

**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 Reading | _____ |
| Action | _____ |
| Recorder | IBK Pg. _____ |

Attn: Joe Casali Engineering, Inc.
PHONE NUMBER: 401-944-1300

1. LOCATION OF PROPERTY 0 Pawtucket Avenue, E. Providence, RI
 MAP 310 BLOCK 5 PARCEL 10 ZONING DISTRICT I-1 / I-2 / I-3
2. OWNER ExxonMobil Oil Corporation
 ADDRESS 22777 Springwoods Village Parkway, Spring, TX 77389
 DATE OF PURCHASE 6/23/2022
 PROPOSED LESSEE/PURCHASER 2/3 Realty LLC, Attn: David B. Murphy Jr.
 ADDRESS 3340 Pawtucket Ave., East Providence, RI 02915
 ATTORNEY Slepkow & Slepkow Associates, Inc., Attn: Bruce H. Cox
 ADDRESS 1481 Wampanoag Trail, East Providence, RI 02915
 REPRESENTING Proposed Lessee/Purchaser

3. DIMENSIONS OF SITE Existing Parcel: 1,738,790 SF (39.917 acres)
 Proposed Parcel A: 385.05' width; 2,533.05' depth; 784,354 SF (18.001 acres)
 Proposed Parcel B: 77.47' width; 1,239.91' depth; 954,436 SF (21.911 acres)

LIST OF ALL EXISTING BUILDINGS AND USES:

| | Use | Building Height | Area (Sq. Ft.) (Building Footprint) | Type of Construction |
|-----|-------|-----------------|--|----------------------|
| (1) | n/a | _____ | _____ | _____ |
| (2) | _____ | _____ | _____ | _____ |
| (3) | _____ | _____ | _____ | _____ |

LIST OF PROPOSED CONSTRUCTION AND USES:

| | Use | No. of Height Stories | Basement Yes/No | Area (Sq. Ft.) (Bldg Footprint) | Multi-Family No. of Bedrooms/Unit | Type of Construction |
|-----|-------|-----------------------------|--------------------|------------------------------------|---|-------------------------|
| (1) | n/a | _____ | _____ | _____ | _____ | _____ |
| (2) | _____ | _____ | _____ | _____ | _____ | _____ |
| (3) | _____ | _____ | _____ | _____ | _____ | _____ |

(Over)



PRINTED ON RECYCLED PAPER

5 THIS VARIANCE APPLICATION RELATES TO:

- Principal Building (s)
 Accessory Building
 Lot Area

CHECK ONE OR MORE:

- | | |
|--|---|
| <input type="checkbox"/> Setback Requirement | <input type="checkbox"/> Number of Dwelling Units |
| <input type="checkbox"/> Lot/Building Coverage | <input type="checkbox"/> Floor Area |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Height |
| <input type="checkbox"/> Amount Parking or Loading | <input type="checkbox"/> Signs/Billboards |
| <input type="checkbox"/> Location/Dimensions of Parking or Loading | <input checked="" type="checkbox"/> Other: <u>lot width</u> |
| <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 |
|-----------------------|---|
| <u>Section 19-145</u> | <u>Minimum lot width (I-1): 150' required; 77.47' provided for Parcel B (72.53' relief requested)</u> |
| | |
| | |

7. DEVIATION FROM REQUIRED STANDARDS

| Section Number | Ordinance Requirement | Proposed |
|-----------------------|-----------------------|--------------------------|
| <u>Section 19-145</u> | <u>150' lot width</u> | <u>77.47' (Parcel B)</u> |
| | | |
| | | |

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

Due to the existing configuration of the existing property, the proposed Parcel B has 77.47 feet of frontage along Pawtucket Avenue with a lot width of 77.47 feet

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: Michael Burgholt DATE 10/3/2023

DATE _____

Agent/Attorney Michael Burgholt Address 22777 Springwoods Village Pkwy, Spring, TX 77389

**East Providence Zoning Board of Review Application
Pawtucket Avenue, East Providence**

Attachment #1 Standards for Relief

Identify Grounds for VARIANCE. The applicant is required to relate this APPLICATION REQUEST to the Criteria governing the Granting of a VARIANCE as set forth in Section 19-45.

a) Variance

In granting a variance, the zoning board of review shall require that evidence to the satisfaction of the following standards be entered in 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 Rhode Island General Law 45-24-30(16) (personal hardship shall not be considered grounds for a variance, since the variance will continue to affect the character of the neighborhood after title to the property has passed);*

The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land and is not the result of any prior action by the applicant. The subject property was part of a previous administrative subdivision which created the overall AP 310, Block 5, Lot 10 with two sections of frontage along Pawtucket Avenue, one section with a width of 385.05-ft and one section with a width of 77.47-ft. The subject parcel has adequate area to support multiple lots within the underlying zoning district and the Applicant is proposing two (2) lots with frontage and access from each of the two sections of existing frontage along Pawtucket Avenue. The hardship from which the Applicant seeks relief is not due to the general characteristics of the surrounding area nor the physical or economic disability of the Applicant.

