

East Providence Zoning Board of Review

DIMENSIONAL VARIANCE FORM (Ref. 19-47)

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: 401-421-0170

1. LOCATION OF PROPERTY 15 Catamore Blvd AVENUE/STREET
MAP 607 BLOCK 19 PARCEL 1 ZONING DISTRICT C5

2. OWNER East Providence Club Properties, LLC
ADDRESS 622 Hebron Ave, Suite 200, Glastonbury, CT 06033
DATE OF PURCHASE 08/06/2015
PROPOSED LESSEE/PURCHASER N/A
ADDRESS N/A
ATTORNEY Anthony Desisto
ADDRESS 450 Veterans Memorial Parkway, Suite 103, East Providence, RI 02914
REPRESENTING New England Fitness and Wellness d/b/a Helathtrax Fitness and Wellness

3. DIMENSIONS OF SITE 128,937.6 Sq. Ft.
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

	Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1)	Fitness Club/ Medical Office	24 ft.	18,670 S. F./5,025 S. F.	Brick
(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)	Fitness Club/ Child Day Care	24 ft. 2 Stories	No	18,450 S. F./5,245 S. F.	N/A	Brick
(2)						
(3)						

5. THIS VARIANCE APPLICATION RELATES TO:

- Principal Building (s)
- Accessory Building
- Lot Area

CHECK ONE OR MORE:

- Setback Requirement
- Lot/Building Coverage
- Landscaping
- Amount Parking or Loading
- Location/Dimensions of Parking or Loading
- Extension of Nonconforming Structure
- Number of Dwelling Units
- Floor Area
- Height
- Signs/Billboards
- Other: _____

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
19-284(a)(11)	Off-Street Parking Spaces Required

7. DEVIATION FROM REQUIRED STANDARDS

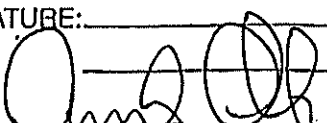
Section Number	Ordinance Requirement	Proposed
19-284(a)(11)	173	80

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

The Healthtrax building has always been used for recreation and its parking requirement based on gross floor area. The proposed new use increases the total number of required spots beyond those currently available.

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 _____
 _____ DATE _____

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 15 Catamore Blvd AVENUE/STREET
MAP 607 BLOCK 19 PARCEL 1 ZONING DISTRICT C5

2. OWNER East Providence Club Properties, LLC
ADDRESS 622 Hebron Ave, Suite 200, Glastonbury, CT 06033
DATE OF PURCHASE 08/06/2015
PROPOSED LESSEE/PURCHASER N/A
ADDRESS N/A
ATTORNEY Anthony DeSisto
ADDRESS 450 Veterans Memorial Parkway, Suite 103, East Providence, RI 02914
REPRESENTING New England Fitness and Wellness d/b/a Healthtrax Fitness and Wellness

3. DIMENSIONS OF SITE _____ 128,937.6 Sq. Ft.
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>Fitness Club/Medical Office</u>	<u>24 ft.</u>	<u>18,670 S.F. / 5,026 S.F.</u>	<u>Brick</u>
(2) _____	_____	_____	_____
(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>Fitness Club/Child Daycare</u>	<u>24 ft.</u>	<u>2 Stories</u>	<u>No</u>	<u>18,460 S.F./6,245 S.F.</u>	<u>N/A</u>	<u>Brick</u>
(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?

N/A

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>Sec. 19-98</u>	<u>Use Schedule</u>
<u>Sec. 19-357</u>	<u>Child Day Care Center Requirements</u>

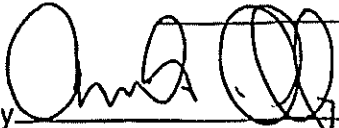
8. DESCRIBE THE UNIQUE CHARACTERISTICS OR OTHER PECULIARITIES OF THE PROPERTY WHICH CREATE HARDSHIP.

The Covid-19 Pandemic has taken a toll on the business within the subject lot. Healthtrax lost 25% of its membership as a result of the pandemic. The business has not recovered the lost members. RI Rehab, which was located in the Healthtrax Building, closed as a result of the pandemic. Since RI Rehab closed in 2022, Healthtrax has been unable to find a tenant for the medical office space of its building. The proposed Child Day Care center would put to use the empty space in Healthtrax.

