

NOV 01 2022

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

Check Each Type Zoning Relief Sought:

Variance – Use *
Variance – Dimensional*
Special Use Permit **

* Attach Appendix A to apply for a Use or Dimensional Variances

**Attach Appendix B to apply for a Special Use Permit

Applicant: Montessori Children's House, Inc

Address 518 Lloyd Ave.
Zip Code 02906

E-mail coneill@montessorichildrenshc
Phone 401-331-6120
Home/Office

401-952-0918
Mobile (Cell)

Owner: Same as above

Address _____
Zip Code _____

E-mail _____
Phone _____
Home/Office

Mobile (Cell)

Lessee: _____

Address _____
Zip Code _____

E-mail _____
Phone: _____
Home/Office

Mobile (Cell)

Does the proposal require review by any of the following (check each):

- _____ Downtown Design Review Committee
- _____ I-195 Redevelopment District Commission
- _____ Capital Center Commission
- _____ Historic District Commission

1. **Location of Property:** 518 Lloyd Ave., Providence, RI 02906
Street Address

R-1

2. **Zoning District(s):** _____
Special purpose or overlay district(s): _____

3a. **Date owner purchased the Property:** July 20, 1999

3b. **Month/year of lessee's occupancy:** _____

3. Dimensions of each lot:

Lot #	<u>170</u>	Frontage	<u>50'</u>	depth	<u>137'</u>	Total area	<u>6,477</u>	sq. ft.
Lot #	<u> </u>	Frontage	<u> </u>	depth	<u> </u>	Total area	<u> </u>	sq. ft.
Lot #	<u> </u>	Frontage	<u> </u>	depth	<u> </u>	Total area	<u> </u>	sq. ft.

4. Size of each structure located on the Property:

Principal Structure:	Total gross square footage	<u>6,815 gsf</u>
Footprint <u>3,177 gsf</u>	Height <u>33'</u>	Floors <u>2.5</u>
Accessory Structure:	Total gross square footage	<u> </u>
Footprint <u> </u>	Height <u> </u>	Floors <u> </u>

5. Size of proposed structure(s):	Total gross square footage:	<u>7,461 gsf</u>
Footprint <u>3,509 gsf</u>	Height <u>33'</u>	Floors <u>2.5</u>

6a. Existing Lot coverage: (include all buildings, decks, etc.) 56.3%

6b. Proposed Lot coverage: (include new construction) 59.1%

7a. Present Use of Property (each lot/structure):
Educational institution (school)

7b. Legal Use of Property (each lot/structure) as recorded in Dept. of Inspection & Standards:
Educational institution (school)

8. Proposed Use of Property (each lot/structure):
Same as 7a and 7b

9. Number of Current Parking Spaces: 0

10. Describe the proposed construction or alterations (each lot/structure):
Construct one story addition above existing porch. Construct two story addition in front of existing porch. Construct one story addition at location of existing exterior ramp (ramp to be replaced).

11. Are there outstanding violations concerning the Property under any of the following:

- Zoning Ordinance
- RI State Building Code
- Providence Housing Code

12. List all Sections of the Zoning Ordinance from which relief is sought and description of each section:

<u>402</u>	<u>Rear yard setback</u>
<u> </u>	<u>Maximum building coverage</u>
<u> </u>	<u>Maximum impervious surface coverage</u>

13. Explain the changes proposed for the Property.

The Applicant proposes to expand existing classroom space by approx. 421 gsf (136 gsf on first floor and 285 gsf on second floor). The second floor addition would be partially above existing porch. The Applicant also proposes to enclose approx. 224 gsf, currently occupied by exterior ramp (ramp to be replaced). Additions total 645 gsf.

The undersigned acknowledge(s) and agree(s) that members of the Zoning Board of Review and its staff may enter upon the exterior of the Property in order to view the Property prior to any hearing on the application.

The undersigned further acknowledge(s) that the statements herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. Owner(s)/Applicant(s) are jointly responsible with their attorneys for any false statements.

Owner(s):

Applicant(s):

Claire O'Neill
Type Name

Type Name

Claire
Signature

Signature

Type Name

Type Name

Signature

Signature

All requirements listed and described in the Instruction Sheet must be met or this application will not be considered complete.

APPENDIX A

APPLICATION FOR VARIANCE(S)

Rhode Island General Laws § 45-24-41(c) requires that the Applicant for a variance demonstrate:

- (1) That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(16);
(2) That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain;
(3) That 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;
(4) That the relief to be granted is the least relief necessary; and
(5) (a) For a use variance: That the land or structure cannot yield any beneficial use if it is required to conform to the provisions of the zoning ordinance;
(b) For a dimensional variance, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience.

Please provide the following information:

1. What is the specific hardship from which the applicant seeks relief?

See Attachment A

2. Specify any and all unique characteristics of the land or structure that cause the hardship?

The square footage of the property; The pre-existing nonconforming site characteristics

3. (a) Is the hardship caused by an economic disability? Yes ___ No X ___

(b) Is the hardship caused by a physical disability? Yes ___ No X ___

(c) If the response to subsection (b) is "yes," is the physical disability covered by the Americans with Disabilities Act of 1990 (ADA), 42 U.S.C. § 12101 et seq.?

Yes ___ No ___

4. Did the owner/applicant take any prior action with respect to the Property that resulted in the need for the variance requested? (Examples include, but are not limited to, any changes the owner/applicant made to the structure(s), lot lines, or land, or changes in use of the Property)?

Yes ___ No X ___

If "yes," describe any and all such prior action(s), and state the month/year taken.

5. State any and all facts to support your position that the applicant is not seeking the variance(s) primarily in order to obtain greater financial gain.

The Applicant is seeking to maximize learning spaces in areas that were reduced in size due to interior renovations to the building brought about by Covid 19 concerns.

6. State any and all facts that support your position that you are seeking the least relief necessary to lessen or eliminate the hardship (for example, why there are no viable alternatives to your proposed plan).

See Attachment A

7. If you are seeking a USE VARIANCE, set forth all facts that demonstrate that the Property cannot have any beneficial use if you are required to use it in a manner allowed in the zoning district.

