

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.

Attorney Christine J. Engustian
 PHONE NUMBER: 401. 434. 1250

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

1. LOCATION OF PROPERTY 888 Broadway
 MAP 206 BLOCK 21 PARCEL 001.60 ZONING DISTRICT C1

2. OWNER Nuvola Property Management, LLC
 ADDRESS 15 Morra Way, East Providence, RI 02916
 DATE OF PURCHASE March 26, 2018

~~PROPERTY~~ LESSEE/ ~~PROPERTY~~ Your Profile Dental LLC dba Friends and Family Dental
 ADDRESS 888 Broadway, East Providence, RI 02914
 ATTORNEY for Lessee: Christine J. Engustian
 ADDRESS One Grove Avenue, East Providence, RI 02914
 REPRESENTING Friends and Family Dental / Graham Garber, DMD

3. DIMENSIONS OF SITE _____
 Width _____ Depth _____ Area (Sq. Ft.) approx. 5,435 Sq. Feet

LIST OF ALL EXISTING BUILDINGS AND USES:

Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1) <u>Dental office/ Professional Office</u>	<u>< 40 ft.</u>	<u>≈ 3,600 sq. Ft.</u>	<u>Brick</u>
(2) _____	_____	_____	_____
(3) _____	_____	_____	_____

LIST OF PROPOSED CONSTRUCTION AND USES:

Use	No. of Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family No. of Bedrooms/Unit	Type of Construction
(1) <u>ADA ramp</u>	_____	_____	<u>Please see site Layout Plan</u>	_____	<u>wood</u>
(2) _____	_____	_____	<u>for dimensions</u>	_____	_____
(3) _____	_____	_____	_____	_____	_____

(Over)

50% preconsumer content 10% postconsumer content

PRINTED ON RECYCLED PAPER

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 checked="" type="checkbox"/> Lot/Building Coverage | <input type="checkbox"/> Floor Area |
| <input 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>Impermeable Surface Coverage</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>19-145</u>	<u>Dimensional variances for existing building</u>
	<u>and for proposed ramp. See attached sheets, page 1</u>
<u>19-284(23)</u>	<u>Off-street parking for existing use.</u>

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
<u>Please See list on attached sheets, page 2.</u>		

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

Please see attached sheets, pages 3+4.

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.

GIULIA RICCIARELLI RIGHT
(SOLE MEMBER)
OWNER(S) SIGNATURE: NUVOA PROPERTY MANAGEMENT DATE 4/3/25
Lessee's Signature: [Signature] - GRANAM GARRARD DATE 4/3/25

Agent/Attorney [Signature] Address One Grove Avenue, East Providence, RI 02914
for Lessee

Re: 888 Broadway
East Providence, RI 02914
Map 206, Block 21, Parcel 001.00

SUPPLEMENTAL SHEETS TO DIMENSIONAL VARIANCE APPLICATION

Answers to the following questions on the Dimensional Variance Application:

6. VARIANCES SOUGHT

Re: Existing Building which houses the dental office

<u>Ordinance Section No.</u>	<u>Description of the Variance</u>
	Variances requested for <u>existing conditions</u> in light of Applicant's request to install a handicap ramp that requires zoning relief:
19-145,	Lot area
	Lot width
	Front yard setback (Broadway)
	Front yard setback (Baker Street)
	Side yard setback
	Rear yard setback
	Lot building coverage
	Impermeable surface coverage
19-284 (23)	Off-street Parking

Re: Proposed ADA-compliant Access Ramp

<u>Ordinance Section No.</u>	<u>Description of the Variance</u>
19-145	Front yard setback (Baker Street)
	Impermeable surface coverage

7. DEVIATION FROM REQUIRED STANDARDS

PLEASE SEE LAYOUT PLAN SUBMITTED WITH DIMENSIONAL VARIANCE APPLICATION

Re: Existing Building which houses the dental office

<u>Ordinance Section No.</u>	<u>Ordinance Requirement</u>	<u>Existing</u>	<u>Proposed</u>
<u>19-145</u>			
Lot area	10,000 Sq. Ft.	5,435 SF	5,435 SF
Lot width	100 ft.	50 ft.	50 ft.
Front yard setback (Broadway)	15 ft.	3.4 ft.	3.4 ft.
Front yard setback (Baker Street)	15 ft.	9.8 ft.	See Below
Side yard setback	10 ft.	0 ft.	0 ft.
Rear yard setback	20 ft.	10 ft.	10 ft.
Lot building coverage	35%	66.80%	66.80%
Impermeable surface coverage	55%	73.60%	See Below
<u>19-284 (23)(a)</u>			
Off-street Parking	1 space per 500 SF of GFA/ 7 spaces	0 spaces	0 spaces