- 2. Such hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain;*

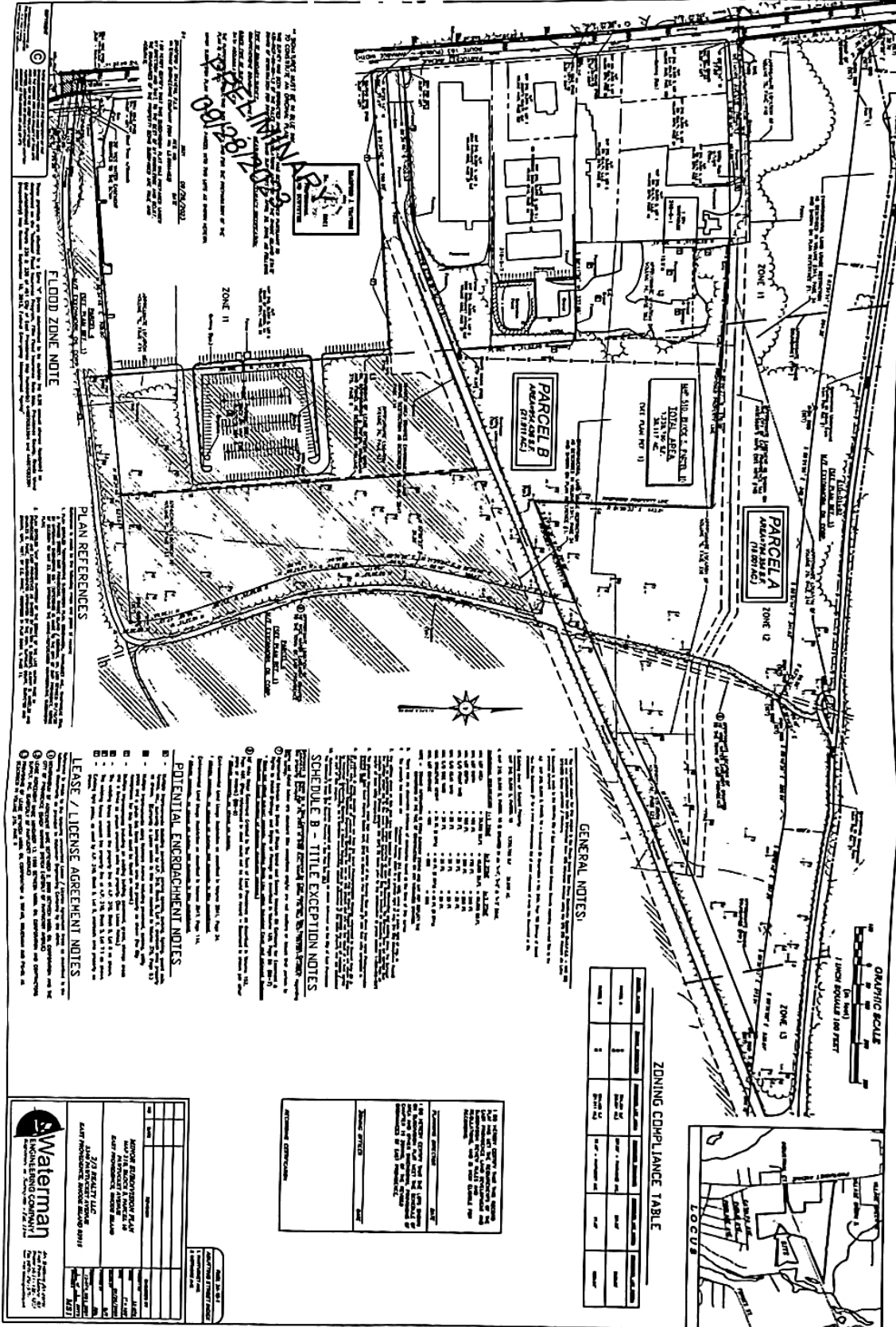
The relief requested is not the result of any prior action by the Applicant. The Applicant is not seeking dimensional variances primarily to obtain greater financial gain but due to the unique characteristics of the subject land. The existing lot contains two (2) separate areas of frontage and lot access. The Applicant wishes to create two lots, with each lot utilizing one of the two existing frontages and access points.

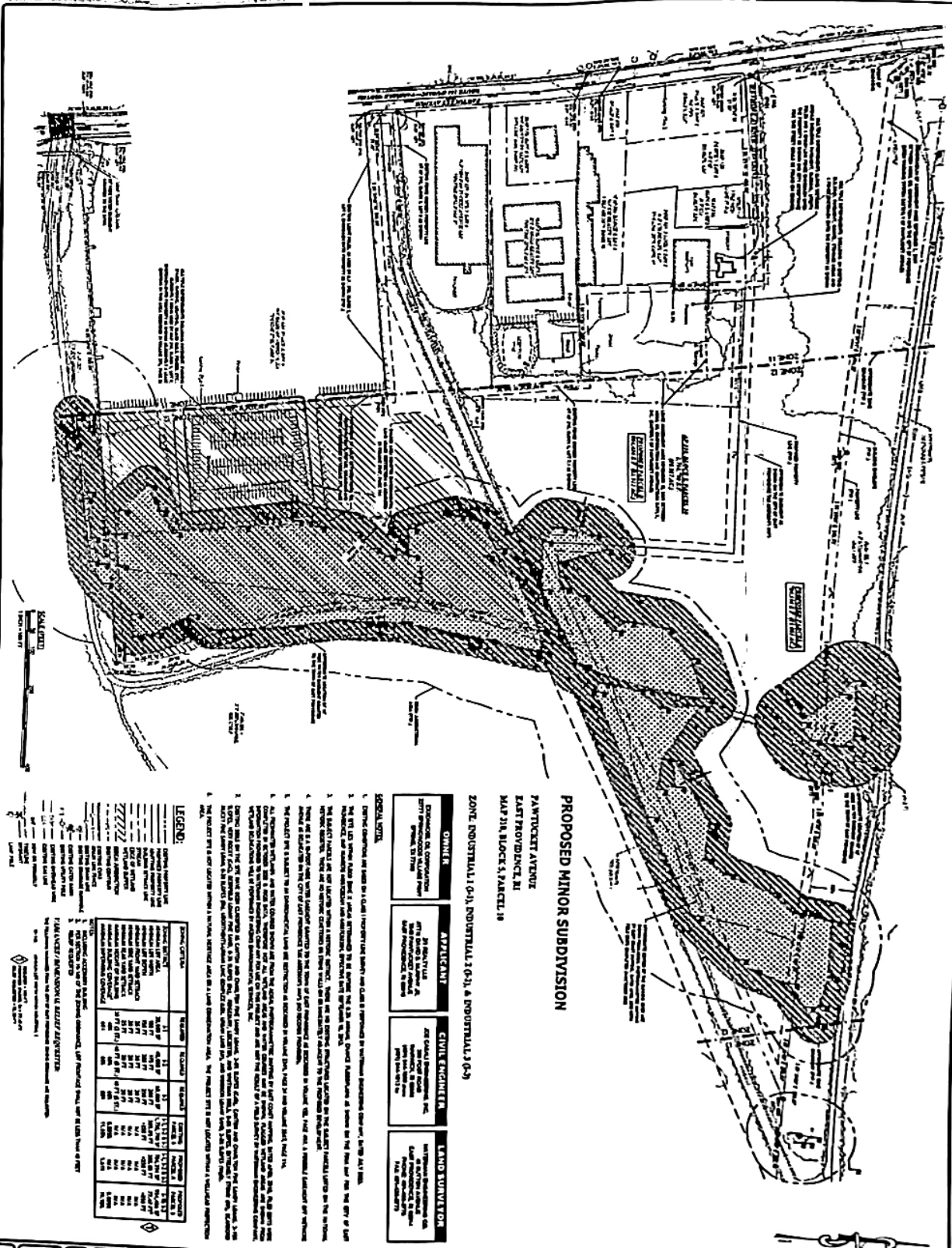
- 3. The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this chapter (Zoning Ordinance) or the city comprehensive plan upon which this chapter is based.*

The granting of the dimensional relief will not alter the general characteristic of the surrounding area or impair the intent or purpose of this Zoning Ordinance or the Comprehensive Plan. The proposed subdivision will create two (2) large industrial parcels with significant buildable areas which will support a multitude of uses allowed by right in the underlying industrial zones. To maintain the general character of the surrounding area, the proposed subdivision utilizes two (2) existing areas of frontage, one to access each proposed lot.

4. *The relief to be granted is the least relief necessary.*

The relief requested is the least amount of relief necessary. The subject parcel has enough area to support significantly more lots than proposed, per the underlying zoning districts. However, due to the geometry of the existing lot in relation to Pawtucket Avenue, the subject property has two separate portions of frontage, each of which are proposed to be utilized to access the two proposed lots.





