

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 50-60 Newport Ave AVENUE/STREET
 MAP 501 BLOCK 01 PARCEL 002 ZONING DISTRICT C3

2. OWNER Gansett Limited Partnership
 ADDRESS 57 Dedham Ave Needham, MA 02492
 DATE OF PURCHASE 9/19/1988
 PROPOSED LESSEE/PURCHASER _____
 ADDRESS _____
 ATTORNEY _____
 ADDRESS _____
 REPRESENTING _____

3. DIMENSIONS OF SITE _____
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>Shopping plaza with multiple stores located on multiple assessor's parcels.</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	Type of Construction
					No. of Bedrooms/Unit	
(1) <u>Shopping plaza with multiple stores located on multiple assessor's parcels. Petition is for amending and</u>						
(2) <u>reconstructing existing marquee sign for businesses on adjoining parcels within plaza so technically an off sight sign.</u>						
(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?

An off sight sign with businesses no longer present.

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

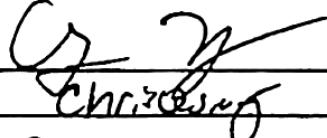
SECTION NUMBER	DESCRIPTION VARIANCE
<u>19-439(b)(1)</u>	<u>Any sign advertising, an activity, business, product or service no longer produced or conducted on the premises upon which the sign is located.</u>
_____	_____
_____	_____

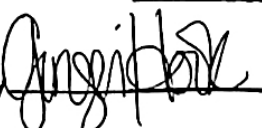
8. DESCRIBE THE UNIQUE CHARACTERISTICS OR OTHER PECULIARITIES OF THE PROPERTY WHICH CREATE HARDSHIP.

The Gansett Shopping Center is one plaza it is made up of multiple parcels. The shopping center currently has two pylon signs advertising various tenants within the plaza. This request is to allow the shopping center's flagship tenant, Aldi, to be included on the pylon sign located at the entrance to the plaza on the corner of Newport Ave and Narragansett Park Dr. By allowing Aldi to be displayed on this pylon sign, drivers looking for Aldi will be made aware that they can safely enter the plaza by using the traffic light at the Narragansett Park Dr. intersection.

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 11/7/2023
DATE _____

Agent/Attorney  Address Rayant Signs 125 Samuel Barnett Blvd
New Bedford ma
02745

Poyant
 Poyant Signs, Inc.

125 Samuel Barlow Boulevard
 New Bedford, MA 02745
 800.544.0961 | poyantsigns.com

Gansett Shopping Plaza

80 Newport Ave
 East Providence, RI 02916

Project: 22371
 Gansett Shopping Plaza

Sales: SPM
 Date: 8.28.2023
 Designer: JP

Note:
 This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

Revisions:

Approved By:

The sign is intended to be installed in accordance with the requirements of Article 16B of the National Traffic and Motor Vehicle Code. The sign includes proper mounting and backing of the sign.

Date:

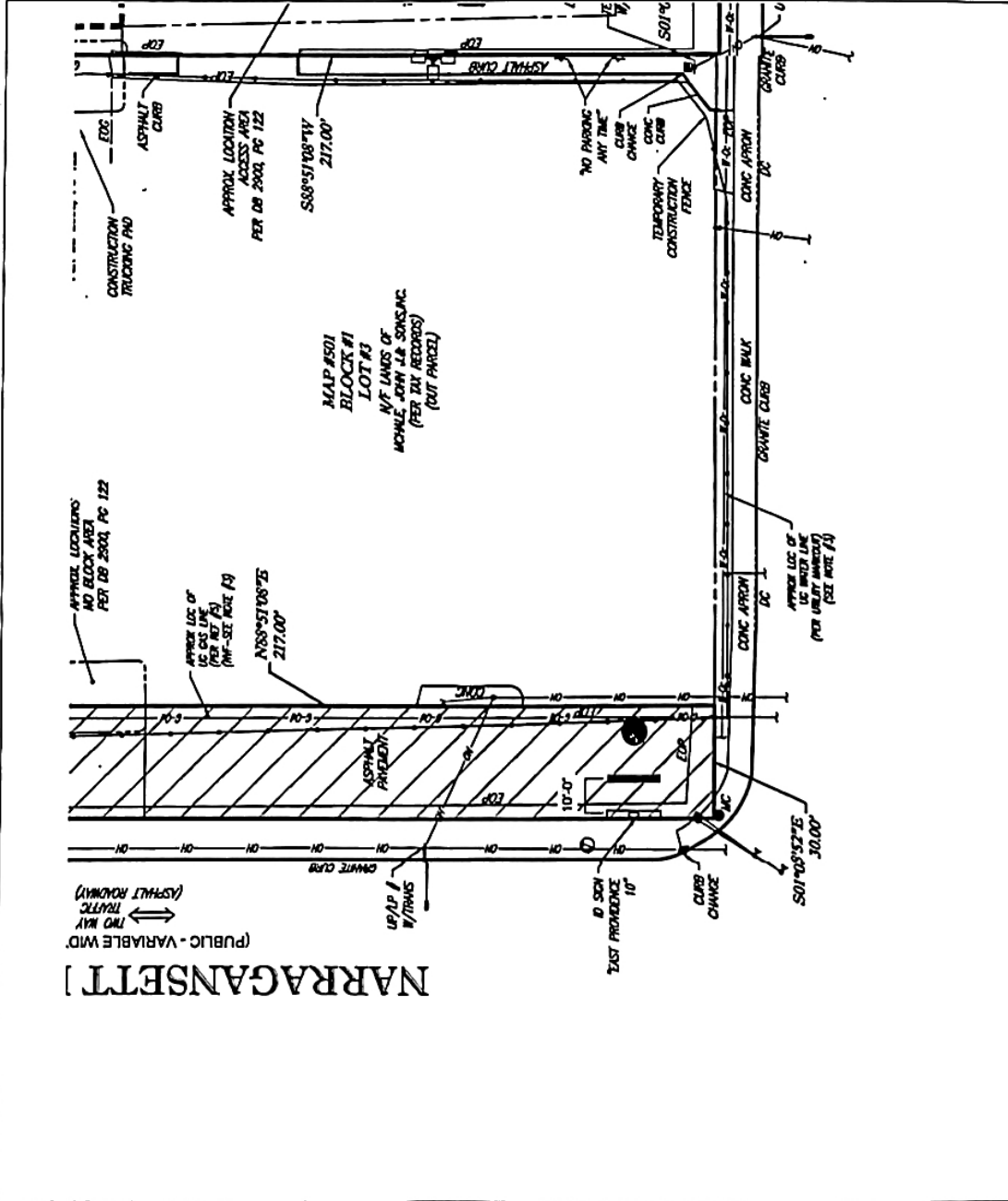
Site Plan

Site Plan

SP

Sign Type Key

Pylon Sign - Page 1A



(A) Site Plan - Plan View
 Not to Scale

Poyant

135 Barnum Street, Downtown
New London, MA 02745
800.344.0901 | poyantma.com

Garnett Shopping Plaza

60 Newport Avenue
East Providence, RI, 02918

Project: 22271

Garnett Shopping Plaza

Client: Stephen Poyant Warren
Date: 04.18.22
Designer: MAI

Note:
This is an original unaltered
drawing created by Poyant Sign, Inc. It is submitted for your
personal use in connection with
the project being pursued for you
by Poyant Sign, Inc. It is not to
be used for any other project or
application, and it is to be
reproduced, copied or altered
in any fashion without permission.

Permitted:
Full Color, 24" x 36" - amount of graphics as per
the drawing.