Re: Proposed ADA-compliant Access Ramp

<u>Ordinance Section No.</u>	<u>Ordinance Requirement</u>	<u>Existing</u>	<u>Proposed</u>
<u>19-145</u>			
Front yard setback (Baker Street)	15 ft.	N/A	.9 ft.
Impermeable surface coverage	55%	73.60%	78.20%

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

The subject premises is situated at 888 Broadway (hereinafter the "Property"), which is at the corner of Broadway and Baker Street. It falls within a Commercial One (C-1) zoning district.

The Applicant dba Friends and Family Dental has been operating its dental office at the Property since year 2019. It wishes to construct a handicap ramp, ultimately connecting to the existing building, to accommodate persons who may wish to become patients of Graham Garber, DMD but would otherwise not seek his treatment and care because a lack of access that adequately meets their needs.

Due to the configuration of the lot and the fact there are no off-street parking spaces available on the Property, the only location for the ramp that affords the greatest safety for the prospective patients and the general motorists on Broadway is on Baker Street. The Site Layout Plan, submitted with this Dimensional Variance Application, demonstrates the proposed location and the manner in which the ramp would bring individuals to the existing side door entry to the building.

Currently, the Property is nonconforming in many ways. The lot does not meet the minimum required area and depth; and the existing building does not meet all of the setback requirements, coverage requirements and off-street parking requirements. Once the Applicant proposed construction of the handicap ramp, the Applicant was asked by the City to request approval from the City Zoning Board not only for those variances needed for the ramp, of course, but also for the *existing, eight (8)* deficiencies outlined above.

The proposed ramp involves the need for two variances – one for the front yard setback (Baker Street) and the other for an approximate five percent (5%) increase in the already noncompliant, impermeable surface coverage. On the Baker street side of the Property, the handicap ramp will not be in the obvious view of motorists on Broadway. In addition, by not having the ramp in the Broadway front yard, it eliminates the possibility of vehicles illegally stopping or parking on Broadway so a person can get out of the vehicle to use the ramp. The reconfiguration of the lanes on Broadway to accommodate the Route 1-195 traffic would make such a location of the ramp hazardous.

The ramp on the Baker Street frontage would be less than a foot from the front boundary line. (See the chart located above and on the Site Layout Plan.) Yet, there is not a way to re-situate the proposed ramp and remain compliant with ADA

requirements. Similarly, the ramp cannot be reduced in size to lower the percentage of impermeable coverage it adds to the existing impermeable coverage amount.

Therefore, the Applicant submits to this Zoning Board that the proposed location, size and configuration of the ramp is reasonable and will not adversely impact the surrounding properties. Nor would it negatively affect the movement of vehicles on Broadway. Lastly, the proposed ramp would not create a traffic congestion or hazard on Baker Street as the Site Layout Plan proposes signage that would prevent vehicles from parking in front of the "cut" in the sidewalk (hereinafter "curb cut"), which in turn shall provide to the handicapped person free and unhindered access from the street to the landing of the ramp. Not only does this "No Parking" area address any potential safety concerns for the handicapped individual but it will also eliminate the possibility of traffic congestion from motorists lining up on Baker Street as they wait for their "turn" to remove a handicapped person from the car to utilize this curb cut.

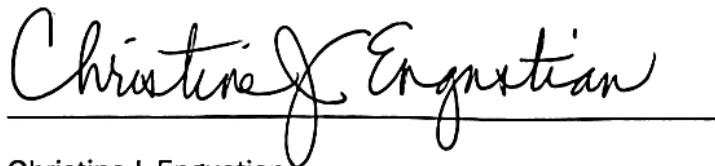
The ramp will not increase the need for off-street parking. The requirement for off-street parking is based on the existing use and not on the ramp. The patients of the dental office have typically parked on Baker Street; and the aforementioned signage should assist in the overall convenience for those wishing to utilize the ramp.