PROPOSED MINOR SUBDIVISION

**PAWTUCKET AVENUE
EAST PROVIDENCE, RI
MAP 310, BLOCK 5, PARCEL 10**

ZONE: INDUSTRIAL 1 (I-1), INDUSTRIAL 2 (I-2), & INDUSTRIAL 3 (I-3)

| | | | |
|--|---|---|---|
| OWNER | APPLICANT | CIVIL ENGINEER | LAND SURVEYOR |
| EDWARD G. CORCORAN 1000 WASHINGTON AVENUE PROVIDENCE, RI 02908 | JOHN J. TRACY 1000 WASHINGTON AVENUE PROVIDENCE, RI 02908 | JOHN J. TRACY 1000 WASHINGTON AVENUE PROVIDENCE, RI 02908 | JOHN J. TRACY 1000 WASHINGTON AVENUE PROVIDENCE, RI 02908 |

SPECIAL NOTES

1. All proposed lots shall conform to the zoning ordinance and shall be proposed by uniform dimensions, 100' x 100'.
2. The lot area shall be as shown on the attached map. The lot area shall be as shown on the attached map. The lot area shall be as shown on the attached map.
3. The subject parcels are not located within a zoning district. There are no zoning restrictions applicable to the subject parcels on the zoning map. There are no zoning restrictions applicable to the subject parcels on the zoning map.
4. The subject parcels are not located within a zoning district. There are no zoning restrictions applicable to the subject parcels on the zoning map.
5. The subject parcels are not located within a zoning district. There are no zoning restrictions applicable to the subject parcels on the zoning map.
6. The subject parcels are not located within a zoning district. There are no zoning restrictions applicable to the subject parcels on the zoning map.
7. The subject parcels are not located within a zoning district. There are no zoning restrictions applicable to the subject parcels on the zoning map.
8. The subject parcels are not located within a zoning district. There are no zoning restrictions applicable to the subject parcels on the zoning map.
9. The subject parcels are not located within a zoning district. There are no zoning restrictions applicable to the subject parcels on the zoning map.
10. The subject parcels are not located within a zoning district. There are no zoning restrictions applicable to the subject parcels on the zoning map.

LEGEND:

