

East Providence
Zoning Board of Review

DIMENSIONAL VARIANCE FORM
 (Ref. 19-47)

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

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

PHONE NUMBER: 401-831-8900

1. LOCATION OF PROPERTY 877 Broadway AVENUE/STREET
 MAP 206 BLOCK 11 PARCEL 31 ZONING DISTRICT C-1

2. OWNER Joseph Ruggerio
 ADDRESS 115 Nayatt Road, Barrington, RI 02806
 DATE OF PURCHASE 4/3/2006
 PROPOSED LESSEE/PURCHASER Orchid Montessori School
 ADDRESS 877 Broadway, East Providence, RI
 ATTORNEY Matthew Landry, Blish & Cavanagh, LLP
 ADDRESS 30 Exchange Terrace, Providence, RI 02903
 REPRESENTING Orchid Montessori School

3. DIMENSIONS OF SITE 82 123 9909sf
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>Vacant/Commercial Office space; 20ft; 3,264sf; Brick/Wood</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>Child Day Care Center/Special Needs; 3,264sf; Wood/partitions</u>						
(2) _____						
(3) _____						

(Over)

5. THIS VARIANCE APPLICATION RELATES TO:

- Principal Building (s) Accessory Building Lot Area

CHECK ONE OR MORE:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Setback Requirement | <input type="checkbox"/> Number of Dwelling Units |
| <input type="checkbox"/> Lot/Building Coverage | <input type="checkbox"/> Floor Area |
| <input checked="" type="checkbox"/> Landscaping | <input type="checkbox"/> Height |
| <input checked="" 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>19,357 & 19,358</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>19,357</u>	<u>Relief from increased yard setbacks of 25feet and landscaped buffer</u>
<u>19,357</u>	<u>Relief from Minimum Separation of 300feet.</u>
<u>19,358</u>	<u>Relief from detailed landscaping plan, existing fencing and vegetation.</u>
<u>19-284</u>	<u>Relief from minimum parking requirements for drop off.</u>

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
<u>19-357(Increased yd)</u>	<u>25feet rear/side</u>	<u>5feet in NW Corner, remaining complies;</u>
<u>19-357 (Increased side yd)</u>	<u>25feet required</u>	<u>7.5 existing</u>
<u>19,284</u>	<u>3spaces for loading/unloading of children</u>	<u>2 provided in front/1handicapped</u>
<u>19,357 Landscape Buffer</u>		

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

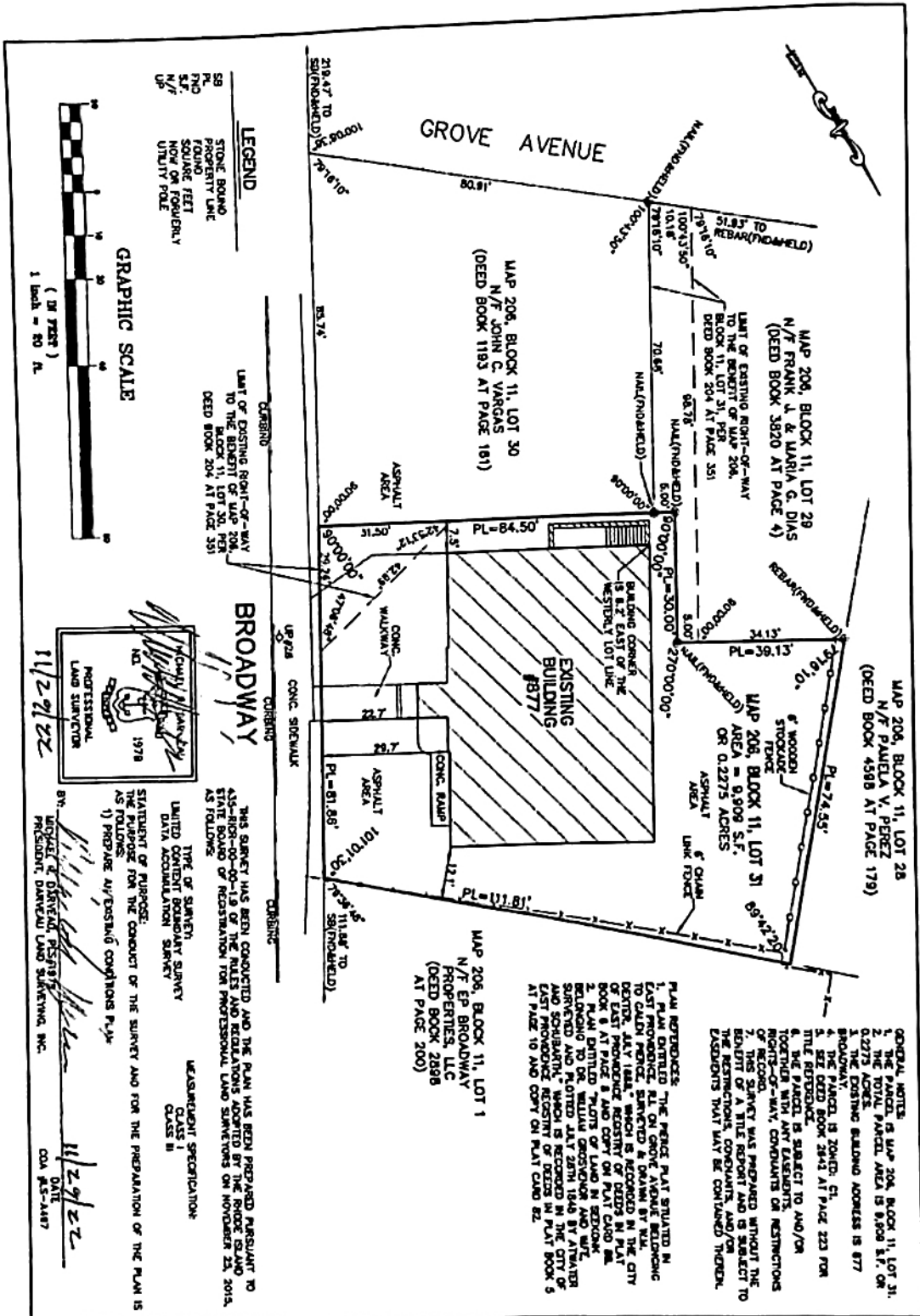
Existing office building is situated on a legal nonconforming lot of record with limited parking and a narrow driveway. Child day care centers are permitted by right in the C-1 District. Applicant is required to provide onsite recreational space for students, further limiting available space. Play area is to be located away from neighboring uses and sheltered to provide a safe and secure location for students. Applicant able to provide adequate parking for use.