Approved By: *CR*

Date: _____

Vinyl Graphics
Option A



A Photo Comp - Exterior
Not to Scale

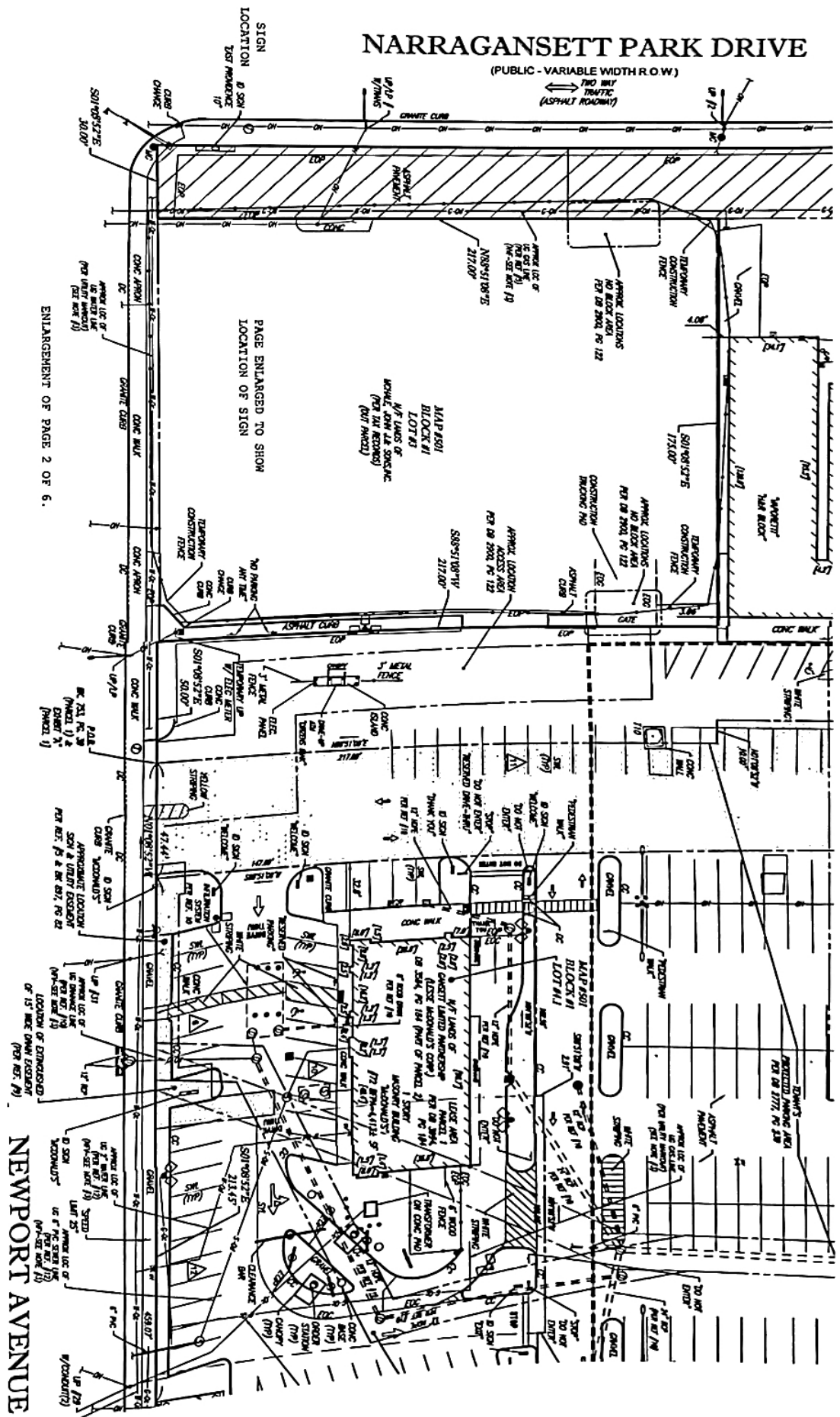


B Photo Comp - Proposed
Not to Scale

NARRAGANSETT PARK DRIVE

(PUBLIC - VARIABLE WIDTH R.O.W.)

