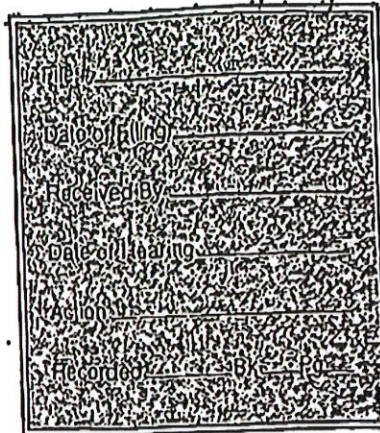


East Providence
Zoning Board of Review

DIMENSIONAL VARIANCE FORM
 (Ref. 19-47)



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

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	No. of Height Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family No. of Bedrooms/Unit	Type of Construction
(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:

- 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: 19,357 & 19,358
 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] DATE: 12/19/22

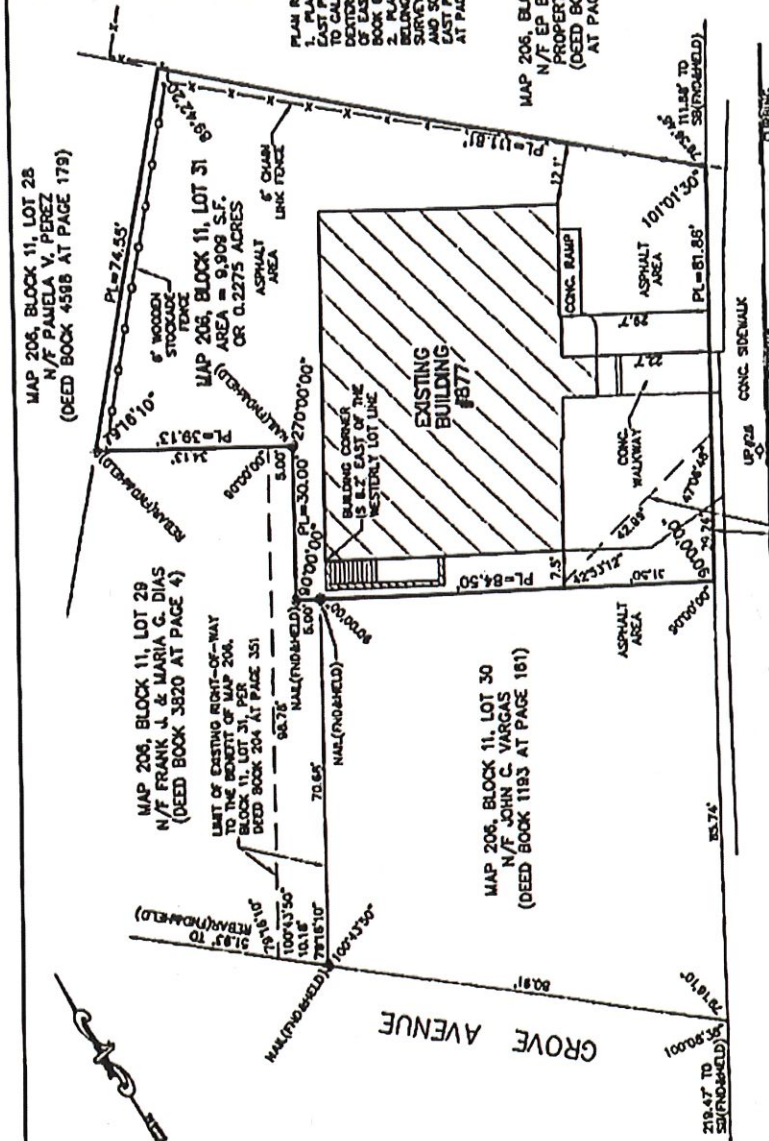
Agent/Attorney: [Signature] DATE: 12/19/22
Matthew Landry
Blish & Conaway, LLC
30 Exchange Terrace
Providence, RI 02903

SCALE: 1" = 20'
 DATE: 11-29-2022
 SHEET: 1 OF 1
 PROJECT: 2022_038

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

GENERAL NOTES:
 1. THE PARCEL IS MAP 206, BLOCK 11, LOT 31.
 2. THE TOTAL PARCEL AREA IS 9,908 S.F. OR 0.2275 ACRES.
 3. THE EXISTING BUILDING ADDRESS IS 877 BROADWAY.
 4. THE PARCEL IS ZONED: C1.
 5. SEE DEED BOOK 2843 AT PAGE 223 FOR TITLE RECORD.
 6. THE PARCEL IS SUBJECT TO AND/OR TOGETHER WITH ANY EASEMENTS, RIGHTS-OF-WAY, COVENANTS OR RESTRICTIONS OF RECORD.
 7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS, AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.

