



October 11, 2023

City of East Providence, Planning Board  
*Attn: Mr. Edward Pimental, Zoning Official*  
145 Taunton Avenue  
East Providence, RI 02914

Re: Automotive Dealership-Signage  
Taunton Ave, North County Street, Hall Street and Kensington Street  
Map 306, Block 9, Lots 5, 5.1, 6, 7, 8, 10, 11 & 12  
East Providence, RI  
*LDG File No. 1466.00*

Mr. Pimental:

Level Design Group, LLC (LDG) on behalf of MAG Ventures, Inc. is pleased to provide you with the site plans for the subject parcel as discussed during the pre-submission conference. The plans as detailed combined the parcels during the earlier project stages in 2015-2016 with recording in 2018.

The purpose of the attached request is twofold:

Within the original approval there was a condition to surround the property with parking wheel stops, concrete barriers, to prevent vehicles from entering the surrounding roadway. At the time of the condition in 2015 there was an incident at another dealership the Board was concerned with. Since the time of the original approval 8 years ago there have been no such incidents and it would be the request of the applicant to remove this condition.

The second request is to re-use an existing sign pole on property adjacent to Hall Street. This sign pole has been in place since the original dealership and was shown on the original survey but not noted at the time. I submit with the application google street view images of the pole and the survey location on the originally approved plans. This would allow more than one sign on the same property, however this post and the signage itself can be limited to approximately the current size.

If there are any questions about the attached please do not hesitate to ask.

Enclosed are the following, the original site plans, the currently approved Site Plans, enlarged sections of the sign location as follows:

- Fourteen (14) copies of the application and associated documentation
- One (1) full size copy of the site plan
- Twelve (12) reduced 11x17 copies of the site plan

Grieco Toyota-Modification

October 11, 2023



Should you have any questions, please do not hesitate to contact me.

Truly yours,

*LEVEL DESIGN GROUP, L.L.C.*

A handwritten signature in black ink, appearing to read "Daniel Campbell", written over the company name.

Daniel Campbell, P.E.  
Principal/Snr Engineer

Cc: Paul Balay, Grieco Toyota  
File

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**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 Hearing	_____
Action	_____
Recorded	Bk _____ Pg _____

PHONE NUMBER: 508.695.222

1. LOCATION OF PROPERTY 415 Taunton Ave AVENUE/STREET  
 MAP 306 BLOCK 9 PARCEL 5, 5.1, 6, 7, 8, 10, 11, 12 ZONING DISTRICT Commercial 4

2. OWNER MAG Ventures Ltd  
 ADDRESS 85 Douglas Ave, Smithfield, RI  
 DATE OF PURCHASE 2015  
 PROPOSED LESSEE/PURCHASER None  
 ADDRESS \_\_\_\_\_  
 ATTORNEY \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 REPRESENTING \_\_\_\_\_

3. DIMENSIONS OF SITE Varies due to Street Frontage

	Width	Depth	Area (Sq. Ft.)
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LIST OF ALL EXISTING BUILDINGS AND USES:

	Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1)	<u>Automotive sales and service, 2 buildings</u>			
(2)	_____			
(3)	_____			

4. 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)	<u>None</u>					
(2)	_____					
(3)	_____					

(Over)

5. THIS VARIANCE APPLICATION RELATES TO:

Principal Building (s)       Accessory Building       Lot Area

Signage and Previous Application

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>Previous Application</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

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed

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

The applicant wishes to remove the condition of concrete wheel stops at the property perimeter set during the 2016 approval, the lot has been

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 10/10/23

Agent/Attorney [Signature] Address Level Design Group, LLC, 249 South Street, Unit 1 Plainville, MA 02762







**ZONING: CA**  
 MIN. AREA = 15,000 S.F.  
 MIN. LOT WIDTH = 100 FT.  
 MIN. LOT DEPTH = 100 FT.  
 MIN. FRONT YARD = 15 FT.  
 MIN. SIDE YARD = 15 FT.  
 MIN. REAR YARD = 20 FT.  
 MAX. STORY = 2  
 MAX. COVERAGE = 50%  
 SEE REGULATIONS FOR ADDITIONAL R.F.'S

**ZONING: RA**  
 MIN. AREA = 3,000 S.F.  
 MIN. LOT WIDTH = 50 FT.  
 MIN. LOT DEPTH = 100 FT.  
 MIN. FRONT YARD = 15 FT.  
 MIN. SIDE YARD = 15 FT.  
 MIN. REAR YARD = 20 FT.  
 MAX. STORY = 2  
 MAX. COVERAGE = 25%  
 SEE REGULATIONS FOR ADDITIONAL R.F.'S