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 _____


 _____ DATE _____
 Agent/Attorney _____ Address 450 Veterans Memorial Parkway, Suite 103 East Providence, RI 02914

77 HIGHLAND LLC
144 METRO CENTER BLVD UNIT F
WARWICK

02886

ELECTRON FUSION DEVICES INC
40 CATAMORE BLVD
EAST PROVIDENCE

02914

REVERSE MORTGAGE SOLUTIONS INC
14405 WALTERS RD STE 200
HOUSTON

77014

SANDOVAL, JERONIMO E
17 SKYCREST AVE
EAST PROVIDENCE

02914

STC BROADCASTING INC
25 CATAMORE BLVD
EAST PROVIDENCE

02914

EVERGREEN HOUSE REAL ESTATE
ONE EVERGREEN DR
EAST PROVIDENCE

02914

SUBSIDIZED PROPERTIES II LP
1414 ATWOOD AVE
JOHNSTON

02919

ROMANOFF, RANDY
43 MANNING DR
RIVERSIDE

02915

BENKER FAMILY LLC
PO BOX 3346
GROTON

06340-8204

77 HIGHLAND LLC
144 METRO CENTER BLVD UNIT F
WARWICK

02886

HERMOIAN, JAMES P &
45 SKYCREST AVE
E PROVIDENCE

02914

MELCOR INC
20 CATAMORE BLVD
EAST PROVIDENCE

02914

REYNOLDS, BRIAN R & LESLIE A
25 SKYCREST AVE
EAST PROVIDENCE

02914

FONTAINE, JOSHUA
21 SKYCREST AVE
EAST PROVIDENCE

02914

CHENG REALTY LLC
5 CATAMORE BLVD
East Providence

02914

MARSHALL, MARIA JOSEPHINE & COUTO,
41 SKYCREST AVE
East Providence

02914

HIGHLAND PROPERTIES LLC
35 HIGHLAND AVE
E PROVIDENCE

02914

EAST PROVIDENCE CLUB PROPERTIES LLC
622 HEBRON AVE SUITE 200
GLASTONBURY

06033

BAIROS, ANTONIO JACINTO & LEOCARDA
24 SKYCREST AVE
E PROVIDENCE

02914

BAIROS DAVID A & MARIA F
28 SKYCREST AVE
E PROVIDENCE

02914

AMARAL, DOROTHY TR
30 SKYCREST AVE
EAST PROVIDENCE

02914

CALLENDER, ADAM J & SHARON A
34 SKYCREST AVE
E PROVIDENCE

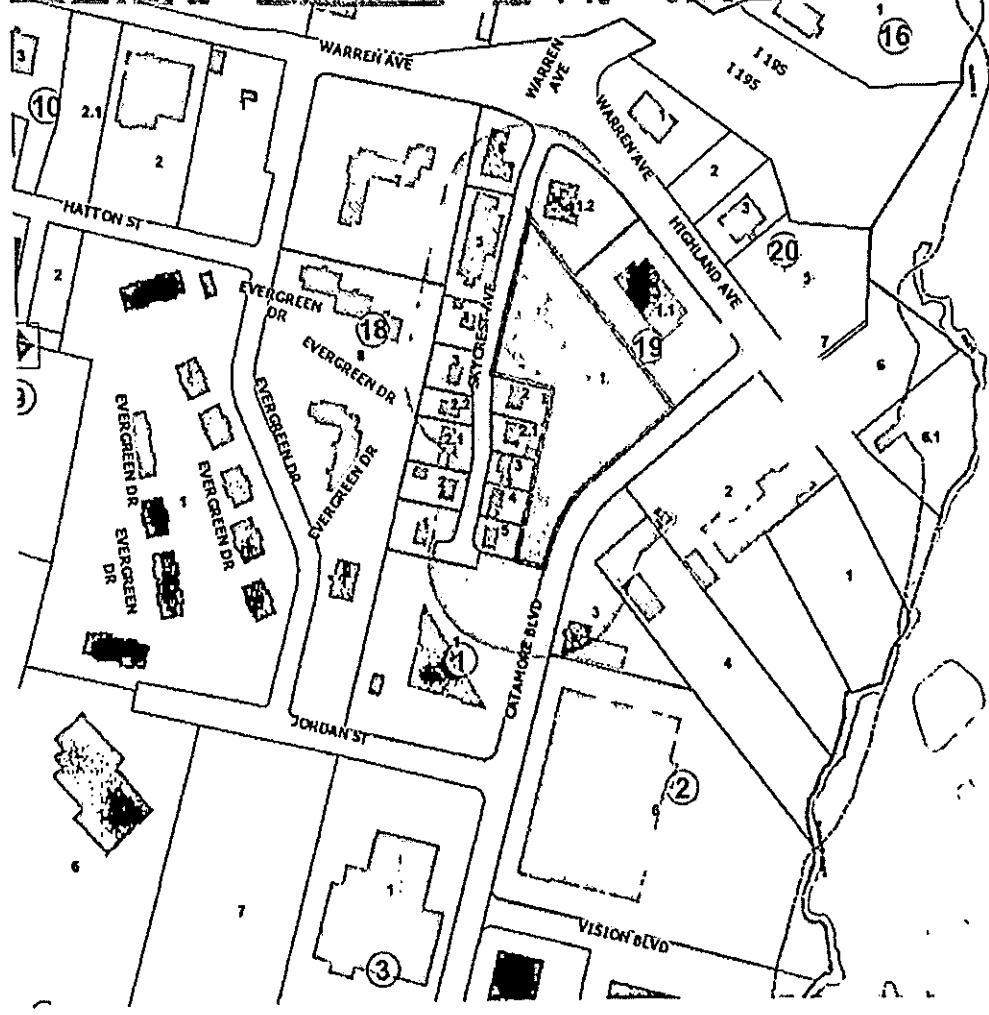
02914

SWALLOW, JAMES L & FRANCES E
38 SKYCREST AVE
E PROVIDENCE

02914

Parcel ID	Location	Street Name	Owner Name	Additional Owner Information	Owner Mailing Address	Owner City	Owner State	Owner Zip Code
808-02-002.00	73-75 HIGHLAND AVE	73 HIGHLAND AVE	77 HIGHLAND LLC	CO LINK COMMERCIAL PROPERTIES	141 METRO CENTER BLVD UNIT F	WARWICK	RI	2886
808-02-008.00	40 CADAMORE BLVD	CADAMORE BLVD	ELECTION FUSION DEVICES INC	N/A	40 CADAMORE BLVD	EAST PROVIDENCE	RI	2914
807-18-003.00	23 SKYCREST AVE	23 SKYCREST AVE	REVERSE MORTGAGE SOLUTIONS INC	N/A	14085 WALTERS RD STE 200	HOLISTON	TX	77014
807-18-004.00	17 SKYCREST AVE	17 SKYCREST AVE	SANDOVAL, JERONIMO E	N/A	17 SKYCREST AVE	EAST PROVIDENCE	RI	2914
