



July 31, 2023

City of East Providence, Planning Board
Attn: Mr. Edward Pimental, Zoning Official
145 Taunton Avenue
East Providence, RI 02914

Re: Automotive Dealership-Signage
Taunton Ave, North County Street, Hall Street and Kensington Street
Map 306, Block 9, Lots 5, 5.1, 6, 7, 8, 10, 11 & 12
East Providence, RI
LDG File No. 1466.00

Mr. Pimental:

Level Design Group, LLC (LDG) on behalf of MAG Ventures, Inc. is pleased to provide you with the site plans for the subject parcel as discussed during the pre-submission conference. The plans as detailed combined the parcels during the earlier project stages in 2015-2016 with recording in 2018.

The purpose of the attached request is twofold:

Within the original approval there was a condition to surround the property with parking wheel stops, concrete barriers, to prevent vehicles from entering the surrounding roadway. At the time of the condition in 2015 there was an incident at another dealership the Board was concerned with. Since the time of the original approval 8 years ago there have been no such incidents and it would be the request of the applicant to remove this condition.

The second request is to re-use an existing sign pole on property adjacent to Hall Street. This sign pole has been in place since the original dealership and was shown on the original survey but not noted at the time. I submit with the application google street view images of the pole and the survey location on the originally approved plans. This would allow more than one sign on the same property, however this post and the signage itself can be limited to approximately the current size.

If there are any questions about the attached please do not hesitate to ask.

Enclosed are the following, the original site plans, the currently approved Site Plans, enlarged sections of the sign location as follows:

- Thirteen (13) copies of the application and associated documentation
- One (1) full size copy of the site plan
- Twelve (12) reduced 11x17 copies of the site plan

Grieco Toyota-Signage
July 31, 2023



Should you have any questions, please do not hesitate to contact me.

Truly yours,
~~LEVEL DESIGN GROUP, L.L.C.~~

A handwritten signature in black ink, appearing to read "Daniel Campbell". The signature is written over the text "LEVEL DESIGN GROUP, L.L.C." which has been crossed out with a horizontal line.

Daniel Campbell, P.E.
Principal/Snr Engineer

Cc: Paul Balay, Grieco Toyota
File



APPLICATION

East Providence
Zoning Board of Review
DIMENSIONAL VARIANCE FORM
 (Ref. 19-47)

File #	_____
Date of Filing	_____
Received By	_____
Date of Hearing	_____
Action	_____
Recorded	Bk _____ Pg _____

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

PHONE NUMBER: 508.695.222

1. LOCATION OF PROPERTY 415 Taunton Ave AVENUE/STREET
 MAP 306 BLOCK 9 PARCEL 5, 5.1, 6, 7, 8, 10, 11, 12 ZONING DISTRICT Commercial 4

2. OWNER MAG Ventures Ltd
 ADDRESS 85 Douglas Ave, Smithfield, RI
 DATE OF PURCHASE 2015
 PROPOSED LESSEE/PURCHASER None
 ADDRESS _____
 ATTORNEY _____
 ADDRESS _____
 REPRESENTING _____

3. DIMENSIONS OF SITE Varies due to Street Frontage

*	Width	Depth	Area (Sq. Ft.)
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LIST OF ALL EXISTING BUILDINGS AND USES:

Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1) <u>Automotive sales and service, 2 buildings</u>	_____	_____	_____
(2) _____	_____	_____	_____
(3) _____	_____	_____	_____

4. 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>None</u>	_____	_____	_____	_____	_____	_____
(2) _____	_____	_____	_____	_____	_____	_____
(3) _____	_____	_____	_____	_____	_____	_____

(Over)

5. THIS VARIANCE APPLICATION RELATES TO:

- Principal Building (s) Accessory Building Lot Area
 Signage and Previous Application
 CHECK ONE OR MORE:

- Setback Requirement Number of Dwelling Units
 Lot/Bulding Coverage Floor Area
 Landscaping Height
 Amount Parking or Loading Signs/Billboards
 Location/Dimensions of Parking or Loading Other: Previous Application
 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

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
<u>19-438</u>	<u>One Sign</u>	<u>two</u>

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

The lot was previously under seperated ownership, there were mutple signs on various properties the current applicant intends to reuse on location along Hall Street for a small sales sign.

