

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: 401-861-8296

1 LOCATION OF PROPERTY 250- 260 Boyd Avenue AVENUE/STREET
MAP 408 BLOCK 24 PARCEL 4 ZONING DISTRICT C1

2 OWNER SREC E Providence LLC
ADDRESS 1500 West Park Dr, Suite 170, Westborough, MA 01581
DATE OF PURCHASE 5/8/26
PROPOSED LESSEE/PURCHASER NA- Applicant is current owner
ADDRESS _____
ATTORNEY Michael L. Mineau, Esq.
ADDRESS Partridge Snow & Hahn LLP, 40 Westminster Street, Suite 1100, Providence, RI 02903
REPRESENTING Applicant/Owner.

3. DIMENSIONS OF SITE 442.55' 148.77' 176,853.6' sq. ft
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>Residential apartments</u>	<u>2 Stories</u>	<u>n/a</u>	<u>n/a</u>
(2)				
(3)				

LIST OF PROPOSED CONSTRUCTION AND USES:

	Use	Height	No. of Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family No. of Bedrooms/Unit	Type of Construction
(1)	<u>no change proposed</u>						
(2)							
(3)							

(Over)

50% postconsumer content 10% preconsumer 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
19-443	Applicant seeks a dimensional variance to the required 5' setback for its existing sign and is proposing a 0' setback where the sign abuts Boyd Ave

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
19-443	5"	0"

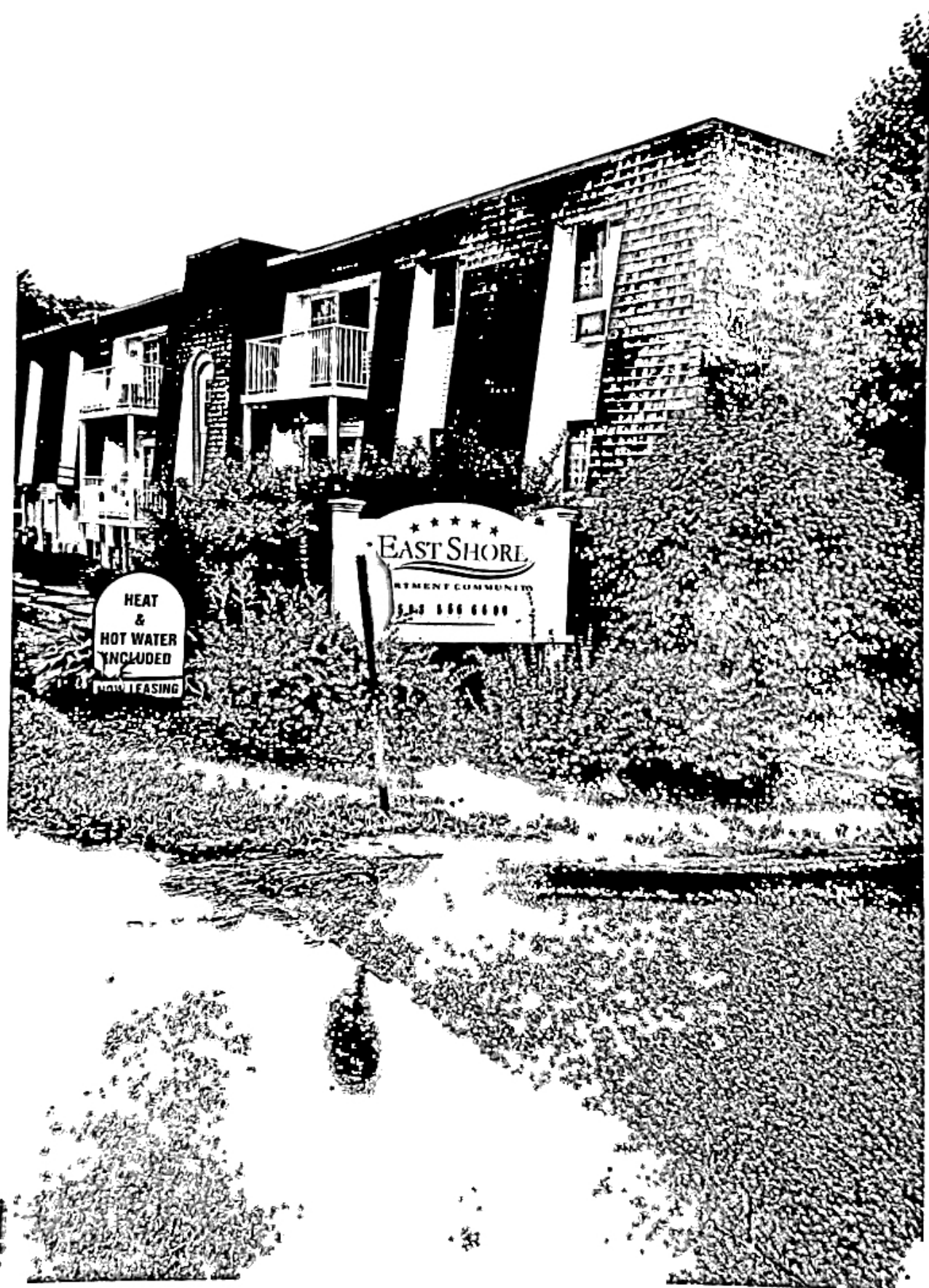
8. DESCRIBE THE UNIQUE CHARACTERISTICS OR OTHER PECULIARITIES OF THE PROPERTY WHICH CREATE HARDSHIP.

