present Use of the Premises

The Applicant owns the property located 2200 Pawtucket Avenue, commonly known as Assessor's Plat 406, Block 7, Lot 9, and, the property located at 645 Waterman Avenue, commonly known as Assessor's Plat 406, Block 7, Lot 8 (referred herein collectively as the "Premises").

The Applicant currently operates a Seasons Corner Market convenience store, along with gasoline filling stations and a car wash at the Premises.

II. Proposed Use of the Premises & Extent of Additional Alterations

The Applicant is proposing to upgrade and modernize the existing car wash facility by removing and replacing the existing 20+ year old conveyor car wash ("mini tunnel") system with a new, state of the art, touch free automatic car wash with water reclaim and treatment system. To facilitate property this new equipment, the Applicant will be required to construct a 236 square foot (dimensions of proposed structure are 25.3' x 9.3') mechanical area with sidewalk access on the rear/exterior of the existing facility. The Premises is situated in the Waterman Avenue Overlay District with underlying zoning districts I1-Industrial 1 & C5- Commercial 5 as defined in the City of East Providence, Rhode Island Zoning Ordinances (the "Ordinances") and as further depicted on those certain plans entitled "Proposed Conditions Plan" prepared by DiPrete Engineering and dated August 13, 2024 (the "Plans").

III. Relief Requested by the Applicant/Owner

A. Use Variance

1. Enlargement to Building supporting Non-Conforming Use: Zoning Ordinance Chapter 19, Article VI, Sec 19-413 – Alteration of Non-Conforming Use.
 - a. The proposed alteration is less than 25 percent of the existing car wash. The existing car wash structure is 1,266 Sq. Ft. The proposed mechanical space is 236 Sq. Ft. (18.6% of existing facility).

B. Dimensional Variances

2. Variance for Side Yard Setback: Zoning Ordinance Chapter 19, Article IV, Sec 19-145 – Schedule of Area Requirements
 - a. The existing car wash is in the I1-Industrial 1 Zone which requires a 20' side yard setback. The Applicant proposes a building expansion to extend 10.6' from the side lot line and, therefore, the Applicant requests relief of 9.4'.
3. Variance for Maximum Percent of Impermeable Coverage: Zoning Ordinance Chapter 19, Article IV, Sec 19-145 – Schedule of Area Requirements
 - a. The existing impermeable coverage at the Premises exceeds the minimum requirements of this section and therefore adding additional square footage will increase this non-conformity.
 - b. The I1-Industrial 1 Zone allows for a maximum of 60% coverage and the C5-Commercial 5 allows for 70%. An average of these sitewide allows for 65% maximum impermeable coverage. The Applicant's proposed plan increases the existing non-conformity from 82.93% to 83%.

IV. Variances – Findings Required

Use Variance:

In granting an alteration of a nonconforming use, the board shall require that evidence to the satisfaction of the following standards be entered into the record of the proceedings that:

1. *The proposed addition, enlargement, expansion or intensification shall be limited to no more than 25 percent of its existing size.*
 - a. The proposed alteration is less than 25 percent of the existing car wash facility. The existing car wash structure is 1,266 Sq. Ft. The proposed mechanical space is 236 Sq. Ft. (18.6% of the existing structure).
2. *The proposed use shall be found to not have a negative impact on the surrounding area. Factors to be reviewed may include, but are not limited to impacts to area traffic, parking, public safety, environmental quality, stormwater management/flooding, provision of adequate utilities, noise, odor, lighting, historic preservation, and economic development. The zoning board of review or planning board under unified development review may require the submission of professionally prepared studies, reports and plans to inform their decision.*
 - a. The proposed use is consistent with and does not alter the current use(es). The efficiencies gained by the proposal and the resulting facility will have a positive impact on the surrounding area without increasing traffic nor negatively impacting parking, safety, stormwater management, noise, odor, lighting, historic preservation efforts nor economic development. The proposed facility upgrades will result in a positive impact on environmental quality.