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] 12/19/22
Representative of Joseph Ruggiero

Agent/Attorney: [Signature] DATE: 12/19/22
Matthew Landry
Blish & Conaway, LLC
30 Exchange Terrace
Providence, RI 02903



LEGEND

SB STONE BOUND PROPERTY LINE
 PLD TYPE SQUARE FEET NOW OR FORMERLY UTILITY POLE

GRAPHIC SCALE

(OR FEET)
 1 inch = 80 ft.

BROADWAY

CONC. SIDEWALK
 CONC. SIDEWALK

PROFESSIONAL LAND SURVEYOR

NO. 1978
 11/29/22

MEASUREMENT SPECIFICATION

CLASS I
 CLASS II

11/29/22
 COA #S-4487

GENERAL NOTES

1. THE TOTAL AREA IS 9,908 S.F. OR 0.2275 ACRES.
2. THE EXISTING BUILDING ADDRESS IS 877 BROADWAY.
3. THE PARCEL IS ZONED: C1.
4. SEE DEED BOOK 2842 AT PAGE 223 FOR TITLE EVIDENCE.
5. THE PARCEL IS SUBJECT TO AND/OR TOGETHER WITH ANY EASEMENTS, RIGHTS-OF-WAY, COVENANTS OR RESTRICTIONS OF RECORD.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE CURATIVE AND/OR EVIDENCE THAT MAY BE CONTAINED THEREIN.

PLAN REFERENCES:

1. PLAN DEDICATED: THE PERCE PLAT SITUATED IN EAST PROVIDENCE, R.I. ON GROVE AVENUE BELONGING TO CALVIN PERCE, SURVEYED & DRAWN BY WELLS, DEXTER, JULY 1868, WHICH IS RECORDED IN THE CITY OF EAST PROVIDENCE RECORDS ON PLAT C-100. SAID BOOK IS ATTACHED "TITLES OF LAND IN RECORD" BELONGING TO DR. WILLIAM GROSVENOR AND WIFE, SURVEYED AND PLOTTED JULY 28TH, 1848 BY ALVAUER AND SCHUBARTH, WHICH IS RECORDED IN PLAT BOOK 5 AT PAGE 10 AND COPY ON PLAT C-100 82.

MAP 206, BLOCK 11, LOT 1
 N/F EP BROADWAY
 PROPERTIES, LLC
 (DEED BOOK 2898 AT PAGE 200)

MAP 206, BLOCK 11, LOT 29
 N/F FRANK J. & MARLA G. DIAS
 (DEED BOOK 2820 AT PAGE 4)

MAP 206, BLOCK 11, LOT 30
 N/F JOHN C. VARGAS
 (DEED BOOK 1183 AT PAGE 181)

MAP 206, BLOCK 11, LOT 31
 N/F PAULEA V. PEREZ
 (DEED BOOK 4588 AT PAGE 179)

MAP 206, BLOCK 11, LOT 31
 AREA = 9,908 S.F.
 OR 0.2275 ACRES

EXISTING BUILDING #877

LEGEND

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 PLD TYPE SQUARE FEET NOW OR FORMERLY UTILITY POLE

GRAPHIC SCALE

(OR FEET)
 1 inch = 80 ft.