The sign is a freestanding sign which applicant seeks a variance to update but to remain in the same location. Due to unique characteristics of the site, existing site layout and configuration, and proximity of the sign to a fire hydrant, it is not practicable to move the sign further into the property; which presents a hardship.

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

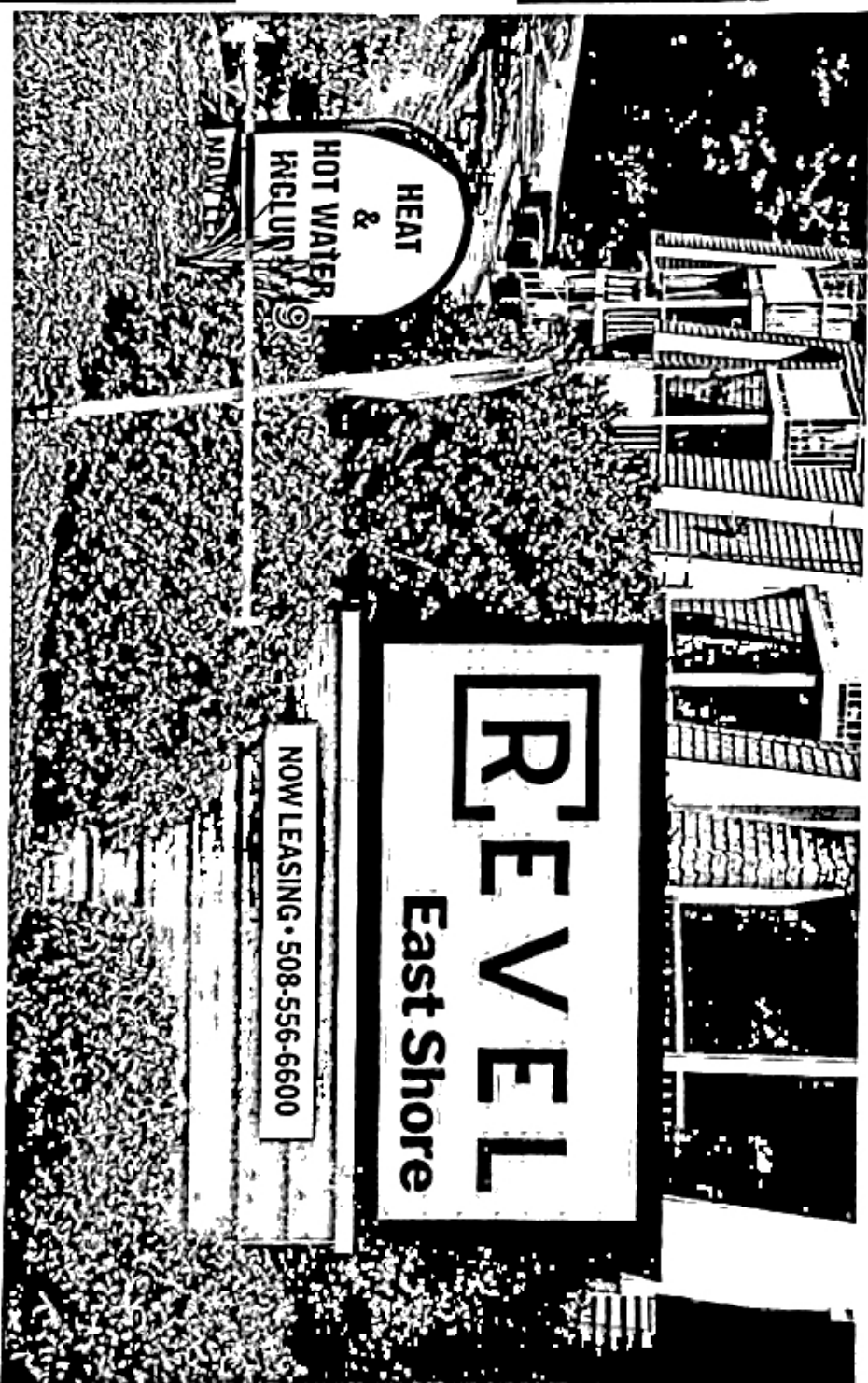
I, the undersigned, swear that all information given above to the best of my knowledge is complete and correct.