808-01-001.00	25 CADAMORE BLVD	CADAMORE BLVD	STC BROUCASTING INC	ATTN: ACCTS PAYABLE	25 CADAMORE BLVD	EAST PROVIDENCE	RI	2914
807-18-007.00	11-21 EVERGREEN DR	EVERGREEN DR	EVERGREEN HOUSE REAL ESTATE	INVESTORS, LLC	ONE EVERGREEN DR	EAST PROVIDENCE	RI	2914
807-18-008.00	7 SKYCREST AVE	7 SKYCREST AVE	SUBSIDIZED PROPERTIES II LP	N/A	1414 JOYWOOD AVE	JOHNSTON	RI	2919
807-18-009.00	87 WARREN AVE	WARREN AVE	ROMANOFF, RANDY	N/A	43 MANNING DR	RI	RI	2915
808-02-004.00	71 HIGHLAND AVE	71 HIGHLAND AVE	BENDER FAMILY LLC	N/A	PO BOX 3348	GROTON	CT	06340-0004
807-18-001.00	45 SKYCREST AVE	SKYCREST AVE	77 HIGHLAND LLC	CO LINK COMMERCIAL PROPERTIES	141 METRO CENTER BLVD UNIT F	WARWICK	RI	2886
808-02-003.00	20 CADAMORE BLVD	SKYCREST AVE	HERMONAN, JAMES P &	PEZDESICKS-HERMONAN, SHELLEY A	45 SKYCREST AVE	E PROVIDENCE	RI	2914
807-18-002.00	25 SKYCREST AVE	SKYCREST AVE	MELCOR INC	N/A	20 CADAMORE BLVD	EAST PROVIDENCE	RI	2914
807-18-002.00	21 SKYCREST AVE	SKYCREST AVE	METWOLDS, BRIAN R & LESUE A	N/A	25 SKYCREST AVE	EAST PROVIDENCE	RI	2914
807-18-002.00	5-11 CADAMORE BLVD	SKYCREST AVE	FONTAINE, JOSHUA	N/A	21 SKYCREST AVE	EAST PROVIDENCE	RI	2914
807-18-001.00	26 HIGHLAND AVE	SKYCREST AVE	CHENG REALTY LLC	N/A	5 CADAMORE BLVD	East Providence	RI	2914
807-18-001.00	15 CADAMORE BLVD	SKYCREST AVE	MARSHALL, MARIA JOSEPHINE & DAVID	MICHAEL D & YVONNA CHRISTINE D WILF	41 SKYCREST AVE	East Providence	RI	2914
807-18-002.00	24 SKYCREST AVE	SKYCREST AVE	HIGHLAND PROPERTIES LLC	CO AUDETTE BAZAR & DONALDZ	35 HIGHLAND AVE	E PROVIDENCE	RI	2914
807-18-003.00	28 SKYCREST AVE	SKYCREST AVE	EAST PROVIDENCE CLUB PROPERTIES LLC	N/A	822 HEBRON AVE SUITE 200	GLASTONBURY	CT	6030
807-18-004.00	30 SKYCREST AVE	SKYCREST AVE	BARROS, ANTONIO JACINTO & LEONARDA	DAPOINTE-TRS OF THE BARROS FAMILY TRUST	24 SKYCREST AVE	E PROVIDENCE	RI	2914
807-18-004.00	34 SKYCREST AVE	SKYCREST AVE	BARROS DAVID A & MARIA F	N/A	28 SKYCREST AVE	E PROVIDENCE	RI	2914
807-18-003.00	38 SKYCREST AVE	SKYCREST AVE	AMARAL, DOROTHY TR	AMARAL FAMILY TRUST	30 SKYCREST AVE	EAST PROVIDENCE	RI	2914
807-18-004.00	34 SKYCREST AVE	SKYCREST AVE	CALLENDER, ADAM J & SHARON A	N/A	34 SKYCREST AVE	E PROVIDENCE	RI	2914
807-18-003.00	38 SKYCREST AVE	SKYCREST AVE	SHAWLOW, JAMES L & FRANCES E	N/A	38 SKYCREST AVE	E PROVIDENCE	RI	2914

