

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 190 Amoral Street AVENUE/STREET
MAP 508 BLOCK 1 PARCEL 3 ZONING DISTRICT I-2

2. OWNER Anderson Motors
ADDRESS 55 Nayatt Point Unit C, Barrington, RI 02806
DATE OF PURCHASE _____
PROPOSED LESSEE/PURCHASER _____
ADDRESS _____
ATTORNEY Anthony DeSisto Law Associates LLC
ADDRESS 450 Veterans Memorial Drwy, Ste 103, East Providence RI
REPRESENTING Anderson Motors

3. DIMENSIONS OF SITE 300 ± 345 ± 143,787
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

	Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1)	Commercial	28/2	32,080	Signs
(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)	Commercial	28'			32,080		Signs
(2)							
(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?

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
19-440	Digital / Electronic message center signs
_____	_____
_____	_____
_____	_____

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

Applicant constructed a new commercial building and needs signs that are proportional to the size of the building, maintain visibility to those passing by, and assist visitors in locating the property. A digital sign will aid the Applicant in achieving this goal.

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 _____
_____ DATE _____

Agent/Attorney _____ Address _____

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: 401-421-0170

LOCATION OF PROPERTY 190 Amara Street AVENUE/STREET
MAP 508 BLOCK 1 PARCEL 3 ZONING DISTRICT I-7

OWNER Anderson Motors

ADDRESS 55 Nayatt Point Unit C, Barrington RI 02806

DATE OF PURCHASE _____

PROPOSED LESSEE/PURCHASER _____

ADDRESS _____

ATTORNEY Anthony Desisto Law Associates LLC

ADDRESS 450 Veterans Memorial Parkway Ste 103, E. Providence

REPRESENTING Anderson Motors

DIMENSIONS OF SITE 300± 345± 143,787
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>Commercial</u>	<u>28'</u>	<u>32,080</u>	
(2)				
(3)				

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>Commercial</u>	<u>28' 1/2</u>	<u>NO</u>	<u>32,080</u>			
(2)							
(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:

- | | |
|--|--|
| ☐ Setback Requirement | ☐ Number of Dwelling Units |
| ☐ Lot/Building Coverage | ☐ Floor Area |
| ☐ Landscaping | ☐ Height |
| ☐ Amount Parking or Loading | ☒ Signs/Billboards |
| ☐ Location/Dimensions of Parking or Loading | ☐ Other: _____ |
| ☐ 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>19-443 (table 3)</u>	<u>127' relief for wall signs</u>
<u>19-443 (table 3)</u>	<u>61' relief for area of the freestanding signs</u>
<u>19-443 (table 3)</u>	<u>5' relief for height of the freestanding signs</u>
<u>19-440(b)</u>	<u>relief to allow for a digital sign</u>

7. DEVIATION FROM REQUIRED STANDARDS

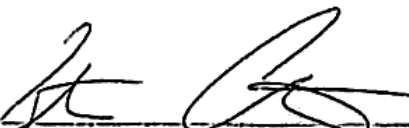
Section Number	Ordinance Requirement	Proposed
<u>19-443</u>	<u>100</u>	<u>227</u>
<u>19-443</u>	<u>100</u>	<u>16</u>
<u>19-443</u>	<u>20</u>	<u>25</u>

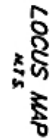
8. DESCRIBE THE UNIQUE CHARACTERISTICS OR OTHER PECULIARITIES OF THE PROPERTY WHICH CREATE HARDSHIP.

Applicant constructed a new commercial building and needs signs that are proportional to the size of the building, maintain visibility to those passing by, and assist visitors in locating the property

NOTE: PLANS ACTED UPON BY THE BOARD BECOME INCORPORATED AS PART OF THE DECISION AND ARE FINAL.

