

# East Providence Zoning Board of Review

Use 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 _____

1. LOCATION OF PROPERTY 855-865 Waterman AVENUE/STREET  
MAP 507 BLOCK 1 PARCEL 4 ZONING DISTRICT I-1

2. OWNER RFM CR Waterman Avenue LLC  
ADDRESS 200 Summit Dr, Ste 210 Burlington MA 01803  
DATE OF PURCHASE 6/12/15  
PROPOSED LESSEE/PURCHASER Lamar Advertising Company  
ADDRESS 360 Warren Ave, East Providence RI 02914  
ATTORNEY \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
REPRESENTING \_\_\_\_\_

3. DIMENSIONS OF SITE \_\_\_\_\_ 200, 218  
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

	Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1)	Office	1 story	27,082	Concrete
(2)	Office	1 story	22,919	Concrete
(3)	Billboard	51'8"	696	Steel

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)	Digital Billboard	51'8"	N/A	672	N/A	Steel
(2)	_____	_____	_____	_____	_____	_____
(3)	_____	_____	_____	_____	_____	_____

(Over)

5. THIS VARIANCE APPLICATION RELATES TO:

☐ Principal Building (s)

☒ Accessory Building

☐ Land

CHECK ONE OR MORE:

☐ Use

☐ Extension of Nonconforming Use

☒ Change Nonconforming Use

☐ Other-Please Specify \_\_\_\_\_

6. IF CHANGE OF NONCONFORMING USE, WHAT IS EXISTING USE?

Billboard (change from traditional to electronic on west face)

7. LIST EACH APPLICABLE SECTION OF THE ZONING ORDINANCE FOR WHICH VARIANCE IS SOUGHT PLUS A BRIEF DESCRIPTION OF THE NATURE OF THE VARIANCES:

SECTION NUMBER	DESCRIPTION VARIANCE
<u>19-440(f)</u>	<u>Billboards Prohibited</u>
<u>19-442(c)</u>	<u>Digital Sign</u>
<u>19-443 (Table 3)</u>	<u>Sign Area maximum 100s.f.</u>
<u>19-443 (f)(3)(b)</u>	<u>Illumination</u>

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

Lamar operates existing non-conforming billboard, locally permitted 12/1/04. Lamar proposes to modify existing western face from traditional to an electronic face. No increase to height or sign area proposed, brightness adjust to ambient light, projects only static images & changes instantaneously. No residential properties will be impacted by change.

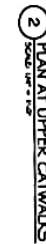
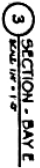
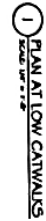
NOTE: PLANS ACTED UPON BY THE BOARD BECOME INCORPORATED AS PART OF THE DECISION AND ARE FINAL.

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

OWNER(S) SIGNATURE: RFM SR Watermarkville LLC  
David Allen manager DATE 3.31.25  
DATE \_\_\_\_\_

Agent/Attorney [Signature] Address 5/28/25





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1-195 @ RT 114 WOMPANOAG TRAIL, EAST PROVIDENCE, RHODE ISLAND  
LAT/LONG 41.811095, -71.350655

1438 E. Mineral Ave., Suite 9100  
Phoenix, Arizona 85014  
Tel: (602) 236-8534 Fax: (602) 236-8887





STATE OF RHODE ISLAND

INTERSTATE ROUTE 195  
(WEST BOUND LANE)

SCALE: 1"=20'  
0 10' 20' 40'

STATE OF RHODE ISLAND

STATE FREEWAY LINE

6' CHAIN LINK FENCE

ASPHALT

BENCHMARK AT TOP OF  
FLAG POLE ELEV = 51.08

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**CITY OF EAST PROVIDENCE  
ZONING BOARD OF REVIEW  
DECISION**

**Date:** October 20, 2004

This is to certify that at the East Providence Zoning Board of Review meeting held on September 29, 2004, the Board considered the following application:

**Applicant:** Lamar Outdoor Advertising  
**Owner of Property:** Coast Realty, LLC  
**Subject Premises:** 855 – 865 Waterman Avenue  
**Map:** 507 **Block:** 01 **Parcel(s):** 004.00  
**Case Number:** 5964  
**Zoning District:** Industrial 1 District  
**Requested Action:** Permission to install a billboard sign, necessitating the following dimensional relief:

1. **Dimensional Variance** to permit the stated installation without complying with the maximum aggregate size requirement - maximum size is 13' by 48' (or 624 square feet in area). The subject proposal entails deviating from **Section 19-1 (Definitions)**, to permit a **14' by 48' (672 square feet in area), or a Forty-eight (48) square foot variance.**
2. **Dimensional Variance** to permit the stated installation without complying with the maximum height requirement [**Section 19-145 – Twenty-seven (27) foot variance**], said billboard to approximate fifty-seven (57) feet in height.

