

# 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: 1-401-432-4657

1. LOCATION OF PROPERTY 365 Waterman AVENUE/STREET  
 MAP 306 BLOCK 16 PARCEL 15 ZONING DISTRICT WATERMAN AVE WATERLAY

2. OWNER D Key LLC  
 ADDRESS 1830 Oakgrove Dr N. Dighton MA 02764  
 DATE OF PURCHASE 04-16-2019  
 PROPOSED LESSEE/PURCHASER It Takes a Village LLC  
 ADDRESS 35 Baker Street E. Providence RI 02914  
 ATTORNEY Pro Se  
 ADDRESS \_\_\_\_\_  
 REPRESENTING \_\_\_\_\_

3. DIMENSIONS OF SITE 70.28' 107.1' 7083  
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

	Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1)	Restaurant	15"	1152	Wood
(2)	_____	_____	_____	_____
(3)	_____	_____	_____	_____

4. LIST OF PROPOSED CONSTRUCTION AND USES:

	Use	Height	No. of Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multl-Family No. of Bedrooms/Unit	Type of Construction
(1)	Preschool	15'	1	YES	1152	N/A	Wood
(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: \_\_\_\_\_  
 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 (A) (2)</u>	<u>25' Requirement for property lines &amp; 10' for Landscaping</u>
_____	_____
_____	_____

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
<u>19-357 (A) (2)</u>	<u>25' Requirement</u>	<u>0</u>
<u>19-357 (A) (2)</u>	<u>10' Landscaping</u>	<u>0</u>
_____	_____	_____

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

Existing Building is less than 10' from adjacent building located at 359 Waterman Ave

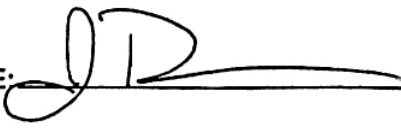
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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 2/10/25

DATE \_\_\_\_\_

Agent/Attorney \_\_\_\_\_ Address \_\_\_\_\_



REDEEMED BUILDING  
2 STARLINE WAY #4  
CRANSTON, RI 02921  
TEL: 401.524.6945

**CLIENT**  
IT TAKES A VILLAGE  
365 WATERMAN AVE  
EAST PROVIDENCE, RI  
02914

**CONTRACTOR**  
REDEEMED BUILDING  
2 STARLINE WAY #4  
CRANSTON, RI 02921

**IT TAKES A  
VILLAGE**

DESIGN DATE: 01 / 13 / 2025

01 / 29 / 2025

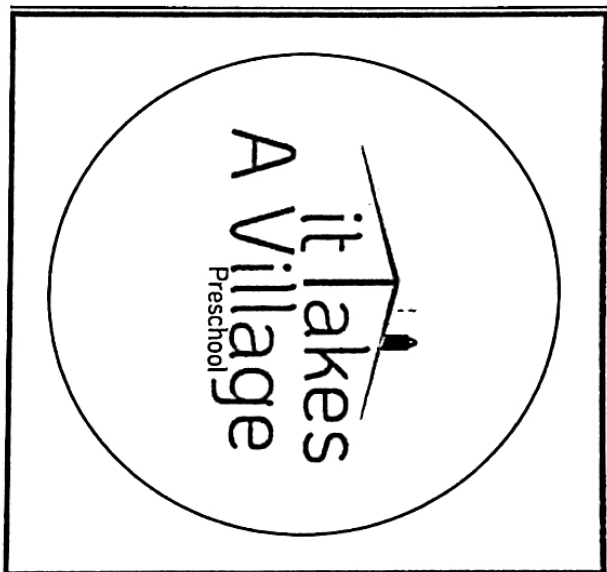
02 / 06 / 2025

**PLANS**

THIS IS AN ORIGINAL, PERSONAL AND MUST NOT BE  
RELEASED OR COPIED WITHOUT PERMISSION FROM  
REDEEMED BUILDING. FROM TO RELEASE ALL  
RIGHTS AND RESERVATIONS. ALL RIGHTS MUST  
BE PLACED.

