

Re: Objection New Business Proposal John Ruggieri Orchid Montessi School

Maria dias <grettad94@gmail.com>

Thu 12/29/2022 11:39 AM

To: Patrick F. Dowling, Jr <pfd@dblawn.com>; Edward Pimentel <EPimentel@eastprovidenceri.gov>; mayorsoffice <mayorsoffice@eastprovidenceri.gov>

Some people who received this message don't often get email from grettad94@gmail.com. [Learn why this is important](#)

Good afternoon , I am including mayor in this email since it impacts city residents of East Providence

I currently own 182 Grove Ave East Providence and object this business proposal. They lack respective side yard, rear yard, buffer setback requirements, parking for both drop off and pick up for students, parents and faculty and let us not forget bus drop off too, a disaster by all means.....

This will absolutely negatively impact my residential property, businesses, properties and its residents. A school is already present on the same street, there is no solution to parking and all items. My property and its buffer zones have not been respectful with John Ruggiero and the occupants at 877 N Broadway and I am totally against this absurd business proposal.

The students of the Orchid school need to find a suitable location that allows adequate parking for student, teacher, bus drop off. A place suitable for recess and playground, and let is not forget this location lacks all these items, not acceptable!!!! This school also lacks valuable resources for special needs children...

Maria

Re: Business Proposal Orchid School 877 Boadway

Maria dias <grettad94@gmail.com>

Wed 1/4/2023 12:13 PM

To: Edward Pimentel <EPimentel@eastprovidenceri.gov>

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Good afternoon Ed and East Providence Zoning Board

I am requesting a site visit to the properties adjacent a proposed school at 877 south broadway ave 02914. My survey and property markers clearly indicate that this business proposal lacks buffer space for any fencing, separation of properties. I also have concerns of daily traffic on an old narrow easement for the exclusive use of 182 grove ave and 870 north broadway 02914. for maintenance of a sign, not for this business. Currently this proposal to open a school for special needs kids which is in a very dangers high traffic area. If a child ever wandered off...they would quickly be at serious risk....

I am requesting a thorough site visit to insure all concerns are addressed and respected.

Thank you

Maria Dias
182 Grove Ave

Town Meeting January 11th

Maria dias <grettad94@gmail.com>

Sun 1/8/2023 10:14 AM

To: Edward Pimentel <EPimentel@eastprovidenceri.gov>; Patrick F. Dowling, Jr <pfd@dblawri.com>; mayorsoffice <mayorsoffice@eastprovidenceri.gov>

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Good morning Ed

Just double checking to see if town meeting was cancelled for Orchid School application, (877 Broadway) for Wednesday January 11th since continuance was applied by applicant?

Also, the zoning Board members have to understand and take into consideration that my easement on my property was designed for a maintenance of a sign, not designed for this type of traffic or excessive use, this will allow a vulnerability for liability, safety concerns. personal and or property damage. The term "overburdened" of the easement." comes to mind.

By expressly allowing changes in the "manner, frequency, and intensity" of use, the new Restatement risks confusing the analysis. Changes in frequency and intensity seem to raise questions of excessive use, while changes in the manner of use could involve uses in addition to the authorized use—a true overburden. Setting the outermost limit as a use that does not "cause unreasonable damage to the servient estate or interfere unreasonably with its enjoyment," aside from inviting judicial reordering of private arrangements, goes beyond what the common law allowed, which was only to use the easement without damage to the burdened land. To think that "reasonable damage" to the servient estate or "reasonable interference with its enjoyment" is allowable is alarming. The easement is also very narrow, 9'1" at its widest section, property damage is very possible as well as personal injury, safety concerns to anyone who is crossing over to the properties and tremendous amount of traffic which is not the intend of this easement. The original use for easement was to maintain a sign, which was the original and intended use, not this....overburden and excessive use of such easement.

The application is for multiple variances mentioned for yard/side, front setbacks, lack of parking, unloading and loading students, faculty and buses.....(commercial vehicles), inadequate setbacks or separation between properties establishing many examples of how this will overburden the easement and my property residents.

Also, the Zoning board members must keep in mind that this will definitely "overburdened" the easement and "excessive", use will definitely introduce unreasonable use beyond its intend and the city will be liable when litigation does occur especially since it is the Zoning Board who will approve or deny this application.