**REFERENCE PLANS:**

1. PERMETER SURVEY PLAN OF THE FOX TOYOTA PRIORITY MAP, SOWERBROOK BLVD. 0 100' TO 100' NORTH, PROVIDENCE ISLAND SCALE 1" = 40' DATE: JULY 9, 1991 REVISED OCTOBER 1, 2013
2. AVERAGE EAST PROVIDENCE, R.I. 030577 PREPARED BY ADRIAN P. TOROANO, J.E. 10/15/13 WESTLEY RIDGE ISLAND 030577
3. HALL STREET, TOWN OF EAST PROVIDENCE, R.I. BY INTERNATIONAL MATTHEW A. SURVEYING CORP. DATE: 10/07/10 SCALE 1" = 30'
4. HICKS STREET HIGHWAY ALIGNMENT EAST PROVIDENCE, PROVIDENCE ISLAND R.F. 30E HIGHWAY SURVEY PLAN MAY 300, BLOCK 9, PARCELS 3, 4 & 8 NORTH COUNTY ST. TOWN OF EAST PROVIDENCE, R.I. BY JOE CASALI ENGINEERING, INC. CORP. DATE: 10/07/10 SCALE 1" = 30'
5. ADMINISTRATIVE SUBDIVISION PLAN MAY 300, BLOCK 9, PARCELS 3, 4 & 8 NORTH COUNTY ST. TOWN OF EAST PROVIDENCE, R.I. BY JOE CASALI ENGINEERING, INC. CORP. DATE: 10/07/10 SCALE 1" = 30'
6. THAT SHOWING LAND IN TOWN OF EAST PROVIDENCE, R.I. BELONGING TO THE COUNTY PLAT OF BUILDING LOTS IN EAST PROVIDENCE, R.I. BELONGING TO N.B. SOWERBROOK PROJECT GREENWOOD SUBDIVISION PLATTED JAN. 10/08 BY N.B. SOWERBROOK
7. BOUNDARY & TOPOGRAPHIC SURVEY PLAN MAP 300, BLOCK 9, PARCELS 3 & 4 NORTH COUNTY STREET EAST PROVIDENCE, PROVIDENCE ISLAND DATED 03/07/10 TO 03/07/10 BY WATSON & WATSON, MASSACHUSETTS 02171 BY WATSON & WATSON CONSULTING CO. FOUND ON PLAN CARD 662

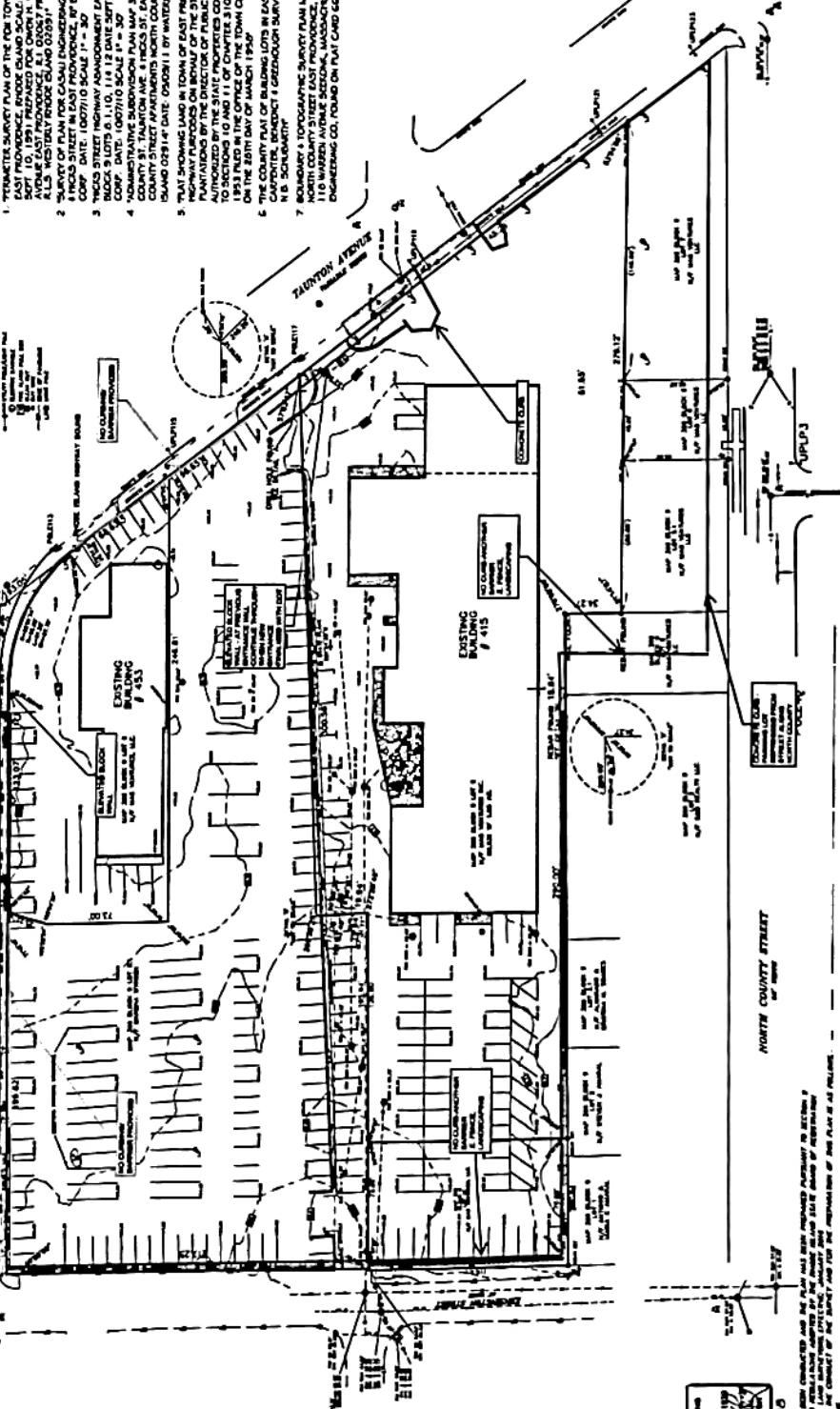
**EAST PROVIDENCE, RI**  
**EXISTING CONDITIONS**  
**ASTRO MOTOR GROUP**  
 MAP 300, BLOCK 9, PARCELS 3, 4 & 8 NORTH COUNTY STREET  
 EAST PROVIDENCE, R.I.  
 DATE: JULY 10, 2018