Dimensional Variance(s):

In granting a variance, board shall require that evidence to the satisfaction of the following standards be entered into the record of the proceedings that:

1. *The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, and not due to a physical or economic disability of the applicant excepting those physical disabilities addressed in R.I.G.L. 45-24-30(16).*

The relief requested is the least amount of relief necessary. The dimensional relief requested by the Applicant is limited to that necessary to add a small mechanical room to the existing car wash use/facility. The existing structure is uniquely situated on the lot(s) and in a location that, during prior construction and installation, did not contemplate necessitating installation of computerized components outside of the wash bay in order to gain the now achievable environmental and operational efficiencies. The variance(s) requested are not due to a physical or economic disability of the Applicant nor has such been asserted. While the Applicant seeks dimensional variances from the requirements, the remaining existing buildings and Premises will remain unchanged, including the customer facing area of the car wash building.

2. *Such hardship is not the result of any prior action of the applicant.*

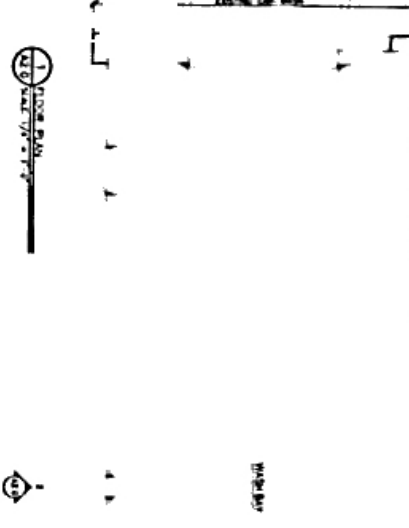
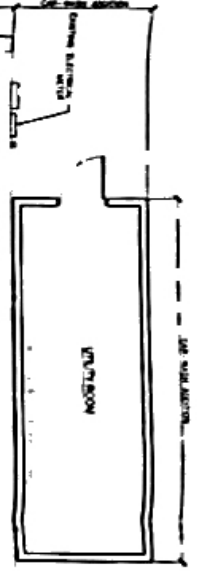
The hardship is not the result of any prior action of the Applicant. The structure is uniquely situated on the lot(s) and in a location that, during prior construction and installation, did not contemplate necessitating installation of computerized components outside of the wash bay in order to gain the now available environmental and operational efficiencies.

3. *The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the city comprehensive plan upon which this chapter is based.*

The requested variances will not alter the general character of the surrounding area or impair the intent or purpose of the Ordinances or the Comprehensive Plan. The Premises is surrounded by other commercial properties and the Applicant has operated the existing buildings in the same manner for many years. None of the proposed improvements result in new uses and, accordingly, there will be no change in the character of the surrounding area. The applicant's proposed improvements further the Comprehensive Plan goals as associated with economic growth and sustainability.

4. *Not granting the relief sought amounts to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted and shall deprive the Applicant beneficial use thereof.*

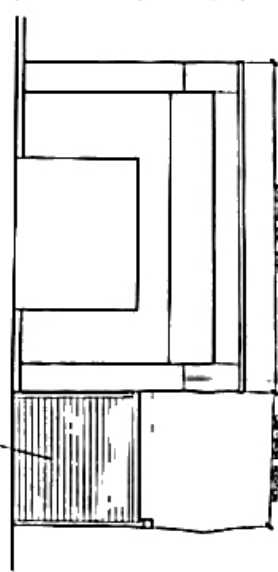
The current use enjoyed and permitted on the Premises includes a single-auto car wash. Denial of the dimensional variance(s) requested, and the request for modernization of that use, amounts to more than a mere inconvenience and would essentially deny the Applicant the ability to operate the car wash in conformity with the industry and the state of the art – eventually antiquating the facility to the point of obsolescence.