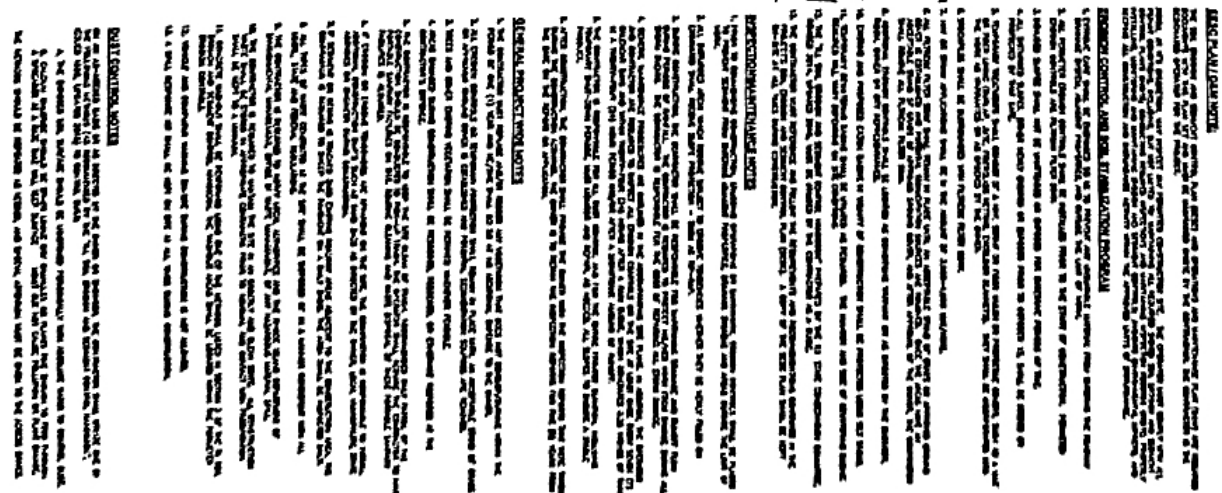
I, the undersigned, swear that all information given above to the best of my knowledge is complete and correct.

OWNER(S) SIGNATURE:  DATE 10/1/25



FLOODING: In the early morning hours of Tuesday, the 10th, heavy rain fell over the entire area, causing the water level in the river to rise rapidly. The water level reached its peak at about 10:00 a.m. and then began to fall. The water level was still high at 1:00 p.m. and was expected to remain high for several days.

[illegible][illegible][illegible][illegible]



Only for continuing motion

4. The second test subject could be selected randomly, but subject would be asked to select a color and then to select a number. The subject would be asked to select a color and then to select a number. The subject would be asked to select a color and then to select a number.