N/A

8. If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if the variance is not granted, the hardship the owner/applicant will suffer is more than a mere inconvenience.

If the variance is not granted, the Applicant will suffer more than a mere inconvenience. Without the required modifications, interior building functionality will suffer. This will ultimately negatively impact the quality of education that the Applicant can provide, which runs counter to the Applicant's goals and mission.

ATTACHMENT A

No. 1.

The Applicant seeks relief from Section 402 of the Ordinance for the following:

- a. Rear yard setback. The required setback is 25% of the lot depth or 25', whichever is less. The proposed setback is 23.18." The Applicant seeks relief of 1.82'.
- b. Maximum building coverage. The required coverage is 45%. The existing coverage is 48.9%. The proposed coverage is 53.9%. Even though the Applicant is only increasing the coverage by 5%, the Applicant is seeking relief of 8.9%.
- c. Total maximum impervious surface coverage. The required coverage is 65%. The existing coverage is 80.8%. The proposed coverage is 81.1%. Even though the Applicant is only increasing the existing coverage by .3%, the Applicant is seeking relief of 16.1%.

A hardship results from the strict construction of the ordinance. The requested relief, which is primarily from improvements that extend vertically above existing building footprint areas, would not be allowed. Yet, the relief being requested is related to a combination of pre-existing nonconformities and, the slight addition (merely 5% - most of which encloses the ramp and stairways) to the footprint of the structure. Due to the pre-existing improved areas, coupled with the square footage of the property, the proposed building modifications are the only opportunity for the necessary improvements. The relief requested will have no impact on the general character of the surrounding area and will only have a slight impact on the building footprint (but not in any areas that were not already impervious in nature).

No. 6.

The rear yard relief is due to pre-existing nonconforming site elements. The lot coverage relief is the least amount of relief possible that also allows the Applicant to modify the building in order to maximize the learning space. The Applicant could have put forward an application that would have eliminated more non-building footprint square footage but did not. Instead, the Applicant scaled its design - which now only adds a mere 18 square feet of pervious area (to space that was already impervious) - to be the least amount of relief necessary.

LOT COVERAGES

Existing Coverages				Proposed Coverages			
Impervious Area		Pervious Area		Impervious Area		Pervious Area	
Surface	Area (SF)	Surface	Area (SF)	Surface	Area (SF)	Surface	Area (SF)
Bldg	3168	Fiber Mulch	93	Bldg	3490	Fiber Mulch	93
Porch	272	Planter	2	Porch	272	Planter	2
Areaway	14	Planter	140	Areaway	14	Planter	58
Steps	24	Planter	50	Steps	24	Planter	50
Steps	20	Planter	438	Steps	0	Planter	502
Steps	43	Planter	521	Steps	43	Planter	521
Ramp	118			Ramp	0		
Rubberized Asphalt	615			Rubberized Asphalt	615		
Conc. Pavers	202			Conc. Pavers	202		
Turf Grass/Asphalt	490			Turf Grass/Asphalt	490		
Conc. Walk	36			Conc. Walk	8		
Granite Curb	2			Granite Curb	1		
Masonry Wall	10			Masonry Wall	10		
Conc.	137			Conc.	0		
Conc. Walk	82			Conc. Walk	82		
Total Impervious	5233	Total Pervious	1244	Total Impervious	5251	Total Pervious	1226
Building Coverage	48.9%	Building Coverage	53.9%				
Impervious Coverage	80.8%	Impervious Coverage	81.1%				
Parcel Area	6477						

Front Yard Coverages (16.44')

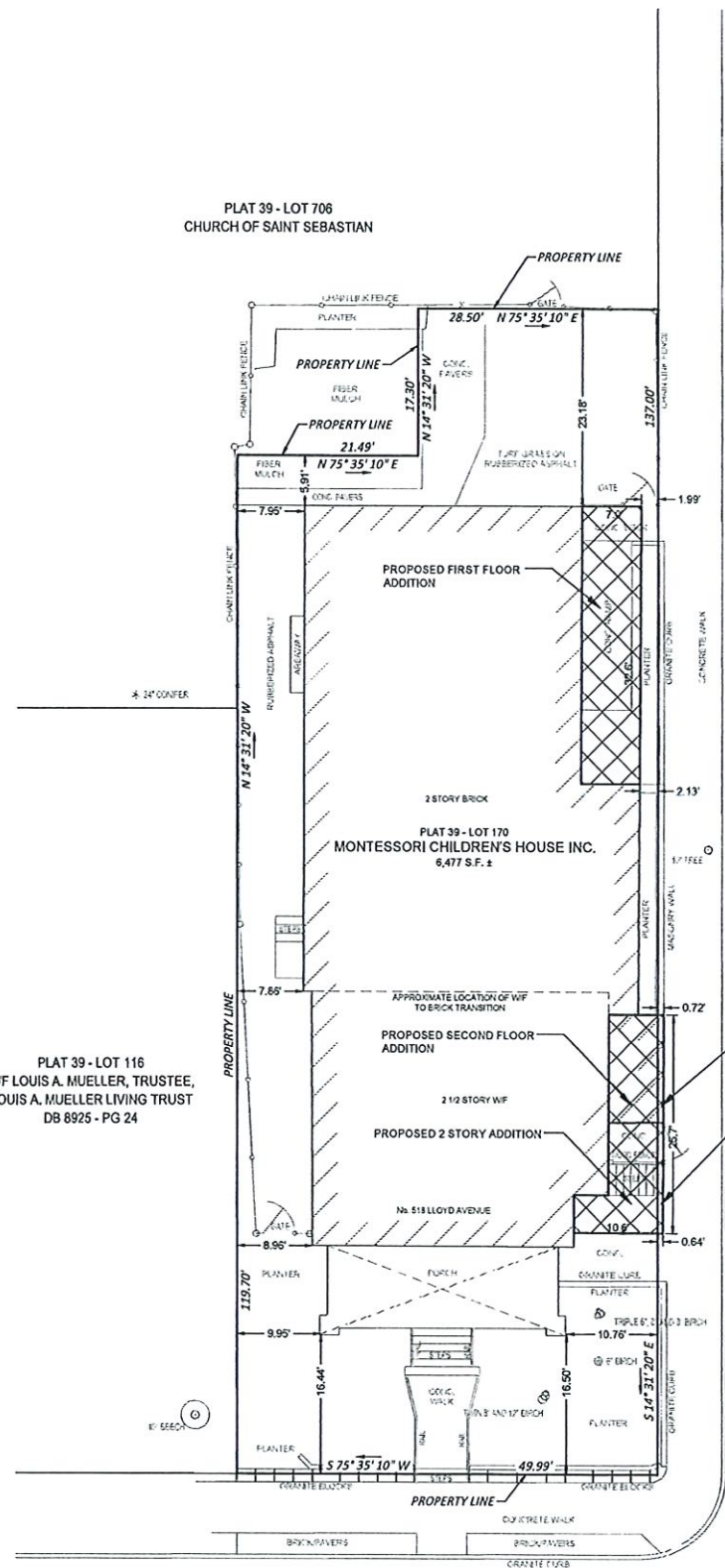
Impervious Area		Pervious Area	
Surface	Area (SF)	Surface	Area (SF)
Steps	38	Planter	342
Conc. Walk	82	Planter	360
Total Impervious	120	Total Pervious	702
Front Yard Coverage	14.6%	Front Yard Coverage	85.4%
Front Yard Area	822		

