

**East Providence
Zoning Board of Review**

**DIMENSIONAL VARIANCE FORM
(Ref. 19-47)**

File	_____
Date of Filing	_____
Received By	_____
Date of Hearing	_____
Action	_____
Recorded	Bk _____ Pg _____

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

PHONE NUMBER: 617 872 3064

1. LOCATION OF PROPERTY 1100 WARREN AVE AVENUE STREET
 MAP 607 BLOCK 14 PARCEL 003 ZONING DISTRICT C4

2. OWNER METERN REALTY GROUP LLC - JEREMY METERN
 ADDRESS 460 MAIN ST. SPENCER, MA 01562
 DATE OF PURCHASE 2/27/2023
 PROPOSED LESSEE/PURCHASER _____
 ADDRESS _____
 ATTORNEY (SIGN CONTRACTOR) - VIEWPOINT SIGN & MARKING
 ADDRESS 35 LYMAN ST. NORWICH, MA 01532
 REPRESENTING _____

3. DIMENSIONS OF SITE ~260' 539' 1.3 ACRES
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>14'</u>	<u>~14300 SF</u>	
(2)			
(3)			

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)						
(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
ART. VII SEC. 19-443	TABLE #2 - MAXIMUM AREA OF SIGNAGE NOT TO EXCEED 2 SF PER ONE FOOT OF BUILDING FRONTAGE.

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed	
ART. VII SEC. 19-443	(2 SF / 1' FRONTAGE)	200 SF MAX	100' BUILDING FRONTAGE 200 SF EXISTING WITH SIGNAGE PROPOSING ADDITIONAL 220 SF, (420 SF TOT)

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

THE PROPERTY CONSISTS OF 2 LOTS - LOT #3 + LOT #6. THE BUILDING IS LOCATED ON LOT #3 AND DIRECTLY FRONTS WARREN AVE. ON THE SOUTH ELEVATION. THE WEST ELEVATION FACES WATERMAN AVE WITH THE ADJACENT LOT #6 BEING USED MOSTLY FOR PARKING. THE OWNER WISHES TO TAKE ADVANTAGE OF THE UNOBSTRUCTED VIEW NOTE: PLANS ACTED UPON BY THE BOARD BECOME INCORPORATED AS PART OF THE OF WATERMAN AVE. BY ADDING WITH GRAPPI TO THE WEST ELEVATION

I, the undersigned, swear that all information given above to the best of my knowledge is complete and correct.

OWNER(S) SIGNATURE: SEE ATTACHED DATE _____

Agent/Attorney: Louren Delada Address: VIEWPOINT SIGN & ARCHITECTURE
35 LYMAN ST. NORTH BORO, MA 01532



35 Lyman Street
Northboro, MA 01532

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508 393-4244 Fax
signs@ViewPointSign.com
www.ViewPointSign.com

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METAL FABRICATION**

VEHICLE GRAPHICS

MEMBERS

Massachusetts Sign Association
Rhode Island Sign Association
International Sign Association
Northeast States Sign Association
North East Canvas Products
Association
Industrial Fabrics Association
International

December 28, 2023

City of East Providence
Zoning Board of Review
145 Taunton Ave.
East Providence, RI 02914

Re: Ahearn Equipment – 1100 Warren Ave.

Hello,

Enclosed please find an application and associated documents for a request for a dimensional variance for signage at the above location. We are also requesting a waiver from the requirement for a certified site plan of the property.

The property is located at the intersection of Waterman Ave. and Warren Ave. The property consists of two lots – lot #3 and lot #6. The existing building sits on lot #3 with the south elevation fronting Warren Ave. The west elevation of the building faces Waterman Ave. with the adjacent lot #6 being used mostly for parking. The owner wishes to take advantage of the unobstructed view of Waterman Ave. by adding wall graphics to the west elevation.