GRAPHIC SCALE  
 1" = 100' = 30.48 M

IN.	FEET	METERS
0	0	0
10	10	3.05
20	20	6.10
30	30	9.14
40	40	12.19
50	50	15.24
60	60	18.29
70	70	21.34
80	80	24.38
90	90	27.43
100	100	30.48

- NOTES:**
1. THIS PLAN IS WITHIN ZONE X
  2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EAST PROVIDENCE, R.I. BEFORE COMMENCING ANY WORK.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EAST PROVIDENCE, R.I. BEFORE COMMENCING ANY WORK.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EAST PROVIDENCE, R.I. BEFORE COMMENCING ANY WORK.
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  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EAST PROVIDENCE, R.I. BEFORE COMMENCING ANY WORK.
  10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EAST PROVIDENCE, R.I. BEFORE COMMENCING ANY WORK.



THE SURVEY AND PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL ENGINEERING ACT OF 1951 AND THE REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF RHODE ISLAND. THE SURVEY AND PLAN HAS BEEN PREPARED FOR THE PURPOSES OF THE PLAN AS SHOWN.

DATE: JULY 10, 2018

DATE	11/15/11
BY	PLANNING DEPT.
PROJECT NO.	11-118
PROJECT NAME	11870 S. 118 <sup>TH</sup> ST. PROJECT
APPROVED BY	PLANNING DEPT.
CITY OF EAST PROVIDENCE	
DESIGNER'S CHAIRMAN	