| | | | | | | | | | |
|--------------------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| EXISTING LOT LINES | PROPOSED LOT LINES | PROPOSED LOT AREA | PROPOSED LOT AREA | PROPOSED LOT AREA | PROPOSED LOT AREA | PROPOSED LOT AREA | PROPOSED LOT AREA | PROPOSED LOT AREA | PROPOSED LOT AREA |
| 11' | 11' | 11' | 11' | 11' | 11' | 11' | 11' | 11' | 11' |
| 12' | 12' | 12' | 12' | 12' | 12' | 12' | 12' | 12' | 12' |
| 13' | 13' | 13' | 13' | 13' | 13' | 13' | 13' | 13' | 13' |
| 14' | 14' | 14' | 14' | 14' | 14' | 14' | 14' | 14' | 14' |
| 15' | 15' | 15' | 15' | 15' | 15' | 15' | 15' | 15' | 15' |
| 16' | 16' | 16' | 16' | 16' | 16' | 16' | 16' | 16' | 16' |
| 17' | 17' | 17' | 17' | 17' | 17' | 17' | 17' | 17' | 17' |
| 18' | 18' | 18' | 18' | 18' | 18' | 18' | 18' | 18' | 18' |
| 19' | 19' | 19' | 19' | 19' | 19' | 19' | 19' | 19' | 19' |
| 20' | 20' | 20' | 20' | 20' | 20' | 20' | 20' | 20' | 20' |
| 21' | 21' | 21' | 21' | 21' | 21' | 21' | 21' | 21' | 21' |
| 22' | 22' | 22' | 22' | 22' | 22' | 22' | 22' | 22' | 22' |
| 23' | 23' | 23' | 23' | 23' | 23' | 23' | 23' | 23' | 23' |
| 24' | 24' | 24' | 24' | 24' | 24' | 24' | 24' | 24' | 24' |
| 25' | 25' | 25' | 25' | 25' | 25' | 25' | 25' | 25' | 25' |
| 26' | 26' | 26' | 26' | 26' | 26' | 26' | 26' | 26' | 26' |
| 27' | 27' | 27' | 27' | 27' | 27' | 27' | 27' | 27' | 27' |
| 28' | 28' | 28' | 28' | 28' | 28' | 28' | 28' | 28' | 28' |
| 29' | 29' | 29' | 29' | 29' | 29' | 29' | 29' | 29' | 29' |
| 30' | 30' | 30' | 30' | 30' | 30' | 30' | 30' | 30' | 30' |
| 31' | 31' | 31' | 31' | 31' | 31' | 31' | 31' | 31' | 31' |
| 32' | 32' | 32' | 32' | 32' | 32' | 32' | 32' | 32' | 32' |
| 33' | 33' | 33' | 33' | 33' | 33' | 33' | 33' | 33' | 33' |
| 34' | 34' | 34' | 34' | 34' | 34' | 34' | 34' | 34' | 34' |
| 35' | 35' | 35' | 35' | 35' | 35' | 35' | 35' | 35' | 35' |
| 36' | 36' | 36' | 36' | 36' | 36' | 36' | 36' | 36' | 36' |
| 37' | 37' | 37' | 37' | 37' | 37' | 37' | 37' | 37' | 37' |
| 38' | 38' | 38' | 38' | 38' | 38' | 38' | 38' | 38' | 38' |
| 39' | 39' | 39' | 39' | 39' | 39' | 39' | 39' | 39' | 39' |
| 40' | 40' | 40' | 40' | 40' | 40' | 40' | 40' | 40' | 40' |
| 41' | 41' | 41' | 41' | 41' | 41' | 41' | 41' | 41' | 41' |
| 42' | 42' | 42' | 42' | 42' | 42' | 42' | 42' | 42' | 42' |
| 43' | 43' | 43' | 43' | 43' | 43' | 43' | 43' | 43' | 43' |
| 44' | 44' | 44' | 44' | 44' | 44' | 44' | 44' | 44' | 44' |
| 45' | 45' | 45' | 45' | 45' | 45' | 45' | 45' | 45' | 45' |
| 46' | 46' | 46' | 46' | 46' | 46' | 46' | 46' | 46' | 46' |
| 47' | 47' | 47' | 47' | 47' | 47' | 47' | 47' | 47' | 47' |
| 48' | 48' | 48' | 48' | 48' | 48' | 48' | 48' | 48' | 48' |
| 49' | 49' | 49' | 49' | 49' | 49' | 49' | 49' | 49' | 49' |
| 50' | 50' | 50' | 50' | 50' | 50' | 50' | 50' | 50' | 50' |
| 51' | 51' | 51' | 51' | 51' | 51' | 51' | 51' | 51' | 51' |
| 52' | 52' | 52' | 52' | 52' | 52' | 52' | 52' | 52' | 52' |
| 53' | 53' | 53' | 53' | 53' | 53' | 53' | 53' | 53' | 53' |
| 54' | 54' | 54' | 54' | 54' | 54' | 54' | 54' | 54' | 54' |
| 55' | 55' | 55' | 55' | 55' | 55' | 55' | 55' | 55' | 55' |
| 56' | 56' | 56' | 56' | 56' | 56' | 56' | 56' | 56' | 56' |
| 57' | 57' | 57' | 57' | 57' | 57' | 57' | 57' | 57' | 57' |
| 58' | 58' | 58' | 58' | 58' | 58' | 58' | 58' | 58' | 58' |
| 59' | 59' | 59' | 59' | 59' | 59' | 59' | 59' | 59' | 59' |
| 60' | 60' | 60' | 60' | 60' | 60' | 60' | 60' | 60' | 60' |
| 61' | 61' | 61' | 61' | 61' | 61' | 61' | 61' | 61' | 61' |
| 62' | 62' | 62' | 62' | 62' | 62' | 62' | 62' | 62' | 62' |
| 63' | 63' | 63' | 63' | 63' | 63' | 63' | 63' | 63' | 63' |
| 64' | 64' | 64' | 64' | 64' | 64' | 64' | 64' | 64' | 64' |
| 65' | 65' | 65' | 65' | 65' | 65' | 65' | 65' | 65' | 65' |
| 66' | 66' | 66' | 66' | 66' | 66' | 66' | 66' | 66' | 66' |
| 67' | 67' | 67' | 67' | 67' | 67' | 67' | 67' | 67' | 67' |
| 68' | 68' | 68' | 68' | 68' | 68' | 68' | 68' | 68' | 68' |
| 69' | 69' | 69' | 69' | 69' | 69' | 69' | 69' | 69' | 69' |
| 70' | 70' | 70' | 70' | 70' | 70' | 70' | 70' | 70' | 70' |
| 71' | 71' | 71' | 71' | 71' | 71' | 71' | 71' | 71' | 71' |
| 72' | 72' | 72' | 72' | 72' | 72' | 72' | 72' | 72' | 72' |
| 73' | 73' | 73' | 73' | 73' | 73' | 73' | 73' | 73' | 73' |
| 74' | 74' | 74' | 74' | 74' | 74' | 74' | 74' | 74' | 74' |
| 75' | 75' | 75' | 75' | 75' | 75' | 75' | 75' | 75' | 75' |
| 76' | 76' | 76' | 76' | 76' | 76' | 76' | 76' | 76' | 76' |
| 77' | 77' | 77' | 77' | 77' | 77' | 77' | 77' | 77' | 77' |
| 78' | 78' | 78' | 78' | 78' | 78' | 78' | 78' | 78' | 78' |
| 79' | 79' | 79' | 79' | 79' | 79' | 79' | 79' | 79' | 79' |
| 80' | 80' | 80' | 80' | 80' | 80' | 80' | 80' | 80' | 80' |
| 81' | 81' | 81' | 81' | 81' | 81' | 81' | 81' | 81' | 81' |
| 82' | 82' | 82' | 82' | 82' | 82' | 82' | 82' | 82' | 82' |
| 83' | 83' | 83' | 83' | 83' | 83' | 83' | 83' | 83' | 83' |
| 84' | 84' | 84' | 84' | 84' | 84' | 84' | 84' | 84' | 84' |
| 85' | 85' | 85' | 85' | 85' | 85' | 85' | 85' | 85' | 85' |
| 86' | 86' | 86' | 86' | 86' | 86' | 86' | 86' | 86' | 86' |
| 87' | 87' | 87' | 87' | 87' | 87' | 87' | 87' | 87' | 87' |
| 88' | 88' | 88' | 88' | 88' | 88' | 88' | 88' | 88' | 88' |
| 89' | 89' | 89' | 89' | 89' | 89' | 89' | 89' | 89' | 89' |
| 90' | 90' | 90' | 90' | 90' | 90' | 90' | 90' | 90' | 90' |
| 91' | 91' | 91' | 91' | 91' | 91' | 91' | 91' | 91' | 91' |
| 92' | 92' | 92' | 92' | 92' | 92' | 92' | 92' | 92' | 92' |
| 93' | 93' | 93' | 93' | 93' | 93' | 93' | 93' | 93' | 93' |
| 94' | 94' | 94' | 94' | 94' | 94' | 94' | 94' | 94' | 94' |
| 95' | 95' | 95' | 95' | 95' | 95' | 95' | 95' | 95' | 95' |
| 96' | 96' | 96' | 96' | 96' | 96' | 96' | 96' | 96' | 96' |
| 97' | 97' | 97' | 97' | 97' | 97' | 97' | 97' | 97' | 97' |
| 98' | 98' | 98' | 98' | 98' | 98' | 98' | 98' | 98' | 98' |
| 99' | 99' | 99' | 99' | 99' | 99' | 99' | 99' | 99' | 99' |
| 100' | 100' | 100' | 100' | 100' | 100' | 100' | 100' | 100' | 100' |

MINOR SUBDIVISION
PAWTUCKET AVENUE
EAST PROVIDENCE, RHODE ISLAND
MAP 310, BLOCK 5, PARCEL 10

JCE
JOE CARALLI ENGINEERING & SURVEYING, INC.
1000 WASHINGTON AVENUE
PROVIDENCE, RI 02908
TEL: 401-863-1111
FAX: 401-863-1112

DATE: 10/15/2010
SCALE: AS SHOWN
DRAWN BY: JCT
CHECKED BY: JCT

DATE: 10/15/2010
SCALE: AS SHOWN
DRAWN BY: JCT
CHECKED BY: JCT

DATE: 10/15/2010
SCALE: AS SHOWN
DRAWN BY: JCT
CHECKED BY: JCT

DATE: 10/15/2010
SCALE: AS SHOWN
DRAWN BY: JCT
CHECKED BY: JCT

**CITY OF EAST PROVIDENCE, RHODE ISLAND
APPLICATION FOR MINOR SUBDIVISION - PRELIMINARY PLAN FORM B 1**

Any deeds of conveyance associated with approved final plans are the responsibility of the applicant(s)/owner(s)

(File with the Department of Planning, City Hall, 145 Taunton Ave., Room 206, East Providence)

1. Applicant(s) Name: 273 Realty LLC, Attn: David B. Murphy Jr.
 Address: 3340 Pawtucket Ave., East Providence, RI 02915
 Tel: 401-840-3535 email: dmr@273ri.com
2. Owner(s) Name (if different) ExxonMobil Oil Corporation
 Address: 22777 Springwoods Village Parkway, Spring, TX 77389
 Tel: _____ email: _____
3. Land Surveyor's Name: Waterman Engineering Co., Inc., Attn: Bradford J. Travers, P.E., President
 Address: 46 Sutton Avenue, E. Providence, RI 02914
 Tel: 401-438-5775 email: brad@watermanengineering.net

Plans shall be submitted in paper and electronic format. For the Final Plan, final topographic grades indicative of post-construction activities shall be shown on the plans. An electronic file of the final subdivision and the as-built plans are required.