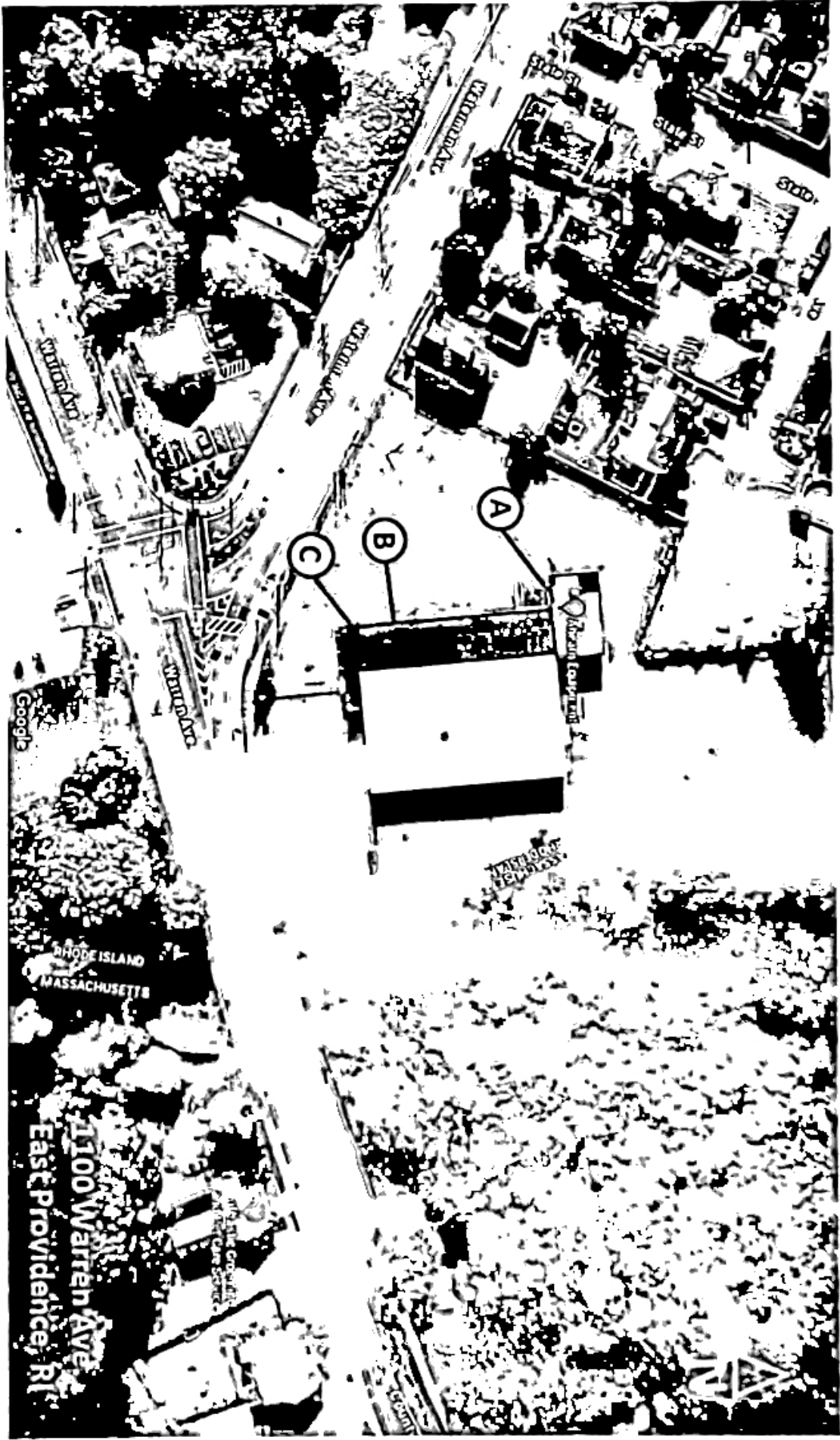
Per Section 19-443 of the zoning ordinance, a business may have 2 SF of signage per one foot of building frontage. The south elevation of the building has 100' of building frontage on Warren Ave., and the business has been permitted 200 SF of vinyl graphics for that elevation. We are seeking a dimensional variance to allow approximately 220 SF of additional signage on the west elevation facing Waterman Ave. The total area of wall signage on site would be 420 SF. The proposed signage would be externally illuminated by fixtures pointed directly at the sign, or non-illuminated. There would be no added risk of glare for any travelers. Overall, the Board may grant desirable relief without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the by-law.

Additionally, we are seeking a waiver from the Board's requirement of a certified site plan with this application packet as the proposed signage would be installed to the existing building, and the building frontage is known (100' of frontage on the south elevation). We believe that the materials included in this packet provide a clear and concise representation of what the owner is trying to achieve, and nothing that we are proposing would have an impact on or change to the existing site plan.

We are hoping to be included on the next available agenda. Please feel free to call me with any questions or if you need more information. I am primarily working from home, so I've supplied my cell phone number in my signature below. I look forward to hearing from you!