PLAN REFERENCES:
 1. PLAN ENTITLED "THE FENCE PLAT SITUATED IN EAST PROVIDENCE, ALL ON GRASS, BEARING TO CALHUN FENCE AND CHAMBERLAIN BY BAL TO CALHUN FENCE, WHICH IS RECORDED IN THE CITY OF EAST PROVIDENCE, RECORDS OF DEEDS IN PLAT BOOK 8 AT PAGE 8 AND COPY ON PLAT CARD 8E.
 2. PLAN ENTITLED "PLOTS OF LAND IN SECTOR 2 BELONGING TO DR. WILLIAM GROSSVOR AND WIFE, AND SITUATED, WHICH IS RECORDED IN THE CITY OF EAST PROVIDENCE, RECORDS OF DEEDS IN PLAT BOOK 5 AT PAGE 10 AND COPY ON PLAT CARD 8Z.
 MAP 206, BLOCK 11, LOT 1
 N/F EP BROADWAY
 PROPERTIES, LLC
 (DEED BOOK 2898
 AT PAGE 200)



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO THE REQUIREMENTS OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 23, 2015, AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
 DATA ACCUMULATION SURVEY
 CLASS I
 CLASS II

MEASUREMENT SPECIFICATION

STATEMENT OF PURPOSE:
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 1) PREPARE ANY/EXISTING CONDITIONS P.L.S.