4. Assessors Map/Block/Parcel Number(s): Map 310, Block 5, Parcel 10
5. Street Address of Property: Pawtucket Avenue, E. Providence, RI
6. A. Zoning: R-11/12/13 6.B. Proposed Density/Acre: 2 lots / 39.917 acres Comprehensive Plan Consistency: Y N

7. Any Covenants, Conditions, Restrictions on the land? Yes further described in application materials
 For Informational Purposes Only. Private CCR's are not enforceable by the City.

8. A: Title Report: (Attach to this form) 8 B: Tax Certification Required (Attach to this form)

Applicant's Signature: [Signature] Date: 9/29/23
 Witness: [Signature]

Owner's Certification: "I or we) do hereby certify that (I am or we are) the only owner(s) of record of the property subdivided under this application, said property being 39.917 acres, known as "Parcel 6" recorded under Book 0048, Pages 003-0029 and a portion of the land described in deeds recorded in the City of East Providence Land Evidence Records at Book 76, Page 314 (See Plat 1-11[27]), Book 76, Page 325, Book 76, Page 359, Book 76, Page 403, and Book 76, Page 433.

Owner's Signature: [Signature] Michael Burghardt, Agent and Attorney-in-Fact for EXXONMOBIL OIL CORPORATION
 Date: 10/3/2023
 Witness: [Signature] / Franz J. Moss, Jr.

| | | | |
|--|---|---|----------------------|
| FOR OFFICE USE ONLY | | | |
| File # _____ | Fee: \$ 125 plus \$10 per lot (No Street) | Check # _____ | Date Submitted _____ |
| Fee: Street Extension or Creation: \$325 plus twenty-dollar (\$20) per lot | | Check # _____ | |
| Received by (initial) _____ | Street Creation or Extension? Yes _____ N _____ | # of Lots _____ | |
| COC _____ | Date of Display Ad _____ | Public Hearing Date (if required) _____ | |
| Action and Date: _____ | | | |
| Appeal: _____ | Plan Signed: _____ | | |

| | | |
|--------------------------------|---------------------------------|--------------|
| (Note: None or date of Appeal) | Other Action(s) Required? _____ | (Date) _____ |
|--------------------------------|---------------------------------|--------------|

Project Narrative

For a Proposed

Minor Subdivision

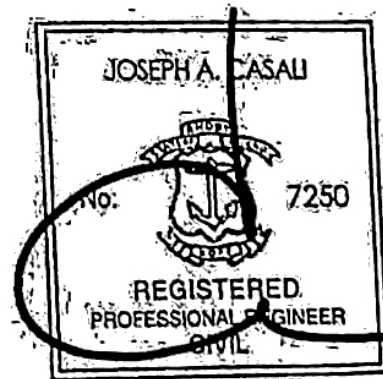
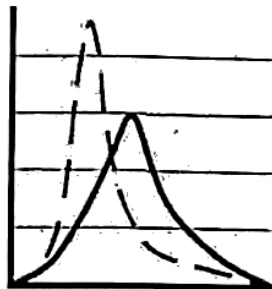
**Pawtucket Avenue
East Providence, Rhode Island
Map 310, Block 5, Parcel 10**

Prepared for:
Mr. David B. Murphy, Jr.
2/3 Realty LLC
3340 Pawtucket Avenue
East Providence, RI 02915

Submission Date:
October 2023

Submitted by:

JCE
JOE CASALI ENGINEERING, INC.
CIVIL • SITE DEVELOPMENT • TRANSPORTATION
DRAINAGE • WETLANDS • ISDS • TRAFFIC • FLOODPLAIN
300 POST ROAD, WARWICK, RI 02888
(401) 644-1200 (401) 644-1213 FAX WWW.JOECASALI.COM



10/03/2023

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1 INTRODUCTION

Joe Casali Engineering, Inc. (JCE) has prepared the following Project Narrative to identify State and Local permitting requirements for a proposed minor subdivision of an existing lot located on Pawtucket Avenue in East Providence, Rhode Island. The subject lot, Map 310, Block 5, Parcel 10 was formerly part of the large Exxon Mobil property which was subdivided into multiple smaller parcels, formerly identified as “Parcel 6” within that larger overall subdivision (approved via an administrative subdivision, recorded on May 23, 2022). The Applicant, 2/3 Realty LLC, currently has a purchase and sales agreement in place with the parcel owner, Exxon Mobile, contingent upon review and approval of this proposed minor subdivision.

The proposed minor subdivision includes splitting the subject lot into two (2) separate developable lots, as depicted on the Site Plan and Minor Subdivision plan, both provided under separate cover. Due to the configuration of the existing lot, a dimensional variance will be required from the Zoning Board of Review for proposed Parcel B. This proposal is for the subdivision of the parcel only; future development of each parcel would be permitted under separate applications. The purpose of this project narrative is to provide a summary of existing and proposed conditions, and to summarize State and local permitting requirements for the proposed minor subdivision.

2 SITE LOCATION AND PHYSICAL DESCRIPTION

2.1 Existing Conditions

The subject site is located on Pawtucket Avenue in East Providence, Rhode Island, also known as Tax Assessor's Plat Map (AP) 310, Block 5, Parcel 10. The property contains a total of approximately 39,917 acres of undeveloped land. One small area of improvements exists within the parcel consisting of a paved parking lot with associated lighting, fence, guardrails, etc. This parking lot is subject to a lease agreement, as recorded in the City of East Providence Land Evidence Records (Volume 375, Page 8). The subject parcel is bound by Pawtucket Avenue and multiple commercial developments to the west, residential developments to the north and south, and undeveloped land to the east.



Figure 1 – Locus Map
NOT TO SCALE

2.2 Soil Classification

According to the Soil Survey of Rhode Island, prepared by the US Department of Agriculture, Soil Conservation Service, multiple soil types exist within the subject site. Generally, soils within the southern and eastern portion of the site consist of hydric, wetland type soils (Ridgebury, Leicester, and Whitman Soils – Rf and Scarboro mucky fine sandy loam – Sb). These soils generally consist of very shallow depths to the seasonal high groundwater table and are generally not suitable for development. Soils within the northern and western portions of the site generally consist of Canton and Charlton fine sandy loams (CdB) and Deerfield loamy fine sand (Dc). CdB soils generally consist of coarse sandy till, with a depth to the seasonal high groundwater table of greater than 80-inches belonging to Hydrologic Soil Group B. Dc soils generally consist of sandy glacial outwash, with a depth to the seasonal high groundwater table of about 37-inches, belonging to Hydrologic Soil Group A/B.