Rear Yard Coverages (5.91' to 23.18')

Impervious Area		Pervious Area	
Surface	Area (SF)	Surface	Area (SF)
Conc. Pavers	202	Fiber Mulch	93
Turf Grass/Asphalt	490	Planter	2
Total Impervious	692	Total Pervious	95
Rear Yard Coverage	87.9%	Rear Yard Coverage	12.1%
Rear Yard Area	787		

Required Tree Canopy Percentage
 Zone: R-1: Required Tree Canopy Coverage is 30% of Lot Area
 Lot Area = 6,477 S.F.
 Required Canopy Coverage: 6,477 S.F. x 30% = 1,943.1 S.F.

Tree Canopy Coverage
 * 5 Existing Large Trees @ 1000 S.F. / tree
 Existing Large Trees: 5 x 1,000 S.F./tree = 5,000 S.F.
 Existing tree canopy of 5,000 S.F. is greater than the required 1,943.1 S.F.
 * Note: Based upon discussion with City Forester on October 25, 2022, all existing trees on and adjacent to the property are large trees.



PARCEL MAP
SCALE: 1" = 1'

LORRAINE AVENUE (60' WIDE)

COLE AVENUE (60' WIDE)

PRESIDENT AVENUE (60' WIDE)

LLOYD AVENUE (60' WIDE)

SLATER AVENUE (60' WIDE)

OVERALL MAP
SCALE: 1" = 1'

NOTES:

- THE PURPOSE FOR THE CONDUCT OF THIS SURVEY IS TO IDENTIFY THE BUILDING LOCATION AND ITS POSITION RELATIVE TO THE BOUNDARY LINES. IN ORDER TO ANALYZE A POTENTIAL ADDITION TO THE BUILDING.
- GPS OBSERVATIONS WERE CONDUCTED ON MAY 3, 2022. OBSERVATIONS WERE OBTAINED UTILIZING SMARTNET NORTH AMERICA NETWORK. GRID BEARINGS ARE RI NAD83.

CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 45-FCR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

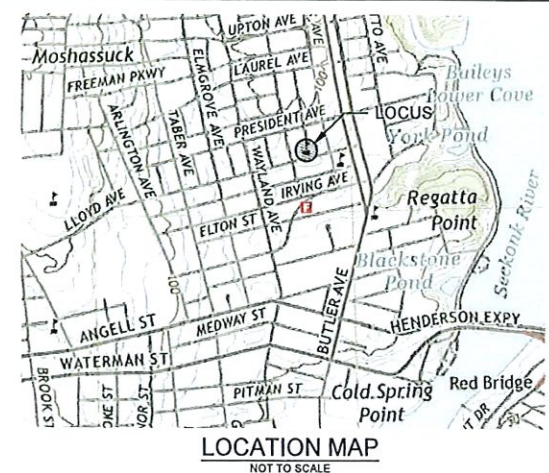
TYPE OF BOUNDARY SURVEY	MEASUREMENT SPECIFICATION
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
OTHER TYPE OF SURVEY:	CLASS II
DATA ACCUMULATION SURVEY (LOCATIONS)	HORIZONTAL ACCURACY: CLASS III

THE PURPOSE FOR THE CONDUCT OF THIS SURVEY IS TO IDENTIFY THE BUILDING LOCATION AND ITS POSITION RELATIVE TO THE BOUNDARY LINES AND DEPICT PROPOSED ADDITIONS TO THE EXISTING BUILDING AND VARIOUS LOT COVERAGES FOR DISCUSSION WITH VARIOUS CITY DEPARTMENTS TO ANALYZE THE POTENTIAL OF THE ADDITIONS TO THE BUILDING.

David T. Bray 10/26/2022
 DAVID T. BRAY PLS NO. 1899 DATE 10/26/2022
 CIVIL AND WICK LTD., COA NO. A117

LEGEND

- SURVEYED PARCEL LOT LINE
- ASSESSORS LOT LINE
- CHAINLINK FENCE
- WOOD FENCE
- ASSESSORS LOT IDENTIFICATION
- EXISTING
- NOW OR FORMERLY
- NORTH
- SOUTH
- EAST
- WEST
- ARC LENGTH
- SQUARE FEET
- DEGREE
- MINUTE
- SECOND
- DELTA
- NUMBER
- NORTH AMERICAN VERTICAL DATUM OF 1988
- NORTH AMERICAN HORIZONTAL DATUM OF 1983
- DH
- G.B.
- CONC.
- CONCRETE
- UTILITY POLE
- PROPERTY BOUNDARY LINE
- PROPERTY CORNER
- IRON ROD SET
- CONCRETE GRANITE BOUND
- MEASURED POINT LOCATION
- CORNER
- AVENUE
- RIGHT OF WAY



