

JAN 11 2021

CITY OF PROVIDENCE  
ZONING BOARD OF REVIEW

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

Check Each Type Zoning Relief Sought:

<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>

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:** JSC Management Group

Address P.O. Box 217, Lyndonville, NY

Zip Code 14098

E-mail james.camilleri@jscmg.com

Phone 585.755.3950

*Home/Office*

\_\_\_\_\_  
*Mobile (Cell)*

**Owner:** Jan Co Inc

Address 35 Sockanosset Cross Rd, Cranston, RI

Zip Code 02920

E-mail \_\_\_\_\_

Phone \_\_\_\_\_

*Home/Office*

\_\_\_\_\_  
*Mobile (Cell)*

**Lessee:** JSC New England Operating LLC

Address P.O. Box 217, Lyndonville, NY

Zip Code 14098

E-mail james.camilleri@jscmg.com

Phone: 585.755.3950

*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:** 62 Hartford Ave  
*Street Address*

2. **Zoning District(s):** C-2  
**Special purpose or overlay district(s):** \_\_\_\_\_

3a. **Date owner purchased the Property:** 1975

3b. **Month/year of lessee's occupancy:** 03/20

3. Dimensions of each lot:

Lot #	407	Frontage	88 ft	depth	215ft IRR	Total area	15,964	sq. ft.
Lot #	411	Frontage	57 ft	depth	61ft IRR	Total area	3392	sq. ft.
Lot #	413	Frontage	198 ft	depth	96 ft IRR	Total area	22,407	sq. ft.

4. Size of each structure located on the Property:

Principal Structure: Total gross square footage 3340 sf  
 Footprint 46 x 64 Height 19ft Floors ONE

Accessory Structure: Total gross square footage 7700 sf  
 Footprint 50 x 77 sf Height \_\_\_\_\_ Floors TWO

5. Size of proposed structure(s): Total gross square footage: same  
 Footprint SAME Height same Floors ONE

6a. Existing Lot coverage: (include all buildings, decks, etc.) 17.2%

6b. Proposed Lot coverage: (include new construction) no change

7a. Present Use of Property (each lot/structure):  
 Quick Service Restaurant

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

8. Proposed Use of Property (each lot/structure):  
 Quick Service Restaurant

9. Number of Current Parking Spaces: 59

10. Describe the proposed construction or alterations (each lot/structure):  
 To add a second ordering station beside the existing drive thru lane and modify paved parking area to accommodate station

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:  
 Table 12.1 Special Use Permit for a Drive Thru Facility

**13. Explain the changes proposed for the Property.**

To construct a second ordering station on the existing paved area and beside the existing drive thru. The second lane will have a menu board and ordering station. In addition, the original drive thru will be upgraded and the area will be re-landscaped. It also includes a charging station for electric vehicles

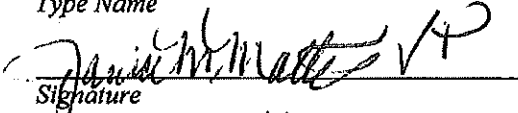
The undersigned acknowledge(s) and agree(s) that members of the Zoning Board of Review and its staff may enter upon the exterior of the Property in order to view the Property prior to any hearing on the application.