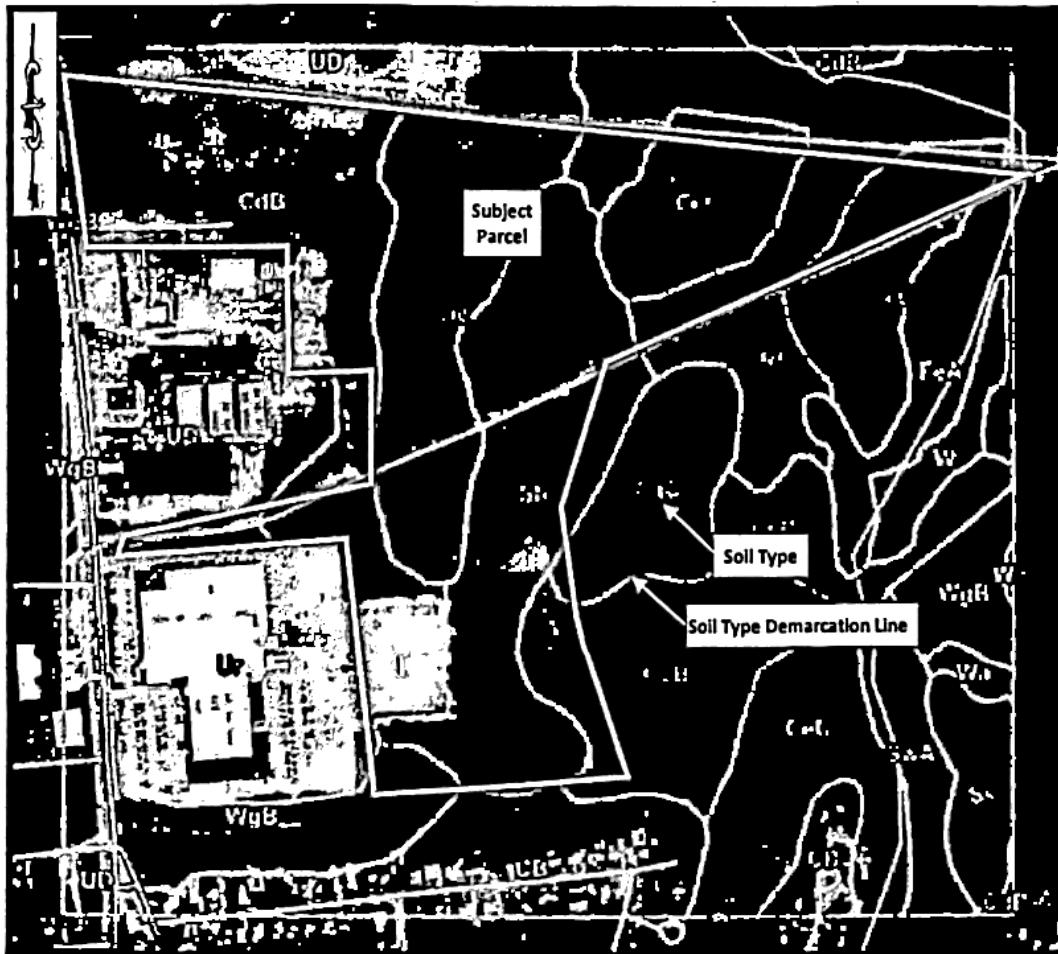


Figure 2 – Soils Map
NOT TO SCALE

2.3 Flood Zone Classification

The site is located on the Flood Insurance Rate Map for Providence County, Map Number 44007C0336H, effective September 18, 2023. Based on the FEMA FIRM, the subject property and all adjacent areas lie within Flood Zone X, or areas determined to be outside of the 1% annual-chance flood hazard area. A small area of the 0.2% annual chance floodplain encroaches onto the site, however, this is limited to undevelopable wetland areas.