Best Regards,

Lauren Delarda
Permit Manager
Viewpoint Sign & Awning
35 Lyman St.
Northboro, MA 01532
Office: 508-393-8200 x21
Cell: 617-872-3064
LCronin@viewpointsign.com

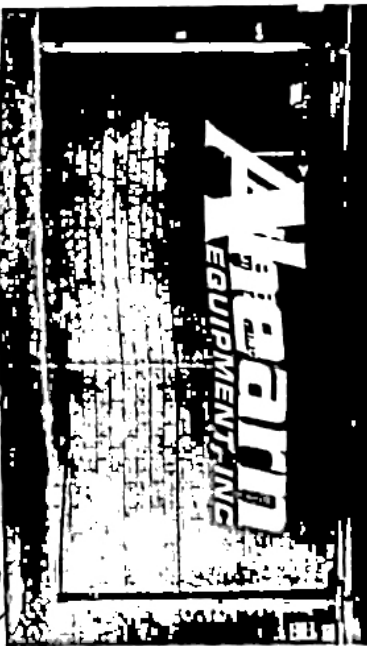


(WEST ELEVATION GRAPHICS)

E1 Photo Banner (09-11) 1039x2 Yrd
Scale: NIS
Proposed (FRONTING WINTERMUN ME)



E2 Photo Banner (09-11) 1039x2 Yrd
Scale: NIS
Proposed



Existing Banner to be Removed by ViewPoint (TBD)

E3 Photo Banner (09-11) 1039x2 Yrd
Scale: NIS
Proposed



(FRONTING WINTERMUN ME).

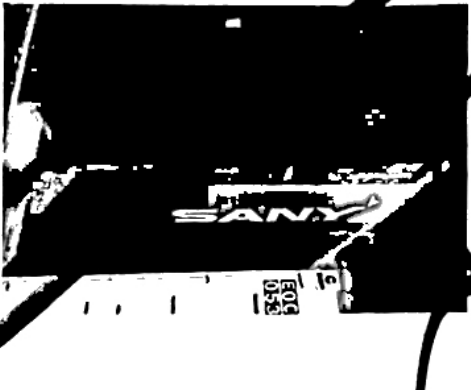
E2 Photo Banner (09-11) 1039x2 Yrd
Scale: NIS

(FRONTING WINTERMUN ME)

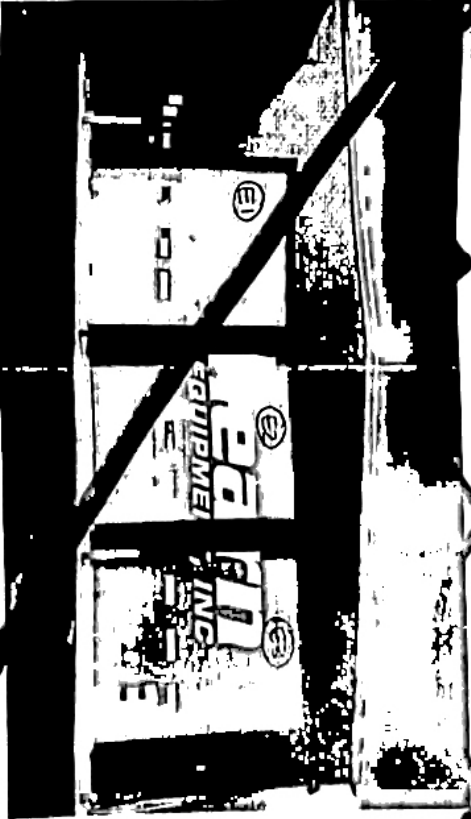
E3 Photo Banner (09-11) 1039x2 Yrd
Scale: NIS

(FRONTING WINTERMUN ME).

E4 Photo Banner (09-11) 1039x2 Yrd
Scale: NIS
Proposed (FRONTING WINTERMUN ME)



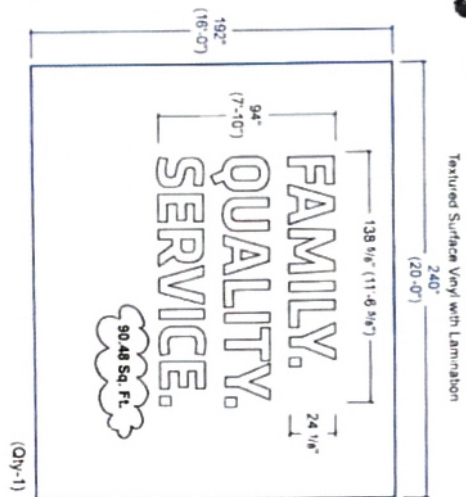
E5 Photo Banner (09-11) 1039x2 Yrd
Scale: NIS
Proposed (FRONTING WINTERMUN ME)