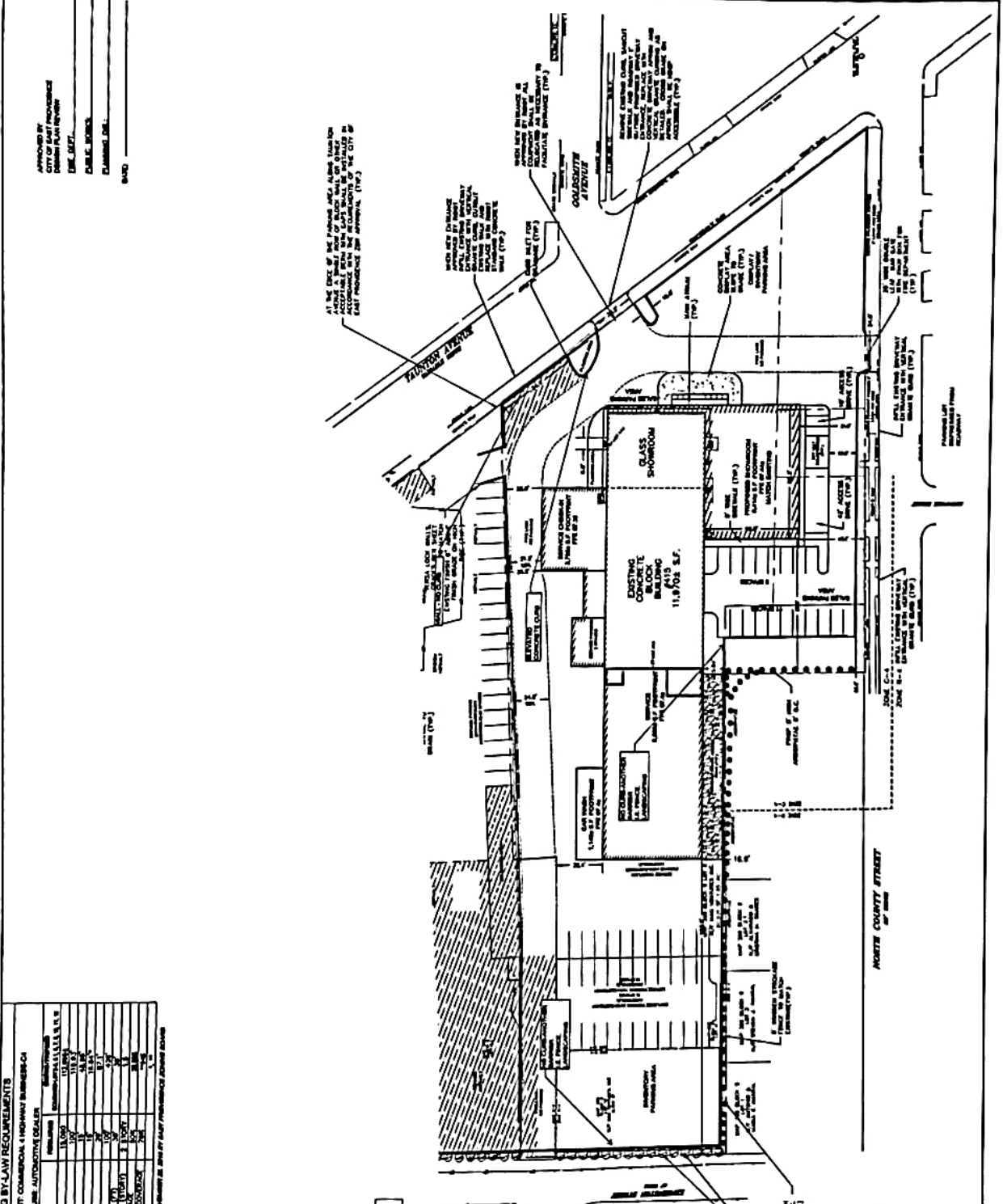
**GRECO TOYOTA**  
 SHOWROOM ADDITION  
 TAUNTON AVE. NORTH COUNTY STREET AND KENSINGTON STREET  
 EAST PROVIDENCE, RHODE ISLAND

**LEVED**  
 ARCHITECTS  
 11870 S. 118<sup>TH</sup> ST.  
 EAST PROVIDENCE, RI 02914

**LAYOUT & MATERIALS**

**C-2.0**  
 SHEET NO. 1

**1466.00**



**ZONING BY-LAW REQUIREMENTS**  
 ZONING DISTRICT: COMMERCIAL 4 HIGHWAY BUSINESS-CA  
 USE: AUTOMOTIVE DEALER

REQUIREMENT	REQUIREMENT
1. LOT AREA (S.F.)	15,000
2. FRONT YARD SETBACK	10 FT.
3. SIDE YARD SETBACK	5 FT.
4. REAR YARD SETBACK	5 FT.
5. MAX. BUILDING HEIGHT (FT.)	35 FT.
6. MAX. GROUND COVER (%)	30%
7. MAX. IMPERVIOUS LOT COVER (%)	30%
8. MAX. LOT COVERAGE (%)	30%
9. MAX. LOT AREA (S.F.)	15,000
10. MAX. LOT AREA (S.F.)	15,000
11. MAX. LOT AREA (S.F.)	15,000
12. MAX. LOT AREA (S.F.)	15,000
13. MAX. LOT AREA (S.F.)	15,000
14. MAX. LOT AREA (S.F.)	15,000
15. MAX. LOT AREA (S.F.)	15,000
16. MAX. LOT AREA (S.F.)	15,000
17. MAX. LOT AREA (S.F.)	15,000
18. MAX. LOT AREA (S.F.)	15,000
19. MAX. LOT AREA (S.F.)	15,000
20. MAX. LOT AREA (S.F.)	15,000

**NOTES:**  
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**CITY OF EAST PROVIDENCE  
ZONING BOARD OF REVIEW  
DECISION**

**Date:** 16 December 2016

This is to certify that at the East Providence Zoning Board of Review meeting held on 23 November 2016, the Board considered the following request:

**Applicant:** MAG Ventures, LLC, DBA Grieco Toyota  
**Owner of Property:** MAG Ventures, LLC, DBA Grieco Toyota LLC  
**Subject Premises:** 415 Taunton Avenue  
**Map:** 306    **Block:** 09    **Parcel:** 008.00  
**Case Number:** 6644

**Zoning District:** Commercial 4 District

**Requested Action:** Seek Dimensional Relief, to permit expansion of an existing automotive sales and repair operation – said expansion consisting of additions onto the westerly and southerly sides of the present facility, as well as various site improvements – necessitating several dimensional variances, as described below:

A. Dimensional Variance, to permit introduction of the referenced improvements, without complying with the minimum setback between a residential and commercial district requirement pursuant to Section 19-137(b) – Thirteen and one-tenth (13.10) foot variance, proposed setback between the southeasterly corner of the rear addition and residential district situated to the east to be approximately sixteen and nine-tenths (16.90) feet.

