

Cozy Corner Childcare Center
150 Waterman Street
Providence, RI. 02906

Providence Zoning Board of Review Meeting - 20 August 2020
5:30 pm via Zoom <https://zoom.us/j/97012237191>

We are requesting variances from the Providence Zoning Board of Review to create additional classroom space for my existing families at Cozy Corner Childcare Center and Preschool. We intend to convert the existing 5 car garage, with a modest addition creating (2) classrooms and (2) lavatories. We have chosen this approach because it repurposes an under-utilized structure and it meets the safety and licensing requirements of the Department of Human Services. I have attached the Architects drawings showing how it improves the site and the exterior appearance.

This project is vital to the families who work and live in our neighborhood. Cozy Corner Childcare Center was forced to move unexpectedly from our previous location due to Covid. I was so fortunate to have given Kenneth Dulgarian a call and to find that this space was available. 150 Waterman is a beautiful space for children, bright, spacious with lovely access to an outdoor play area.

Based on square footage requirements, it was not large enough for our whole school. I have been leasing space at Moses Brown School over the summer, in order to renovate this space and bring everyone back together under one roof.

I have owned and operated Cozy Corner for over 20 years and I am so grateful to have found Ken and this location. He has proven to be a wonderful landlord in this short time we have been together.

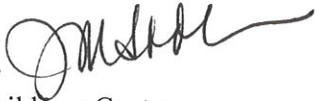
I love talking about what I do! Please feel free to call me anytime with questions you might have @ 401-749-1933. I hope you will join me in support of children and families.

If you have no objections would you kindly return this form with your signature of support in the self-addressed stamped envelope by Wednesday, August 12, 2020.

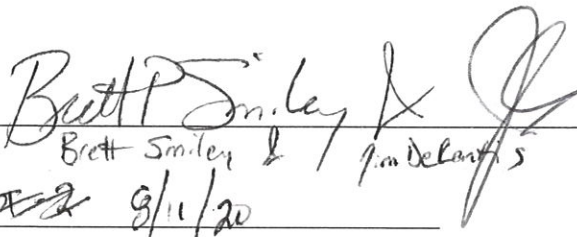
If email would be preferred, you may scan and email this signed letter to jmskids@aol.com.

Thank so very much.

Joanne Stokes
Owner/Director
Cozy Corner Childcare Center



Signature



Brett Smiley & Jim Delaney

Date

~~4/12/20~~ 8/11/20

Cozy Corner Childcare Center
150 Waterman Street
Providence, RI. 02906

Providence Zoning Board of Review Meeting - 20 August 2020
5:30 pm via Zoom <https://zoom.us/j/97012237191>

We are requesting variances from the Providence Zoning Board of Review to create additional classroom space for my existing families at Cozy Corner Childcare Center and Preschool. We intend to convert the existing 5 car garage, with a modest addition creating (2) classrooms and (2) lavatories. We have chosen this approach because it repurposes an under-utilized structure and it meets the safety and licensing requirements of the Department of Human Services. I have attached the Architects drawings showing how it improves the site and the exterior appearance.

This project is vital to the families who work and live in our neighborhood. Cozy Corner Childcare Center was forced to move unexpectedly from our previous location due to Covid. I was so fortunate to have given Kenneth Dulgarian a call and to find that this space was available. 150 Waterman is a beautiful space for children, bright, spacious with lovely access to an outdoor play area.

Based on square footage requirements, it was not large enough for our whole school. I have been leasing space at Moses Brown School over the summer, in order to renovate this space and bring everyone back together under one roof.

I have owned and operated Cozy Corner for over 20 years and I am so grateful to have found Ken and this location. He has proven to be a wonderful landlord in this short time we have been together.

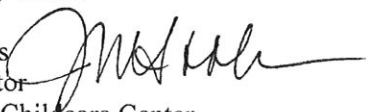
I love talking about what I do! Please feel free to call me anytime with questions you might have @ 401-749-1933. I hope you will join me in support of children and families.

If you have no objections would you kindly return this form with your signature of support in the self-addressed stamped envelope by Wednesday, August 12, 2020.

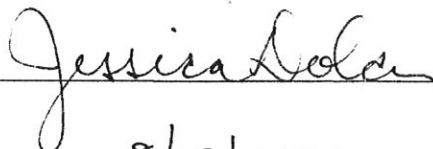
If email would be preferred, you may scan and email this signed letter to jmskids@aol.com.