OWNER(S) SIGNATURE: Kevin M Jones DATE 9/4/26
 _____ DATE _____



SHORELIGHT REAL ESTATE/MONUMENT SIGN OVERVIEW

SIGN PLACEMENT



LOCATION:



DIMENSIONS

AREA
27' (W) x 66' (H) x 12' (D)
33 SQ FT
DISTANCE FROM ROAD
2'

COLORS

- ☒ BLACK
- ☐ BRUSHED ALUMINUM
- ☐ BLUE
- ☐ THINER TEC

BEFORE



CONTRACTOR:

WANESSA HERNANDEZ
wanessa@bostonsignsandgraphics.com
781-325-4823
bostonsignsandgraphics.com

CUSTOMER:

SHORELIGHT REAL
ESTATE
Shorelight Real Estate
500 E Shore Cir
East Providence, RI 02914

DESCRIPTION:

Single-sided Monument sign with 3/4"
Dimensional letters constructed to
existing posts.

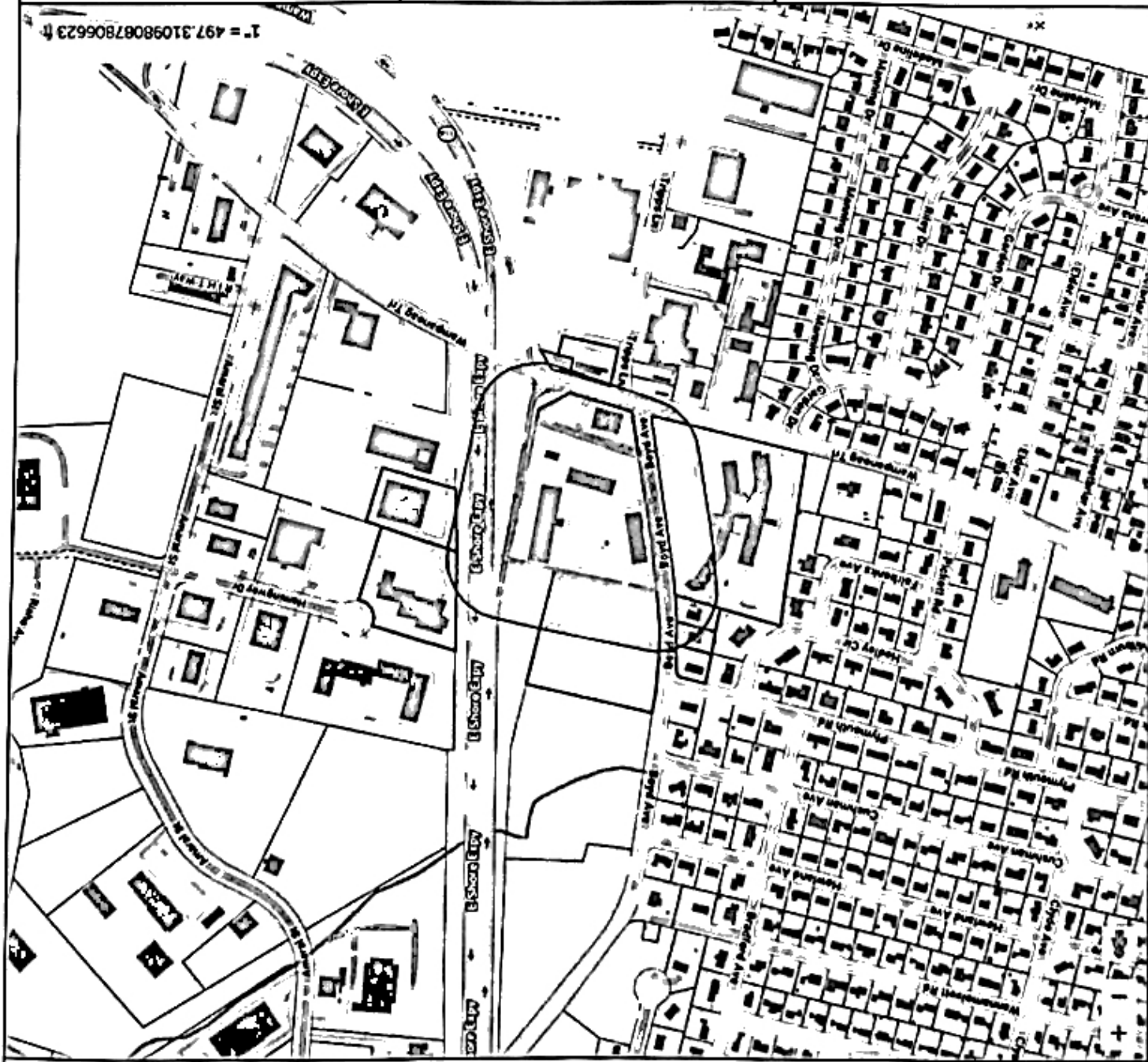
NOTES:



MEASUREMENTS



Radius Map



Property Information

ID: 408-24-004-00
 Location: 250-280 BOYD AVE
 Owner: TMI EAST SHORE LLC



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.

HATTIE IDE CHAFFEE NURSING HOME INC
200 WAMPANOAG TRL
RIVERSIDE,RI,02915

NOONAN, KEVIN P & NOONAN, SUSAN M
235 BOYD AVE
EAST PROVIDENCE,RI,02914

ESTEVEZ, CANDIDO
239 BOYD AVE
EAST PROVIDENCE,RI,02914

VECCHIO, MICHAEL & VECCHIO, FERNANDA
111 PLYMOUTH RD
EAST PROVIDENCE,RI,02914

CITY OF E PROVIDENCE/GREEN ACRES
145 TAUNTON AVE
EAST PROVIDENCE,RI,02914

EAST BAY MEDICAL & PROFESSIONAL CENTER
ASSOCIATION INC
C/O CONDO ASSOCIATION
RIVERSIDE,RI,02915

OMEGA ENTERPRISES LLC
250 WAMPANOAG TR
RIVERSIDE,RI,02915

ELITE COMMERCIAL REALTY LLC
35 OVERHILL RD
WARREN,RI,02885

TELDAR LLC
29 FAIRWAY DR
BARRINGTON,RI,02806

INDIGO HOLDINGS LLC/SQUARE INTEL RIGP
PO BOX 97
BARRINGTON,RI,02806

LUSSIER, MARY L & YESS, JAMES
250 WAMPANOAG TR UNIT #204
RIVERSIDE,RI,02915

SWEET 205 LLC
36 KICKEMUIT AVE
BRISTOL,RI,02809

PK HEALTH LLC
250 WAMPANOAG TR 301
RIVERSIDE,RI,02915

DADDY & PUP LLC
198 PLAINFIELD PIKE
FOSTER,RI,02825

WARGARY LLC
749 EAST AVE
PAWTUCKET,RI,02860

SANTOS, STEVEN W & LEMOS, LIONEL
250 WAMPANOAG TR SUITE #304
RIVERSIDE,RI,02915

RNJ REALTY LLC/CASEY REALTY RIGP
250 WAMPANOAG TRL
RIVERSIDE,RI,02915

MARZILLI, ROCCO REVOCABLE LIV TRUST
C/O STEPHEN MARZILLI
LANSING,MI,48908

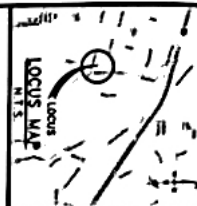
INDIGO HOLDINGS LLC/GREENWICH CAPITAL
PARTNERS LLC
PO BOX 97
BARRINGTON,RI,02806