B. Dimensional Variance, to permit introduction of the referenced improvements, resulting in exceeding the maximum impervious lot coverage requirement pursuant to Section 19-145 – Twenty-seven (27%) percent variance, proposed impervious lot coverage (inclusive of all structures) to approach approximately ninety-seven (97%) percent.

C. Dimensional Variance, to permit introduction of the referenced improvements, without complying with the minimum off-street parking requirement pursuant to Section 19-284(a) – Sixty-three (63) off-street parking space variance, proposed striped parking area to be comprised of approximately sixty (6) off-street parking spaces.

**Zoning Board of Review Members Voting on Application in Question:** Eugene Saveory, John Braga, Pier-Mari Toledo, Richard Croke, and Gary Pascoa.

**Documents and other material submitted in regard to the subject application:** Completed application; Site Plan package, inclusive of Class I Surveyed Site Plan, consisting of six-sheets, entitled 'Greico Toyota – Building Addition – AM 306, Block 9, Lots 6, 7, 8, 9, 10 & 8.1', prepared by Level One Design group, and dated Revised 19 October 2016; Application Submission package, entitled 'Automotive Dealership', prepared by Level One Design group, and dated Revised 28 October 2016; Traffic Study entitled 'Trip Generation & Traffic Impact Study – Grieco Toyota Expansion', prepared by Crossman Engineering, and dated October 2016; Planning Department Recommendation memorandum, dated 21 November 2016 (attached); Fire Department comments, dated 18 November 2016 (attached); Zoning Officer comments, dated 7 November 2016 (attached); City Engineer comments, dated 21 November 2016; DPR Certificate of Completeness, designated Development Plan Review #2016-15-DPR; Notice of Decision – Development Plan Review #2016-15-DPR, dated 21 November 2016; 200-Foot Radius Map as prepared by the City of East Providence; Abutters List; Copy of Legal

Advertisement; Certified return receipts, acknowledging abutters within 200' of the subject property were appropriately notified; and all written and recorded minutes of the 23 November 2016, Zoning Board of Review Meeting.

**The Zoning Board of Review hereby grants in a unanimous vote the above-described relief in accordance with the submitted application subject to the following:**

1. Full compliance with all conditions imposed pursuant to Development Plan Review #2016-15-DPR Conditional Approval. There were six (6) express conditions of approval (attached).
2. An asphalt buffer must be installed along both Taunton Avenue and Hall Street sides to prevent automobiles from heading into traffic.
3. The gate facing Kensington Street must be locked at all times and solely used for Fire Department and other emergencies.
4. Fencing shall be installed along Kensington Street and backed up by arborvitae in perpetuity.
5. On-street loading and delivery of vehicles is hereby prohibited in perpetuity. All loading and delivery of vehicles shall be on-site at the illustrated dedicated loading space.
6. Full compliance with all comments of the Fire Department as expressed in the Memorandum dated 18 November 2016. There were three (3) express comments as well as concerns regarding the adjacent 453 Taunton Avenue that must similarly be adequately addressed (attached).
7. Full compliance with all comments of the Engineering Department as expressed in the Memorandum dated 21 November 2016. There were three (3) express comments (attached).
8. Petitioner(s) obtaining any, and all, necessary City, State and Federal permits / approvals.
9. Strict compliance with the submitted site plan (or amended site plan as it may be applicable), all exhibits, and entire testimony provided during the respective hearing.
10. An agreement between the neighbor at 23 Kensington Street and Greico Toyota shall be submitted to the attention of the City of East Providence Zoning Officer – said agreement follows.
11. Agreement language between 'Applicant' (via Attorney John Shekarchi – counsel for Applicant) and Mr. and Ms. Anthony Antonelli (via Attorney Christine Engustian) reads as follows:

The agreed to buffering in the above-stated condition shall be as follows:

- (a) First, there shall be a row of arborvitae along the property line fronting Kensington Street for Map 306, Block 09, Parcel(s) 008.10 and 010.00; and

- (b) Behind said row of arborvitae, there shall be erected stockade fencing (of a solid, opaque nature), along the same length of Kensington Street in front of Map 306, Block, 09, Parcel(s) 008.10 and 010.00; and
- (c) Said vegetative buffering and fencing shall be maintained in good order in perpetuity; and
- (d) Said vegetative buffering and fencing shall be placed in accordance with all zoning and other safety regulations of the City of East Providence.