LOCATION MAP
NOT TO SCALE

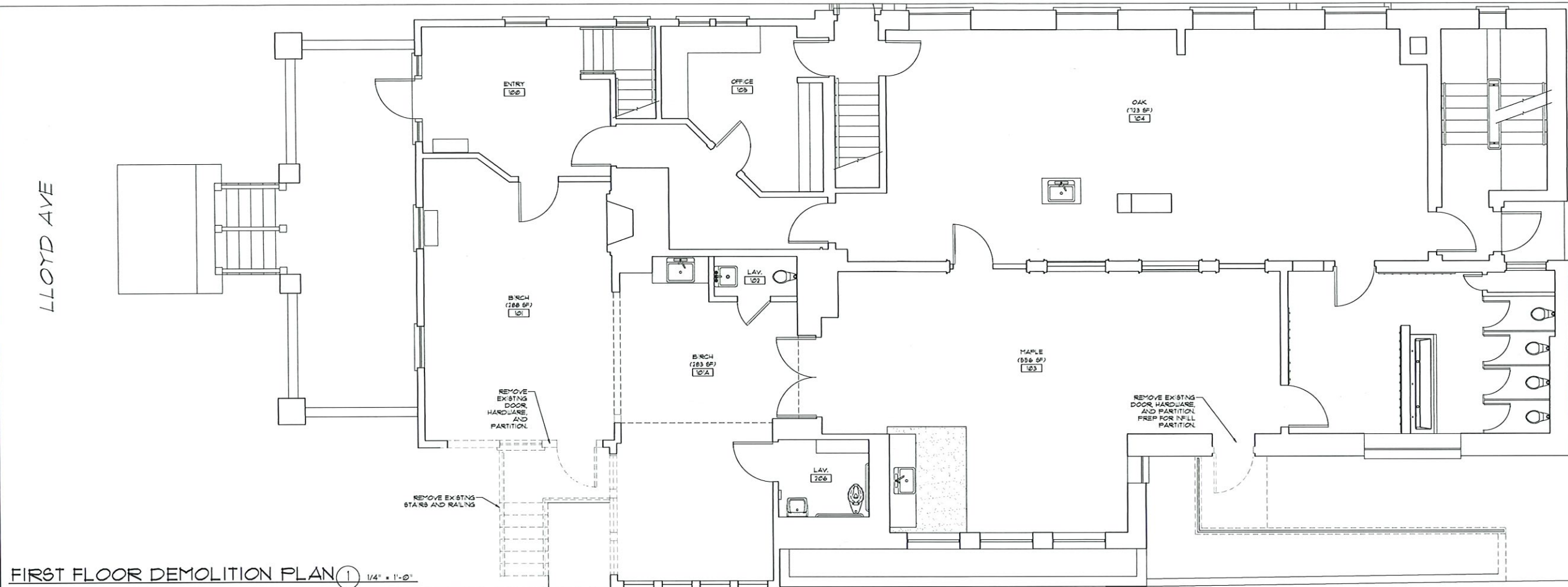
REFERENCES:

- SEE THAT CERTAIN RECORDED MAP OF LAND ENTITLED "MOSES BROWN PLAT, REPLATED AUGUST, 1891 BY CHARLES PAINE" RECORDED IN THE LAND EVIDENCE RECORDS IN THE CITY OF PROVIDENCE, R.I. IN PLAT BOOK 19 AT PAGE 17 AND ON PLAT CARD NO. 640.
- SEE PLAN ENTITLED "PLAT OF FRONTENAC (NOW KNOWN AS LLOYD) AVENUE FROM ARLINGTON AVE. TO SLATER AVE. IN TWO SHEETS, SCALE 80 FEET PER INCH, DECLARED A PUBLIC HIGHWAY BY RESOLUTION OF THE BOARD OF ALDERMEN, AUGUST 2, 1900".
- SEE PLAN ENTITLED "PLAT OF LORRAINE AVENUE FROM LLOYD AVE. TO PRESIDENT AVE. DECLARED A PUBLIC HIGHWAY BY RESOLUTION OF THE BOARD OF ALDERMEN, MAY 15, 1924. SCALE 40 FEET PER INCH".
- SEE PLAN ENTITLED "PLAT OF COLE AVENUE FROM PRESIDENT AVE. TO LLOYD AVE. SCALE 50 FEET PER INCH, DECLARED A PUBLIC HIGHWAY BY RESOLUTION OF THE BOARD OF ALDERMEN, NOVEMBER 19, 1910".
- SEE PLAN ENTITLED "PLAT OF PRESIDENT AVENUE FROM WESTERLY LINE OF COLE AVE. TO SLATER AVE. SCALE 50 FEET PER INCH, DECLARED A PUBLIC HIGHWAY BY RESOLUTION OF THE BOARD OF ALDERMEN, NOVEMBER 19, 1910".
- SEE THAT CERTAIN RECORDED MAP OF LAND ENTITLED "ADMINISTRATIVE SUBDIVISION, A.P. 39 / LOTS 73 & 129, 33-51 COLE AVENUE & 24 LORRAINE AVENUE, PROVIDENCE, RI, SCALE 1"=30', DATE: SEPTEMBER 20, 2004 PREPARED FOR CHURCH OF ST. SEBASTIAN, BY OCEAN STATE PLANNERS, INC." AND RECORDED IN THE LAND EVIDENCE RECORDS IN THE CITY OF PROVIDENCE, R.I. IN PLAT BOOK 65 AT PAGE 69.