TWO WAY TRAFFIC (ASPHALT ROADWAY)



PAGE ENLARGED TO SHOW LOCATION OF SIGN

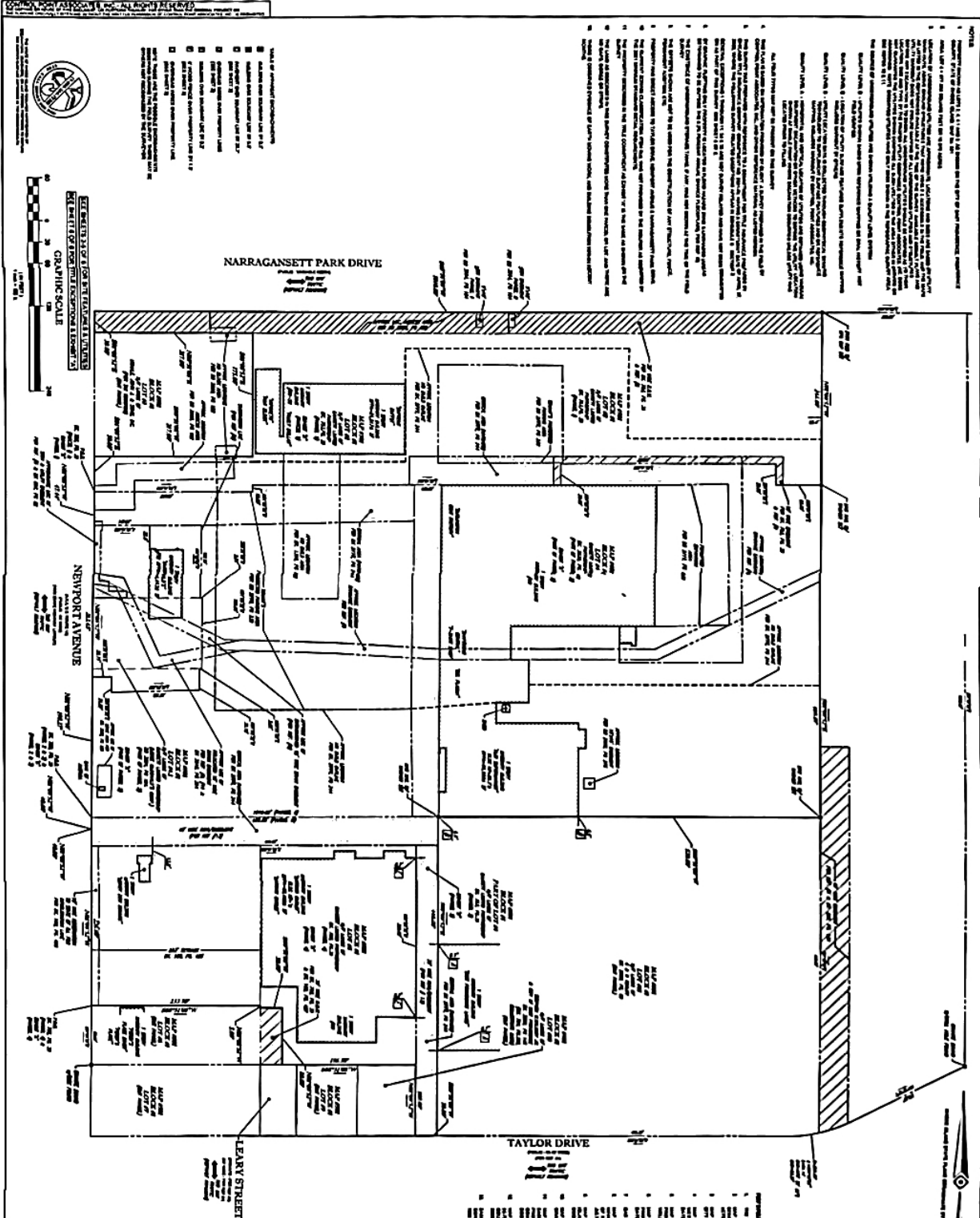
ENLARGEMENT OF PAGE 2 OF 6.