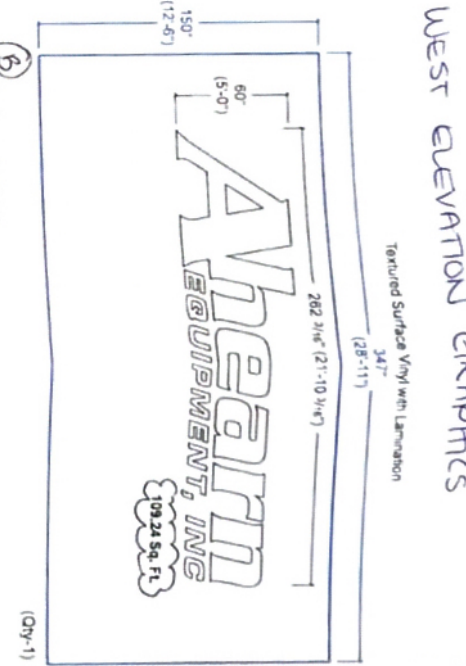
Existing Graphics on
South Elev. (Masonry, Permitted)

Client	Account Manager	Date	Revision	Project
11/14/23	11/14/23	12/12/23		
11/14/23	11/14/23	12/12/23		
<p>THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS CREATED BY VIEWPOINT SIGN AND AWNING. ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR REPRODUCTION IS PROHIBITED.</p>				
<p>ViewPoint SIGN AND AWNING</p>		1.508.393.8200	1.508.393.4244	
Customer Approved	Account Manager Approved	Production Approved	VIP	

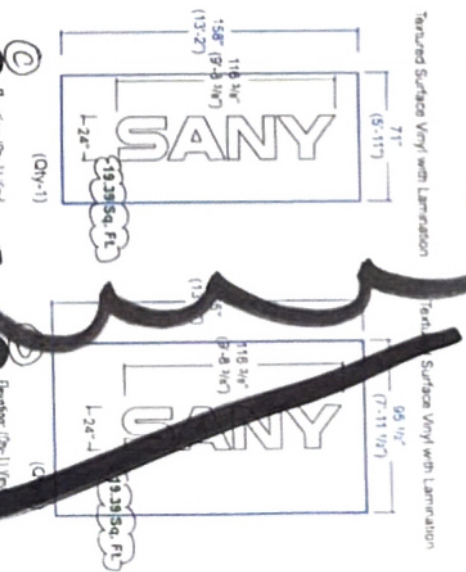
WEST ELEVATION GRAPHICS



A E1 Breakout (Qty-1) #1336/ 2 Rev
Scale 3/16"=1"



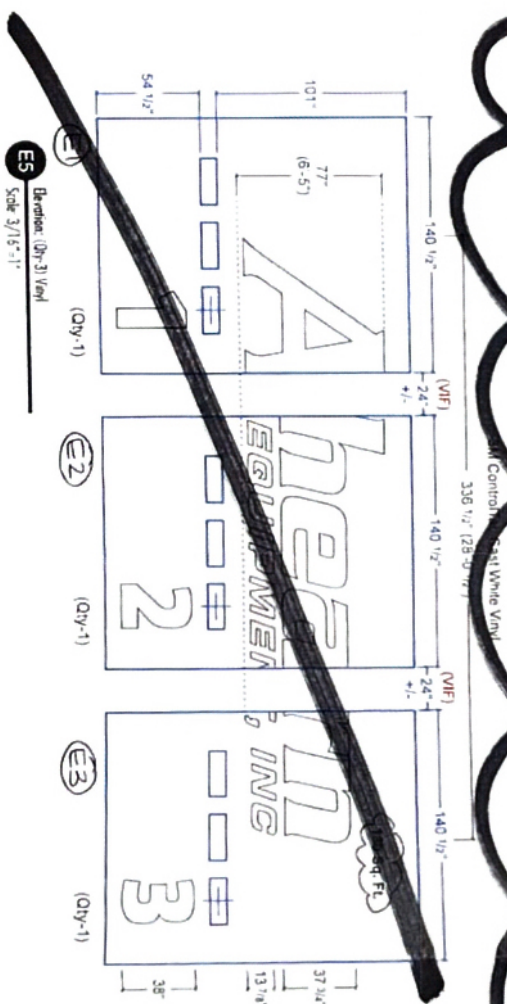
B E2 Breakout (Qty-1) Vinyl
Scale 3/16"=1"