Thank you

Maria

Orchid Montessori School**John Vargas <vargas.autoservice@yahoo.com>**

Mon 4/3/2023 9:07 PM

To: Gene Saveory <gsaveory@eastprovidenceri.gov>You don't often get email from vargas.autoservice@yahoo.com. [Learn why this is important](#)

Vargas Auto Service
891 Broadway
East Providence, RI 02914
401-438-0856
John C. Vargas, Proprietor

March 28, 2023

Dear Mr. Saveory:

I would like to address the zoning requests made by Orchid Montessori School and Daycare Center that would like to open at 877 Broadway in East Providence.

My name is John C. Vargas, a lifelong East Providence resident. I graduated from the East Providence Vocational Auto Mechanic Program in 1980 and went onto a trade school in Colorado. I returned to East Providence and open my own business, Vargas Auto Service. I have owned and operated Vargas Auto Service at 891 Broadway, East Providence for over 42 years in this same location.

The Orchid Montessori School is not even legally opened, and I have already encountered issues! They have had several deliveries that have parked on my property, blocked my garaged doors, and have already hindered my business. I have had to ask people to move their cars only to be told "I will just be a minute" and end in arguments. They have parked in my lot and before I could approach them, they have already entered the building next door. This has already created a hardship on me operating my business on my own property! It is just a matter of time before there will be a car accident on MY property WITH their clients entering and exiting my private property.

The fence (separates properties) that is owned by the orthodontist office is often hit. It has been changed many times already due to vehicles hitting it. This will be the safe place for drop-off and pick-up and outdoor play times. This will be an accident waiting to happen. There is no landscaped area for children to play or any landscaping buffer that can be added without removing more of the limited parking spaces. They do not have ample parking for their staff, clients and dumpster. There is no on street parking for their clients or buses to drop-off or pick-up. They are advertising a morning schedule and an afternoon schedule. This will create two drop-off and two pick-up traffic issues each day. In addition, they are advertising that parents can stay and work in their offices, which creates a need for even more parking spaces!

It is disingenuous for the Pare Company to comport this drop-off and pick-up plan as a solution for a building not suitable for the needs of this business. A five-minute window designed to parents for drop-off and pick-up times is laughable. It also demonstrates that there is indeed a problem with traffic and parking. In addition, the ingress and egress are not a drive through for the benefit of this building. On the contrary, it is a dangerous proposition for the prospective families, the abutting house and my business.

I have installed a speed bump in my parking lot to slow traffic down that cut through my parking lot to Grove Avenue. During busy times I have actually used my own personal truck to block one of my driveway

entrances due to so many people using my property as a cut through.

We have seen the repercussions from lack of adequate parking in the area already. When the unemployment office was in that building years ago and Dr. Geroge's office had to have a private parking lot attendant during working hours due to the people trying to park in their lot. We have a Chiropractor's office that bought the house next door to them and paved the back yard for parking for their office and clients use. The employees park on the street because they still don't have enough parking for clients. There is a dentist office across the street with no parking lot. In addition, many houses are multifamily homes that use the street for tenant parking.

This building and grounds are inadequate for this business. They are seeking unreasonable and unsafe zoning concessions. It is clearly in the best interest of the neighborhood, my business, The Orchid Montessori School and the safety of potential families and students to deny all of the zoning requests.

Regards,

John C. Vargas
Vargas Auto Service, Proprietor

JOSEPH RUGGIERO and ORCHID MONTESSORI SCHOOL, seek permission to introduce a child daycare center operation, without complying with the respective side-yard and rear-yard landscaping buffer setback requirements, minimum separation from a potential hazard requirement, minimum off-street parking student drop-off requirement, stall dimension and aisle width dimensional requirements, and trash storage location, for property located at 877 BROADWAY, being MAP 206, BLOCK 11, PARCEL 31, in a COMMERCIAL 1 DISTRICT. (Dimensional Variance(s) - Petition No. 6927)

February 28, 2023

Mr. Edward Pimentel
Zoning Official
City of East Providence
City Hall
145 Taunton Avenue
East Providence, RI 02914

Mr. Pimentel-

I am writing to you today to voice concerns over the application to the Zoning Board of Review by Mr. Joseph Ruggieri and Orchid Montessori School for multiple variances regarding noncompliance for the site at 877 Broadway. I am the owner of the abutting property located at 869-871 Broadway. My concerns center around the potential of these variances, if granted, to negatively affect our property regarding parking, pick-up, and unauthorized usage of our parking lot.