PLUMBERS AND PIPEFITTERS & LOCAL #51 REALTY
CORP
11 HEMINGWAY DR
RIVERSIDE,RI,02915

BAGDASARIAN, ROBERT
20 HOUGHTON ST
BARRINGTON,RI,02806

RDHASSELL ENTERPRISES LLC
269 WAMPANOAG TRL
RIVERSIDE,RI,02915

BEACON AMORY-E PROVIDENCE
111 OAKDALE RD
NEWTON,MA,02459



REVISION CERTIFICATION

To: Secretary of State, Office of the Registrar of Deeds, Providence, Rhode Island
 From: [Name], [Address]
 Subject: [Property Address]
 Date: [Date]

ORIGINAL DEED DESCRIPTION

The original deed of [Property Address] was recorded in the Office of the Registrar of Deeds, Providence, Rhode Island, on [Date]. The deed was recorded in the name of [Name] and was for the purpose of [Purpose]. The deed described the property as follows: [Description of Property].

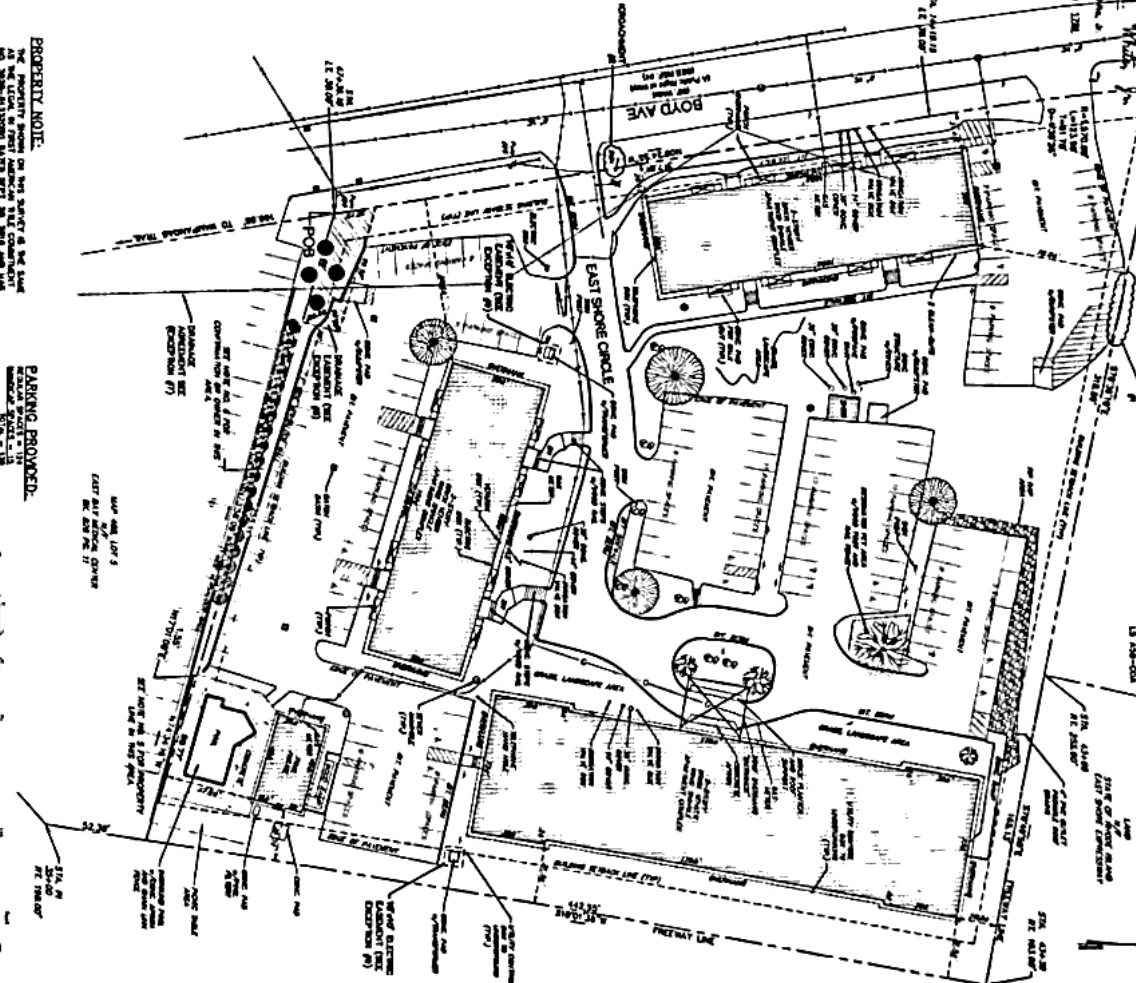
SURRENDER DESCRIPTION

The original deed of [Property Address] was recorded in the Office of the Registrar of Deeds, Providence, Rhode Island, on [Date]. The deed was recorded in the name of [Name] and was for the purpose of [Purpose]. The deed described the property as follows: [Description of Property].

- NOTES:**
1. The property is located in the City of Providence, Rhode Island, and is situated on the east side of Boylston Avenue, between East Avenue and East Avenue.
 2. The property is located in the City of Providence, Rhode Island, and is situated on the east side of Boylston Avenue, between East Avenue and East Avenue.
 3. The property is located in the City of Providence, Rhode Island, and is situated on the east side of Boylston Avenue, between East Avenue and East Avenue.
 4. The property is located in the City of Providence, Rhode Island, and is situated on the east side of Boylston Avenue, between East Avenue and East Avenue.
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 7. The property is located in the City of Providence, Rhode Island, and is situated on the east side of Boylston Avenue, between East Avenue and East Avenue.
 8. The property is located in the City of Providence, Rhode Island, and is situated on the east side of Boylston Avenue, between East Avenue and East Avenue.