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GRAPHIC SCALE

(OR FEET)
 1 inch = 80 ft.

PROFESSIONAL LAND SURVEYOR

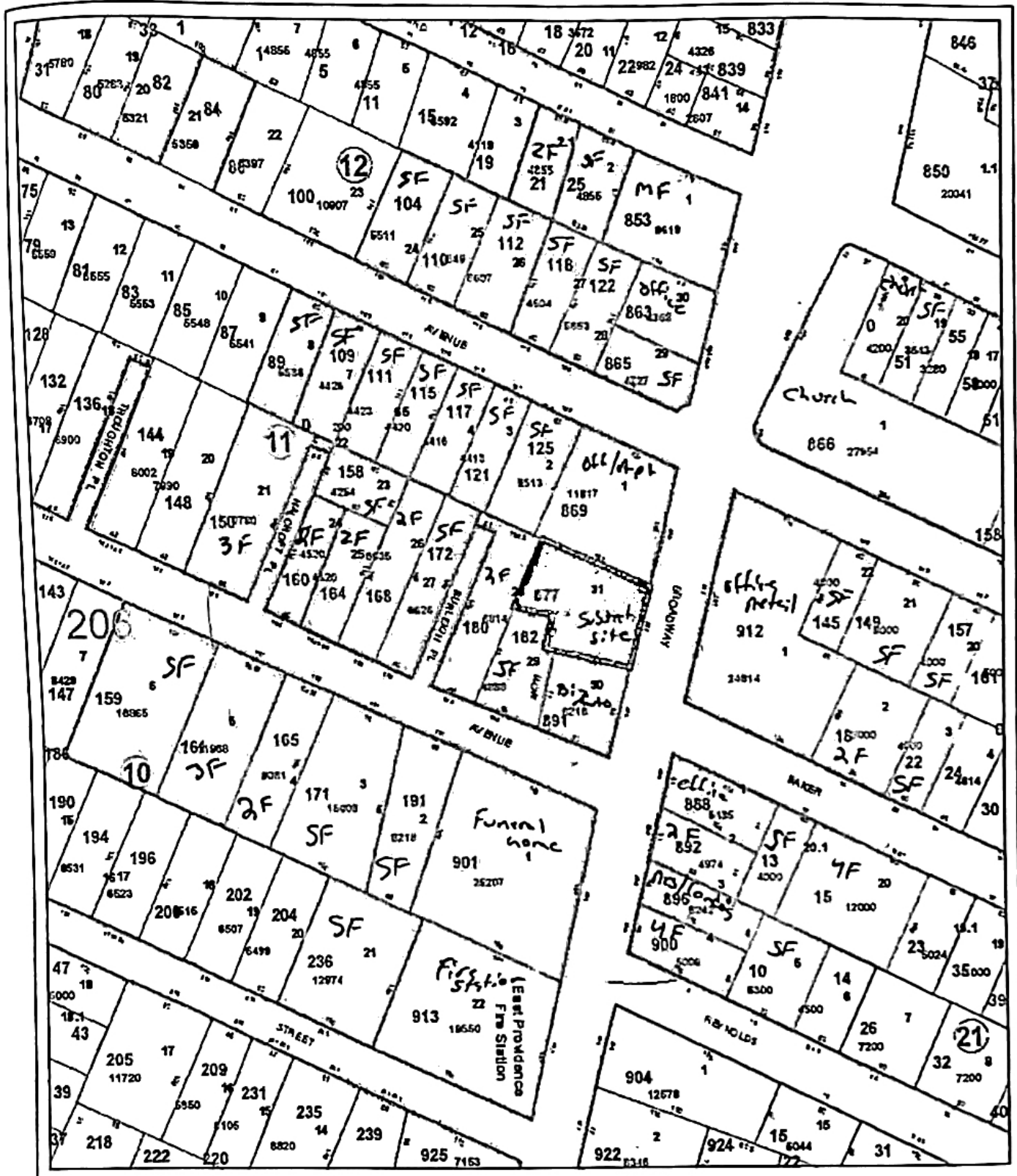
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MEASUREMENT SPECIFICATION