The location of the ramp, however, will necessitate approval also from the City Council because it falls in part into the City's right of way. Therefore, any approvals granted by this Zoning Board must be conditioned on said City Council approval.

For all the reasons expressed above, the Applicant respectfully requests that this Honorable Zoning Board of Review grant the variances requested for the existing dimensional deficiencies and noncompliant features of the lot and building, and for those that are triggered by the proposed ramp.

Applicant Friends and Family Dental

By its Attorney,

A handwritten signature in dark ink, reading "Christine J. Engustian", written over a horizontal line.

Christine J. Engustian
Bar Id. No. 3204
One Grove Avenue
East Providence, RI 02914
401.434.1250

Dated: April 3, 2025



GENERAL NOTES:

- [illegible]

PLAN REFERENCE

1. List of the panel n. of LHO in last province recorded on PLAT CARD and the

DIMENSIONAL ZONING REQUIREMENTS

CONCRETE - CYRILL B. BROWN, JR., ZONING COMMISSION	
PERCENTAGE AREA	= 10.00% S.F.
WIDTH	= 10' 0"
DEPTH	= 10' 0"
FRONT YARD	= 10' 0"
SIDE YARD	= 10' 0"
REAR YARD	= 20' 0"
MINIMUM BUILDING HEIGHT	= 7 - 44 FEET
MAX. PERCENT OF COVERAGE	= 30%

IDENTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE HOUSE, AND DURING OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 12, 1964 AS FOLLOWS:

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR PREPARATION OF THE PLAN IS AS FOLLOWS:

1. TO REPORT A PROFESSIONAL OPINION REGARDING THE LOCATION OF PROPERTY BOUNDARIES.
2. TO IDENTIFY AND REPORT THE RELATIVE POSITIONS OF EXISTING PHYSICAL OBJECTS AND LISTING SITE CONDITIONS.
3. TO OBTAIN EXISTING CONDITIONS BASE PLAN FOR CONTINGENT OR DESIRED CONSTRUCTION OR OTHER IMPROVEMENTS TO THE SITE.

PAUL NITRE, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR
 1900E DELAID PLS. NO. 1797 1900E DELAID C.O.A. NO. 15 1900A44 CO.



EXISTING CONDITIONS PLAN

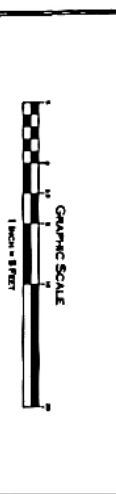
"888 BROADWAY"


APPLICANT: NANCYLA PROPERTY MANAGEMENT LLC	DATE: MARCH 25, 2010
45 GREENWOOD AVENUE, RUMFORD, RI 02816	
SCALE: 1" = 10'	
DRAWN BY: SCA	
JOB #: 16023	

AN\$ITE
Engineering Services LLC
Professional, Engineering, LEAP Registrars
Real Estate, Civil, Insurance

2226 Industrial Complex, Ste. 1
12317 Van Meter Avenue, Mt. Dora
Phone: (352) 268-7527 or (702) 324-4338
Web Address: mtnsign.com

SHEET
1
Of

[illegible][illegible][illegible]

		PAUL D. CANNON 7142	
LAYOUT PLAN			
"888 BROADWAY" EAST PROVIDENCE, RHODE ISLAND 02914 ASSESSORS MAP 206, BLOCK 21, LOT 1 APPLICANT: NAPA PROPERTY MANAGEMENT LLC 45 GREENWOOD AVENUE, NAPA, CALIF. 94931-8			
JOB # 18023	SCALE 1"=5'	DATA BY LJC	DATE MARCH 23, 2025
Revised			



ANSITE
Engineering Services LLC
PROFESSIONAL ENGINEERS • P.E. AND SURVEYORS
Purdue University Graduate

1620 Redwood Circle, Suite 1
15312 N. New Avenue, Bloomington, IN 47404
Phone: (317) 336-4889 / F: (317) 336-4888
Web Address: www.ansite.com