City of East Providence, RI GIS Data Portal



ZONING SITE PLAN
 (A.P. 607, BLOCK 19, LOT 1)
 15 CATAMORE BOULEVARD
 EAST PROVIDENCE, RI
 New England Fitness & Wellness
 dba HEALTHTRAX FITNESS & WELLNESS
 622 Hixson Avenue, Suite 200
 Glostonbury, CT 06033

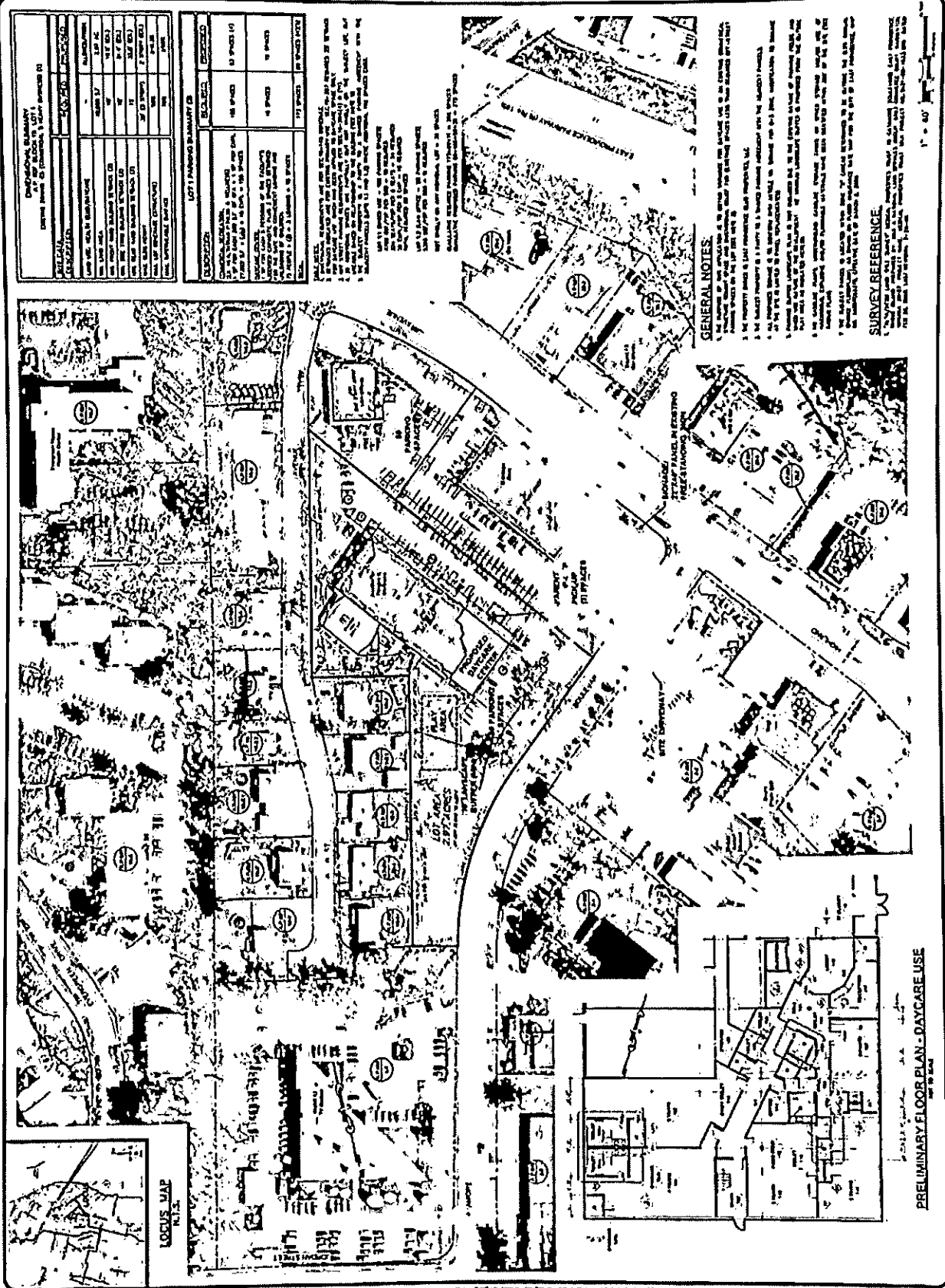
DATE	BY	REVISION

GAROFALO & ASSOCIATES, INC.
 CIVIL & STRUCTURAL ENGINEERS/ENVIRONMENTAL SCIENTISTS
 700 EAST ST.
 PROVIDENCE, RI 02908
 TEL: 861-371-8888

Project: 15 CATAMORE BOULEVARD, EAST PROVIDENCE, RI
 Date: 10/15/2013
 Drawn: J. GAROFALO
 Checked: J. GAROFALO
 Title: ZONING SITE PLAN

SP-1
 1 OF 1 SHEETS

DATE: JUNE 2013
 SCALE: AS SHOWN



DEVELOPMENT SUMMARY
 15 CATAMORE BOULEVARD, LOT 1, EAST PROVIDENCE, RI

LOT AREA	10,000 SQ. FT.
EXISTING USE	RESIDENTIAL
PROPOSED USE	DAYCARE
PROPOSED BUILDING AREA	10,000 SQ. FT.
PROPOSED PARKING	10 SPACES

LOT DIMENSIONS SUMMARY (E)

LOT NO.	AREA (SQ. FT.)	PERCENTAGE OF LOT AREA
1	10,000	100%

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PROVIDENCE ZONING ORDINANCES.
3. THE PROPOSED PARKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PROVIDENCE ZONING ORDINANCES.