C E3 Breakout (Qty-1) Vinyl
Scale 3/16"=1"



D E4 Breakout (Qty-1) Vinyl
Scale 3/16"=1"



E5 Breakout (Qty-3) Vinyl
Scale 3/16"=1"

Description:
E1 thru E4 (Qty-4) Textured surface vinyl with lamination applied to painted brick surface
E5 (Qty-3) Cornuloc cast vinyl applied to garage doors

Logo/Typeface:
Supplied artwork

Colors:
E1 thru E4 (vinyl): - White Alton DPF 8000 textured surface vinyl
- Laminated with Alton 3420 textured vinyl lamination
E5 (vinyl): - White 3M Cornuloc cast vinyl

Installation:
By ViewPoint.
See page 2 for photo location views.

Job #	111433	Client	ViewPoint Sign and Awning	Estimate #	111433
Address	1100 North Lee Rd, Frisco, TX 75034	Project	Sign and Awning	Estimate Date	11/13/23
Designer	ViewPoint	Estimate	11/13/23	5	
Project Manager	ViewPoint	Estimate	11/13/23	25	

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ViewPoint SIGN AND AWNING
1508.393.8200
FAX 1508.393.4244

Customer Approval: _____
Est. Manager Approval: _____
Production Approval: _____

ABUTTERS LIST
1100 Warren Ave
607-14-3

Parcel ID	Owners Name	Owners Address	City, State, Zip Code	Location
607-10-001-00	CARVALHO, RYAN P & TESS	282 PAWTUCKET AVE	RUMFORD, RI 02916	15 ABBOTT ST
607-13-005-00	SOUZA, MICHAEL W. & PAULINE C	74 STATE ST	E PROVIDENCE, RI 02914	74 STATE ST
607-13-006-00	INGRAM, WILLIAM J	95 ABBOTT ST	EAST PROVIDENCE, RI 02914	95 ABBOTT ST
607-14-001-00	DESOUSA, MANUEL JR & NEDIA M	99 STATE ST	EAST PROVIDENCE, RI 02914	99 STATE ST
607-14-002-00	CARUOLO, GINA M-TR	12 ROWLEY ST	E PROVIDENCE, RI 02914	0 ABBOTT ST
607-14-003-00	AHEARN REALTY GROUP LLC	236 GULF ST	SHREWSBURY, MA 01545	1100 WARREN AVE
607-14-004-00	LUIS, MARIA L D ESTATE	87 STATE ST	EAST PROVIDENCE, RI 02914	85-87 STATE ST
607-14-005-00	KUBACKI, HELEN V	65 STATE ST	EAST PROVIDENCE, RI 02914	65 STATE ST
607-14-006-00	AHEARN REALTY GROUP LLC	236 GULF ST	SHREWSBURY, MA 01545	0 WATERMAN AVE
607-14-007-00	PERRON, DAVID	1074 WATERMAN AVE	EAST PROVIDENCE, RI 02914	1074 WATERMAN AVE
607-14-007-10	MACEDO, MANUEL & DEMACEDO, SHERRY A	1 LUTHER AVE	EAST PROVIDENCE, RI 02914	1 LUTHER AVE
607-14-008-00	PMENDEL, JOSE C & GAIL L	66 MARY AVE	EAT PROVIDENCE, RI 02914	1060 WATERMAN AVE
607-15-002-00	1085 WATERMAN AVENUE LLC	PO BOX 357	HOPE, RI 02831	1085 WATERMAN AVE
607-15-003-00	HAMZO, CVANTHIA C & MURAT	54 ROSE ST	WARWICK, RI 02888	1075 WATERMAN AVE
607-16-001-00	LUCKYS REALTY LLC	1175 WARREN AVE	EAST PROVIDENCE, RI 02914	1175 WARREN AVE



200' RADIUS MAP

65 Valley Street
106-1-11

Date: 1/2/2024 SCALE=N/T/S

Legend

- Map 413 MapNumber
- BlockIDPoints
- ParcelIDPoints
- 5000 Acreage Points
- 33 Address
- Parcel Boundaries
- MapBoundaries
- Rivers and Streams
- Building Structure
- Railroad Lines
- Paper Street
- Zoning Code
- Zoning Division Line
- Location of Property
- Property located within 200'