Our parking lot is immediately adjacent to the property under discussion. We have had parking problems in the past with clients of businesses located at 877 Broadway that had much lower traffic and intensity than a child daycare and school. With this business type I would anticipate a much larger traffic intensity, especially during condensed drop off and pick up times, than many alternative businesses and there is no room for that traffic other than in our adjacent lot. Whether intentionally or not, clients of 877 Broadway will see and use our lot out of convenience and necessity. We do not have the available parking spots for this, the staff to police the parking, or the patience for a mass usage overflow.

I am sure that this business is a worthy endeavor and as a small business owner I always would like to support fellow business owners. Unfortunately, the site and location here have limitations beyond what should be overlooked. I am concerned that granting the multiple variances requested will negatively impact our long-term existing business directly next door.

I am happy to discuss these issues further with you or with any Zoning Board of Review members that are interested in a discussion. I encourage Board members to visit the location if they are not familiar with it and see for themselves why my concerns are considerable.

Sincerely,

• Dan Romani
EP Broadway Properties, LLC
401-573-6127



City of East Providence

OFFICE OF THE CITY COUNCIL PRESIDENT
ROBERT P. RODERICKS COUNCILMAN-AT-LARGE
145 Taunton Avenue
East Providence, RI 02914
401-640-5802 Atlargecouncil@eastprovidenceri.gov

April 24, 2023

Mr. Edward Pimentel, AICP, Zoning Officer
145 Taunton Avenue
East Providence, RI 02914

Dear Mr. Pimentel:

I am writing to respectfully express my objection to the request before the Zoning Board of Review on May 8th, 2023, regarding property at 877 Broadway, East Providence, RI. I have discussed this with abutting neighbors who also object, and do not think this request is in the best interest of the area. Approval of this request will add to an already congested and potentially dangerous situation for residents, motorists and others.

Thank you for your time in this regard and I appreciate your efforts and that of our Zoning Board of review. Don't hesitate to contact me if I can be of any assistance in this matter.