Thank so very much.

Joanne Stokes
Owner/Director
Cozy Corner Childcare Center



Signature _____



Date _____

8/15/2020

Cozy Corner Childcare Center
150 Waterman Street
Providence, RI. 02906

Providence Zoning Board of Review Meeting - 20 August 2020
5:30 pm via Zoom <https://zoom.us/j/97012237191>

We are requesting variances from the Providence Zoning Board of Review to create additional classroom space for my existing families at Cozy Corner Childcare Center and Preschool. We intend to convert the existing 5 car garage, with a modest addition creating (2) classrooms and (2) lavatories. We have chosen this approach because it repurposes an under-utilized structure and it meets the safety and licensing requirements of the Department of Human Services. I have attached the Architects drawings showing how it improves the site and the exterior appearance.

This project is vital to the families who work and live in our neighborhood. Cozy Corner Childcare Center was forced to move unexpectedly from our previous location due to Covid. I was so fortunate to have given Kenneth Dulgarian a call and to find that this space was available. 150 Waterman is a beautiful space for children, bright, spacious with lovely access to an outdoor play area.

Based on square footage requirements, it was not large enough for our whole school. I have been leasing space at Moses Brown School over the summer, in order to renovate this space and bring everyone back together under one roof.

I have owned and operated Cozy Corner for over 20 years and I am so grateful to have found Ken and this location. He has proven to be a wonderful landlord in this short time we have been together.

I love talking about what I do! Please feel free to call me anytime with questions you might have @ 401-749-1933. I hope you will join me in support of children and families.

If you have no objections would you kindly return this form with your signature of support in the self-addressed stamped envelope by Wednesday, August 12, 2020.

If email would be preferred, you may scan and email this signed letter to jmskids@aol.com.

Thank so very much.

Joanne Stokes
Owner/Director
Cozy Corner Childcare Center

Signature _____

Date _____



8/10/20

Cozy Corner Childcare Center
150 Waterman Street
Providence, RI. 02906

Providence Zoning Board of Review Meeting - 20 August 2020
5:30 pm via Zoom <https://zoom.us/j/97012237191>

We are requesting variances from the Providence Zoning Board of Review to create additional classroom space for my existing families at Cozy Corner Childcare Center and Preschool. We intend to convert the existing 5 car garage, with a modest addition creating (2) classrooms and (2) lavatories. We have chosen this approach because it repurposes an under-utilized structure and it meets the safety and licensing requirements of the Department of Human Services. I have attached the Architects drawings showing how it improves the site and the exterior appearance.

This project is vital to the families who work and live in our neighborhood. Cozy Corner Childcare Center was forced to move unexpectedly from our previous location due to Covid. I was so fortunate to have given Kenneth Dulgarian a call and to find that this space was available. 150 Waterman is a beautiful space for children, bright, spacious with lovely access to an outdoor play area.

Based on square footage requirements, it was not large enough for our whole school. I have been leasing space at Moses Brown School over the summer, in order to renovate this space and bring everyone back together under one roof.

I have owned and operated Cozy Corner for over 20 years and I am so grateful to have found Ken and this location. He has proven to be a wonderful landlord in this short time we have been together.

I love talking about what I do! Please feel free to call me anytime with questions you might have @ 401-749-1933. I hope you will join me in support of children and families.

If you have no objections would you kindly return this form with your signature of support in the self-addressed stamped envelope by Wednesday, August 12, 2020.

If email would be preferred, you may scan and email this signed letter to jmskids@aol.com.

Thank so very much.

Joanne Stokes
Owner/Director
Cozy Corner Childcare Center

Signature _____

Date _____

Cozy Corner Childcare Center
150 Waterman Street
Providence, RI. 02906

Providence Zoning Board of Review Meeting - 20 August 2020
5:30 pm via Zoom <https://zoom.us/j/97012237191>

We are requesting variances from the Providence Zoning Board of Review to create additional classroom space for my existing families at Cozy Corner Childcare Center and Preschool. We intend to convert the existing 5 car garage, with a modest addition creating (2) classrooms and (2) lavatories. We have chosen this approach because it repurposes an under-utilized structure and it meets the safety and licensing requirements of the Department of Human Services. I have attached the Architects drawings showing how it improves the site and the exterior appearance.