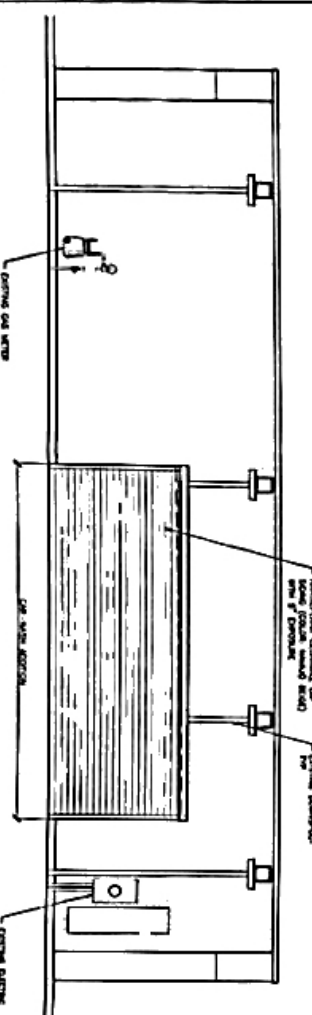
4/12/2018
4/12/2018
4/12/2018
4/12/2018

2 EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

3 EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



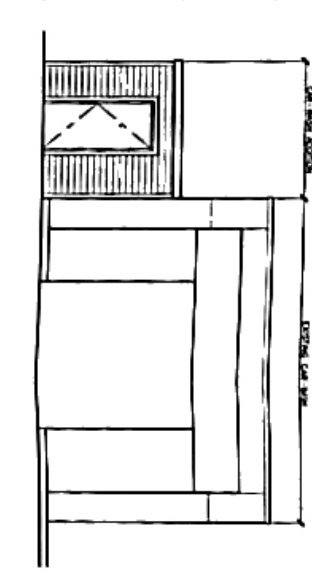
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4/12/2018
4/12/2018
4/12/2018
4/12/2018

4 EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

5 EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



4/12/2018
4/12/2018
4/12/2018
4/12/2018

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HWA AE, LTD.
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PREPARED FOR
COLBEA ENTERPRISES, LLC
200 PANTUCKET AVENUE, EAST PROVIDENCE RI
08817
2020

DATE: 04/12/2018
DRAWN BY: [blank]
CHECKED BY: [blank]
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
A2.0
FLOOR PLAN & EXTERIOR BUILDING ELEVATIONS

ZONING SUBMISSION

2200 PAWTUCKET AVENUE

LOCATED IN
EAST PROVIDENCE, RHODE ISLAND
ASSESSOR'S PLAT 406 BLOCK 7 LOTS 8 & 9



SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS PLAN (BY OTHERS)
3. PROPOSED CONDITIONS PLAN
4. FLOOR PLAN AND EXTERIOR BUILDING ELEVATIONS (BY OTHERS)