८५

REF ID: A6711

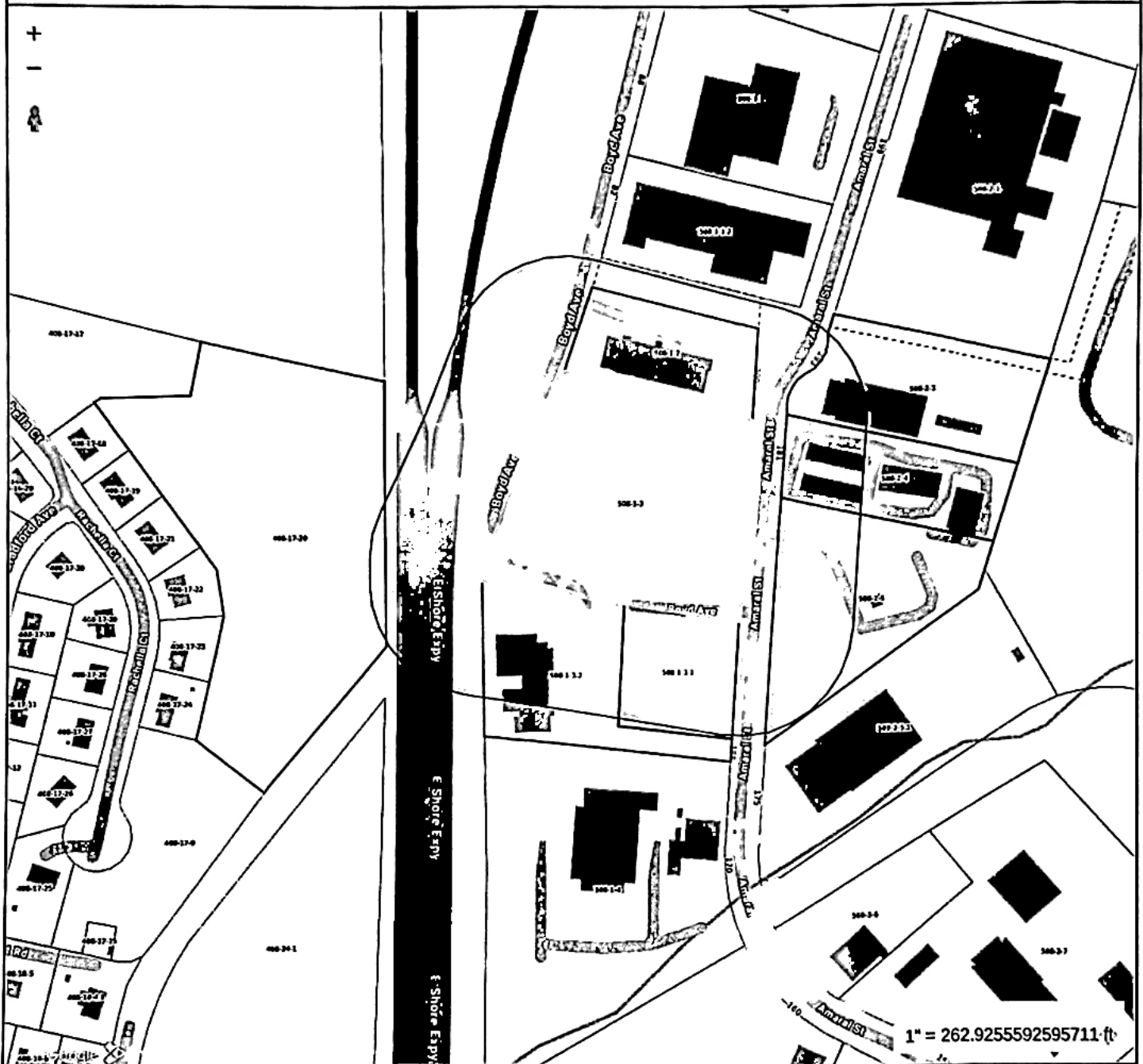
ANDERSON MOTORS
100 BOYD AVENUE
EAST PROVIDENCE, R.I.
02916

**PROCESSED
BUILDING CONSTRUCTION
& SITE IMPROVEMENTS**
MAP 501 BLOCK 1 LOT 3
ZONED DISTRICT 14
INDUSTRIAL 2+
GENERAL MANUFACTURING

Crosman Engineering
 10000 15th Avenue
 Northridge, CA 91329
 (818) 708-0000

- One
- International
- Government
- The Planning
- Marketing
- Planning
- Learning Analysis

200' Radius Map for 190 Amaral Street



Property Information

ID 508-01-003-00
Location 190 AMARAL ST
Owner ANDERSON, JOHN E SR-TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of East Providence RI makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

CITY OF EAST PROVIDENCE
145 TAUNTON AVE
EAST PROVIDENCE, RI, 02914

ALNIC LLC
76 BOYD AVE
EAST PROVIDENCE, RI, 02914

ANDERSON, JOHN E SR-TR|JOHN E ANDERSON SR
TRUST
55C NAYATT PT
BARRINGTON, RI, 02806

RISPCA
186 AMARAL STREET
E PROVIDENCE, RI, 02914

DESIGNER PROPERTIES LLC
271 OLNEY ST
SEEKONK, MA, 02771

HILLTOP PROPERTIES LLC
181 AMARAL ST
RIVERSIDE, RI, 02915

NARRAGANSETT ELECTRIC CO
C/O PROPERTY TAX DEPT
ALLENTOWN, PA, 18104



ANDERSON
190 Amherst Street
Riverside, RI 02915

PROJECT: ANDERSON MOTORS

SHEET NAME: FACADE SIGN VIEW

DATE: 11/07/2025



1 ANDERSON MOTORS

2 VOLVO TRUCKS

3 DIGITAL BOARD

ANDERSON
MOTOR TRUCKS

190 Anara Street
Providence, RI 02915

PROJECT: Anderson Motors

SHEET NAME: Pole Sign

DATE: 11/06/2025

studio
106 PITHMAN STREET
PROVIDENCE, RI 02909

DESIGN SHEET

A MOBIL GAS STATION SIGN



B LOCAL UNION 51 SIGN



ANDERSON MOTORS - NEW VOLVO DEALERSHIP / SERVICE GARAGE

DRAWING TITLE: SIGNAGE EXAMPLES - ROUTE 114

SKETCH NO: SK-35

SCALE: AS NOTED

DATE: 10.30.2025

PROJECT NO: 2022_10

DRAWN BY:

CHECKED BY:

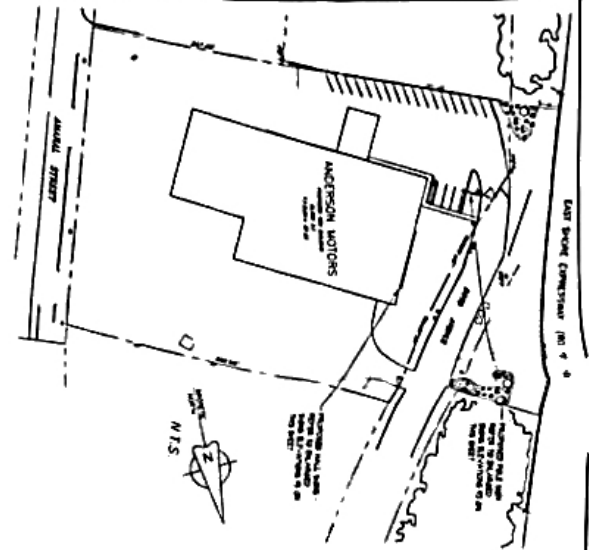
SHEET: OF

SHEET(S) REFERENCE:



LDL STUDIO
ARCHITECT / INTERIOR DESIGNER

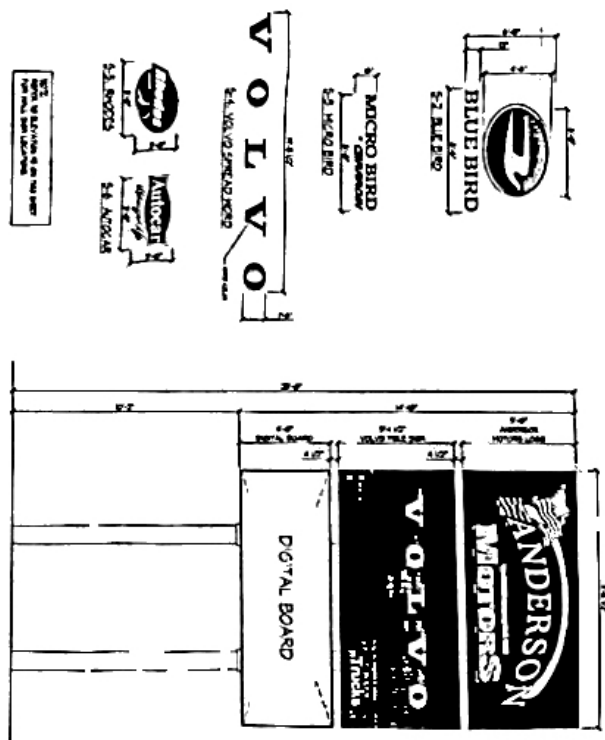
LDL STUDIO, INC.
106 Putnam Street
Providence, RI 02909
P: 401.274.4516
F: 401.421.2631
www.ldlstudio.com



THE SITE LAYOUT IS BASED ON THE BUILDING FOOTPRINT AND THE SURROUNDING LOT. THE BUILDING FOOTPRINT IS BASED ON THE BUILDING PERMITS AND THE SURROUNDING LOT. THE SURROUNDING LOT IS BASED ON THE BUILDING PERMITS AND THE SURROUNDING LOT. THE BUILDING PERMITS AND THE SURROUNDING LOT IS BASED ON THE BUILDING PERMITS AND THE SURROUNDING LOT.