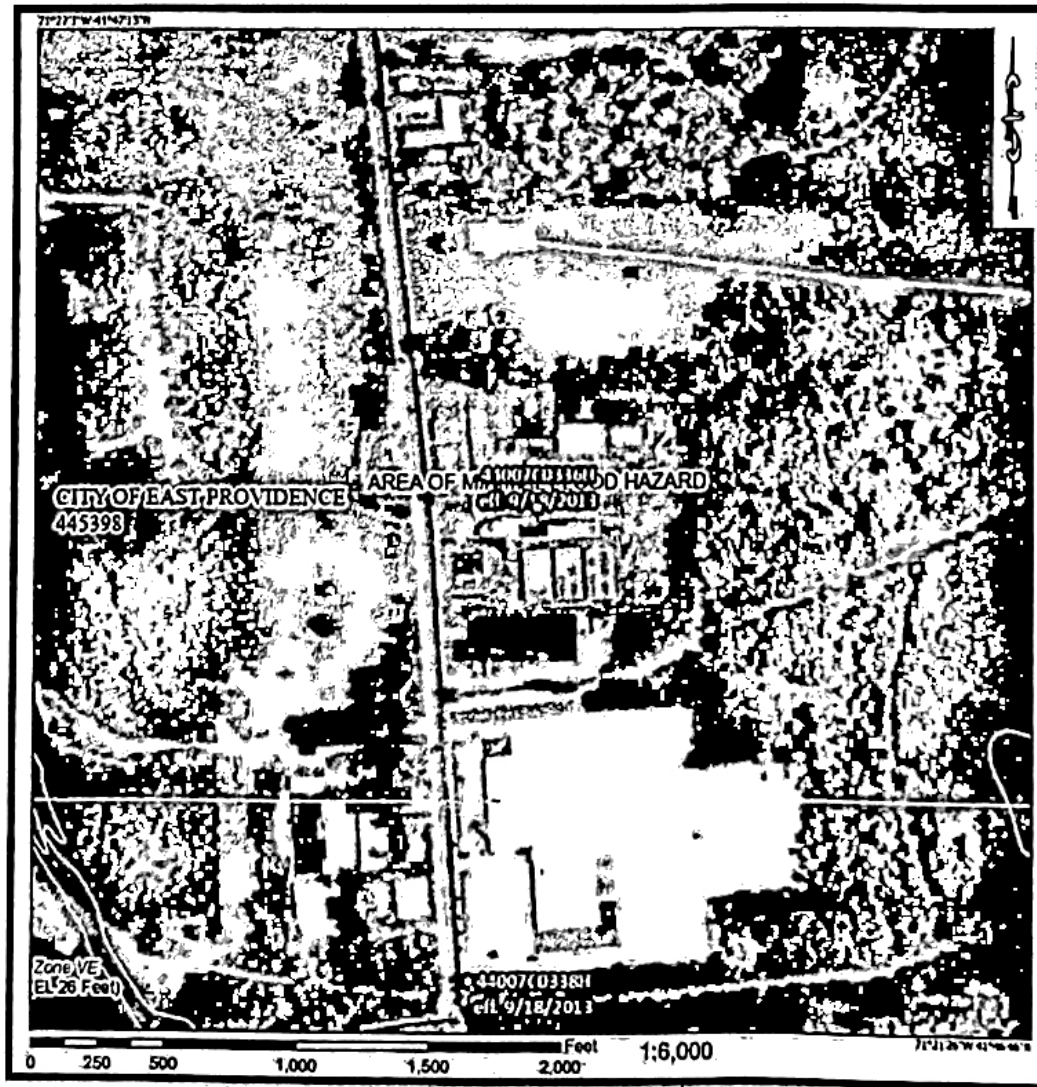


Figure 3 – FEMA FIRMette Excerpt
NOT TO SCALE

2.4 Wetland Resources

Based on a review of aerial photogrammetric mapping by East Coast Mapping in April 2010, several wetland complexes exist within the subject site. Wetlands were flagged within the subject site as part of the overall Exxon Mobil subdivision; and are in the process of being refreshed by a local wetland biologist. There are multiple freshwater wetland features located within the north and eastern portions of the site with associated buffers ranging from 50-ft to 100-ft. In addition, the Rhode Island Department of Environmental Management maintains a 200-ft jurisdictional zone from all wetland edges. These wetland features and regulatory buffers will need to be considered in any development of the site.

2.5 Watershed

The site is located within the Seekonk River – Providence River Watershed (ID# 010900040901). Based on the RI Department of Environmental Management – Environmental Resource Mapping database, this portion of the Seekonk/Providence River is not considered impaired. Regardless, any development of the subject parcels will require a stormwater management design in accordance with the Rhode Island Stormwater and Installation Standards Manual, dated December 2010.

2.6 Easements, Restrictions and Encroachments

Several easements exist and are associated with the subject parcel. This includes an agreement between the State of Rhode Island and the Socony Vacuum Oil Company regarding the rights to install drainage and rights of flowage (Volume 129, Page 89); and a 10-ft-wide water easement granted to the Town of East Providence (Volume 152, Page 497). The drainage/flowage agreement does not affect the subject property, rather is limited to a drain line within Industrial Court (located south and west of the subject site). Several additional lease/license agreements exist, as detailed and noted on the Subdivision Plan, prepared by Waterman Engineering Co., Inc., provided under separate cover.

The site is also subject to an Environmental Land Usage Restriction (ELUR), as described in City of East Providence Land Evidence Records, Volume 2341, Page 34. The ELUR applied to the previous boundaries of the overall Exxon Mobile property, prior to the 2022 subdivision. The Owner/Applicant are working towards eliminating the ELUR within the existing parcel. In addition, as detailed and noted on the Subdivision Plan, prepared by Waterman Engineering Co., Inc., provided under separate cover, multiple encroachments exist within the subject parcel.

2.7 Zoning

According to the City of East Providence Zoning Ordinance, the site is situated partially within each of the Industrial-1 (Limited Manufacturing), Industrial-2 (General Manufacturing) and

Industrial-3 (Heavy Manufacturing) zones. The use table within the East Providence Zoning Ordinance allows for a multitude of commercial and industrial uses within the various Industrial zones. The dimensional requirements for these zones are presented below:

| Dimensional Requirement | I-1 Zone | I-2 Zone | I-3 Zone |
|--------------------------------|-----------------|-----------------|-----------------|
| Min. Lot Area | 30,000 sq. ft. | 40,000 sq. ft. | 60,000 sq. ft. |
| Min. Lot Width | 150 ft | 175 ft | 200 ft |
| Min. Lot Depth | 150 ft | 200 ft | 250 ft |
| Min. Front Yard S/B | 25 ft | 30 ft | 30 ft |
| Min. Rear Yard S/B | 25 ft | 20 ft | 20 ft |
| Min Side Yard S/B | 20 ft | 20 ft | 20 ft |
| Max. Structure Height | 30 ft | 40 ft | 40 ft |
| Max. Lot Coverage | 40% | 60% | 60% |

2.8 Utilities

Water/Sewer: Public water and sewer services are available to the parcel from mains within Pawtucket Avenue. Water mains are owned and maintained by the City of East Providence Water Department. Sewer mains are owned and maintained by Veolia Water through the City of East Providence Department of Public Works.

Gas/Electric: Primary overhead electric service and gas services is available to the site from mains within Pawtucket Avenue. Gas and electric services are owned and maintained by Rhode Island Energy.

Stormwater: There does not appear to be a dedicated stormwater management system in place servicing the existing site. Stormwater appears to sheet flow from the western upland areas of the site towards the wetland areas in the east. There is a State-owned drainage system within Pawtucket Avenue (State Route 103). Any proposed development will require stormwater infrastructure, as detailed in the *Rhode Island Stormwater Design and Installation Standards Manual*. Stormwater management techniques that may be ideal for the project site include infiltration practices, sand filters, bioretention and/or water quality swales.

3 SCOPE OF WORK

The scope of this project is to subdivide the subject parcel into two (2) separate, developable lots, as depicted within the Site Plan and Subdivision Plan, provided under separate cover. As discussed above, public utilities are available to both proposed parcels from Pawtucket Avenue. Soils on the site appear to be supportive of above- and below-grade stormwater management systems within both proposed parcels.

Proposed Parcel A is located to the north and encompasses approximately 18.001 acres of land. Excluding jurisdictional wetland areas, building setbacks, and areas of unsuitable soils, this parcel will contain approximately 11-acres of developable land. Adequate frontage, in excess of about 360-ft, is provided along Pawtucket Avenue. Parcel B is located to the south and encompasses approximately 21.91 acres of land. Excluding jurisdictional wetland areas, building setbacks, and areas of unsuitable soils, this parcel will contain approximately 12-acres of developable land. Less than the required frontage is proposed for Parcel B (77.27-ft proposed, 150-ft required), and as such, a dimensional variance from the Zoning Board of Review will be required. Access to both lots is available from Pawtucket Avenue; any future development will require a Physical Alteration Permit (PAP) from the RI Department of Transportation. No site improvements are currently proposed, and therefore, a PAP is not required at this time.

| Dimensional Requirement | I-1 Zone Req. | Proposed Parcel A | Proposed Parcel B |
|--------------------------------|----------------------|--------------------------|--------------------------|
| Min. Lot Area | 30,000 sq. ft. | 784,354 sq. ft. | 954,436 sq. ft. |
| Min. Lot Width | 150 ft | 385.05 ft | 77.47 ft ⁽¹⁾ |
| Min. Lot Depth | 150 ft | 2,533.05 ft | 1,239.91 ft |
| Min. Front Yard S/B | 25 ft | NA | NA |
| Min. Rear Yard S/B | 25 ft | NA | NA |
| Min Side Yard S/B | 20 ft | NA | NA |
| Max. Structure Height | 30 ft | NA | NA |
| Max. Lot Coverage | 40% | 1.6% ⁽²⁾ | 19.9% ⁽²⁾ |

1. Variance requested from Section 19-145 of the E. Providence Zoning Ordinance for less than the required minimum lot width (150-ft required; 77.47-ft proposed; 72.53-ft variance requested).
2. Current lot coverage consists entirely of existing impervious surfaces (i.e. pavement, roadways, etc.).

