

**CITY OF EAST PROVIDENCE
STATE OF RHODE ISLAND
PLANNING BOARD**

A meeting of the East Providence Planning Board pursuant to Article 12, Unified Development Review of the City of East Providence Land Development and Subdivision Review Regulations will be held in Room 306, City Hall, 145 Taunton Avenue, East Providence, Rhode Island, on Monday evening, June 8, 2026, at 6:00 P.M. The following application for Unified Development Review will be heard in accordance with Article 12 and Rhode Island General Law State Law 45-23-50.1.

I. Zoning

The Wolf School, Inc. seeks permission to construct a 16,261 sq. ft. addition onto the rear of the existing school located at 215 Ferris Avenue, further recognized as Map 502, block 5, parcel 33, which is being reviewed as a Development Plan Review in accordance with the Unified Development Plan Review procedural process. The applicant's submission requires the following dimensional relief.

Zoning Ordinance	Variance	Required	Existing	Proposed
19-145	Minimum side-yard	50 ft.	13.8 ft.	3.8 ft.
19-145	Minimum rear-yard	50 ft.	8.2 ft.	5.8 ft.
19-145	Maximum building coverage	20%	18.6%	31.6%
19-145	Maximum Impermeable surface	40%	44.2%	54.2%
19-261 (B)(2)	Minimum dumpster setback	5 ft.	N/A	2.6 ft.
19-284 (a)(30)	Off-street parking spaces	73 spaces	69 spaces	69 spaces

II. Development Plan Review

The applicant seeks permission to construct a 16,261 sq. ft. addition onto the existing school that is being reviewed as a Development Plan Review in accordance with Article 10 titled Development Plan Review of the East Providence Land Development and Subdivision Review Regulations.

Plans and other materials may be examined in the Office of the Department of Planning and Economic Development, City Hall, Room 309, 145 Taunton Avenue, East Providence, from 8:00 a.m. to 4:00 p.m., Monday through Wednesday, 8:00 a.m. to 6:00 p.m. on Thursday and 8:00 a.m. to 1:00 p.m. on Friday. The proposed Development Plan Review may be revised with the permission of the Planning Board as a result of further study or because of the views expressed at the public hearing.

Individuals requesting interpreter services for the hearing impaired or needing other special services must call 435-7500 48 hours in advance of the meeting date.

Michael Robinson, Chairman
East Providence Planning Board