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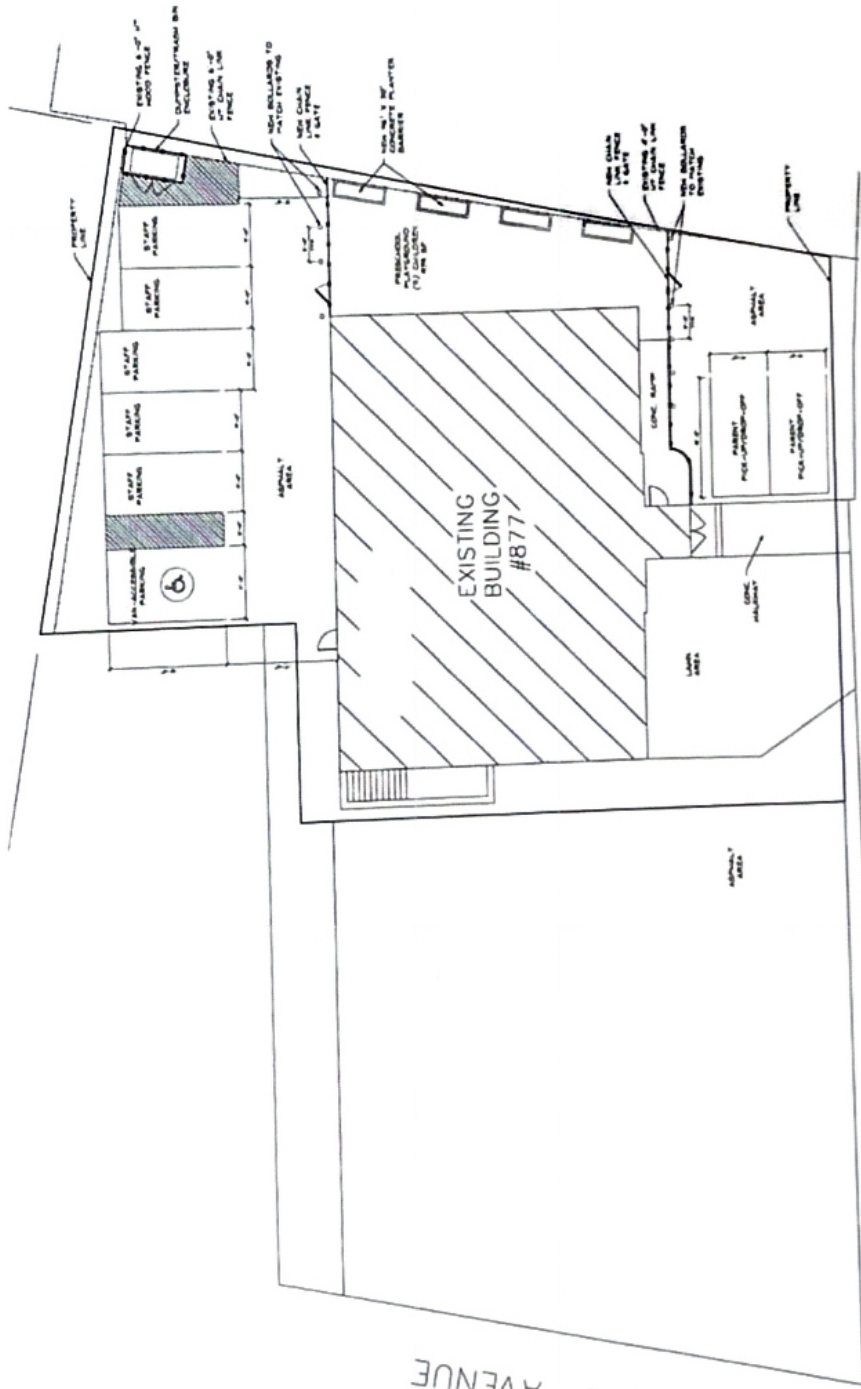
SCALE: 1" = 20'	EXISTING CONDITIONS PLAN FOR ORCHID MONTESSORI SCHOOL MAP 206, BLOCK 11, LOT 31 877 BROADWAY EAST PROVIDENCE, RHODE ISLAND	DARVEAU LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS P.O. BOX 7918 CUMBERLAND, R.I. 02864 PHONE (401) 475-5700 E-MAIL: MIKE@DARVEAUSURVEY.COM
DATE: 11-29-2022		
SHEET: 1 OF 1		
PROJECT: 2022_036		