4 LOCAL PERMITTING

4.1 Planning Board

The proposed subdivision is considered a Minor Subdivision. The permitting schedule is as follows, and consists of abutter notification, public meetings, and Planning Board review and approval: Preliminary Plan and Final Plan. In addition to the Preliminary and Final Plan decisions, the Planning Board will provide a recommendation to the Zoning Board of Review regarding the proposed dimensional variance.

4.2 Zoning Board of Review

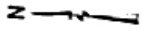
The proposed minor subdivision will require a dimensional variance from the Zoning Board of Review for less than the required lot width. The variance process requires abutter notification, a public meeting and Zoning Board review and approval. The Applicant is requesting a dimensional variance from the following section of the East Providence Zoning Ordinance:

- Section 19-145: Minimum Lot Width Within Industrial-1 Zone
Required = 150-ft
Proposed = 77.44-ft
Relief Requested = 72.53-ft

ABUTTERS LIST
310-5-10

| PARCEL ID | OWNERS NAME | OWNERS ADDRESS | CITY, STATE, ZIP CODE | LOCATION |
|---------------|--|-----------------------------|-----------------------|--------------------------|
| 310-04-004-00 | MCBRIDE, EDWARD J JR | 3244 PAWWTUCKET AVE | RIVERSIDE, RI 02915 | 3244 PAWWTUCKET AVE |
| 310-05-001-00 | CSI REALTY LLC | 3340 PAWWTUCKET AVE | RIVERSIDE, RI 02915 | 29 WETMORE AVE |
| 310-05-002-00 | CSI REALTY LLC | 3340 PAWWTUCKET AVE | RIVERSIDE, RI 02915 | 25 WETMORE AVE |
| 310-05-003-00 | CSI REALTY LLC | 3340 PAWWTUCKET AVE | RIVERSIDE, RI 02915 | 15 WETMORE AVE |
| 310-05-004-00 | CJA REALTY LLC | 3300 PAWWTUCKET AVE | RIVERSIDE, RI 02915 | 3300 PAWWTUCKET AVE |
| 310-05-006-00 | CSI REALTY LLC | 3340 PAWWTUCKET AVE | RIVERSIDE, RI 02915 | 3340 PAWWTUCKET AVE |
| 310-05-007-10 | GSI RIVERSIDE 3346 PAWWTUCKET AVENUE LLC /co MADISON CAPITAL GROUP | 6805 MORRISON BLVD, STE 250 | CHARLOTTE, NC 28211 | 3346 PAWWTUCKET AVE |
| 310-05-008-00 | 3350 PAWWTUCKET AVENUE LLC | 558 SMITHFIELD AVE | PAWWTUCKET, RI 02860 | 3350 PAWWTUCKET AVE |
| 310-05-009-00 | BANK OF AMERICA NA & CORPORATE REAL ESTATE ASSESSMENT | 101 N TRYON ST | CHARLOTTE, NC 28255 | 3400 PAWWTUCKET AVE |
| 310-05-010-00 | MOBIL ADMINISTRATIVE SER CO INC A/C TRIFARI, KRUSSMAN FISHEL | PO BOX 64106 | SPRING, TX 77387 | PAWWTUCKET AVE |
| 310-06-003-00 | LEON PETROLEUM LLC | 11 SMOKE RISE CIR | SWANSEA, MA 02777 | 3393 PAWWTUCKET AVE |
| 310-07-004-00 | MOBIL OIL REFINING CORP & PROPERTY TAX DIVISION | PO BOX 64106 | SPRING, TX 77387 | WATERFRONT OIL TANKS |
| 311-02-006-00 | DICARLO, LINDA | 46 CATALPA AVE | RIVERSIDE, RI 02915 | 46 CATALPA AVE |
| 311-02-007-00 | GILMORE, MILTON A & GAIL A | 50 CATALPA AVE | RIVERSIDE, RI 02915 | 50 CATALPA AVE |
| 311-02-008-00 | EVANS, MAUREEN | 58 CATALPA AVE | RIVERSIDE, RI 02915 | 58 CATALPA AVE |
| 410-01-002-00 | MOBIL OIL REFINING CORP & PROPERTY TAX DIVISION | PO BOX 64106 | SPRING, TX 77387 | 0 MOBIL OIL REFINING COR |
| 411-05-001-00 | BYRNES, MARK | 66 CATALPA AVE | RIVERSIDE, RI 02915 | 66 CATALPA AVE |
| 411-05-002-00 | POPESCU, FLORIAN & LIDIA | 70 CATALPA AVE | RIVERSIDE, RI 02915 | 70 CATALPA AVE |
| 411-05-003-00 | MULLER, CAROLYN E & CROWELL, P LANE L IRREV TRUST | 72 CATALPA AVE | RIVERSIDE, RI 02915 | 72 CATALPA AVE |
| 411-05-004-00 | REBELO, ANTONIO & HELENA | 74 CATALPA AVE | RIVERSIDE, RI 02915 | 74 CATALPA AVE |
| 411-05-005-00 | SINGER, CATHERINE E | 90 CATALPA AVE | RIVERSIDE, RI 02915 | 90 CATALPA AVE |
| 411-05-006-00 | STREIT, PATRICIA ANN W/LIF EST FORTE, JOSEPH | 92 CATALPA AVE | RIVERSIDE, RI 02915 | 92 CATALPA AVE |
| 411-05-007-00 | READY, ROBERT W & MAC KAY, GERRARD | 94 CATALPA AVE | RIVERSIDE, RI 02915 | 94 CATALPA AVE |
| 411-05-008-00 | DIETEL, BELINDA-CLARISSA RAHEL AGUIAR, CHRISTOPHER PAUL | 98 CATALPA AVE | RIVERSIDE, RI 02915 | 98 CATALPA AVE |
| 411-05-009-00 | WALL, CORY R & ERICA | 102 CATALPA AVE | RIVERSIDE, RI 02915 | 102 CATALPA AVE |
| 411-05-010-00 | INFUSSI, AMANDA J | 104 CATALPA AVE | RIVERSIDE, RI 02915 | 104 CATALPA AVE |
| 411-05-011-00 | VIVEIROS, BRITTNIE & JOSHUA | 110 CATALPA AVE | RIVERSIDE, RI 02915 | 110 CATALPA AVE |
| 509-01-009-00 | MOBIL OIL CORPORATION & PROPERTY TAX DIVISION CORP-EMB-2305A | PO BOX 64106 | SPRING, TX 77387 | 0 TRIPPS LN |
| 610-01-001-00 | MOBIL OIL CORPORATION & PROPERTY TAX DIVISION CORP-EMB-2305A | PO BOX 64106 | SPRING, TX 77387 | 101 WAMPANOAG TRAIL |

200' RADIUS MAP
310-5-10



- Legend**
- Map 413 MapNumber
 - BackIDPoints
 - 14 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