BY: *[Signature]*
 MICHAEL E. DARVEAU, REGISTRAR
 PRESIDENT, DARVEAU LAND SURVEYING, INC.
 CDA #45-4487
 DATE: 11/29/22

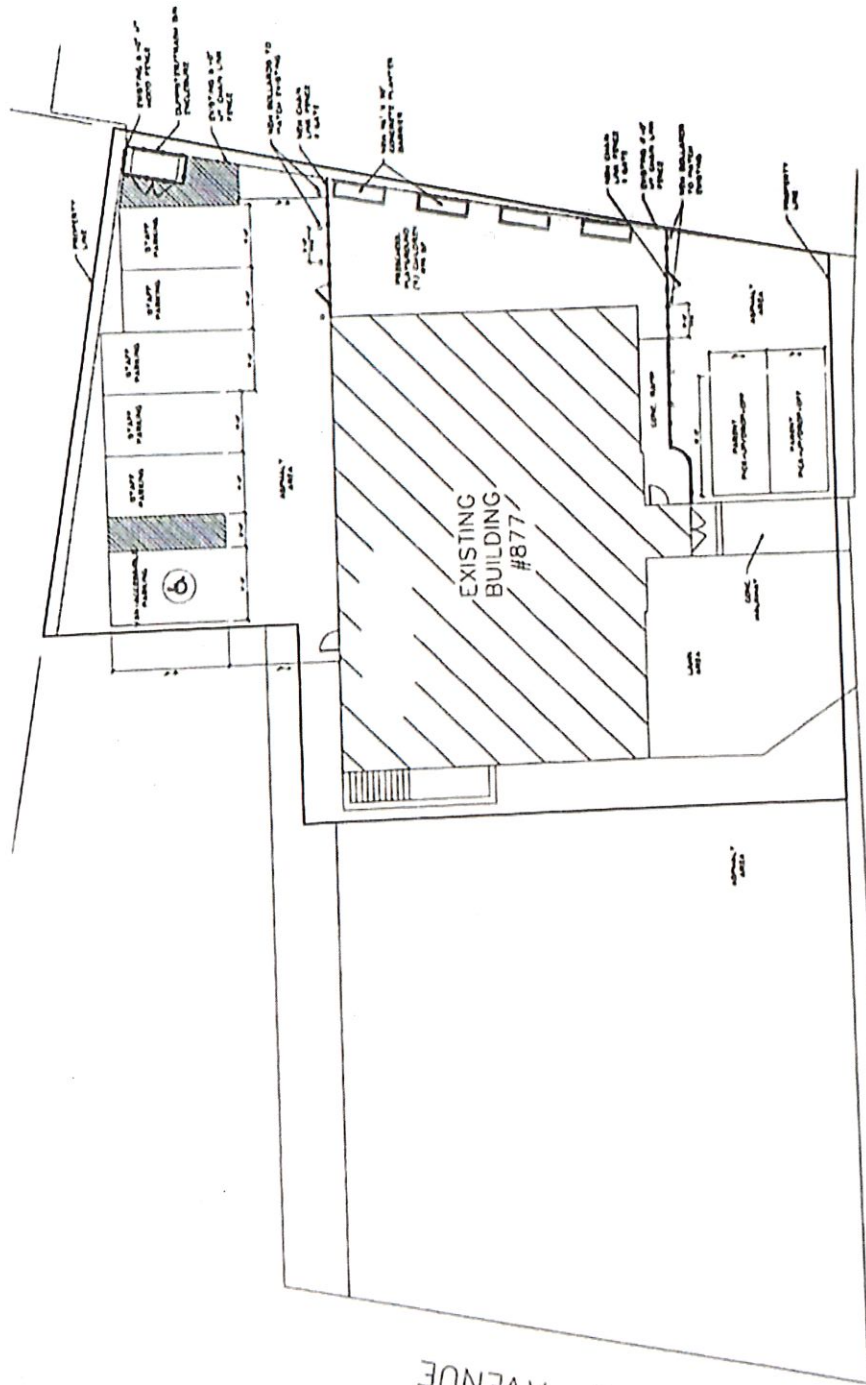


LEGEND

STONE BOUND FOUND
 PL. BOUND FOUND
 E. BOUND FOUND
 N/F BOUND FOUND
 UP

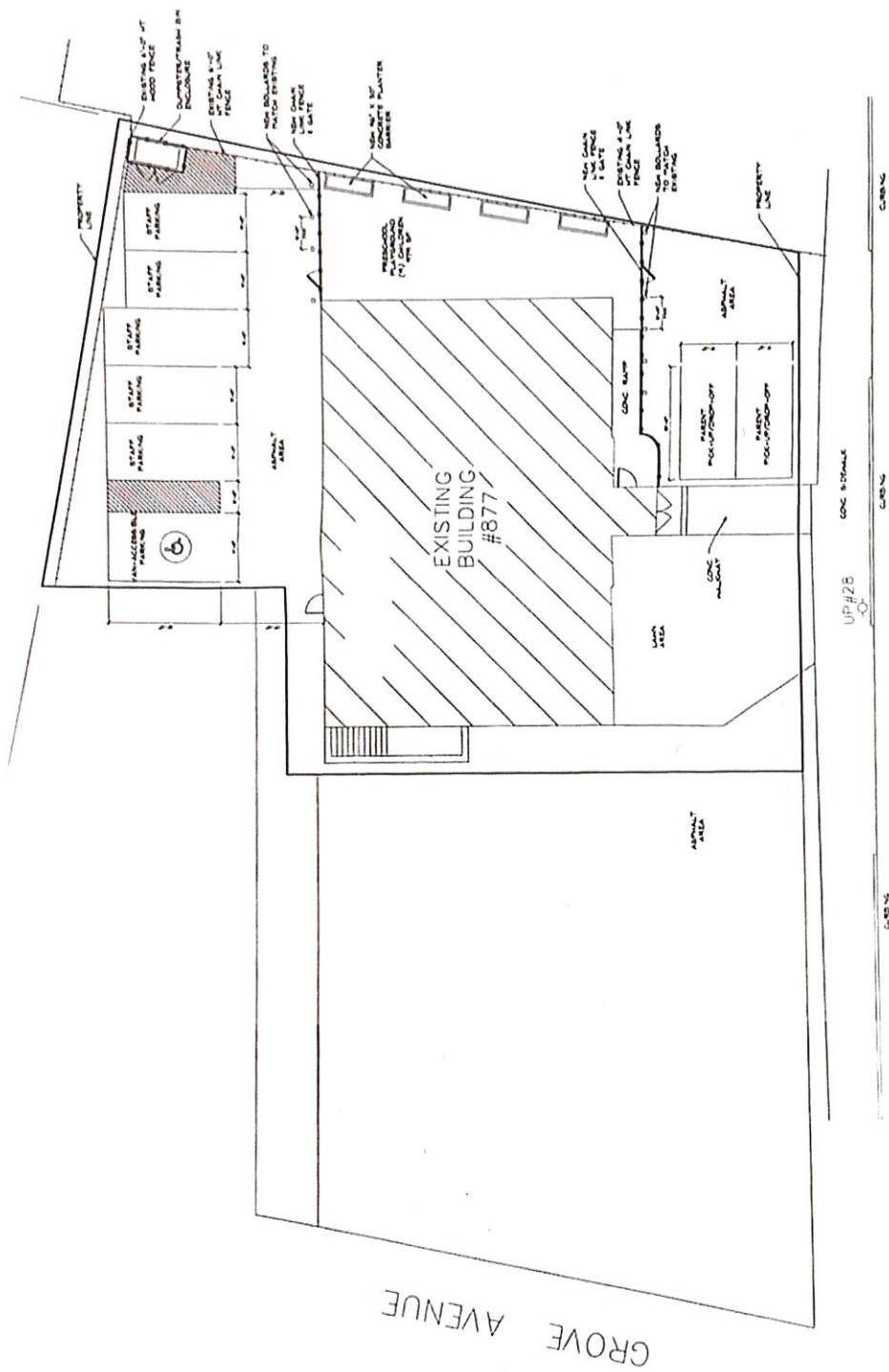
LIMIT OF EXISTING RIGHT-OF-WAY TO THE BENEFIT OF MAP 206, BLOCK 11, LOT 31, PER DEED BOOK 204 AT PAGE 351

GRAPHIC SCALE
 (IN FEET)
 1 Inch = 20 Ft.



1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.





1	UNACCESSIBLE PARKING
2	STAFF PARKING
3	PARKING (CONC/ASPH)
4	TOTAL SPACES