Cover Sheet

2200 PAWTUCKET AVENUE
ASSESSOR'S PLAT 406 BLOCK 7 LOTS 8 & 9
EAST PROVIDENCE, RHODE ISLAND

PREPARED FOR
COLBEA ENTERPRISES, LLC
895 GEORGE WASHINGTON HWY
LINCOLN, RI 02883



DiPrete Engineering
Engineers - Planners - Surveyors
www.diprete.com

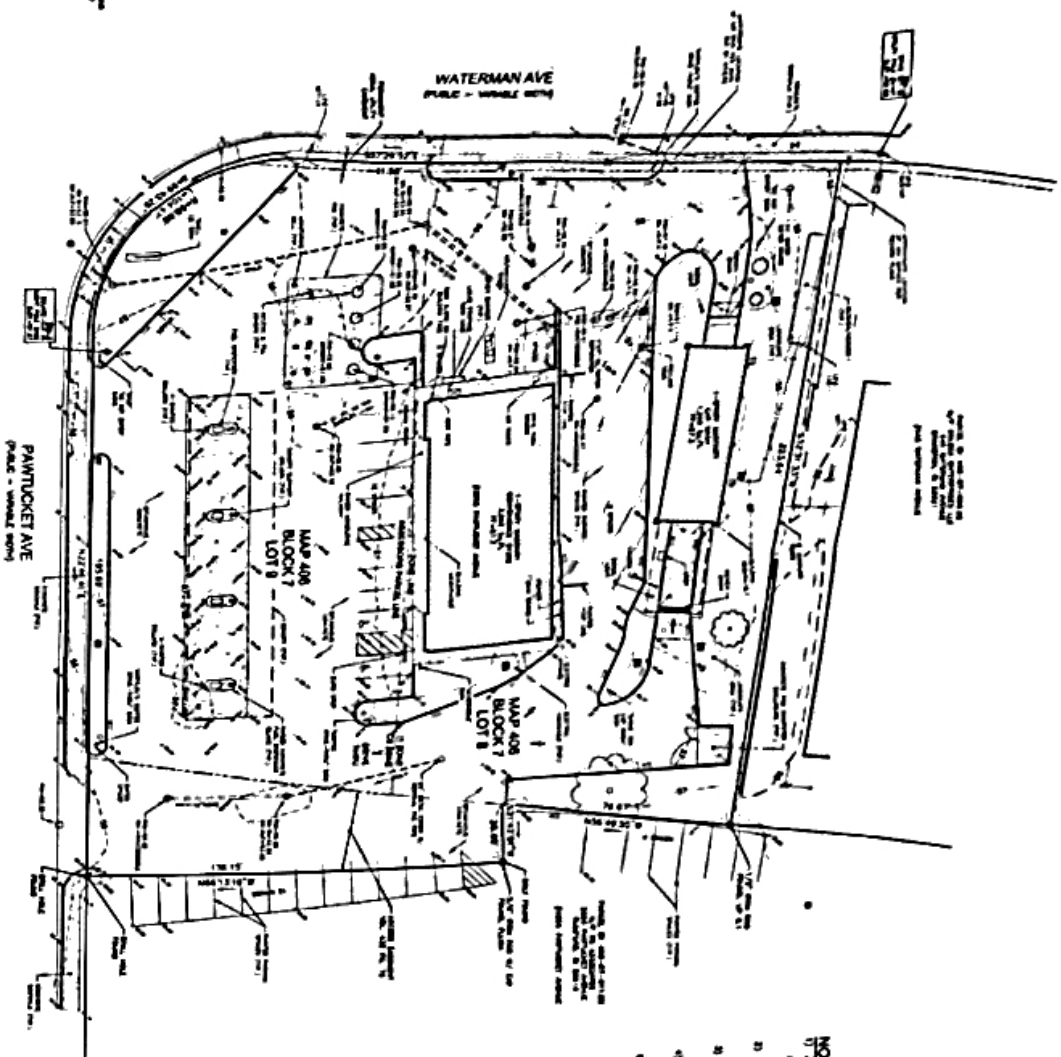
Two Staffed Offices, Pawtucket, RI (609) 735-1100 & 735-1101



LEGEND

| | |
|-------|-----------------------------------|
| — | Property Line |
| - - - | Proposed Property Line |
| --- | Proposed Easement |
| --- | Proposed Right of Way |
| --- | Proposed Utility Line |
| --- | Proposed Sewer Line |
| --- | Proposed Water Line |
| --- | Proposed Gas Line |
| --- | Proposed Cable TV Line |
| --- | Proposed Telephone Line |
| --- | Proposed Fire Hydrant |
| --- | Proposed Fire Alarm |
| --- | Proposed Fire Sprinkler |
| --- | Proposed Fire Standpipe |
| --- | Proposed Fire Alarm Control Panel |
| --- | Proposed Fire Alarm Pull Station |
| --- | Proposed Fire Alarm Sounder |
| --- | Proposed Fire Alarm Control Panel |
| --- | Proposed Fire Alarm Pull Station |
| --- | Proposed Fire Alarm Sounder |