DISTRIBUTION OF PLANS WITHOUT PROPER PAYMENT  
WILL BE CONSIDERED BREACH OF CONTRACT AND IS  
NOT BE HELD RESPONSIBLE FOR ANY DAMAGES OR  
ADMINISTRATIVE FEES AND REASONABLE ATTORNEY'S  
FEES IF PAYMENT IS NOT MADE BY CASH MONEY  
ORDER OR CERTIFIED CHECK WITHIN 14 HOURS.

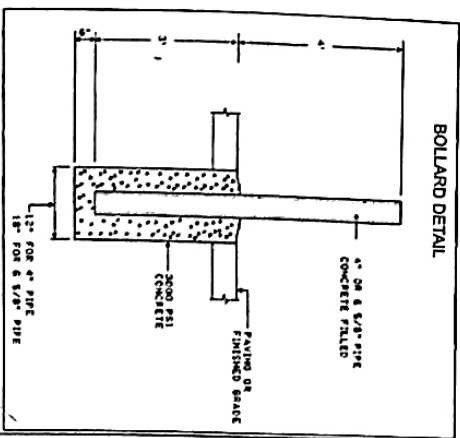
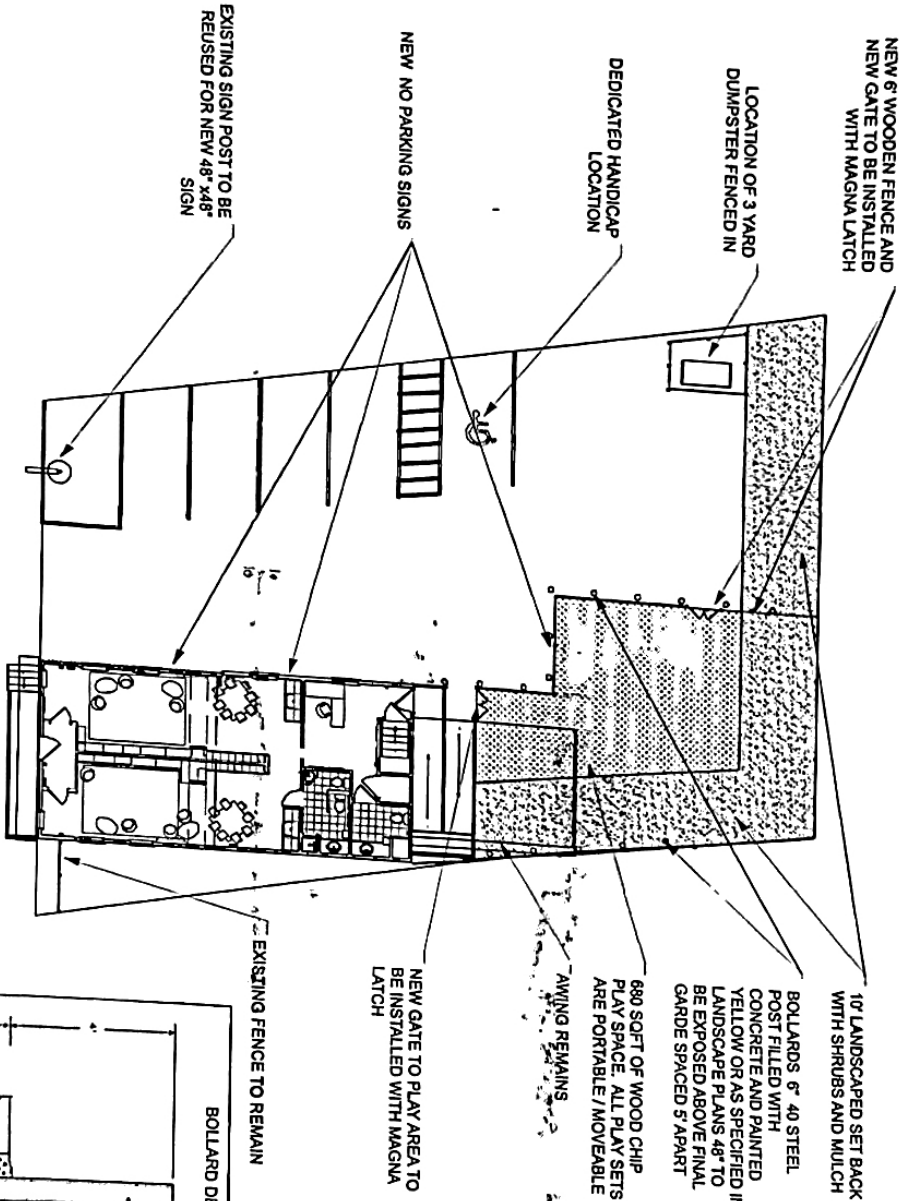
SHEET NUMBER · 1 OF 10  
2/7/2025