NEWPORT AVENUE
 (AKA U.S. ROUTE 1A)
 (PUBLIC - 66' WIDE R.O.W.)
 (1928 STATE HIGHWAY LAYOUT)

TWO WAY TRAFFIC

NOTES

1. GENERAL NOTES: SEE SHEET 1-1 FOR GENERAL NOTES AND SPECIFICATIONS.
2. EXISTING CONDITIONS: ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN SHALL BE SHOWN AS DASHED LINES.
3. PROPOSED CONDITIONS: ALL PROPOSED UTILITIES AND STRUCTURES SHALL BE SHOWN AS SOLID LINES.
4. ELEVATIONS: ALL ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.
5. MATERIALS: ALL MATERIALS SHALL BE AS SPECIFIED IN THE SPECIFICATIONS.
6. CONSTRUCTION: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS.
7. PERMITS: ALL NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
8. UTILITIES: ALL UTILITIES SHALL BE DEPTH TESTED PRIOR TO CONSTRUCTION.
9. EROSION CONTROL: ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
10. ENVIRONMENTAL: ALL ENVIRONMENTAL CONCERNS SHALL BE ADDRESSED PRIOR TO CONSTRUCTION.



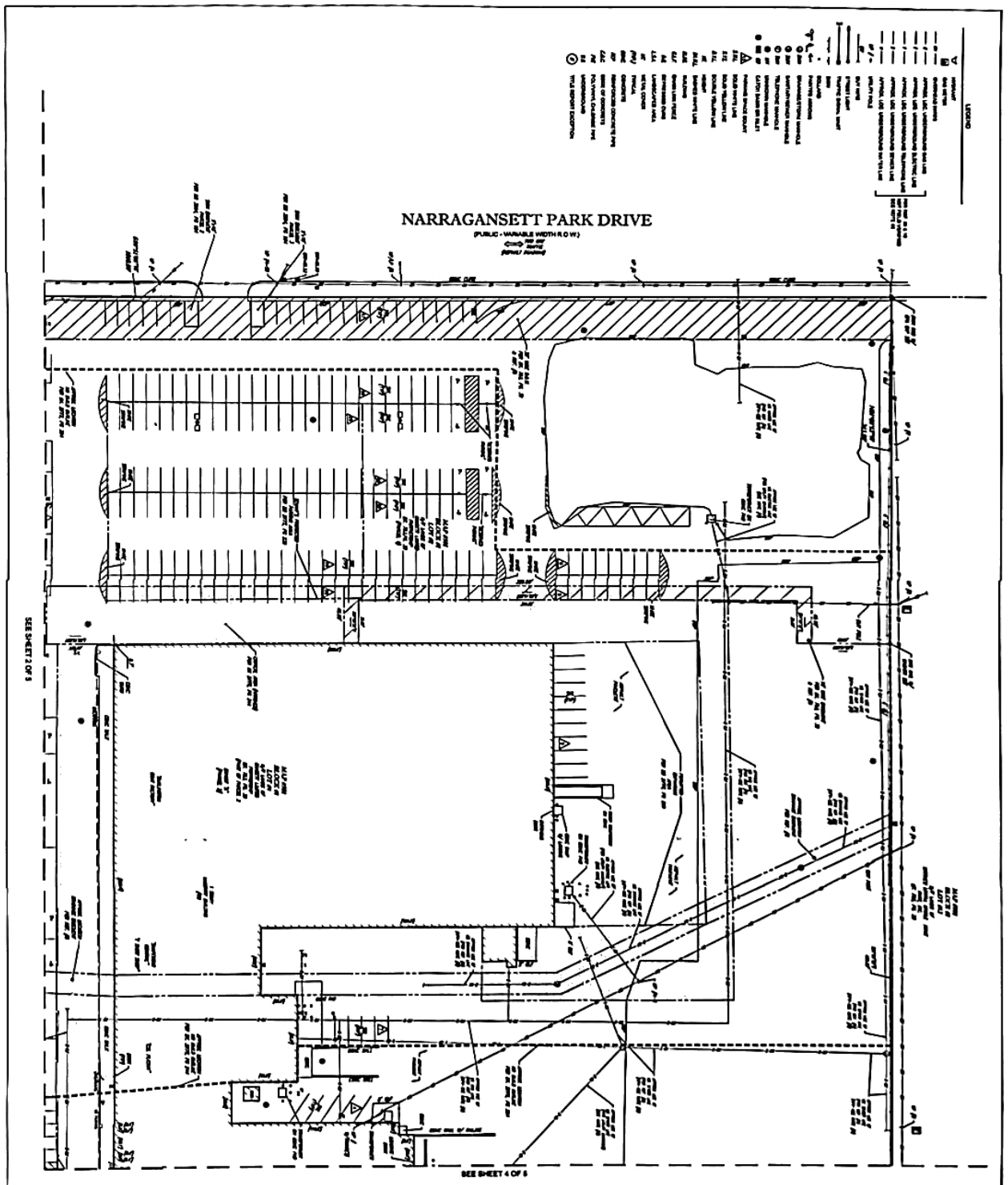
JOHN P. LYNCH
 REGISTERED PROFESSIONAL ENGINEER
 No. 12345
 State of Rhode Island