4. THE PROPOSED LANDSCAPING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PROVIDENCE ZONING ORDINANCES.

SURVEY REFERENCE

THE SURVEY DATA FOR THIS PROJECT WAS OBTAINED FROM THE CITY OF PROVIDENCE SURVEY RECORDS. THE SURVEY DATA IS AS SHOWN ON THE ATTACHED SURVEY MAP.

GENERAL NOTES

1. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PROVIDENCE ZONING ORDINANCES.

2. THE PROPOSED PARKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PROVIDENCE ZONING ORDINANCES.

3. THE PROPOSED LANDSCAPING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PROVIDENCE ZONING ORDINANCES.

SURVEY REFERENCE

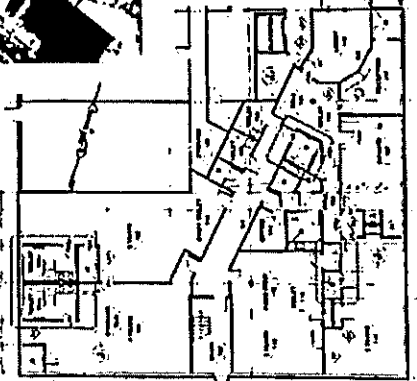
THE SURVEY DATA FOR THIS PROJECT WAS OBTAINED FROM THE CITY OF PROVIDENCE SURVEY RECORDS. THE SURVEY DATA IS AS SHOWN ON THE ATTACHED SURVEY MAP.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 2. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PROVIDENCE ZONING ORDINANCES.
- 3. THE PROPOSED PARKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PROVIDENCE ZONING ORDINANCES.
- 4. THE PROPOSED LANDSCAPING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PROVIDENCE ZONING ORDINANCES.