Regards,

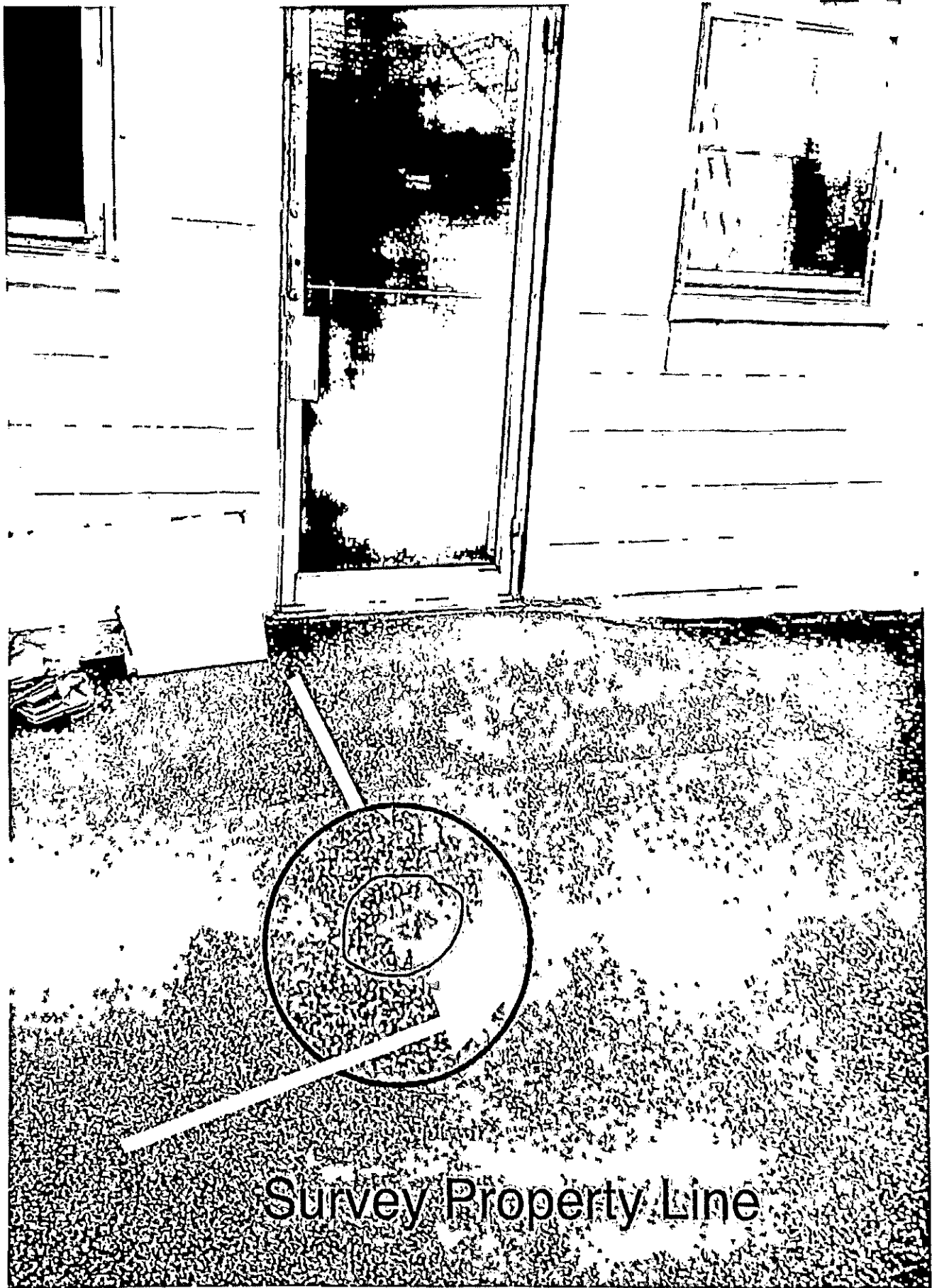
Bob

Robert P. Rodericks
City Council President

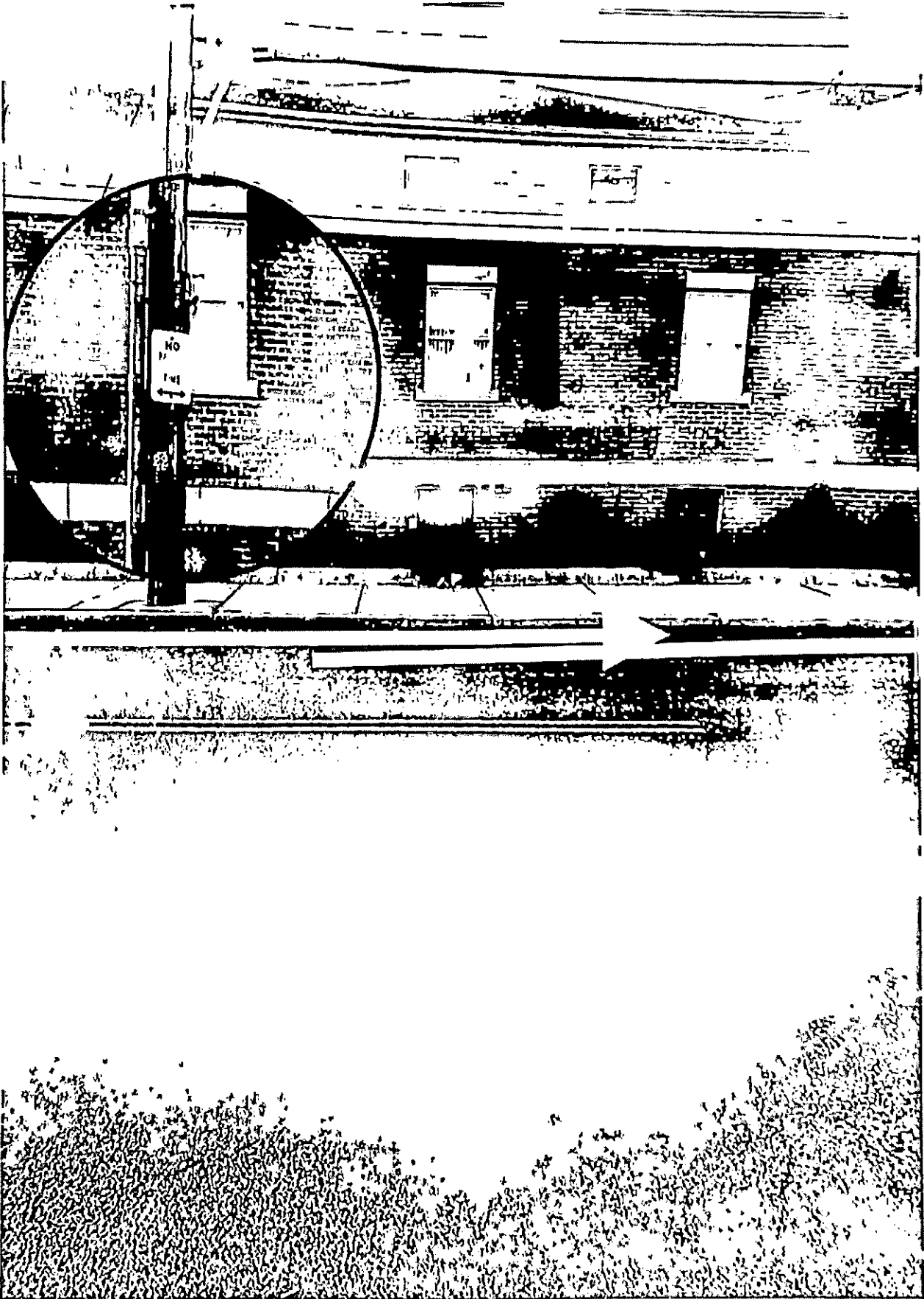
Cc: Eugene Saveory, Chairman Zoning Board of Review
Richard Welch, Esquire
Maria Goretti
Ward Two Councilwoman Anna Sousa