**Zoning Board of Review Members Voting on Application in Question:** Patrick Caine, Eugene Saveory, Jude Kostas, Antonio H. Cunha, and Mikel Perry.

**Documents and other material submitted:** Completed application and supporting argument; Notice from Department of Transportation, acknowledging approval for subject site with the Real Estate Division; Site Plan entitled "Lamar Outdoor Advertising- 855 Waterman Avenue", prepared by Waterman Engineering, Project No. P03.106, and dated Revised June 9, 2004; 200 Foot Radius Map entitled "Lamar Outdoor Advertising- 855 Waterman Avenue", prepared by Waterman Engineering, Project No. P03.106, and dated Revised June 7, 2004; Petition submitted in support of the subject proposal, designated "Exhibit A"; Sloan Real Estate, Inc, James M. Sloan IV, Resume designated "Exhibit B"; Report submitted by James M. Sloan, IV, entitled "Real Estate Summary", dated July 28, 2004, and designated "Exhibit C"; Letter submitted by Lamar Outdoor Advertising, dated August 11, 2004, acknowledging instituted security measures, designated "Exhibit D"; Colored elevation rendering of proposed billboard location in relation to Interstate I-195; Copy of Planning Department Staff Report; Abutters list; Copy of Legal Advertisement; Certified return receipts acknowledging abutters within 200' of the subject property (dated July 14, 2004) were appropriately notified; and all written and recorded minutes of the September 29, 2004, Zoning Board of Review Meeting.

The Zoning Board of Review hereby grants in a unanimous decision the above-described relief in accordance with the submitted application subject to the following:

1. Removal of billboard sign described during testimony, situated east of the subject property. Stated billboard shall neither be replaced nor relocated.
2. Obtainment of all necessary permits.

The aforementioned relief is valid for six (6) months during which the applicant shall exercise the right granted by the decision, otherwise said relief shall expire on April 20, 2005. The Zoning Board of Review may upon application within the six-month period and for good cause shown, extend the limitation for one additional six-month period.

Stated relief has been granted by the Zoning Board of Review as the applicant has entered evidence to the satisfaction of "*Section 19-47 Application process*", "*Section 19-45(a)(1-4) Variances - Findings required*", and "*Section 19-45(b)(1) Additional Standards*".

The Zoning Board of Review has arrived at this finding based upon submitted evidence and testimony and the following findings of fact:

1. The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.
2. Zoning Board of Review determined that the proposed location would neither interfere with the surrounding land uses or on-site professional offices. The area was a cornered location that was neither required for off-street parking or landscaping purposes. Furthermore, it would be solely oriented towards Interstate I-195, thereby not negatively impacting the immediate neighborhood or surrounding community.
3. Zoning Board of Review further determined that the reduction in billboard size was an improvement in the overall proposal, that would help compliment the primarily commercial nature of the subject area.

Any party aggrieved by this decision may file an appeal in accordance with Title 45, Chapter 24, Section 69 of the Rhode Island General Laws and the City of East Providence Zoning Ordinance, Chapter 19, Section 38(b) within twenty (20) days from the date of the recording of this decision.

ZONING BOARD OF REVIEW

  
PATRICK CAINE, CHAIRMAN

Recorded in the City of East Providence Land Evidence Records

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date: \_\_\_\_\_

EAST PROVIDENCE, R.I.  
JOHN M. O'HARE  
CITY CLERK

2004 OCT 20, PM 2:10

RCR

**CITY OF EAST PROVIDENCE  
ZONING BOARD OF REVIEW  
DECISION**

**Date:** October 20, 2004

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**Applicant:** Lamar Outdoor Advertising

**Owner of Property:** Coast Realty, LLC

**Subject Premises:** 855 – 865 Waterman Avenue

**Map:** 507    **Block:** 01    **Parcel(s):** 004.00

**Case Number:** 5964

**Zoning District:** Industrial 1 District

**Requested Action:** Seeking a Use Variance permit installation of a billboard sign, defined as a prohibited land use in an Industrial 1 District, in accordance with Section 19-98 – Schedule of use regulations.

**Zoning Board of Review Members Voting on Application in Question:** Patrick Caine, Eugene Saveory, Jude Kostas, Antonio H. Cunha, and Mikel Perry.