The aforementioned relief is valid for six (6) months during which the applicant shall exercise the right granted by the decision; otherwise said relief shall expire on 30 May 2017. The Zoning Board of Review may upon application within the six-month period and for good cause shown, extend the limitation for one additional six-month period.

Stated relief has been granted by the Zoning Board of Review as the application has entered evidence to the satisfaction of "*Section 19-47 Application process*", "*Section 19-45(a)(1-4) Variances – Findings required*", and "*Section 19-45(b)(2) Additional Standards*". The Zoning Board of Review, after reviewing the documents and other materials submitted in regard to the subject application and receiving testimony, hereby finds in a unanimous vote, as follows:

1. The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based. The Board concluded that failure to grant the requested relief would result in hardship amounting to more than a mere inconvenience.
2. The Board concluded that the subject property had long been used for automotive sales and repair operations, and therefore the requested relief was more technical in nature. For example, the deficient off-street parking resulted from an application of a service business, rather than unique components of an automotive sales and repair business. The Board concluded that there was more than sufficient striped off-street parking, and plenty in reserve should the need arise. Similarly was the need for impervious lot coverage variance, which was actually testified to as being a pre-existing condition. Albeit, pre-existing, the applicant was engaged in repairing present drainage systems that had long been defunct. Finally, the setback relief result merely from a small component of the proposed rear addition, and therefore deemed insignificant. Regardless, the agreement with the neighbors for appropriate fencing and other buffering amenities, would negate any potential negative visual impact.
3. The Board further concluded that the proposed site improvements, such as eliminating on-street vehicle off-loading, landscaping along the vast majority of frontages and buffering surrounding residences would greatly enhance a property that had long been non-conforming for a variety of reasons, several of which were safety oriented.
4. The Board finally concluded that the reorientation of the primary entrance off of Taunton Avenue, resulting in the realignment of interior operations and placement of proposed additions was a contributing factor, but one that was greatly welcomed because it realized a much safer operation.

200' ABUTTERS  
415 TAUNTON AVE  
306-9-8

306-11-012-00	ROCHA, LILLIAN S & WILSON S W/ ROCHA, ARMANDO P & GENOVEVA P	50 N COUNTY ST	EAST PROVIDENCE, RI 02914	50 N COUNTY ST
306-11-013-00	FARIA, MELISSA K-TR & TETREAULT IRREV FAMILY TR W/ LI	60 N COUNTY ST	EAST PROVIDENCE, RI 02914	60 N COUNTY ST
405-04-016-00	FIORITO, ROBERT J	21 GOLDSMITH AVE	E PROVIDENCE, RI 02914	21 GOLDSMITH AVE
405-04-017-00	FIORITO, ROBERT J	17 GOLDSMITH AVE	EAST PROVIDENCE, RI 02914	17 GOLDSMITH AVE
405-04-018-00	ARRUDA REALTY LLC	484 TAUNTON AVE	EAST PROVIDENCE, RI 02914	484 TAUNTON AVE
405-04-019-00	MAG VENTURES LLC	85 DOUGLAS PIKE	SMITHFIELD, RI 02917	500 TAUNTON AVE
406-01-003-00	JALI LLC	185 N W SPANISH RIVER BLVD STE 100	BOCA RATON, FL 33431	495 TAUNTON AVE
406-01-004-00	DYNASTY REALTY LLC	14 WINTHROP ST	REHOBOTH, MA 02769	475 TAUNTON AVE
406-01-005-00	ST GEORGE, DONNA A	473 TAUNTON AVE	EAST PROVIDENCE, RI 02914	473 TAUNTON AVE
406-01-006-00	OXX, LORLA	8 N COUNTY ST	E PROVIDENCE, RI 02914	8 N COUNTY ST
406-01-007-00	PENTA, ANNE & FISKE, TABITHA	10 N COUNTY ST	EAST PROVIDENCE, RI 02914	10 N COUNTY ST
406-01-008-00	MEDINA, ILDEBERTO	14 WINDMILL LN	RUMFORD, RI 02916	14 N COUNTY ST
406-01-008-10	FOLEY, PATRICK	24 N COUNTY ST	East Providence, RI 02914	24 N COUNTY ST
406-01-009-00	DA CRUZ, SYLVESTER & ROSA F	10 BRUNSWICK ST	EAST PROVIDENCE, RI 02914	10 BRUNSWICK ST
406-01-009-10	STORYBOOK HOMES INC	195 WIDOW SWEETS RD	EXETER, RI 02822	80 OXFORD ST