PLAN REFERENCES:
 DTI PROJECT: 2007-0001
 01 MAP CASE NO. 04
 02 FIELD BOOK NUMBER: MAPS 198 & 199



- NOTES:**
- 1) MAP 406 IS A 65' WIDE AVENUE CORNER.
 - 2) THE PLAN IS THE RESULT OF A 30-DAY PUBLIC COMMENT PERIOD FOR COMMENTS, OBJECTIONS AND PERMITS WITH RESPONSES BY THE OFFICE OF THE ASSESSOR & MAP DIVISION 1, 2007.
 - 3) SHOWN AS PER THE ASSESSOR'S OFFICE RECORDS.
 - 4) SHOWN AS PER THE ASSESSOR'S OFFICE RECORDS.
 - 5) SHOWN AS PER THE ASSESSOR'S OFFICE RECORDS.
 - 6) SHOWN AS PER THE ASSESSOR'S OFFICE RECORDS.
 - 7) A PORTION OF MAP 406 (STREETS & ALLEYS) IS SHOWN AS PER THE ASSESSOR'S OFFICE RECORDS.

OWNER OF RECORD:
 MAP 406 BLOCK 7 LOT 8
 MAP 406 BLOCK 7 LOT 9
 2200 PAWTUCKET AVE
 EAST PROVIDENCE, RI
 02914

EXISTING CONDITIONS PLAN

| | |
|---------|------------|
| SCALE | 1"=20' |
| DATE | 01/27/2008 |
| PROJECT | 1 OF 1 |

| | |
|---------|------------|
| DATE | 01/27/2008 |
| PROJECT | 1 OF 1 |
| SCALE | 1"=20' |

PROFESSIONAL SEAL

Cheryl P. Boudreau

2/12/2008

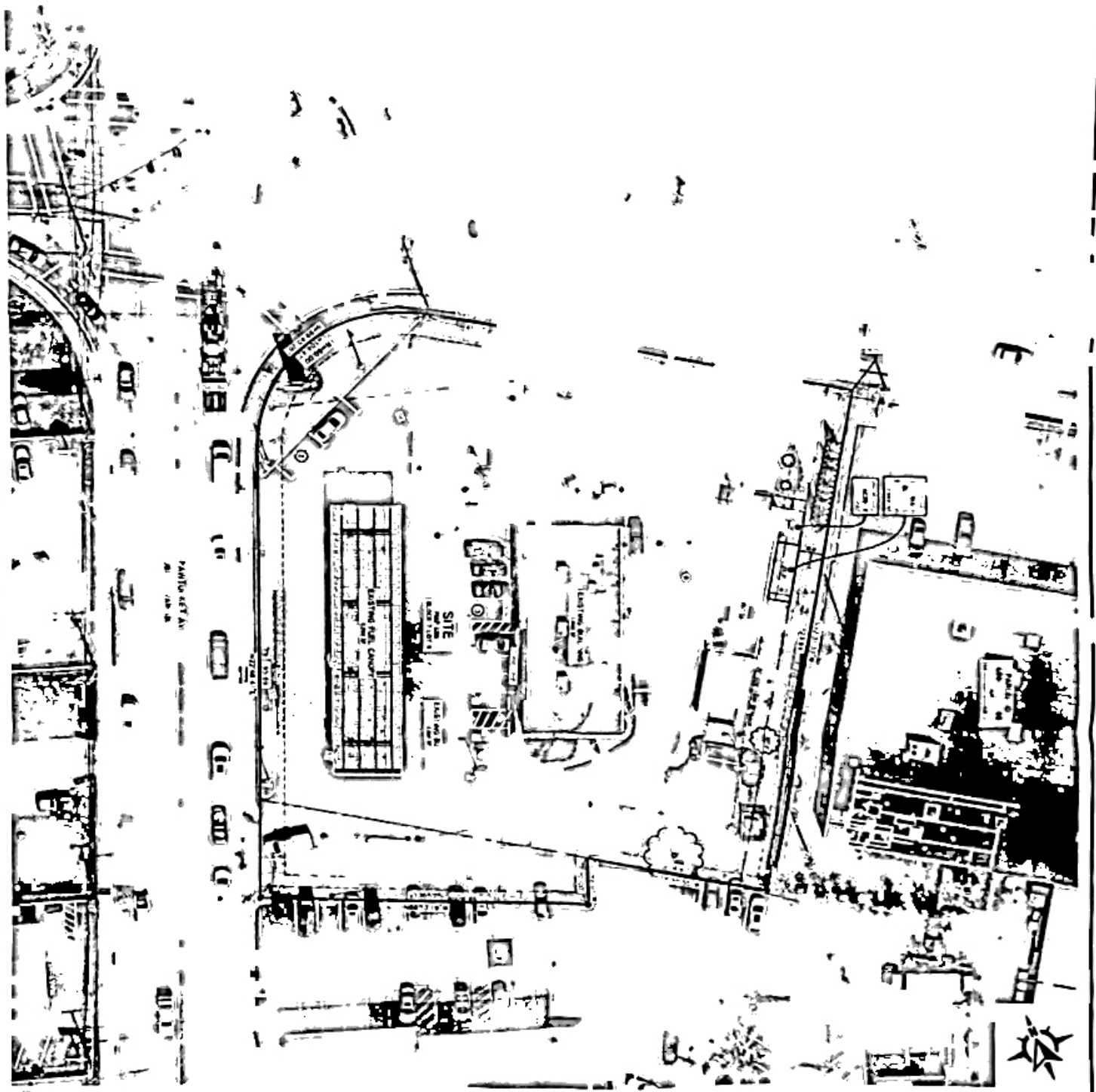
ASSESSORS MAP 406 BLOCK 7 LOT 8 & LOT 9

2200 PAWTUCKET AVENUE EAST PROVIDENCE, RI

GPI

CONSTRUCTION SOFTWARE

2008



PANTUCKET AV