ANDERSON MOTORS

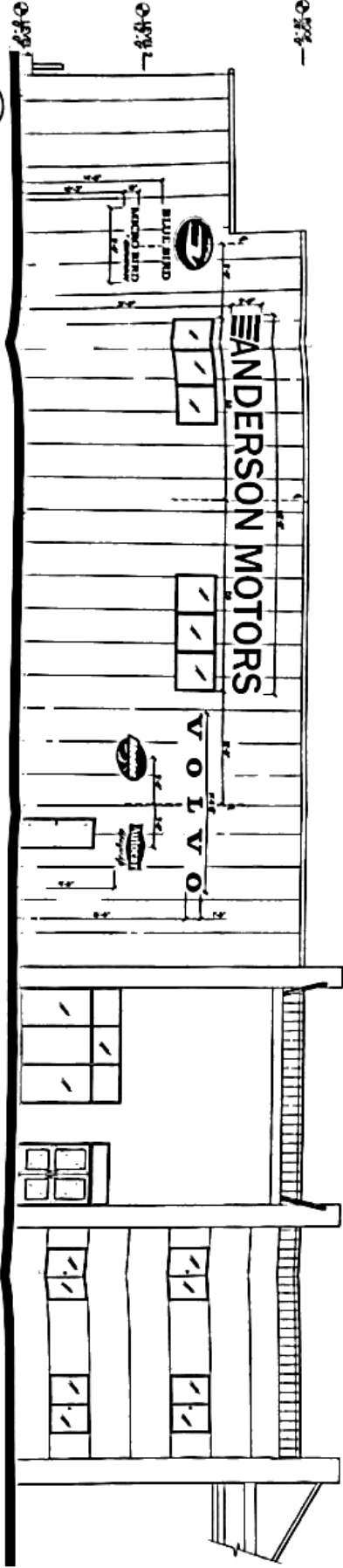
24 ANDERSON MOTORS



3 PROPOSED POLE SIGN - S-1
SCALE 3/8" = 1'-0"

SIGNAGE SCHEDULE

NO.	TYPE	SIZE	LOCATION	NOTES
1	WALL SIGN	10' x 10'	ANDERSON MOTORS	24 ANDERSON MOTORS
2	WALL SIGN	10' x 10'	VOLVO	24 VOLVO
3	WALL SIGN	10' x 10'	BLUE BIRD	24 BLUE BIRD
4	WALL SIGN	10' x 10'	MACRO BIRD	24 MACRO BIRD
5	POLE SIGN	10' x 10'	ANDERSON MOTORS	24 ANDERSON MOTORS
6	POLE SIGN	10' x 10'	VOLVO	24 VOLVO
7	POLE SIGN	10' x 10'	BLUE BIRD	24 BLUE BIRD
8	POLE SIGN	10' x 10'	MACRO BIRD	24 MACRO BIRD
9	POLE SIGN	10' x 10'	ANDERSON MOTORS	24 ANDERSON MOTORS
10	POLE SIGN	10' x 10'	VOLVO	24 VOLVO
11	POLE SIGN	10' x 10'	BLUE BIRD	24 BLUE BIRD
12	POLE SIGN	10' x 10'	MACRO BIRD	24 MACRO BIRD
13	POLE SIGN	10' x 10'	ANDERSON MOTORS	24 ANDERSON MOTORS
14	POLE SIGN	10' x 10'	VOLVO	24 VOLVO
15	POLE SIGN	10' x 10'	BLUE BIRD	24 BLUE BIRD
16	POLE SIGN	10' x 10'	MACRO BIRD	24 MACRO BIRD
17	POLE SIGN	10' x 10'	ANDERSON MOTORS	24 ANDERSON MOTORS
18	POLE SIGN	10' x 10'	VOLVO	24 VOLVO
19	POLE SIGN	10' x 10'	BLUE BIRD	24 BLUE BIRD
20	POLE SIGN	10' x 10'	MACRO BIRD	24 MACRO BIRD
21	POLE SIGN	10' x 10'	ANDERSON MOTORS	24 ANDERSON MOTORS
22	POLE SIGN	10' x 10'	VOLVO	24 VOLVO
23	POLE SIGN	10' x 10'	BLUE BIRD	24 BLUE BIRD
24	POLE SIGN	10' x 10'	MACRO BIRD	24 MACRO BIRD
25	POLE SIGN	10' x 10'	ANDERSON MOTORS	24 ANDERSON MOTORS
26	POLE SIGN	10' x 10'	VOLVO	24 VOLVO
27	POLE SIGN	10' x 10'	BLUE BIRD	24 BLUE BIRD
28	POLE SIGN	10' x 10'	MACRO BIRD	24 MACRO BIRD
29	POLE SIGN	10' x 10'	ANDERSON MOTORS	24 ANDERSON MOTORS
30	POLE SIGN	10' x 10'	VOLVO	24 VOLVO
31	POLE SIGN	10' x 10'	BLUE BIRD	24 BLUE BIRD
32	POLE SIGN	10' x 10'	MACRO BIRD	24 MACRO BIRD
33	POLE SIGN	10' x 10'	ANDERSON MOTORS	24 ANDERSON MOTORS
34	POLE SIGN	10' x 10'	VOLVO	24 VOLVO
35	POLE SIGN	10' x 10'	BLUE BIRD	24 BLUE BIRD
36	POLE SIGN	10' x 10'	MACRO BIRD	24 MACRO BIRD
37	POLE SIGN	10' x 10'	ANDERSON MOTORS	24 ANDERSON MOTORS
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39	POLE SIGN	10' x 10'	BLUE BIRD	24 BLUE BIRD
40	POLE SIGN	10' x 10'	MACRO BIRD	24 MACRO BIRD
41	POLE SIGN	10' x 10'	ANDERSON MOTORS	24 ANDERSON MOTORS
42	POLE SIGN	10' x 10'	VOLVO	24 VOLVO
43	POLE SIGN	10' x 10'	BLUE BIRD	24 BLUE BIRD
44	POLE SIGN	10' x 10'	MACRO BIRD	24 MACRO BIRD
45	POLE SIGN	10' x 10'	ANDERSON MOTORS	24 ANDERSON MOTORS
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100	POLE SIGN	10' x 10'	MACRO BIRD	24 MACRO BIRD



LDL STUDIO
ARCHITECTS

1000 N. 10TH STREET
SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.LDLSTUDIO.COM

ANDERSON MOTORS
24 ANDERSON MOTORS
24 VOLVO
24 BLUE BIRD
24 MACRO BIRD

1000 N. 10TH STREET
SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.LDLSTUDIO.COM

PHASE II
INTERIOR FIT-OUT

1000 N. 10TH STREET
SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.LDLSTUDIO.COM

SK.31

2023.10