SURVEY REFERENCE

THE SURVEY DATA FOR THIS PROJECT WAS OBTAINED FROM THE CITY OF PROVIDENCE SURVEY RECORDS. THE SURVEY DATA IS AS SHOWN ON THE ATTACHED SURVEY MAP.



PRELIMINARY FLOOR PLAN - DAYCARE USE

300 FOOT RADIUS MAP
 (A.P. 607, BLOCK 19, LOT 1)
 EAST PROVIDENCE, RI
 NEW ENGLAND FITNESS & WELLNESS
 dba HEALTHTRAX FITNESS & WELLNESS
 622 Lisbon Avenue, Suite 200
 Plainville, CT 06033

NO.	DATE	REVISION

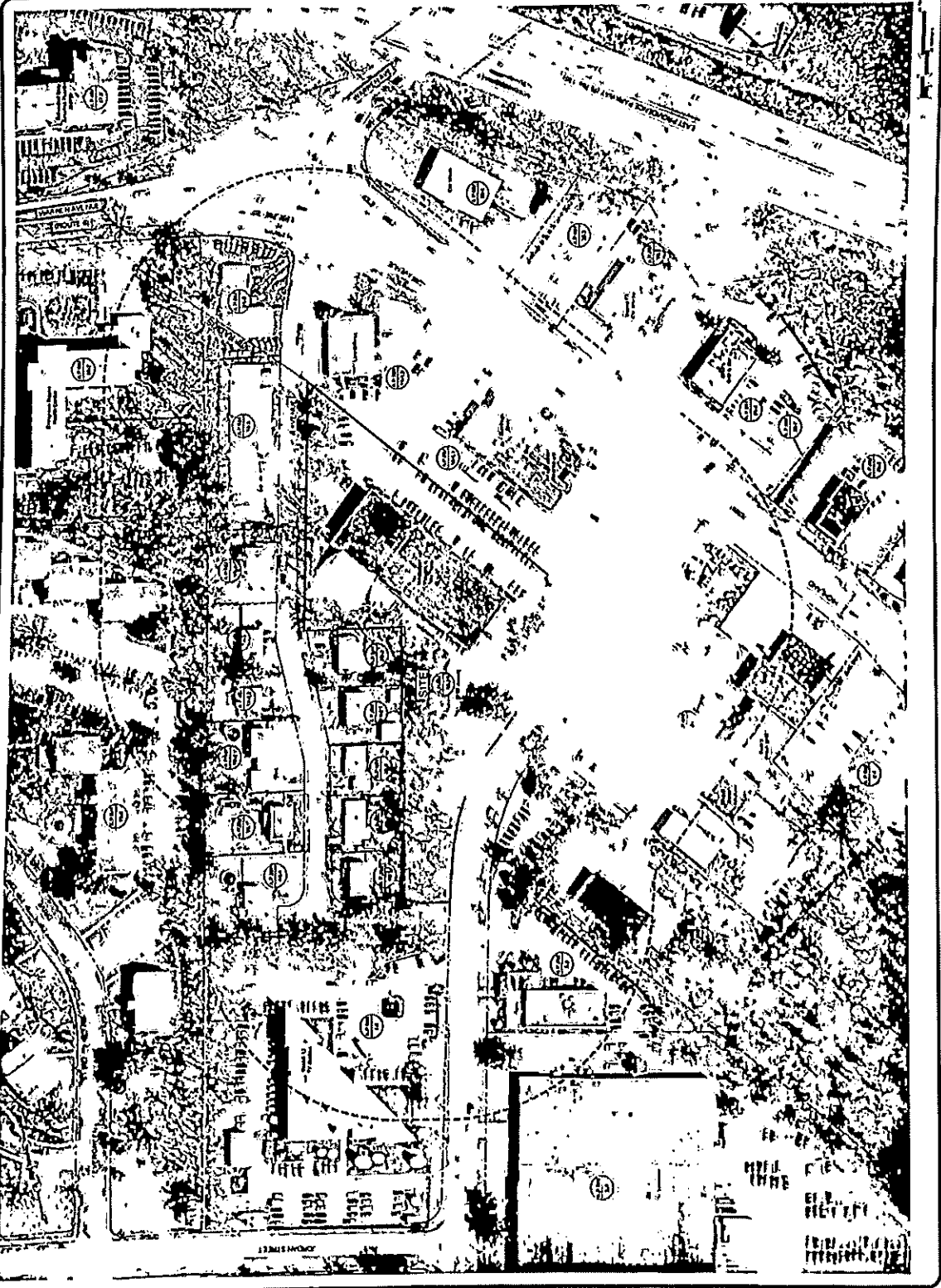
GAROFALO
 CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
 LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