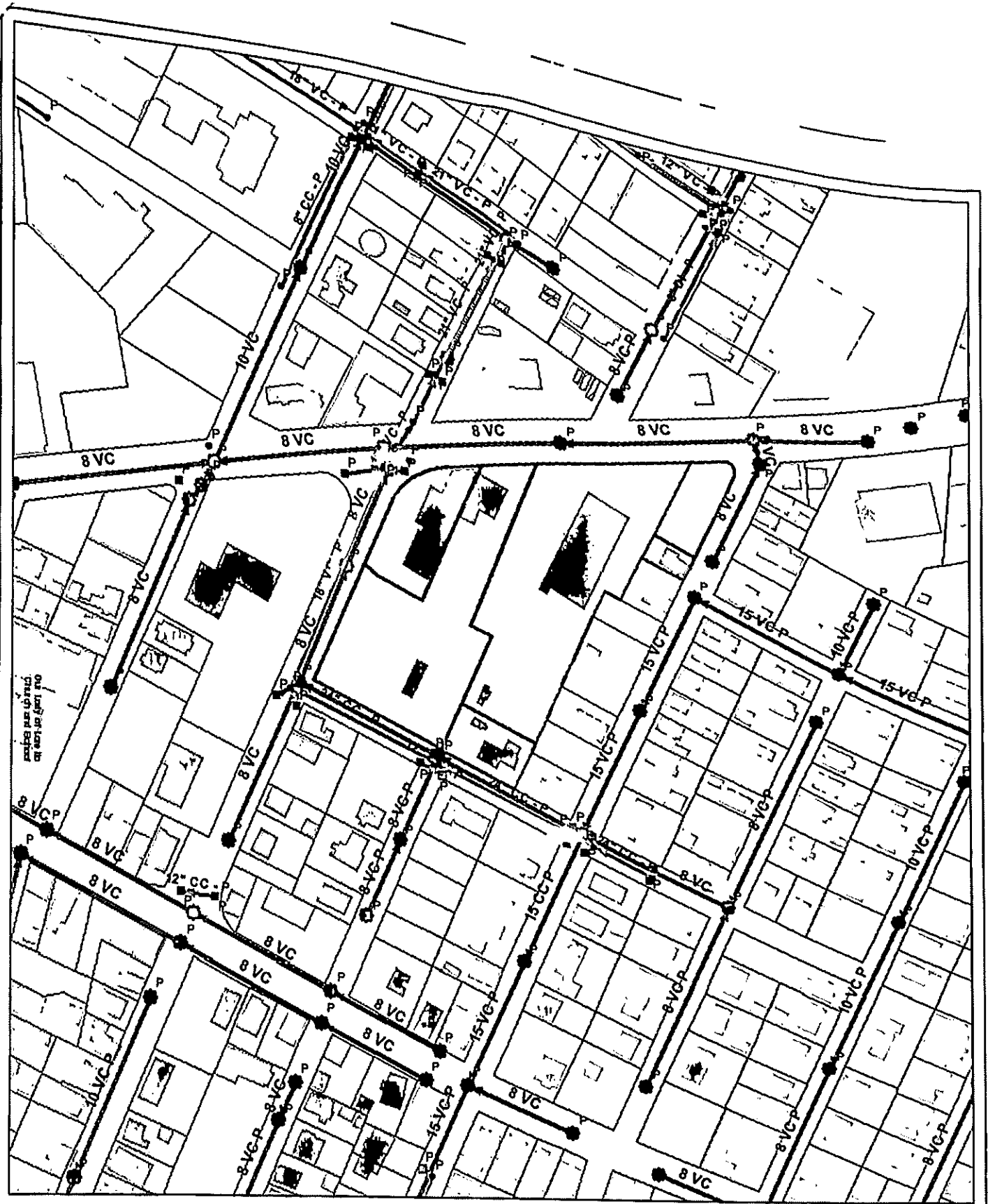
The applicant also wishes to remove the condition of concrete wheel stops at the property perimeter set during the 2016 approval

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

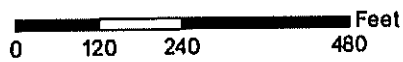
I, the undersigned, swear that all information given above to the best of my knowledge is complete and correct.

OWNER(S) SIGNATURE: [Signature] DATE 7/18/23

Agent/Attorney [Signature] Address 249 Southeast Plainville MA 02762
John DeKorch, Attorney