This project is vital to the families who work and live in our neighborhood. Cozy Corner Childcare Center was forced to move unexpectedly from our previous location due to Covid. I was so fortunate to have given Kenneth Dulgarian a call and to find that this space was available. 150 Waterman is a beautiful space for children, bright, spacious with lovely access to an outdoor play area.

Based on square footage requirements, it was not large enough for our whole school. I have been leasing space at Moses Brown School over the summer, in order to renovate this space and bring everyone back together under one roof.

I have owned and operated Cozy Corner for over 20 years and I am so grateful to have found Ken and this location. He has proven to be a wonderful landlord in this short time we have been together.

I love talking about what I do! Please feel free to call me anytime with questions you might have @ 401-749-1933. I hope you will join me in support of children and families.

If you have no objections would you kindly return this form with your signature of support in the self-addressed stamped envelope by Wednesday, August 12, 2020.

If email would be preferred, you may scan and email this signed letter to jmskids@aol.com.

Thank so very much.

Joanne Stokes
Owner/Director
Cozy Corner Childcare Center

Signature *Erika Janssen*

Date 8/11/20

Cozy Corner Childcare Center
150 Waterman Street
Providence, RI. 02906

Providence Zoning Board of Review Meeting - 20 August 2020
5:30 pm via Zoom <https://zoom.us/j/97012237191>

We are requesting variances from the Providence Zoning Board of Review to create additional classroom space for my existing families at Cozy Corner Childcare Center and Preschool. We intend to convert the existing 5 car garage, with a modest addition creating (2) classrooms and (2) lavatories. We have chosen this approach because it repurposes an under-utilized structure and it meets the safety and licensing requirements of the Department of Human Services. I have attached the Architects drawings showing how it improves the site and the exterior appearance.

This project is vital to the families who work and live in our neighborhood. Cozy Corner Childcare Center was forced to move unexpectedly from our previous location due to Covid. I was so fortunate to have given Kenneth Dulgarian a call and to find that this space was available. 150 Waterman is a beautiful space for children, bright, spacious with lovely access to an outdoor play area.

Based on square footage requirements, it was not large enough for our whole school. I have been leasing space at Moses Brown School over the summer, in order to renovate this space and bring everyone back together under one roof.

I have owned and operated Cozy Corner for over 20 years and I am so grateful to have found Ken and this location. He has proven to be a wonderful landlord in this short time we have been together.

I love talking about what I do! Please feel free to call me anytime with questions you might have @ 401-749-1933. I hope you will join me in support of children and families.

If you have no objections would you kindly return this form with your signature of support in the self-addressed stamped envelope by Wednesday, August 12, 2020.

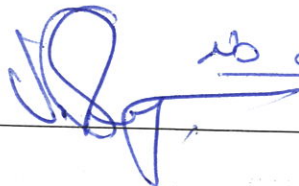
If email would be preferred, you may scan and email this signed letter to jmskids@aol.com.

Thank so very much.

Joanne Stokes
Owner/Director
Cozy Corner Childcare Center



Signature



no objection.

Managing Member at 5Dm Holdings LLC
145 Waterman St. Prov. RI

Date

8/10/20

Cozy Corner Childcare Center
150 Waterman Street
Providence, RI. 02906

Providence Zoning Board of Review Meeting - 20 August 2020
5:30 pm via Zoom <https://zoom.us/j/97012237191>

We are requesting variances from the Providence Zoning Board of Review to create additional classroom space for my existing families at Cozy Corner Childcare Center and Preschool. We intend to convert the existing 5 car garage, with a modest addition creating (2) classrooms and (2) lavatories. We have chosen this approach because it repurposes an under-utilized structure and it meets the safety and licensing requirements of the Department of Human Services. I have attached the Architects drawings showing how it improves the site and the exterior appearance.

This project is vital to the families who work and live in our neighborhood. Cozy Corner Childcare Center was forced to move unexpectedly from our previous location due to Covid. I was so fortunate to have given Kenneth Dulgarian a call and to find that this space was available. 150 Waterman is a beautiful space for children, bright, spacious with lovely access to an outdoor play area.

Based on square footage requirements, it was not large enough for our whole school. I have been leasing space at Moses Brown School over the summer, in order to renovate this space and bring everyone back together under one roof.