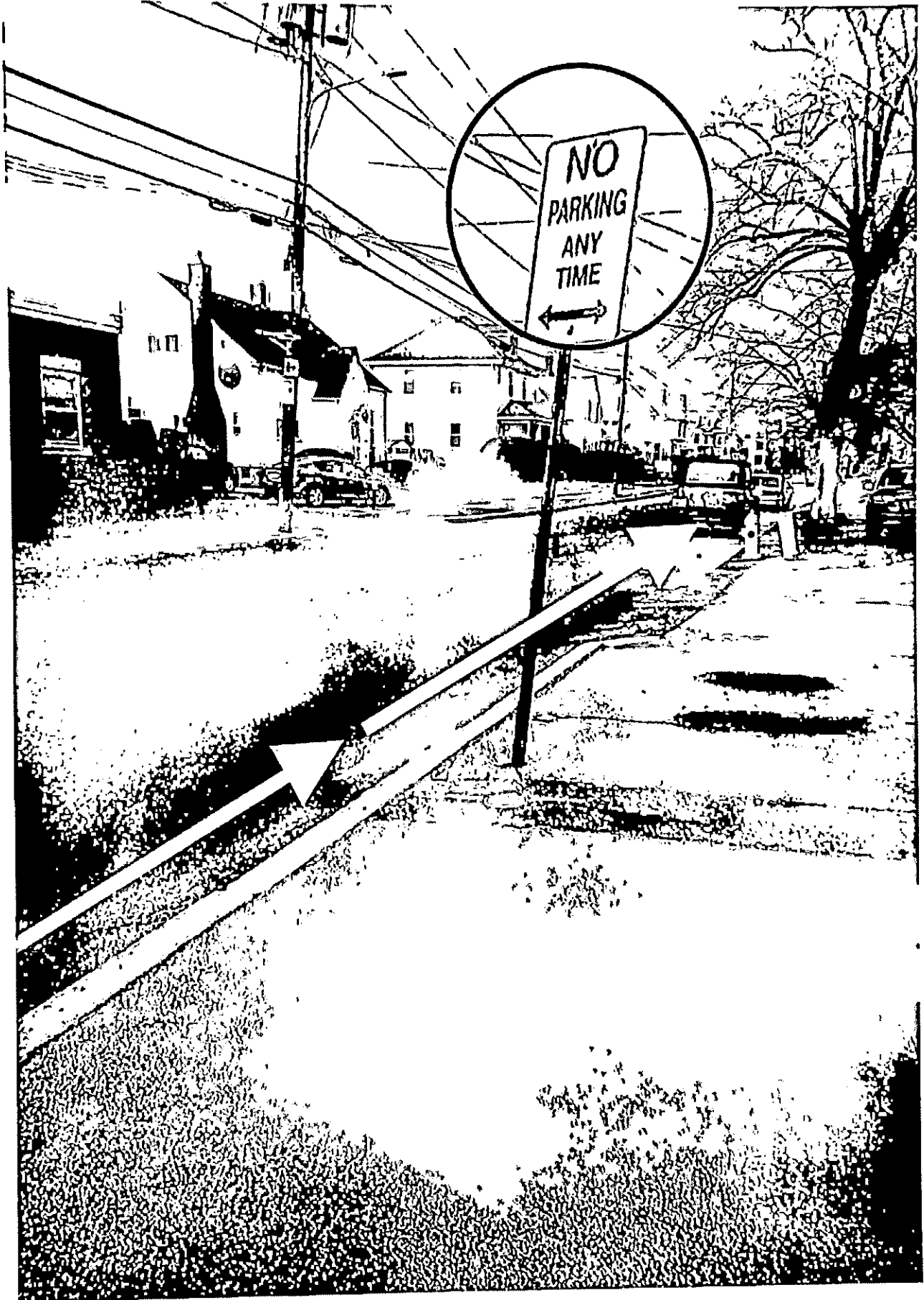
VIA ELECTRONIC MAIL ONLY

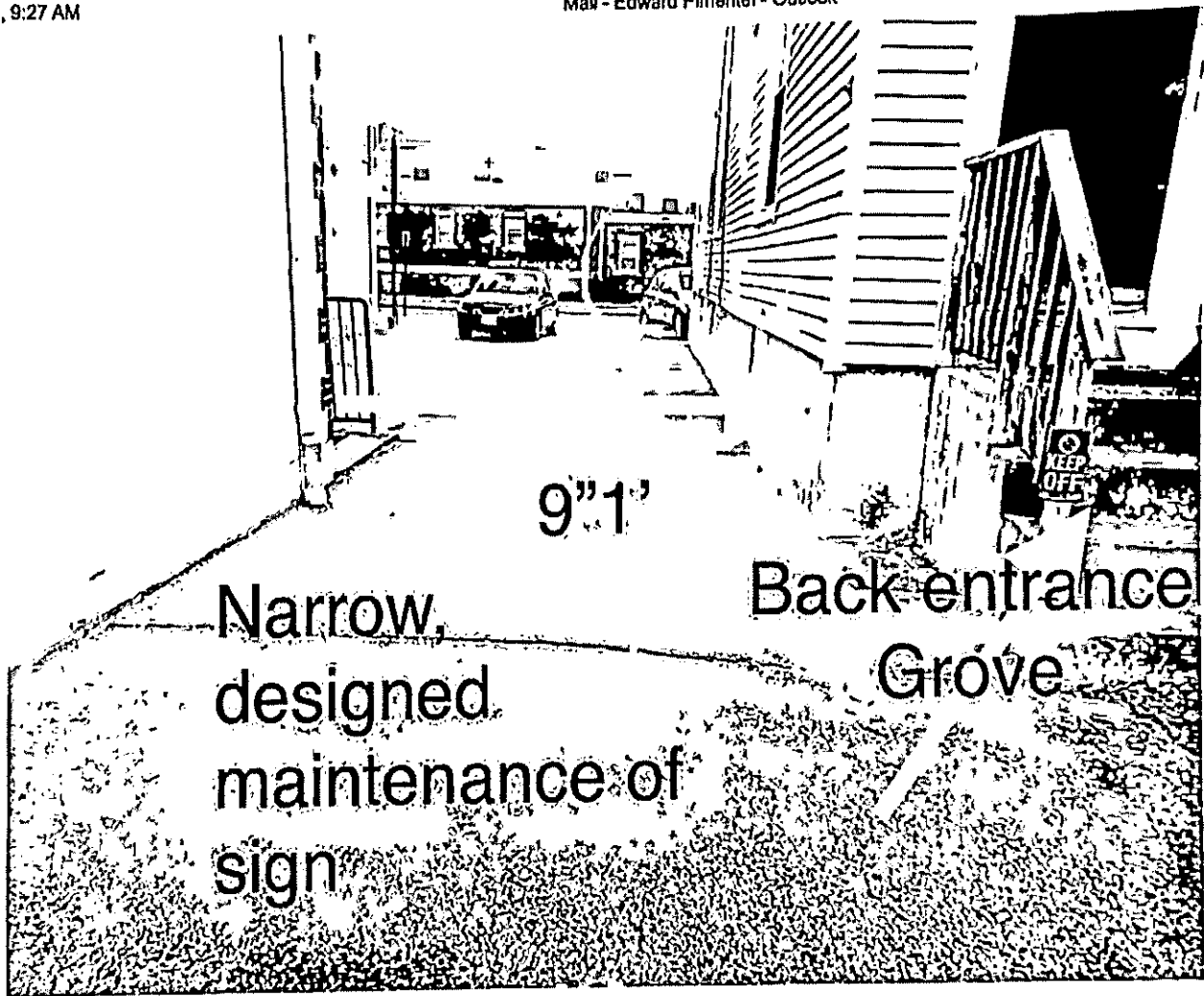




Survey Property Line







9'1"