JOHN P. LYNCH
 ENGINEER
 12345 Main Street
 Providence, Rhode Island 02902
 Telephone: (401) 555-1234

THE BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY
QUINCY & CO., INC.
 12345 Main Street
 Providence, Rhode Island 02902
 Telephone: (401) 555-5678

CONTROL POINT
 ASSOCIATES, INC.
 12345 Main Street
 Providence, Rhode Island 02902
 Telephone: (401) 555-9012

DATE: 12/15/2023
SCALE: 1" = 40'



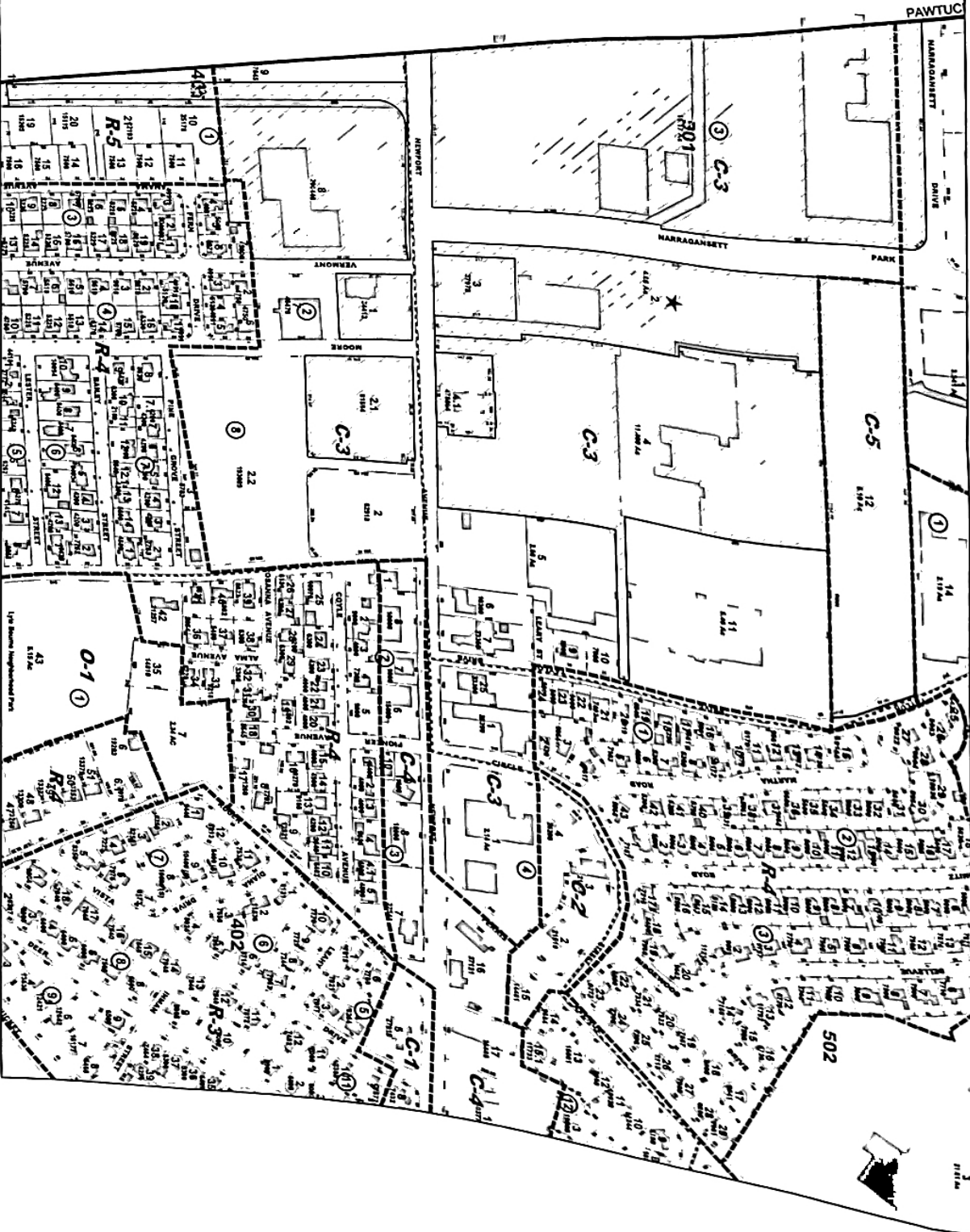


200' RADIUS MAP

50-60 NEWPORT AVE
501-1-2

Date: 10/26/2023 Scale: N.T.S.

Legend	
Map 413	Map Number
○	BlockID Points
14	ParcelID Points
5000	Acres 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



ABUTTERS LIST
50-60 NEWPORT AVENUE
501-1-2

Parcel ID	Owners Name	Mailing Address	City, State, Zip Code	Location
401-01-008-00	NEWELL REALTY CORP	PO BOX 2516	FALL RIVER, MA 02722	45-63 NEWPORT AVE
401-01-022-00	RHODE ISLAND DOT ROW	2 CAPITAL WAY	PROVIDENCE, RI 02908	NEWPORT AVE CONNECTOR