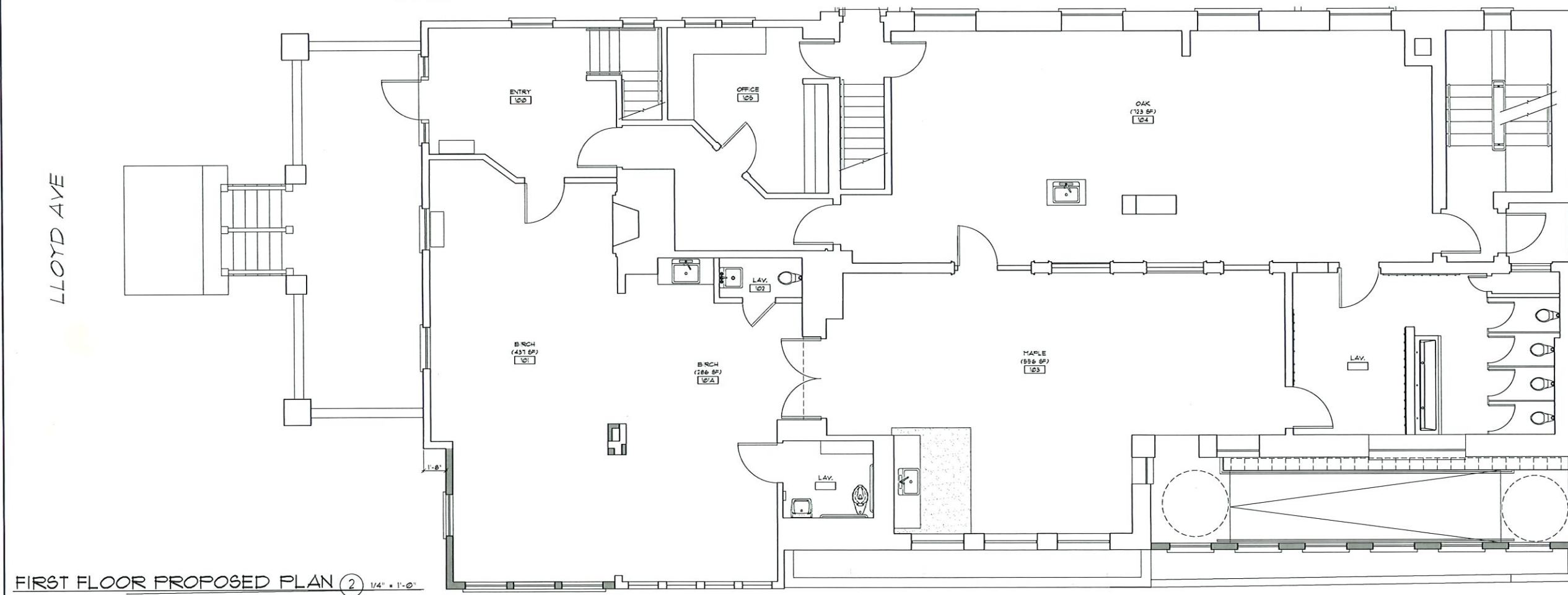
PARCEL INFORMATION:

PLAT 39 - LOT 170
 OWNER:
 MONTESSORI CHILDREN'S HOUSE INC.
 518 LLOYD AVENUE
 PROVIDENCE, RI 02908
 AREA = 6,477 S.F.
 DEED BOOK 4140 - PAGE 197
 ZONE: R-1

 DAVID T. BRAY No. 1899 PROFESSIONAL LAND SURVEYOR 10.26.2022	SURVEY MAP PREPARED FOR MONTESSORI CHILDREN'S HOUSE INC. 518 LLOYD AVENUE ASSESSORS PLAT 39 - LOT 170 PROVIDENCE, RHODE ISLAND SCALE: VARIES	DATE June 3, 2022 REV. October 28, 2022
	 1150 Pawtucket Avenue Rumford, RI 02916-1897 (401) 434-8880 Office (401) 434-1615 Fax www.cwilt.net	DRAWN BY: CHECKED BY: SHEET 1

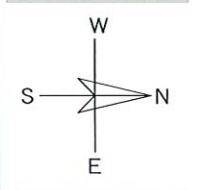


FIRST FLOOR DEMOLITION PLAN (1) 1/4" = 1'-0"



FIRST FLOOR PROPOSED PLAN (2) 1/4" = 1'-0"

Ed Wojcik
architect, ltd
 One Richmond Square
 Providence, RI 02906
 401-861-7139



Renovations to:
Montessori Children's House
 518 Lloyd Avenue
 Providence, RI

SHEET CONTENTS:
 First Floor Demolition Plan
 First Floor Proposed Plan

PROJECT # 0522

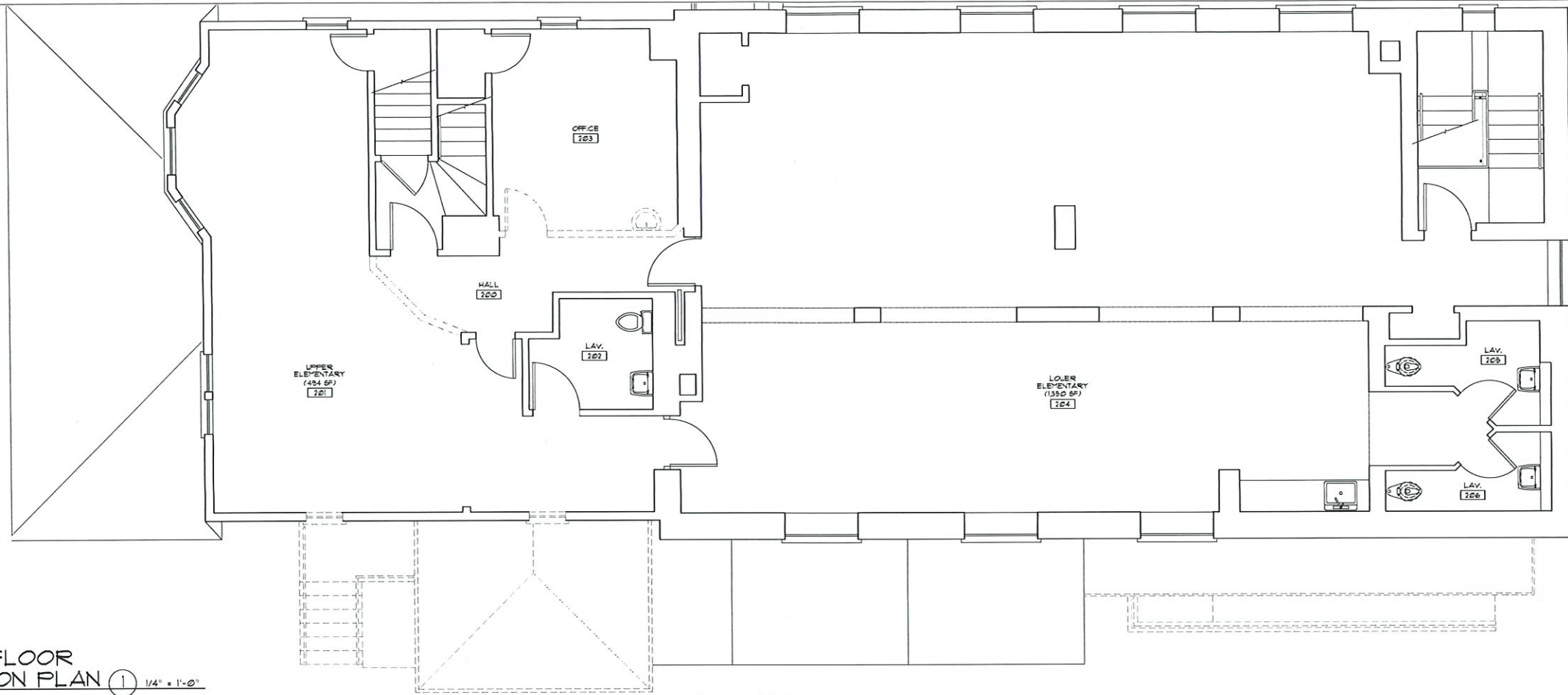
DATE: 08/12/2022
 REVISED DATE:

PRELIMINARY - NOT FOR CONSTRUCTION

A-1

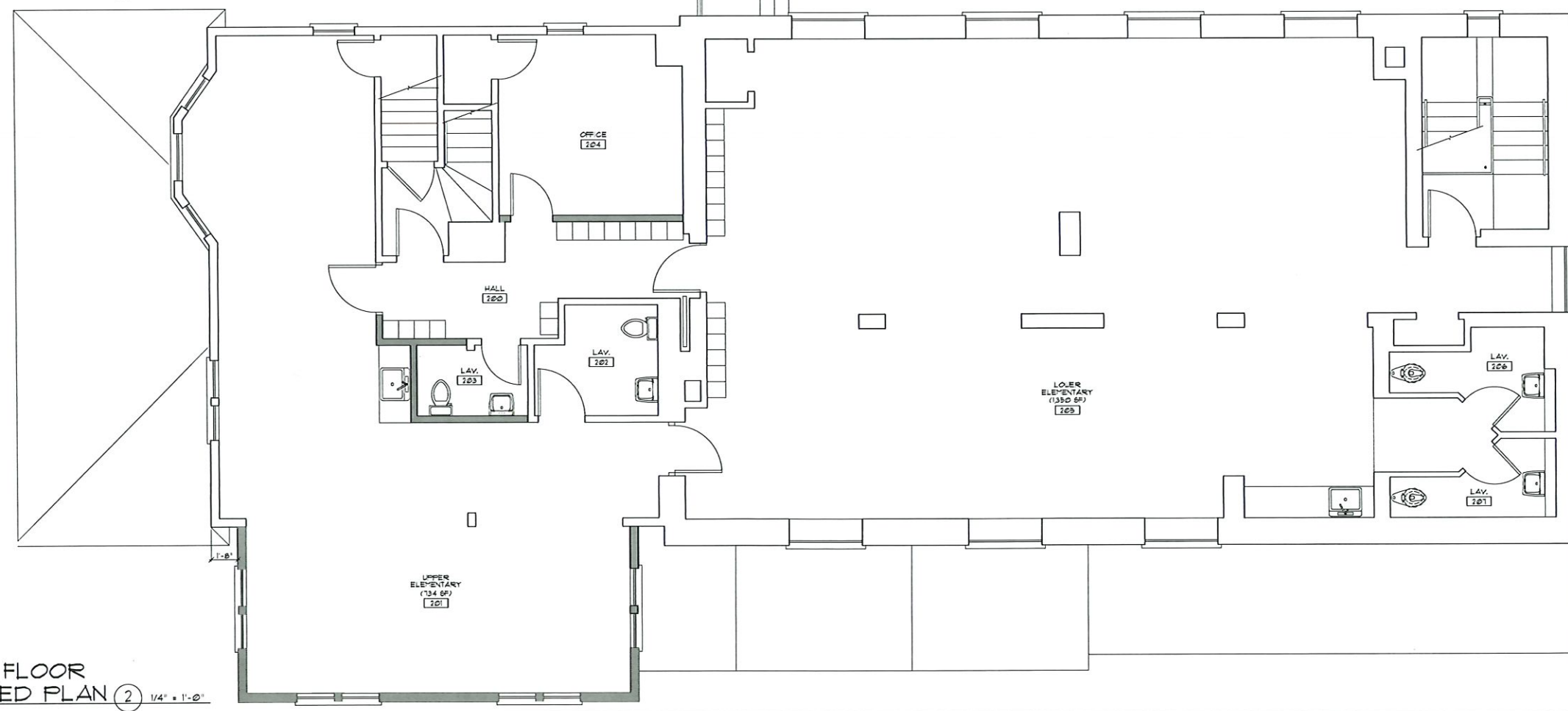
LLOYD AVE

SECOND FLOOR
DEMOLITION PLAN ① 1/4" = 1'-0"

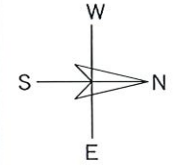


LLOYD AVE

SECOND FLOOR
PROPOSED PLAN ② 1/4" = 1'-0"



Ed Wojcik
architect, ltd
 One Richmond Square
 Providence, RI 02906
 401-861-7139



Renovations to:
Montessori Children's House
 518 Lloyd Avenue
 Providence, RI

SHEET CONTENTS:
 First Floor Demolition Plan
 First Floor Proposed Plan

PROJECT # 0522

DATE: 08/12/2022
REVISED DATE:

PRELIMINARY - NOT FOR CONSTRUCTION

A-2



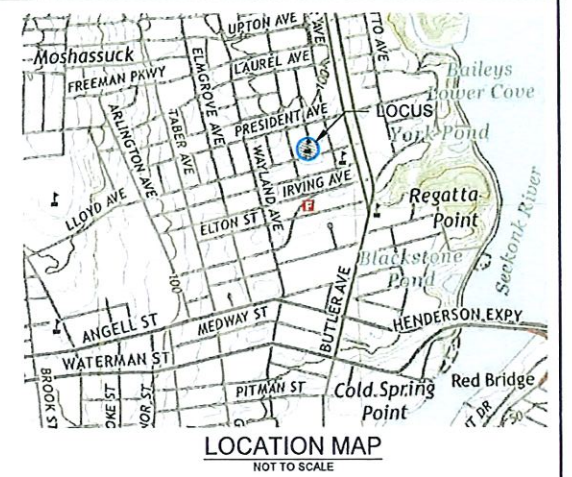
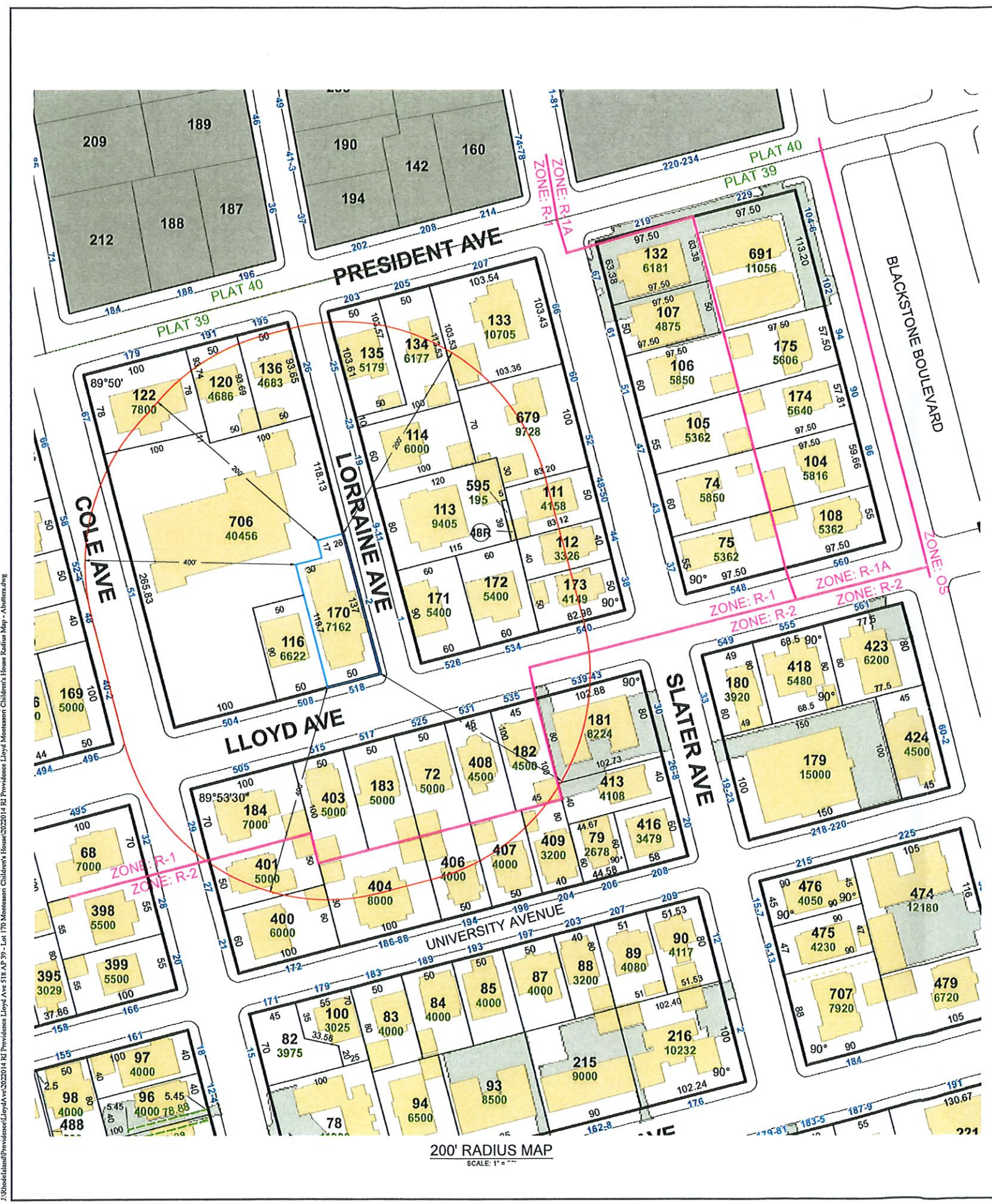
EXISTING EAST ELEVATION

1 1/4" = 1'-0"



PROPOSED EAST ELEVATION

2 1/4" = 1'-0"