# IT TAKES A VILLAGE PRESCHOOL RENOVATIONS

\* This drawing serves as a general representation of the appearance of the design and is not meant to be an exact rendition. Colors depicted do not represent physical materials. \*

**PROPOSED EXTERIOR PLAN**  
SCALE: 1/8" = 1'-0"



 <p>REDEEMED BUILDING 2 STARLINE WAY #4 CRANSTON, RI 02921 TEL: 401.524.8945</p>	<p><b>CLIENT</b> IT TAKES A VILLAGE 365 WATERMAN AVE EAST PROVIDENCE, RI 02914</p>
	<p><b>CONTRACTOR</b> REDEEMED BUILDING 2 STARLINE WAY #4 CRANSTON, RI 02921</p>
<p><b>IT TAKES A VILLAGE</b></p>	<p>DESIGN DATE: 01/13/2025 01/28/2025 02/06/2025</p>
<p><b>PROPOSED EXTERIOR PLAN</b></p>	<p>THIS IS AN ORIGINAL DESIGN AND MUST NOT BE REPRODUCED OR COPIED WITHOUT PERMISSION FROM REDEEMED BUILDING. PROJECT TO BE RELEASED TO THE PUBLIC WITHOUT WRITTEN PERMISSION FROM REDEEMED BUILDING. ALL FEES MUST BE PAID ON JOB ORDER. MUST BE PLACED.</p> <p>DISTRIBUTION OF PLANS WITHOUT PROPER PAYMENT FROM REDEEMED BUILDING IS STRICTLY PROHIBITED. SUBJECT TO APPLICABLE FEES, ADDITIONAL HOURS, ADMINISTRATIVE FEES AND REASONABLE ATTORNEY'S FEES, PAYMENT IS NOT MADE BY CHECK OR MONEY ORDER OR CREDITED CHECK WITHIN 48 HOURS.</p>
<p>SHEET NUMBER <b>2</b> OF <b>10</b> 2/7/2025</p>	