Narrow,
designed
maintenance of
sign

Back-entrance
Grove



Petition Pics Submit 877 Broadway Orchid School

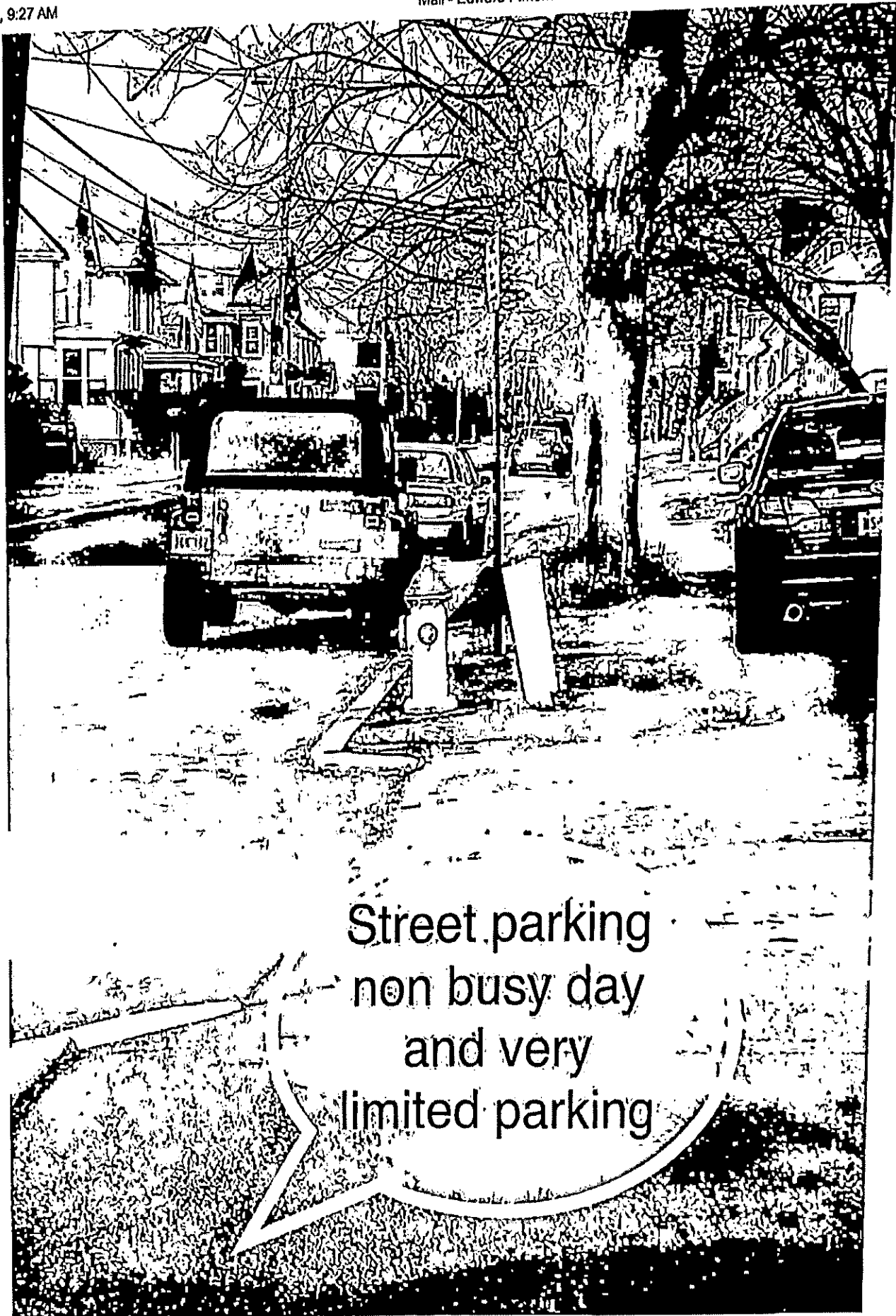
Maria dias <grettad94@gmail.com>

Thu 1/12/2023 9:24 AM

To: Edward Pimentel <EPimentel@eastprovidenceri.gov>

 1 attachments (2 MB)

image_50425345.JPG;



Street parking
non busy day
and very
limited parking