401-02-001-00	JAN CO INC	P.O.BOX 8819	CRANSTON, RI 02920	67 NEWPORT AVE
401-08-002-00	NEWPORT AVE LLC C/O EG AMERICA	165 FLANDERS RD	WESTBOROUGH, MA 01581	125 NEWPORT AVE
501-01-002-10	RUMFORD RETAIL MANAGEMENT LLC	75 NEWPORT AVE	RUMFORD, RI 02916	75 NEWPORT AVE
501-01-003-00	NEWPORT DEVELOPMENT LLC THE MEADOW OFFICE COMPLEX, UN	301 ROUTE 17 NORTH	RUTHERFORD, NJ 07070	40 NEWPORT AVE
501-01-004-00	GANSETT LIMITED PARTNERSHIP C/O QUINCY & CO INC	57 DEDHAM AVE	NEEDHAM, MA 02492	60 NEWPORT AVE
501-01-004-10	GANSETT LIMITED PARTNERSHIP C/O PROVIDENCE CO LLC NAPOLI MANAGEMENT	100 WENMOUTH ST UNIT G- 1 REAR	ROCKLAND, MA 02370	72 NEWPORT AVE
501-01-012-00	GANSETT MHC LLC & C/O M SHAPIRO REAL ESTATE	31550 NORTHWESTERN HWY STE 220	FARMINGTON HILLS, MI 48334	40 TAYLOR DR
501-03-001-00	AMALGAMATED FINANCIAL GROUP IV	1414 ATWOOD AVE	JOHNSTON, RI 02919	52 NARRAGANSETT PARK DR