300ft radius d uses per Section 19-358

N

0 75 150 300 Feet

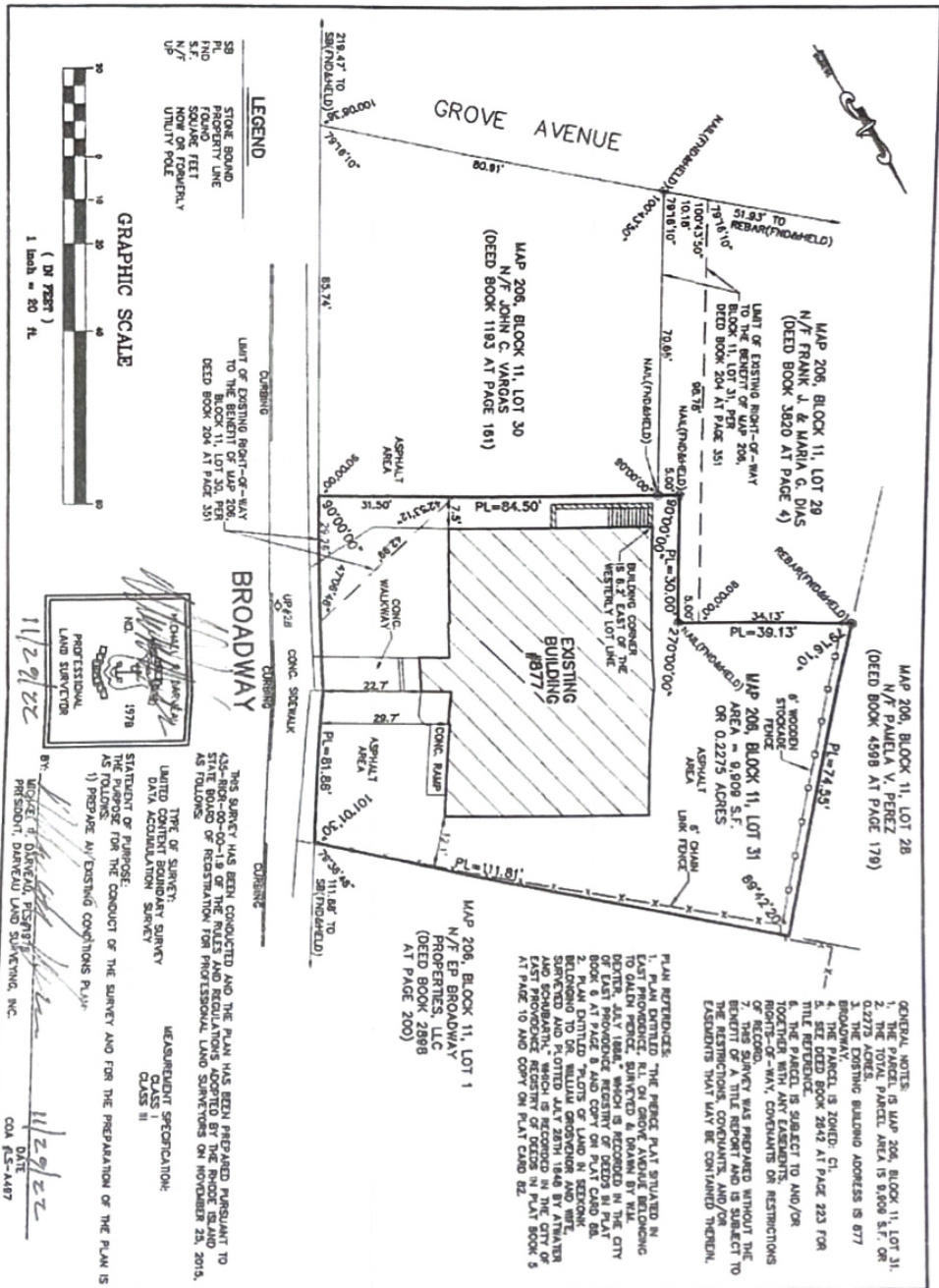


GROVE AVENUE

BROADWAY

1" = 20'
 1" = 10'
 1" = 5'
 1" = 2'





LEGEND

SB STONE BOUNDARY
 PND PLANNED
 S.F. SQUARE FEET
 N/F NOT TO SCALE
 UP DUTY FOLE

GRAPHIC SCALE

(IN FEET)

1 Inch = 50 Ft.

BROADWAY

UP 428 CONC. SIDEWALK

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 45B-ROR-00-00-12 OF THE RULES AND REGULATIONS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 28, 2015.

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
 STATEMENT OF PURPOSE: AS 1) PREPARE AN EXISTING CONDITIONS PLAN

MEASUREMENT SPECIFICATION: CLASS II

BY: *[Signature]*
 MICHAEL J. DARVEAU, PRESIDENT
 DARVEAU LAND SURVEYING, INC.

DATE: 11/29/22
 COA #S-A487

MAP 206, BLOCK 11, LOT 30
 N/F JOHN C. VARGAS
 (DEED BOOK 1193 AT PAGE 161)

MAP 206, BLOCK 11, LOT 28
 N/F PAMELA V. PEREZ
 (DEED BOOK 4598 AT PAGE 178)

MAP 206, BLOCK 11, LOT 1
 N/F EP BROADWAY
 PROPERTIES, LLC
 (DEED BOOK 2886 AT PAGE 200)