SHEET
2
OF 2

ABUTTERS LIST
888 BROADWAY
206-21-1

Parcel #	Owners Name	Owners Address	City, State, Zip Code	Location
206-10-001-00	LISANN CORP	901 BROADWAY	E PROVIDENCE, RI 02914	901 BROADWAY
206-10-022-00	CITY OF E PROVIDENCE	913 BROADWAY	EAST PROVIDENCE, RI 02914	913 BROADWAY
206-11-001-00	EP BROADWAY PROPERTIES LLC	869 BROADWAY	East Providence, RI 02914	869 BROADWAY
206-11-028-00	PEREZ, PAMELA V	180 GROVE AVE	EAST PROVIDENCE, RI 02914	180 GROVE AVE
206-11-029-00	DIAS, FRANK J & MARIA G-TRSDIAS FAMILY REVOCABLE LIVING T	11 EVELYN WAY	SEEKONK, MA 02771	182 GROVE AVE
206-11-030-00	VARGAS, JOHN C	891 BROADWAY	E PROVIDENCE, RI 02914	891 BROADWAY
206-11-031-00	RUGGIERO, JOSEPH	115 NAVATT RD	BARRINGTON, RI 02806	877 BROADWAY
206-20-001-00	MENDEZ, JOSE	995 PARK AVE	CRANSTON, RI 02910	912 BROADWAY
206-20-002-00	LIMA, JOSEPH III & DENISE A	20 BAKER STREET	EAST PROVIDENCE, RI 02914	18-20 BAKER ST
206-20-003-00	ROY, FRANCIS X & MONTEIRO, ALICIA M	22 BAKER ST	East Providence, RI 02914	22 BAKER ST
206-20-004-00	ESTEVES, CANDIDO A	239 BOYD AVE	EAST PROVIDENCE, RI 02914	24 BAKER ST
206-20-005-00	MEDINA, JOHN C/O CHRISTINA VIEIRA	89 CATALPA AVE	RIVERSIDE, RI 02915	30-34 BAKER ST
206-20-019-00	ROBERT ABBOTT ENTERPRISES LLC	PO BOX 431	REHOBOTH, MA 02769	161 GROSVENOR AVE
206-20-020-00	COVILL, SHIRLEY I ESTATE	157 GROSVENOR AVE	EAST PROVIDENCE, RI 02914	157 GROSVENOR AVE
206-20-021-00	PINHEIRO, PALMIRA H	149 GROSVENOR AVE	EAST PROVIDENCE, RI 02914	149 GROSVENOR AVE
206-20-022-00	AGNEW, DAVID	145 GROSVENOR AVE	EAST PROVIDENCE, RI 02914	145 GROSVENOR AVE
206-21-001-00	NUVOLA PROPERTY MANAGEMENT LLC	45 GREENWOOD AVE	RUMFORD, RI 02916	888 BROADWAY
206-21-002-00	TROIA, KEVIN	892 BROADWAY	EAST PROVIDENCE, RI 02914	892 BROADWAY
206-21-003-00	FRANKLIN CARTER INVESTMENTS LLC	896 BROADWAY	EAST PROVIDENCE, RI 02914	896 BROADWAY
206-21-004-00	PAZ, HELIO J & JOSEFINA	9 SOPHIA DR	REHOBOTH, MA 02769	900 BROADWAY
206-21-005-00	PATERSON, KARLA A	10 REYNOLDS ST	E PROVIDENCE, RI 02914	10 REYNOLDS ST
206-21-006-00	NEVES, ROBERT J	16 REYNOLDS ST	EAST PROVIDENCE, RI 02914	14-16 REYNOLDS ST
206-21-007-00	SANFORD, CAROL J	26 REYNOLDS ST	E PROVIDENCE, RI 02914	26 REYNOLDS ST
206-21-019-10	FERREIRA, MARIA	23 BAKER ST	E PROVIDENCE, RI 02914	23 BAKER ST
206-21-020-00	NEVES, DIANA	16 REYNOLDS ST	EAST PROVIDENCE, RI 02914	15-21 BAKER ST
206-21-020-10	VARGAS, RAFAELA	13 BAKER ST	East Providence, RI 02914	13 BAKER ST
206-22-001-00	DESTEFANO, DAVID M & NELIA M - TRS DESTEFANO FAMILY LIVIN	5 PLAIN ST	BERKLEY, MA	904 BROADWAY



RADIUS MAP
888 Broadway
206-31-6

PARCELS WITHIN 200'
★ SELECTED PARCEL