200' ABUTTERS  
 415 TAUNTON AVE  
 306-9-8

PARCEL ID	OWNERS ADDRESS	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
306-03-001-00	JRO REALTY LLC	460 TAUNTON AVE	E PROVIDENCE, RI 02914	460 TAUNTON AVE
306-03-002-00	CHARLES PROPERTIES LLC	10 GOLDSMITH AVE	EAST PROVIDENCE, RI 02914	10 GOLDSMITH AVE
306-03-002-10	PONTON, CHARLES S	10 GOLDSMITH AVE	EAST PROVIDENCE, RI 02914	14 GOLDSMITH AVE
306-03-003-00	CHARLES PROPERTIES LLC	10 GOLDSMITH AVE	EAST PROVIDENCE, RI 02914	0 PARSONS AVE
306-07-001-00	DINSMORE, LAURIE A	44 HALL ST	EAST PROVIDENCE, RI 02914	44 HALL ST
306-07-002-00	RENDINE, LOUIS	50 HALL ST	East Providence, RI 02914	50 HALL ST
306-07-009-00	HEDGEPEETH, CLAIRE L LIFE EST	73 HICKS ST	EAST PROVIDENCE, RI 02914	73-75 HICKS ST
306-07-010-00	SOUZA, MARK A &	69 HICKS ST	EAST PROVIDENCE, RI 02914	69 HICKS ST
306-08-005-00	SPAGNOLE, MICHAEL J	77 N COUNTY ST	EAST PROVIDENCE, RI 02914	77-79 N COUNTY ST
306-08-006-00	ANTONELLI, ANTHONY M	245 MASSACHUSETTS AVE	SOMERSET, RI 02726	69-71 N COUNTY ST
306-08-007-00	ANTONELLI, ANTHONY R & IRENE ANNA	23 KENSINGTON ST	E PROVIDENCE, RI 02914	23 KENSINGTON ST
306-08-008-00	ANTONELLI, ANTHONY R & IRENA ANNA	23 KENSINGTON ST	E PROVIDENCE, RI 02914	0 HICKS ST
306-08-009-00	ANTONELLI, ANTHONY R & IRENE H	23 KENSINGTON ST	E PROVIDENCE, RI 02914	0 HICKS ST
306-09-001-00	AMARAL, STEVEN J-TR & AMARAL IRRREV	61 N COUNTY ST	E PROVIDENCE, RI 02914	61 N COUNTY ST
306-09-002-00	AMARAL, STEVEN J	55 N COUNTY ST	East Providence, RI 02914	55 N COUNTY ST
306-09-002-10	SWIFT, ROBERT F	30 DOLLY DR	East Providence, RI 02914	49 N COUNTY ST
306-09-003-00	S & D REALTY LLC	49 FISHER ST	BRISTOL, RI 02809	37 N COUNTY ST
306-09-008-00	MAG VENTURES LLC	415 TAUNTON AVE	EAST PROVIDENCE, RI 02914	415 TAUNTON AVE
306-09-008-10	WVRSCH, MARSHA	101 MAPLE AVE	RIVERSIDE, RI 02915	407 TAUNTON AVE
306-09-009-00	MAG VENTURES LLC	85 DOUGLAS AVE	SMITHFIELD, RI 02917	433 TAUNTON AVE
306-10-005-00	CARVALHO, MARIA A-TR & MARIA A CARVALHO REALTY TRUST	43 KENSINGTON ST	EAST PROVIDENCE, RI 02914	43 KENSINGTON ST
306-10-006-00	CABRAL FAMILY REV TR & FUSCONE, MARIA C ETAL	60 N COUNTY ST	EAST PROVIDENCE, RI 02914	72-74 N COUNTY ST
306-11-004-00	SISSON, DAVID M & OSYIMWESE, ITOHAN I	345 TAUNTON AVE	EAST PROVIDENCE, RI 02914	56 OXFORD ST
306-11-004-10	SISSON, DAVID M & OSYIMWESE, ITOHAN I	345 TAUNTON AVE	EAST PROVIDENCE, RI 02914	50 OXFORD ST
306-11-005-00	GONSALVES, ZEFERINO X & KEISEY L	35 HOUGHTON ST	EAST PROVIDENCE, RI 02914	62 OXFORD ST
306-11-006-00	MCBRIDE, MICHELLE	11 BRUNSWICK ST	BARRINGTON, RI 02806	11 BRUNSWICK ST
306-11-007-00	ESTRELA, EMANUEL J & MARIA C	30 N COUNTY ST	EAST PROVIDENCE, RI 02914	30 N COUNTY ST
306-11-008-00	WILLIAMS, JUSTIN P & RACHEL D	34 N COUNTY ST	EAST PROVIDENCE, RI 02914	34 N COUNTY ST
306-11-009-00	BERNARDO, LUIS A	5 TURNER COURT	REHOBOTH, MA 02769	38 N COUNTY ST
306-11-010-00	DOSSANTOS, ADRIANA TATES, KARINA MARGARIDA DOSSAN	42 N COUNTY ST	EAST PROVIDENCE, RI 02914	42 N COUNTY ST
306-11-011-00	COVILL, CHARLES E JR	46 N COUNTY ST	E PROVIDENCE, RI 02914	46 N COUNTY ST