- GENERAL NOTES:**
1. THE PARCEL IS MAP 206, BLOCK 11, LOT 31, 0.2275 ACRES.
 2. THE TOTAL PARCEL AREA IS 9,809 S.F. OR 0.2275 ACRES.
 3. THE EXISTING BUILDING ADDRESS IS 877 BROADWAY.
 4. THE PARCEL IS ZONED: C1.
 5. SEE DEED BOOK 2842 AT PAGE 223 FOR TITLE REFERENCE.
 6. THE PARCEL IS SUBJECT TO AND/OR BURDENED BY EASEMENTS, RIGHTS-OF-WAY, COVENANTS OR RESTRICTIONS OF RECORD.
 7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AERIAL PHOTOGRAPHS SUBJECT TO THE RESTRICTIONS COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- PLAN REFERENCES:**
- THE ABOVE PLAT SITUATED IN EAST PROVIDENCE, R.I. ON GROSS ACRES BELONGING TO GALTIN PERDUE, SURVEYED & DEEMED BY WILL DENVER, JULY 1884, WHICH IS RECORDED IN THE CITY OF EAST PROVIDENCE REGISTER OF DEEDS IN PLAT 878 AS A REFERENCE AND DEEDS CARD 82.
2. PLAT ENTITLED "PLOTS OF LAND IN SECTION BELONGING TO DR. WILLIAM GROSVENOR AND WIFE, SURVEYED AND PLOTTED JULY 28TH 1846 BY ATWATER EAST PROVIDENCE REGISTER OF DEEDS IN PLAT BOOK 5 AT PAGE 10 AND COPY ON PLAT CARD 82.

SCALE:
 1" = 20'

DATE:
 11-29-2022

SHEET:
 1 OF 1

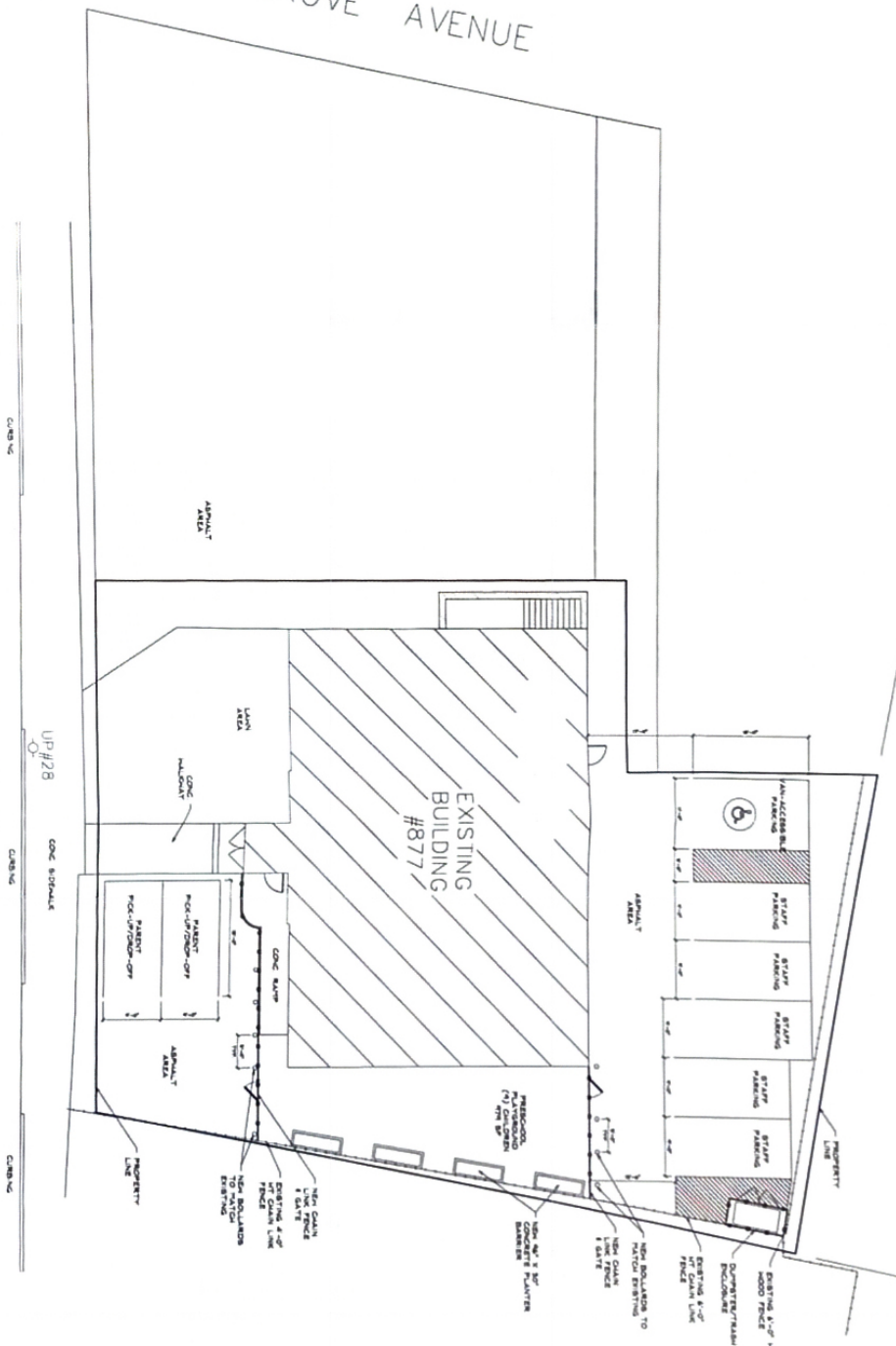
PROJECT:
 2022_036

EXISTING CONDITIONS PLAN
 FOR
ORCHID MONTESSORI SCHOOL
 MAP 206, BLOCK 11, LOT 31
 877 BROADWAY
 EAST PROVIDENCE, RHODE ISLAND