I have owned and operated Cozy Corner for over 20 years and I am so grateful to have found Ken and this location. He has proven to be a wonderful landlord in this short time we have been together.

I love talking about what I do! Please feel free to call me anytime with questions you might have @ 401-749-1933. I hope you will join me in support of children and families.

If you have no objections would you kindly return this form with your signature of support in the self-addressed stamped envelope by Wednesday, August 12, 2020.

If email would be preferred, you may scan and email this signed letter to jmskids@aol.com.

Thank so very much.

Joanne Stokes
Owner/Director
Cozy Corner Childcare Center

Signature

Date



8/10/2020

Cozy Corner Childcare Center
150 Waterman Street
Providence, RI. 02906

Providence Zoning Board of Review Meeting - 20 August 2020
5:30 pm via Zoom <https://zoom.us/j/97012237191>

We are requesting variances from the Providence Zoning Board of Review to create additional classroom space for my existing families at Cozy Corner Childcare Center and Preschool. We intend to convert the existing 5 car garage, with a modest addition creating (2) classrooms and (2) lavatories. We have chosen this approach because it repurposes an under-utilized structure and it meets the safety and licensing requirements of the Department of Human Services. I have attached the Architects drawings showing how it improves the site and the exterior appearance.

This project is vital to the families who work and live in our neighborhood. Cozy Corner Childcare Center was forced to move unexpectedly from our previous location due to Covid. I was so fortunate to have given Kenneth Dulgarian a call and to find that this space was available. 150 Waterman is a beautiful space for children, bright, spacious with lovely access to an outdoor play area.

Based on square footage requirements, it was not large enough for our whole school. I have been leasing space at Moses Brown School over the summer, in order to renovate this space and bring everyone back together under one roof.

I have owned and operated Cozy Corner for over 20 years and I am so grateful to have found Ken and this location. He has proven to be a wonderful landlord in this short time we have been together.

I love talking about what I do! Please feel free to call me anytime with questions you might have @ 401-749-1933. I hope you will join me in support of children and families.

If you have no objections would you kindly return this form with your signature of support in the self-addressed stamped envelope by Wednesday, August 12, 2020.

If email would be preferred, you may scan and email this signed letter to jmskids@aol.com.

Thank so very much.

Joanne Stokes
Owner/Director
Cozy Corner Childcare Center



Signature W H Twardziel

199 Hope St, Unit #4
PROVIDENCE RI 02906

Date 8/10/2020

Cozy Corner Childcare Center
150 Waterman Street
Providence, RI. 02906

Providence Zoning Board of Review Meeting - 20 August 2020
5:30 pm via Zoom <https://zoom.us/j/97012237191>

We are requesting variances from the Providence Zoning Board of Review to create additional classroom space for my existing families at Cozy Corner Childcare Center and Preschool. We intend to convert the existing 5 car garage, with a modest addition creating (2) classrooms and (2) lavatories. We have chosen this approach because it repurposes an under-utilized structure and it meets the safety and licensing requirements of the Department of Human Services. I have attached the Architects drawings showing how it improves the site and the exterior appearance.

This project is vital to the families who work and live in our neighborhood. Cozy Corner Childcare Center was forced to move unexpectedly from our previous location due to Covid. I was so fortunate to have given Kenneth Dulgarian a call and to find that this space was available. 150 Waterman is a beautiful space for children, bright, spacious with lovely access to an outdoor play area.

Based on square footage requirements, it was not large enough for our whole school. I have been leasing space at Moses Brown School over the summer, in order to renovate this space and bring everyone back together under one roof.

I have owned and operated Cozy Corner for over 20 years and I am so grateful to have found Ken and this location. He has proven to be a wonderful landlord in this short time we have been together.

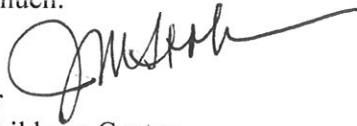
I love talking about what I do! Please feel free to call me anytime with questions you might have @ 401-749-1933. I hope you will join me in support of children and families.

If you have no objections would you kindly return this form with your signature of support in the self-addressed stamped envelope by Wednesday, August 12, 2020.

If email would be preferred, you may scan and email this signed letter to jmskids@aol.com.

Thank so very much.

Joanne Stokes
Owner/Director
Cozy Corner Childcare Center



Signature _____



Date _____