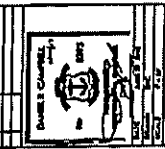
200' Abutters





APPROVED PLAN

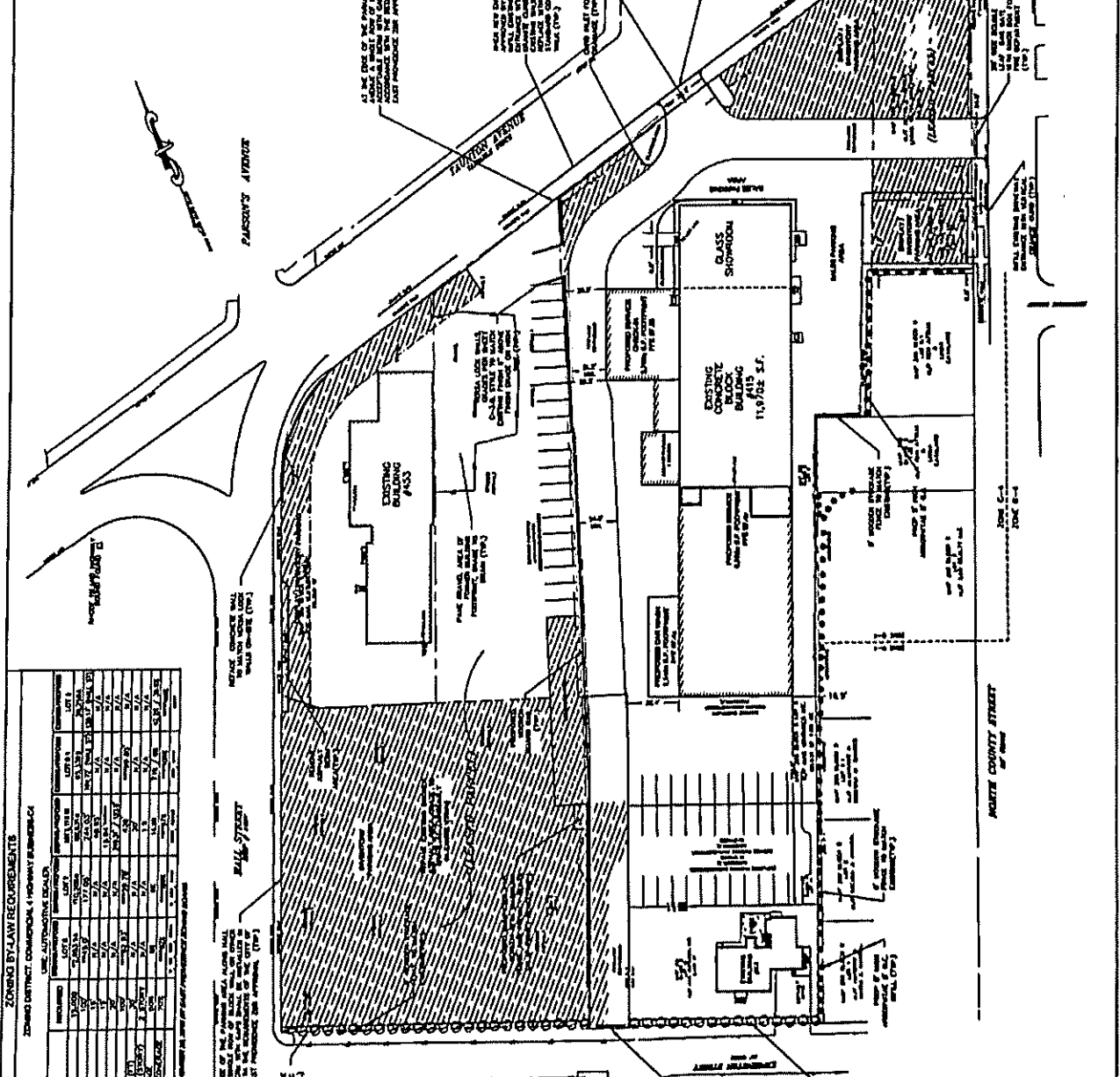
NO.	REVISION	DATE
1	PRELIMINARY	10/1/78
2	REVISED	10/1/78
3	REVISED	10/1/78
4	REVISED	10/1/78
5	REVISED	10/1/78
6	REVISED	10/1/78
7	REVISED	10/1/78
8	REVISED	10/1/78
9	REVISED	10/1/78
10	REVISED	10/1/78



GRISCO TOYOTA
 BUILDING ADDITION
 AM 306, BLOCK 9, LOTS 6, 7, 8, 9, 10 & 11
 EAST PROVIDENCE, RHODE ISLAND
 EAST PROVIDENCE, NORTH COUNTY STREET AND KENSINGTON STREET

LEVED
 LAYOUT & MATERIALS
C-2.0
 1466.00

APPROVED BY
 CITY OF EAST PROVIDENCE
 DESIGN PLAN REVIEW
 DATE: _____
 PUBLIC WORKS
 ENGINEER, JR.
 DATE: _____



ZONING BY-LAW REQUIREMENTS
 ZONING DISTRICT: COMMERCIAL 4 (HOBART) SUBDISTRICT

REQUIREMENTS	MINIMUM	MAXIMUM
LOT AREA (S.F.)	10,000	100,000
LOT WIDTH (S.F.)	100	1000
LOT DEPTH (S.F.)	100	1000
MINIMUM FRONT SETBACK (S.F.)	10	100
MINIMUM SIDE SETBACK (S.F.)	5	50
MINIMUM REAR SETBACK (S.F.)	5	50
MINIMUM FRONT YARD OPEN SPACE (S.F.)	10	100
MINIMUM REAR YARD OPEN SPACE (S.F.)	10	100
MINIMUM SIDE YARD OPEN SPACE (S.F.)	5	50
MINIMUM FRONT YARD OPEN SPACE (S.F.)	10	100
MINIMUM REAR YARD OPEN SPACE (S.F.)	10	100
MINIMUM SIDE YARD OPEN SPACE (S.F.)	5	50
MINIMUM FRONT YARD OPEN SPACE (S.F.)	10	100
MINIMUM REAR YARD OPEN SPACE (S.F.)	10	100
MINIMUM SIDE YARD OPEN SPACE (S.F.)	5	50

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF EAST PROVIDENCE ZONING BY-LAW AND THE CITY OF EAST PROVIDENCE SUBDIVISION MAP.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF EAST PROVIDENCE.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE STATE OF RHODE ISLAND.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE FEDERAL GOVERNMENT.
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LEGEND:
 - CONCRETE
 - STEEL
 - GLASS
 - WOOD
 - BRICK
 - ASPHALT
 - GRAVEL
 - SAND
 - WATER

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