

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

APRIL 14, 2021

Application Type

Dimensional Variance

Neighborhood

Upper South Providence

Applicant

DE Foods, Applicant and Owner

Parcel

AP 23 Lot 988

Address

418 Broad Street

Parcel Size

± 25,727 SF

Zoning District

C-2; TOD overlay

Variance Requested

Dimensional variance to alter a drive-through use

418 BROAD STREET



 Location Map



Proposed configuration

SUMMARY

Project Description

The applicant is seeking a special use permit pursuant to Table 12-1 and Sections 1202.J. and 2000.D. of the Providence Zoning Ordinance in order to reconfigure an existing single lane Drive-Through Facility.

Discussion

The subject property is a drive through restaurant that operates through a special use permit granted by the board. The relief is required due to a request to reconfigure the existing drive through lane. Based on plans provided, the drive through will be expanded by moving the entrance to the south and expanding the turn radius. These changes would increase the separation distance between vehicles and the restaurant and parking area. This could also reduce interactions between pedestrians and vehicles. The number of stacked vehicles would increase and prevent cars from idling outside the drive through lane.

It is the DPD's opinion that these changes could improve circulation within the site. Vehicles will continue to exit onto Broad Street which will not affect circulation on adjoining streets. As the effect on surrounding property is expected to be minimal, it appears that the applicant meets the criteria for a special use permit.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted.