**Documents and other material submitted:** Completed application and supporting argument; Notice from Department of Transportation, acknowledging approval for subject site with the Real Estate Division; Site Plan entitled "Lamar Outdoor Advertising- 855 Waterman Avenue", prepared by Waterman Engineering, Project No. P03.106, and dated Revised June 9, 2004; 200 Foot Radius Map entitled "Lamar Outdoor Advertising- 855 Waterman Avenue", prepared by Waterman Engineering, Project No. P03.106, and dated Revised June 7, 2004; Petition submitted in support of the subject proposal, designated "Exhibit A"; Sloan Real Estate, Inc, James M. Sloan IV, Resume designated "Exhibit B"; Report submitted by James M. Sloan, IV, entitled "Real Estate Summary", dated July 28, 2004, and designated "Exhibit C"; Letter submitted by Lamar Outdoor Advertising, dated August 11, 2004, acknowledging instituted security measures, designated "Exhibit D"; Colored elevation rendering of proposed billboard location in relation to Interstate I-195; Copy of Planning Department Staff Report; Abutters list; Copy of Legal Advertisement; Certified return receipts acknowledging abutters within 200' of the subject property (dated July 14, 2004) were appropriately notified; and all written and recorded minutes of the September 29, 2004, Zoning Board of Review Meeting.

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Stated relief has been granted by the Zoning Board of Review as the applicant has entered evidence to the satisfaction of "**Section 19-47 Application process**", "**Section 19-45(a)(1-4) Variances – Findings required**", and "**Section 19-45(b)(1) Additional Standards**".

**The Zoning Board of Review has arrived at this finding based upon submitted evidence and testimony and the following findings of fact:**

1. The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.
2. Zoning Board of Review determined that the proposed location would neither interfere with the surrounding land uses or on-site professional offices. The area was a cornered location that was neither required for off-street parking or landscaping purposes. Furthermore, it would be solely oriented towards Interstate I-195, thereby not negatively impacting the immediate neighborhood or surrounding community.
3. Zoning Board of Review further determined that the reduction in billboard size was an improvement in the overall proposal, that would help compliment the primarily commercial nature of the subject area.

**Any party aggrieved by this decision may file an appeal in accordance with Title 45, Chapter 24, Section 69 of the Rhode Island General Laws and the City of East Providence Zoning Ordinance, Chapter 19, Section 38(b) within twenty (20) days from the date of the recording of this decision.**

**ZONING BOARD OF REVIEW**

  
**PATRICK CAINE, CHAIRMAN**

**Recorded in the City of East Providence Land Evidence Records**

**Book:** \_\_\_\_\_ **Page:** \_\_\_\_\_

**Date:** \_\_\_\_\_

2004 OCT 20 PM 2:11  
EAST PROVIDENCE, R.I.  
JOHN M. O'HARE  
CITY CLERK

RCR

**ABUTTERS LIST****855-865 Waterman Avenue****507-1-4**

<b>Parcel Number</b>	<b>Owners Name</b>	<b>Owners Address</b>	<b>City, State, Zip Code</b>	<b>Location</b>
506-02-003-00	P & DM LLC	PO BOX 14175	East Providence, RI 02914	1 ALMEIDA AVE
507-01-006-00	PETRODRIVER TRANSPORTATION & EQUIPMENT LEASING CO	825 WATERMAN AVE	EAST PROVIDENCE, RI 02914	825 WATERMAN AVE
506-01-010-10	JAR ENTERPRISES LLC	830 WATERMAN AVE	East Providence, RI 02914	830 WATERMAN AVE
507-01-002-00	DANECORP HOLDINGS INC	126 BARNEY ST	RUMFORD, RI 02916	879 WATERMAN AVE
507-01-003-00	REGAN, QUINLAN T & JOYCE D-TRS QUINLAN REGAN TRUST & JOYCE	163 PINE GLEN DR	EAST GREENWICH, RI 02818	871 WATERMAN AVE
507-01-004-00	RFM CR WATERMAN AVENUE LLC	200 SUMMIT DR STE 210	BURLINGTON, MA 01803	855-865 WATERMAN AVE
507-01-005-00	LOCAL 37 CORP	845 WATERMAN AVE	East Providence, RI 02914	845 WATERMAN AVE
506-01-011-00	RFM CR WATERMAN AVENUE LLC	200 SUMMIT DR STE 210	BURLINGTON, MA 01803	850 WATERMAN AVE



**RADIUS MAP**  
855-865 Waterman Avenue  
507-1-4

PARCELS WITHIN 200'  
★ SELECTED PARCEL