 9. The property is located in the City of Providence, Rhode Island, and is situated on the east side of Boylston Avenue, between East Avenue and East Avenue.
 10. The property is located in the City of Providence, Rhode Island, and is situated on the east side of Boylston Avenue, between East Avenue and East Avenue.

CERTIFICATION

I, [Name], [Address], do hereby certify that the above described property is the same property as described in the original deed of [Property Address] recorded in the Office of the Registrar of Deeds, Providence, Rhode Island, on [Date].



PLAN REFERENCES

1. STATE HIGHWAY PLAT 1000
2. STATE HIGHWAY PLAT 1000
3. STATE HIGHWAY PLAT 1000
4. STATE HIGHWAY PLAT 1000
5. STATE HIGHWAY PLAT 1000
6. STATE HIGHWAY PLAT 1000
7. STATE HIGHWAY PLAT 1000
8. STATE HIGHWAY PLAT 1000
9. STATE HIGHWAY PLAT 1000
10. STATE HIGHWAY PLAT 1000

ENCROACHMENTS

1. ENCROACHMENT ON THE NORTH ADJUTANT PROPERTY
2. ENCROACHMENT ON THE SOUTH ADJUTANT PROPERTY

CERTIFICATION

I, [Name], [Address], do hereby certify that the above described property is the same property as described in the original deed of [Property Address] recorded in the Office of the Registrar of Deeds, Providence, Rhode Island, on [Date].

PARCEL DATA

AP. 408, BLOCK 24, LOT 4
 1.00 AC. 100,000 SQ. FT.
 1.00 AC. 100,000 SQ. FT.
 1.00 AC. 100,000 SQ. FT.

ZONING DATA

1.00 AC. 100,000 SQ. FT.
 1.00 AC. 100,000 SQ. FT.
 1.00 AC. 100,000 SQ. FT.

EXCERPTS

1. EXCERPT FROM THE DEED OF [Property Address] recorded in the Office of the Registrar of Deeds, Providence, Rhode Island, on [Date]. The deed described the property as follows: [Description of Property].

ALTA/NSPS LAND TITLE SURVEY
 FOR
MAP 408, BLOCK 24, LOT 4
 SITUATED AT
250-260 BOYD AVENUE
EAST PROVIDENCE, RI.
 PREPARED FOR
TAYMIL PARTNERS

GAROFALO
 GAROFALO & ASSOCIATES, INC.
 CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
 LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

30 CORLISS STREET
 P.O. BOX 9146
 PROVIDENCE, RI 02916
 TEL. 401-275-0880

1

DATE: [Date]
 SCALE: [Scale]
 SHEET: [Sheet]