LIST OF OWNERS NAMES AND ADDRESSES WITHIN 200' OF ASSESSORS PLAT 39 - LOT 170

MAP	LOT	Owner 1	Address	City	State	Zip	Owner 2	Address	City	State	Zip
039	72	Iwatake Brian T	525 Lloyd Ave	Providence	RI	02906-5410	Maude Jennifer L	525 Lloyd Ave	Providence	RI	02906-5410
039	111	Owen, Evan Richard	48-50 Slater Ave	Providence	RI	02906					
039	112	Ford Sonja	25 Longhill Rd	Franklin	MA	02038	Ford Jeremy	25 Longhill Rd	Franklin	MA	02038
039	113	Gaffin Jeffrey R	9 Lorraine Ave	Providence	RI	02906-5601	Gaffin Robyn L	9 Lorraine Ave	Providence	RI	02906
039	114	Gordon, Jennifer Revocable Trust	19 Lorraine Ave	Providence	RI	02906-5601	Gordon, Jennifer Trust	19 Lorraine Ave	Providence	RI	02906-5601
039	115	Mueller Louis A Trustee	508 Lloyd Ave	Providence	RI	02906-5429	Louis A Mueller Living Trust	508 Lloyd Ave	Providence	RI	02906
039	120	Capece Richard P	191 President Ave	Providence	RI	02906-5634	Capece Patricia C	191 President Ave	Providence	RI	02906-5634
039	122	Church of Saint Sebastians	67 Cole Ave	Providence	RI	02906-4634					
039	133	Schinazi Y Jacob Trustee	66 Slater Ave	Providence	RI	02906	Schinazi Helen I Trustee	265 Waterman St	Providence	RI	02906-5127
039	134	Jost Lane H	205 President Ave	Providence	RI	02906	Robichaud Emily E	205 President Ave	Providence	RI	02906
039	135	Nordstrom Laura	203 President Ave	Providence	RI	02906	Nordstrom Kenneth	203 President Ave	Providence	RI	02906
039	136	Smith Erica L	195 President Ave	Providence	RI	02906	Stark Jonathan	195 President Ave	Providence	RI	02906
039	170	Montessori Children's House Inc	518 Lloyd Ave	Providence	RI	02906-5429					
039	171	Shepley Genoa L	528 Lloyd Ave	Providence	RI	02906	Nickel Douglas R	528 Lloyd Ave	Providence	RI	02906
039	172	Heron Paul	534 Lloyd Ave	Providence	RI	02906	Heron Elisabeth	534 Lloyd Ave	Providence	RI	02906
039	173	Niklas Dariusz	540 Lloyd Ave	Providence	RI	02906-5428	Filinson, Debra Iris Rachel	540 Lloyd Ave	Providence	RI	02906-5428
039	181	Torbick Marita J Trustee	539 Lloyd Ave	Providence	RI	02906					
039	181	Buckley Jessica Sara	539 Lloyd Ave	Providence	RI	02906					
039	181	Almonte Celia	543 Lloyd Ave	Providence	RI	02906-5410	Celia Almonte Trust	539 Lloyd Ave	Providence	RI	02906-5410
039	181	D'Amato Frank	1637 Mineral Spring Ave	North Providence	RI	02904					
039	181	Steager Pamela H	543 Lloyd Ave	Providence	RI	02906-5456					
039	181	Stendel Renee H	539 Lloyd Ave	Providence	RI	02906					
039	181	Kalunian Janet E	543 Lloyd Ave	Providence	RI	02906					
039	181	Gray Blanca K	543 Lloyd Ave	Providence	RI	02906					
039	181	Taylor-Heldug Jane E	539 Lloyd Ave	Providence	RI	02906-5410					
039	182	Blackberry Brian	535 Lloyd Ave	Providence	RI	02906	Cheng Cham	535 Lloyd Ave	Providence	RI	02906
039	183	Hoenicke John R	517 Lloyd Ave	Providence	RI	02906	Hampton Brittany S	517 Lloyd Ave	Providence	RI	02906
039	184	Shah Milind M	505 Lloyd Ave	Providence	RI	02906	Ybarra Patricia A	505 Lloyd Ave	Providence	RI	02906
039	400	Floru Arthur J Trustee	21 Cole Ave	Providence	RI	02906	Floru Olga V	21 Cole Ave	Providence	RI	02906
039	401	Beresford Thomas E	27 Cole Ave	Providence	RI	02906	Jackson Margot I	27 Cole Ave	Providence	RI	02906
039	403	Charles Machel P	515 Lloyd Ave	Providence	RI	02906	Sattis-Charles Brooke C	515 Lloyd Ave	Providence	RI	02906
039	404	Laureanno Michael	184 University Ave	Providence	RI	02906	Fay Carol	184 University Ave	Providence	RI	02906
039	404	Sammartino Fred	186 University Ave	Providence	RI	02906	Van Der Beek Brenda	186 University Ave	Providence	RI	02906
039	406	Lwin Stephen M	194 University Ave	Providence	RI	02906-5435	Lwin, Sari Camlot	194 University Ave	Providence	RI	02906-5435
039	407	Shelly Trustee - Melvin H for Life	198 University Ave	Providence	RI	02906-5435	Dimaiteo Trustee - Shirley L for Life	198 University Ave	Providence	RI	02906-5435
039	408	Pearlman Jonathan	531 Lloyd Ave	Providence	RI	02906	Pearlman Hannah	531 Lloyd Ave	Providence	RI	02906
039	409	Thomdike Ann	204 University Ave	Providence	RI	02906-5435					
039	413	School One	220 University Ave	Providence	RI	02906					
039	595	Owen, Evan Richard	48-50 Slater Ave	Providence	RI	02906					
039	679	Solomon Janice A Trustee	60 Slater Ave	Providence	RI	02906	McInden Cara A Trustee	60 Slater Ave	Providence	RI	02906
039	706	Church of Saint Sebastians	67 Cole Ave	Providence	RI	02906-4634					

F:\Blackstone\Providence\Lloyd Ave 518 AP 39 - Lot 170 Montessori Children's House Radius Map - A\bluffs.dwg

<p>200' RADIUS MAP PREPARED FOR MONTESSORI CHILDREN'S HOUSE INC. 518 LLOYD AVENUE ASSESSORS PLAT 39 - LOT 170 PROVIDENCE, RHODE ISLAND SCALE: VARIES</p>		<p>DATE October 4, 2022</p>
<p>1150 Pawtucket Avenue Rumford, RI 02916-1897 (401) 434-8880 Office (401) 434-1615 Fax www.cwlt.net</p>		<p>DRAWN BY: CHECKED BY: SHEET 1</p>
<p>CIVIL ENGINEERING • SURVEYING • TRANSPORTATION • ENVIRONMENTAL</p>		

MONTESSORI CHILDREN'S HOUSE



Admissions Open House
October 23rd & January 22nd, 10am - 12pm
Preschool - Elementary
Contact us Today!
Montessori Children's House
481-6376
mch

OAK





S HOUSE

Admissions Open H
October 23rd & January 22nd, 10am
Parent Center
401-45

BIRCH