DARVEAU LAND SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS
 P.O. BOX 7918
 CUMBERLAND, R.I. 02864
 PHONE (401) 475-5700
 E-MAIL: MIKE@DARVEAUSURVEY.COM

GROVE AVENUE

BROADWAY



0 5' 10' 20'
 1" = 10'
 NORTH
 VAN ACCESSIBLE PARKING
 PARENT PICK-UP/DROP-OFF
 TOTAL SPACES

ABUTTERS LIST
 877 BROADWAY
 206-11-31

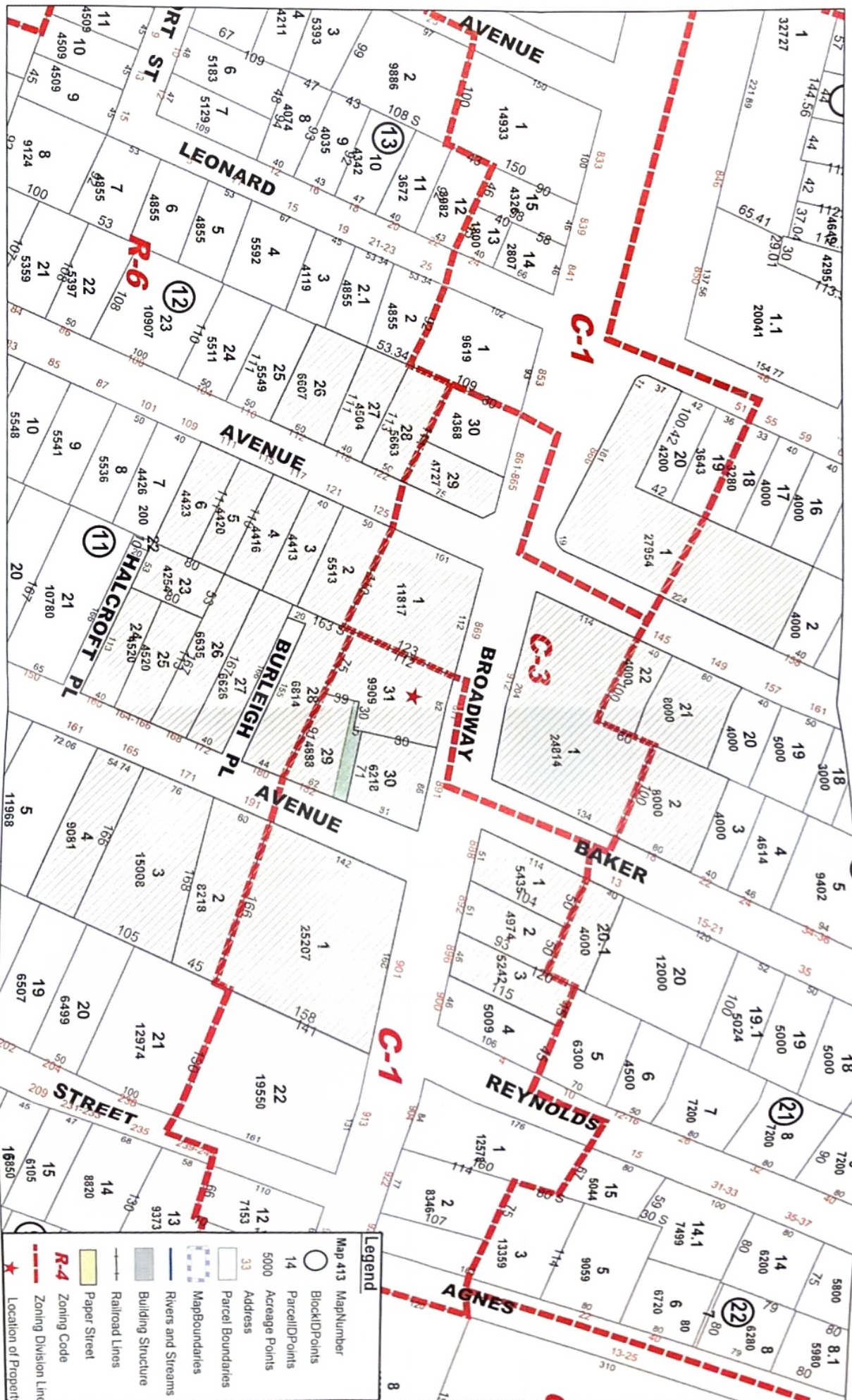
PARCEL ID	OWNERS NAME	OWNERS ADDRESS	CITY, STATE, ZIP CODE	LOCATION
206-10-001.00	LISANN CORP	901 BROADWAY	E PROVIDENCE, RI 02914	901 BROADWAY
206-10-002.00	LISANN CORP	901 BROADWAY	E PROVIDENCE, RI 02914	191 GROVE AVE
206-10-003.00	LISANN CORP	901 BROADWAY	E PROVIDENCE, RI 02914	171 GROVE AVE
206-10-004.00	MCKIVERGAN, MARY RUTH-TR	165 GROVE AVE	EAST PROVIDENCE, RI 02914	165-167 GROVE AVE
206-11-001.00	EP BROADWAY PROPERTIES LLC	869 BROADWAY	East Providence, RI 02914	869 BROADWAY
206-11-002.00	DWYER, CRAIG J	125 GROSVENOR AVE	EAST PROVIDENCE, RI 02914	125 GROSVENOR AVE
206-11-003.00	CABRAL, JOHN & ASHUE AGUIAR	121 GROSVENOR AVE	EAST PROVIDENCE, RI 02914	121 GROSVENOR AVE
206-11-004.00	ADAMO, CHRISTOPHER	117 GROSVENOR AVE	EAST PROVIDENCE, RI 02914	117 GROSVENOR AVE
206-11-005.00	BSHARA, JOAN A	115 GROSVENOR AVE	E PROVIDENCE, RI 02914	115 GROSVENOR AVE
206-11-006.00	WALZ, CHRISTINE M	111 GROSVENOR AVE	EAST PROVIDENCE, RI 02914	111 GROSVENOR AVE
206-11-023.00	FAGUNDES, SHAWN E A	158 GROVE AVE	RIVERSIDE, RI 02915	160 GROVE AVE
206-11-024.00	RILEY, THOMAS C	3620 PAWTUCKET AVE	EAST PROVIDENCE, RI 02915	164-166 GROVE AVE
206-11-025.00	RILEY, THOMAS C	3620 PAWTUCKET AVE	E PROVIDENCE, RI 02914	168 GROVE AVE
206-11-026.00	SOARES, SILVIO & ELISA	168 GROVE AVE	EAST PROVIDENCE, RI 02914	172 GROVE AVE