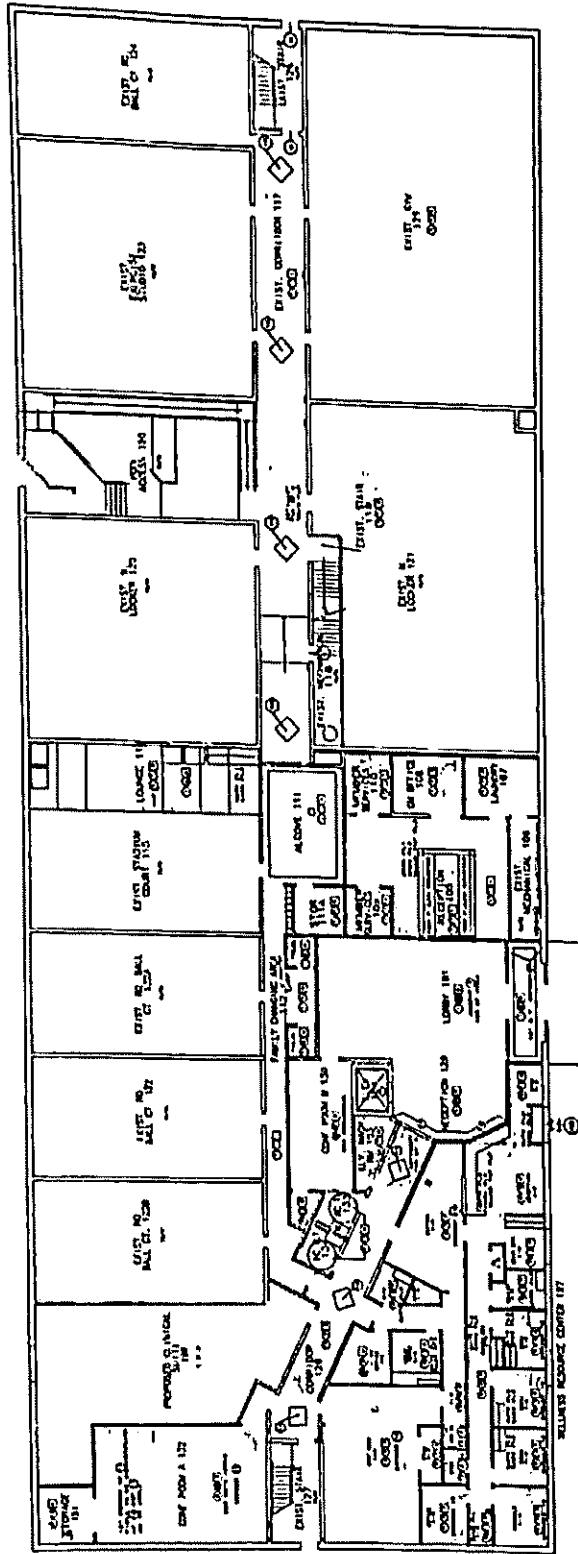
NO. 100 STATE STREET
 PROVIDENCE, RI 02903
 TEL: 401-273-8888