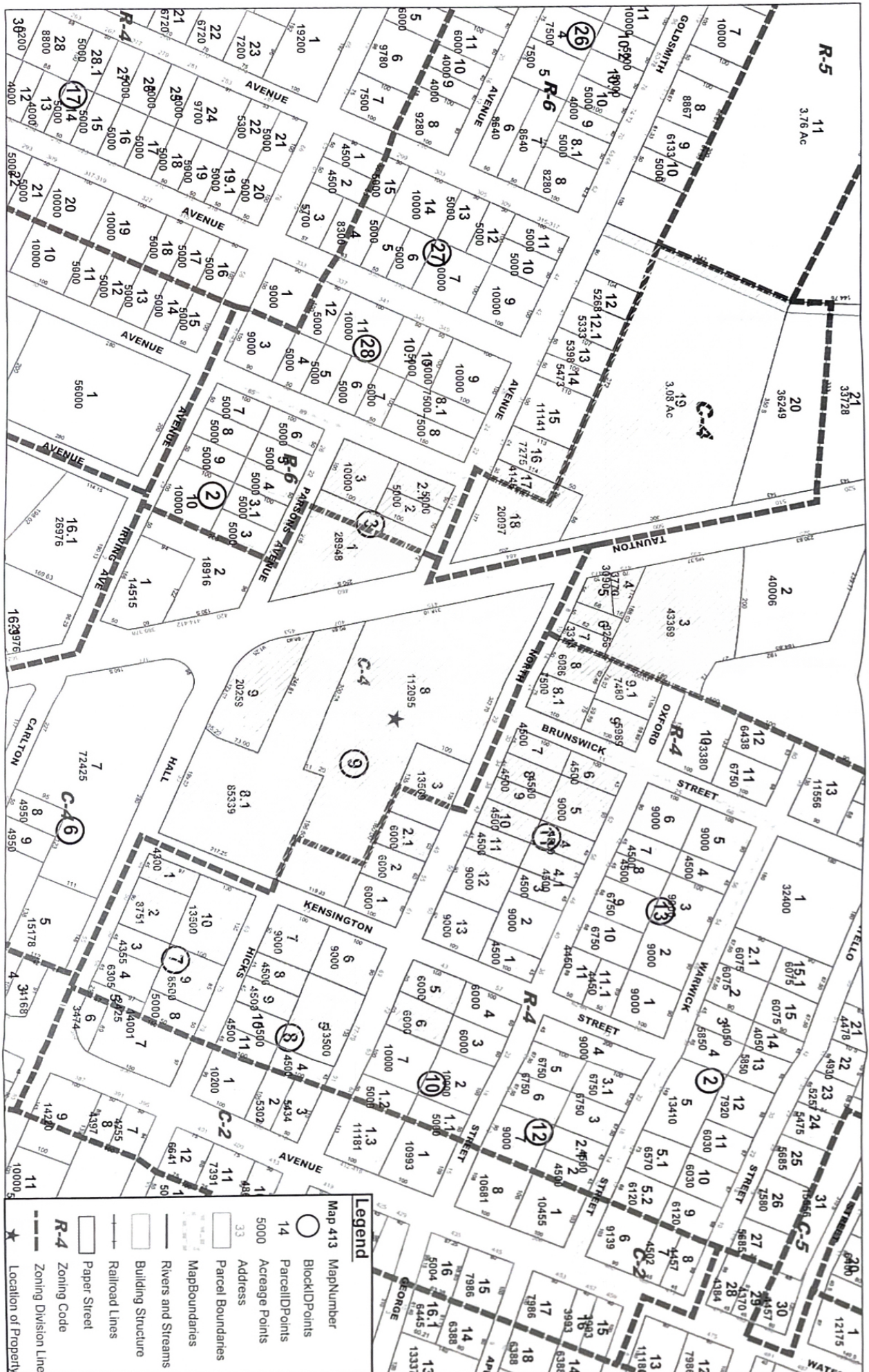




# 200' RADIUS MAP

415 Taunton Avenue  
306-9-8

Date: 9/14/2023 SCALE=N.T.S.



### Legend

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