206-11-027.00	GOMES, CHRIS A	172 GROVE AVE	EAST PROVIDENCE, RI 02914	180 GROVE AVE
206-11-028.00	PEREZ, PAMELA V	180 GROVE AVE	EAST PROVIDENCE, RI 02914	182 GROVE AVE
206-11-029.00	DIAS, FRANK J & MARIA G-TRS	11 EVELYN WAY	SEEKONK, MA 02771	891 BROADWAY
206-11-030.00	VARGAS, JOHN C	891 BROADWAY	E PROVIDENCE, RI 02914	877 BROADWAY
206-11-031.00	RUGGIERO, JOSEPH	1 NAVATT POINT CT	BARRINGTON, RI 02806	112 GROSVENOR AVE
206-12-026.00	TAVARES, ROSANGELA C	112 GROSVENOR AVE	EAST PROVIDENCE, RI 02914	118 GROSVENOR AVE
206-12-027.00	ROSE, WILLIAM L	122 GROSVENOR AVE	E PROVIDENCE, RI 02914	122 GROSVENOR AVE
206-12-028.00	KAMARA, UMAH & DEEN, EASMOND ABDUL	35 BRIDGHAM FARM RD	RUMFORD, RI 02916	865 BROADWAY
206-12-029.00	MILLER, KEVIN G & JANET B	35 BRIDGHAM FARM RD	EAST PROVIDENCE, RI 02914	866 BROADWAY
206-19-001.00	IGLESIA DE JESUCRISTO PALABRA MIEL RI	866 BROADWAY	CRANSTON, RI 02910	912 BROADWAY
206-20-001.00	MENDEZ, JOSE	955 PARK AVE	EAST PROVIDENCE, RI 02914	18-20 BAKER ST
206-20-002.00	LIMA, JOSEPH III & DENISE A	20 BAKER STREET	EAST PROVIDENCE, RI 02914	149 GROSVENOR AVE
206-20-021.00	PINHEIRO, PALMIRA H	149 GROSVENOR AVE	EAST PROVIDENCE, RI 02914	145 GROSVENOR AVE
206-20-022.00	AGNEW, DAVID	45 GREENWOOD AVE	RUMFORD, RI 02916	888 BROADWAY
206-21-001.00	NUVOVA PROPERTY MANAGEMENT LLC	892 BROADWAY	EAST PROVIDENCE, RI 02914	892 BROADWAY
206-21-002.00	TROIA, KEVIN	896 BROADWAY	E PROVIDENCE, RI 02914	896 BROADWAY
206-21-003.00	FRANKLIN CARTER INVESTMENTS LLC	896 BROADWAY	East Providence, RI 02914	13 BAKER ST
206-21-020.10	VARGAS, RAFAEL A	13 BAKER ST		



200' RADIUS MAP

877 BROADWAY
206-11-31

Date: 11/25/2022 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