 2200

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAILROAD UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CANAL UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DITCH UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRENCH UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PLANTER UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE FENCE UNLESS OTHERWISE NOTED.
13. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALL UNLESS OTHERWISE NOTED.
14. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DOOR UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WINDOW UNLESS OTHERWISE NOTED.
16. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROOF UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE FLOOR UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CEILING UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALL UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DOOR UNLESS OTHERWISE NOTED.

Proposed Conditions Plan

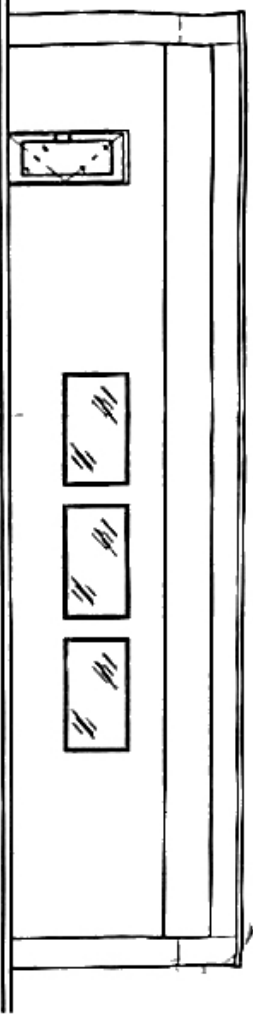
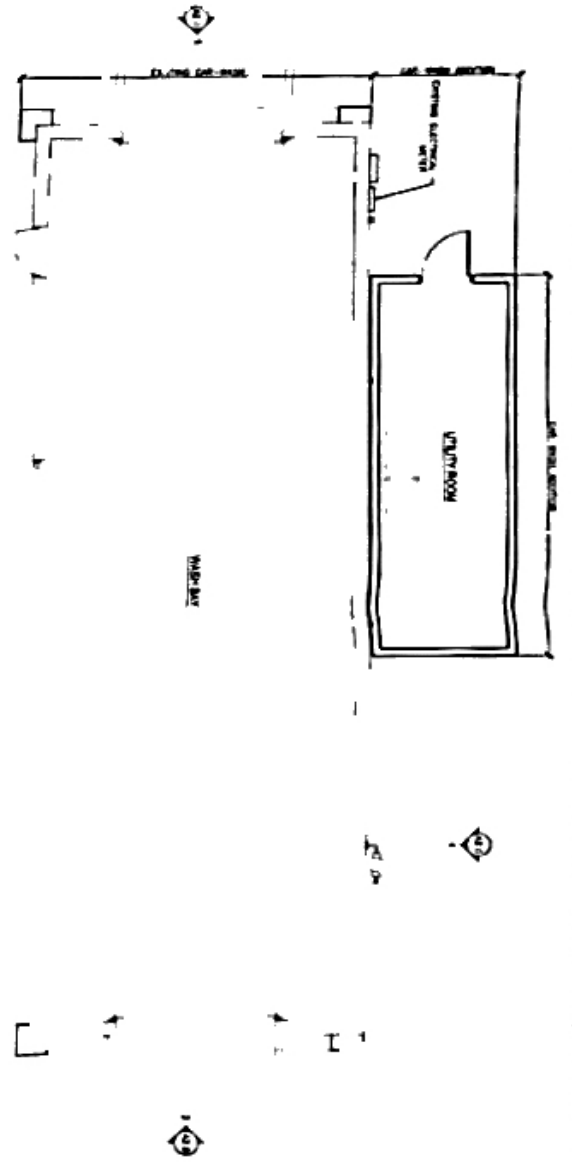
2200 PAWTUCKET AVENUE
 AGRI-CULTURE PLANT AND BLDG. PLATS 8 & 9
 EAST PROVIDENCE, RHODE ISLAND