DATE: 11/15/2011	SCALE: AS SHOWN
CHECKED BY: SJA	APPROVED BY: SJA
DESIGNED BY: SJA	DATE: 11/15/2011

R-1

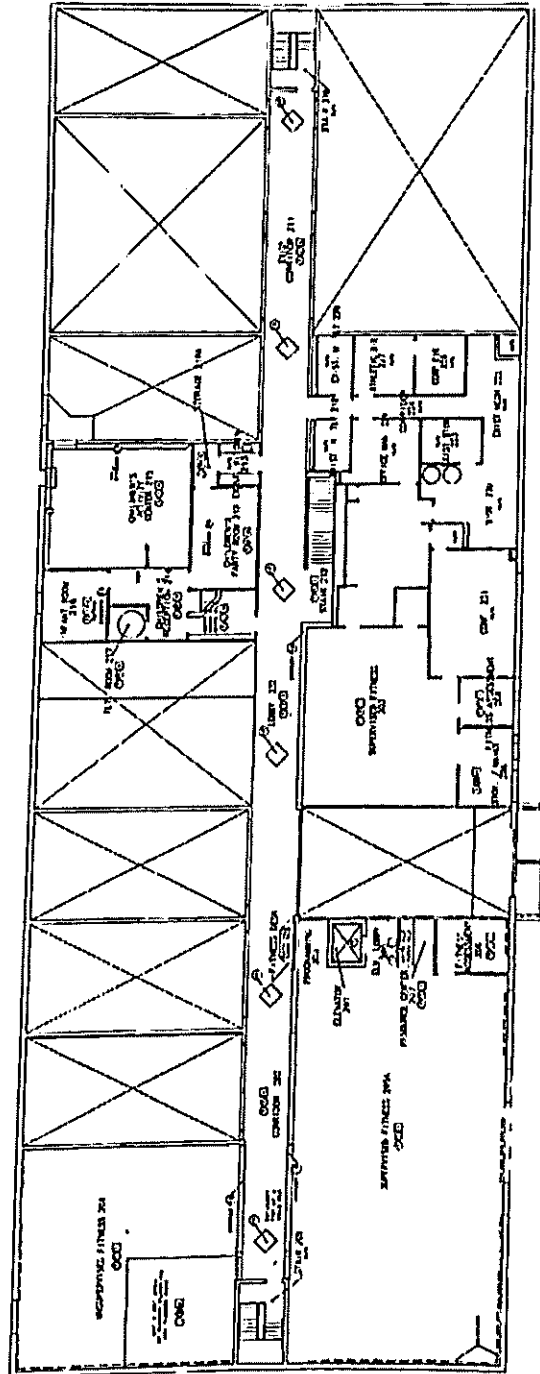
1 OF 1 SHEETS





KEY TO SYMBOLS
 1. WALL
 2. WINDOW
 3. DOOR
 4. STAIR
 5. ELEVATOR
 6. HATCH

<p>ARCHITECTURAL GROUP 1000 WEST 10TH AVENUE DENVER, COLORADO 80202 TEL: 303-733-1111 FAX: 303-733-1111</p>	<p>FOR ADDITIONAL GROUP INFORMATION, CONTACT ARCHITECTURAL GROUP AT 303-733-1111</p>	<p>DESIGNER HEALTHTRAX INC. 1000 WEST 10TH AVENUE DENVER, COLORADO 80202 TEL: 303-733-1111 FAX: 303-733-1111</p>	<p>DEVELOPED BY CARE NEW ENGLAND OCCUPATIONAL HEALTH & REHAB 175 STATE STREET, SUITE 200 WARWICK, MASSACHUSETTS 01890</p>	<p>EAST PROVIDENCE FACILITY 15 Colman Blvd East Providence, RI 02914</p>	<p>FIRST FLOOR PLAN SCALE: 1/8" = 1'-0" DATE: 01/15/98</p>	<p>A3.22</p>			
<p>HEALTHTRAX INC. 1000 WEST 10TH AVENUE DENVER, COLORADO 80202 TEL: 303-733-1111 FAX: 303-733-1111</p>		<p>WARWICK OCCUPATIONAL HEALTH & REHAB 175 STATE STREET, SUITE 200 WARWICK, MASSACHUSETTS 01890</p>		<p>WARWICK OCCUPATIONAL HEALTH & REHAB 175 STATE STREET, SUITE 200 WARWICK, MASSACHUSETTS 01890</p>		<p>WARWICK OCCUPATIONAL HEALTH & REHAB 175 STATE STREET, SUITE 200 WARWICK, MASSACHUSETTS 01890</p>	<p>WARWICK OCCUPATIONAL HEALTH & REHAB 175 STATE STREET, SUITE 200 WARWICK, MASSACHUSETTS 01890</p>	<p>WARWICK OCCUPATIONAL HEALTH & REHAB 175 STATE STREET, SUITE 200 WARWICK, MASSACHUSETTS 01890</p>	<p>WARWICK OCCUPATIONAL HEALTH & REHAB 175 STATE STREET, SUITE 200 WARWICK, MASSACHUSETTS 01890</p>



1. ALL TO WORKMAN'S
 2. ALL TO WORKMAN'S
 3. ALL TO WORKMAN'S
 4. ALL TO WORKMAN'S
 5. ALL TO WORKMAN'S
 6. ALL TO WORKMAN'S
 7. ALL TO WORKMAN'S
 8. ALL TO WORKMAN'S
 9. ALL TO WORKMAN'S
 10. ALL TO WORKMAN'S

1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC.	1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC.	1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC.	CARE NEW ENGLAND WELLNESS CENTERS EAST PROVIDENCE Developed by CARE NEW ENGLAND 1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC.	EAST PROVIDENCE FACILITY 1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC.	1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC.	1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC.	1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC.	1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC. 1000 ASSOCIATES, INC.
--	--	--	---	---	--	--	--	--