**ABUTTER'S LIST**  
**365 WATERMAN AVENUE**  
**306-16-15**

PARCEL ID	LOCATION	OWNER NAME(S)	OWNER ADDRESS	CITY, STATE, ZIP
306-05-001-00	346 WATERMAN AVE	LADY OF LORETO CHURCH	346 WATERMAN AVE	EAST PROVIDENCE, RI 02914
306-06-001-00	366 WATERMAN AVE	PERRY, ALAN C	366 WATERMAN AVE	EAST PROVIDENCE, RI 02914
306-06-002-00	368 WATERMAN AVE	PERRY, ALAN C	370 WATERMAN AVE	EAST PROVIDENCE, RI 02914
306-06-003-00	374 WATERMAN AVE	COSTA, ANTONIO M & SUSAN P	374 WATERMAN AVE	EAST PROVIDENCE, RI 02914
306-06-004-00	370 WATERMAN AVE	RYAN-PERRY, LAURINE	370 WATERMAN AVE	EAST PROVIDENCE, RI 02914
306-06-005-00	55 HALL ST	MAG ENTERPRISES RE INC	85 DOUGLAS AVE	SMITHFIELD, RI 02917
306-06-010-00	0 ZZ OUR LADY OF LORETO PAR	LADY OF LORETO CHURCH	346 WATERMAN AVE	EAST PROVIDENCE, RI 02914
306-07-006-00	380 WATERMAN AVE	JERRICK, MARK ANTHONY JR	380 WATERMAN AVE	EAST PROVIDENCE, RI 02914
306-15-007-00	25 N HULL ST	PELLETIER, CHRISTOPHER & WRAY-AMANDA	25 N HULL ST	EAST PROVIDENCE, RI 02914
306-15-008-00	21-23 N HULL ST	ESCOBAR, LUISA F	21 N HULL ST	EAST PROVIDENCE, RI 02914
306-15-009-00	17-19 N HULL ST	DACRUZ, JOAO C & OTELINDAA	19 N HULL ST	EAST PROVIDENCE, RI 02914
306-15-010-00	11-13 N HULL ST	CURLEY, JENNIFER L	15 N HULL ST	EAST PROVIDENCE, RI 02914
306-15-011-00	345 WATERMAN AVE	FERREIRA, ROGERIO J & JANAM	345 WATERMAN AVE	EAST PROVIDENCE, RI 02914
306-15-012-00	339-343 WATERMAN AVE	RODRIGUEZ, ANGELICA & RODRIGUEZ, FELIX	339 WATERMAN AVE	EAST PROVIDENCE, RI 02914
306-16-007-00	105 HALL ST	PARE, KEITH & COUTURE, RENEE	105 HALL ST	EAST PROVIDENCE, RI 02914
306-16-008-00	99 HALL ST	TUNSTALL, JAMES WILLIAM II & JIMARL DAVID	99 HALL ST	EAST PROVIDENCE, RI 02914
306-16-009-00	97 HALL ST	CARRINGTON MORTGAGE SERVICES LLC	1610 EAST SAINT ANDREW PI SANTA ANA, CA 92705	EAST PROVIDENCE, RI 02914
306-16-010-00	93 HALL ST	PEREIRA, ANDREA	93 HALL ST	EAST PROVIDENCE, RI 02914
306-16-011-00	89 HALL ST	CALOURO, HELENA M	89 HALL ST	EAST PROVIDENCE, RI 02914
306-16-012-00	85 HALL ST	MEDIROS, PAULA C-TR & MARIA MEDIROS IRREV TR 2024	85 HALL ST	EAST PROVIDENCE, RI 02914
306-16-013-00	375 WATERMAN AVE	DASILVA, DANIEL E	260 PLAIN ST	REHOBOTH, MA 02769
306-16-015-00	365 WATERMAN AVE	D KEY LLC	1830 OAK GROVE DR	NORTH DIGHTON, MA 02764
306-16-016-00	359-361 WATERMAN AVE	P & B REALTY LLC	359-361 WATERMAN AVE	EAST PROVIDENCE, RI 02914
306-16-017-00	14 N HULL ST	HERRERA, CLAUDIA M & GUZMAN, JOHN	14 N HULL ST	EAST PROVIDENCE, RI 02914
306-16-018-00	18-20 N HULL ST	BOTELHO, PAUL G	412 COLE ST	SEEKONK, MA 02771
306-16-019-00	22 N HULL ST	TAYLOR, DARRELL K & ZELDA M	22 N HULL ST	EAST PROVIDENCE, RI 02914
306-16-021-00	24 N HULL ST	SEPE, ANNA S LIFE ESTATE SEPE, DAVID G & DINO G-TRS ANNA S SEPE IRREVOCABLE TRU	24 N HULL ST	EAST PROVIDENCE, RI 02914
306-16-022-00	0 N HULL ST	BRUM, ANDREW	32 N HULL ST	EAST PROVIDENCE, RI 02914
306-17-009-00	387 WATERMAN AVE	PROPRIO PROPERTY LLC	9 MEADOWBROOK DR	BARRINGTON, RI 02806
306-17-011-00	90-92 HALL ST	FERNANDES, ZENA I-TR AND ZACHARY FERNANDES SR IRREV TR	92 HALL ST	EAST PROVIDENCE, RI 02914