OWNER: COLSEA ENTERPRISES, LLC
 640 GEORGE WASHINGTON HWY
 LINCOLN, RI 02940

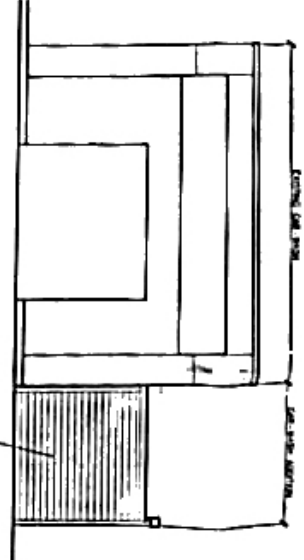


DiPrete Engineering
 Engineers - Planners - Surveyors
 www.diprete-eng.com

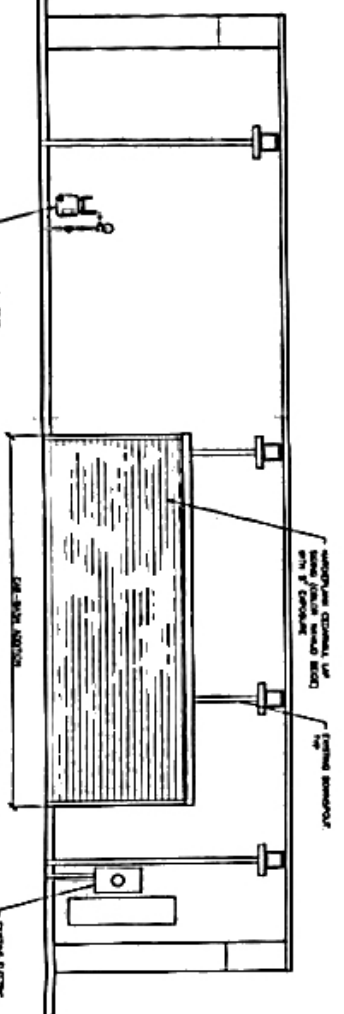
Two Bedford Court, Cranston, RI 02909 - Tel: 401-942-9999



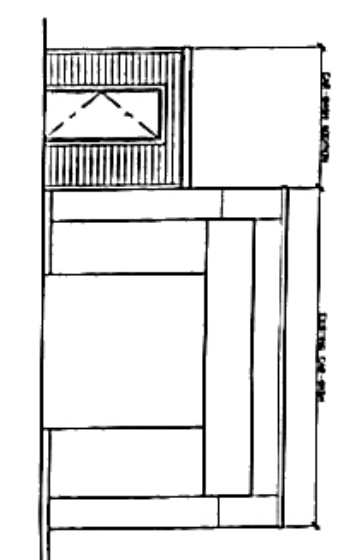
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HEA
HFA, A.I.T.D.
1000
1000
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PROFESSIONAL SEAL
1000
1000
1000

PREPARED FOR
COLBEA ENTERPRISES, LLC
2205 PAWTUCKET AVENUE, EAST PROVIDENCE RI
08815-1000

| | |
|------------|--|
| DATE | |
| REVISION | |
| BY | |
| CHECKED BY | |
| DATE | |

DATE EXAMINED
FLOOR PLAN & EXTERIOR BUILDING ELEVATIONS
PROJECT
A2.0

ABUTERS LIST
2200 PAWTUCKET AVE (406-7-9)
645 WATERMAN AVE (406-7-8)

| PARCEL ID | OWNER NAME(S) | OWNER ADDRESS | CITY, STATE, ZIP CODE | LOCATION |
|---------------|---|---------------------------|---------------------------|----------------------|
| 406-05-001-00 | CITY OF EAST PROVIDENCE | 145 TAUNTON AVE | EAST PROVIDENCE, RI 02914 | 610 WATERMAN AVE |
| 406-06-006-00 | PROVIDENCE COUNTRY DAY SCHOOL | 660 WATERMAN AVE | EAST PROVIDENCE, RI 02914 | 660 WATERMAN AVE |
| 406-07-007-00 | 266 PUTNAM AVENUE LLC | PO BOX 91012 | JOHNSTON, RI 02919 | 655 WATERMAN AVE |
| 406-07-008-00 | COLBEA ENTERPRISES LLC | 695 GEORGE WASHINGTON HWY | LINCOLN, RI 02865 | 645 WATERMAN AVE |
| 406-07-009-00 | MOTIVA ENTERPRISES LLC C/O COLBEA ENTERPRISES LLC | 695 GEORGE WASHINGTON HWY | LINCOLN, RI 02865 | 2200 PAWTUCKET AVE |
| 406-07-010-00 | 266 PUTNAM AVENUE LLC | PO BOX 91012 | JOHNSTON, RI 02919 | 0 WATERMAN AVE |
| 406-07-011-00 | RS ASSOCIATES | 26 BRIDGHAM FARM RD | RUMFORD, RI 02916 | 2224 PAWTUCKET AVE |
| 406-13-004-00 | COSANN REALTY CO C/O FREEMWAY ENTERPRISES LLC | 135 BROADWAY | PROVIDENCE, RI 02903 | 2207 PAWTUCKET AVE |
| 406-13-005-00 | CMM REALTY LLC | 2195 PAWTUCKET AVE | EAST PROVIDENCE, RI 02914 | 2195 PAWTUCKET AVE |
| 406-13-006-00 | MARTINS, CARLOS M & LUCIA A | 2195 PAWTUCKET AVE | EAST PROVIDENCE, RI 02914 | 2181 PAWTUCKET AVE |
| 406-13-007-00 | PATALANO, ANTHONY P ESTATE | 197 WATERMAN AVE | EAST PROVIDENCE, RI 02914 | 2145 PAWTUCKET AVE |
| 406-13-008-00 | OLIVEIRA, VINCENT F ESTATE | 627 WATERMAN AVE | EAST PROVIDENCE, RI 02914 | 625-627 WATERMAN AVE |
| 406-13-009-00 | PATALANO, ANTHONY P ESTATE | 197 WATERMAN AVE | EAST PROVIDENCE, RI 02914 | 611 WATERMAN AVE |



RADIUS MAP
2200 PAWTUCKET AVE (406-7-9)
645 WATERMAN AVE (406-7-8)

★ ★
2200 PAWTUCKET AVE
645 WATERMAN AVE
PARCELS WITHIN 200'