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):**

Jan Co Inc

Type Name

 VP  
Signature

Janice M Matthews

Type Name

Signature

**Applicant(s):**

JSC Management Group

Type Name

Signature

Steven Vann

Type Name

Signature

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

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**Owner(s):**

Jan Co Inc

Type Name

Signature

Type Name

Signature

**Applicant(s):**

JSC Management Group

Type Name

Signature

Steven Vann

Type Name

Signature

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

**APPENDIX B**

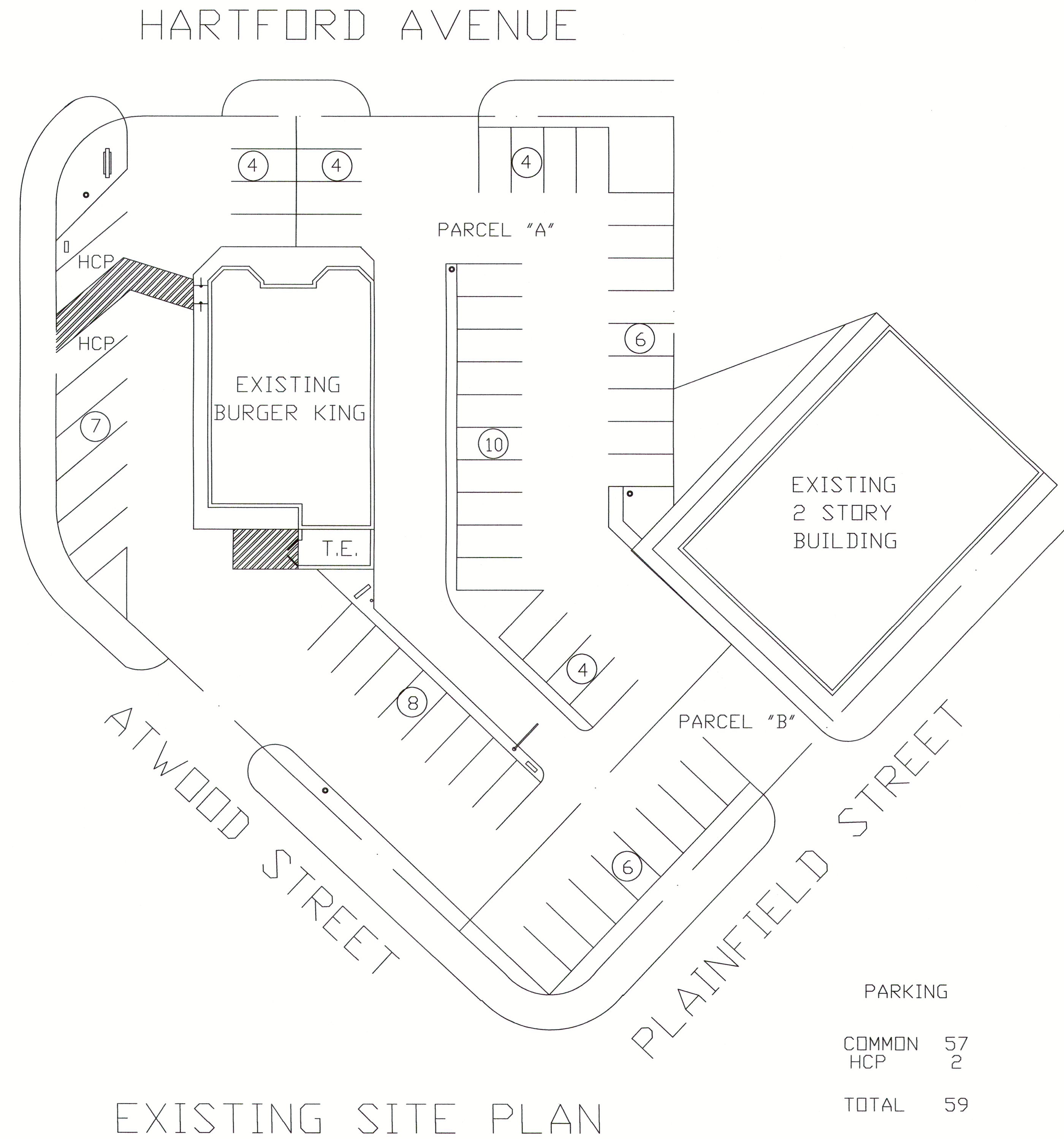
**APPLICATION(S) FOR SPECIAL USE PERMIT**

1. Identify the section(s) of the Ordinance that provides for the special use permit.  
Table 12.1  
\_\_\_\_\_  
\_\_\_\_\_
  
2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property.  
The proposed use will not injure the property since it mimics the existing drive thru and only allows for an increase in efficiency in the ordering process  
\_\_\_\_\_  
\_\_\_\_\_
  
3. State all facts that demonstrate that the proposed special use will not significantly devalue neighboring property.  
The additional ordering station will not devalue the neighboring properties since the restaurant already has a drive thru lane; it will be constructed over existing paved areas.  
\_\_\_\_\_  
\_\_\_\_\_
  
4. State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community.  
The existing restaurant has a drive thru lane and has operated as such for decades; the additional lane will not have any detrimental or injurious effect upon the health and welfare of the community  
\_\_\_\_\_  
\_\_\_\_\_

**IF THE APPLICANT IS AN EDUCATIONAL OR HEALTH CARE INSTITUTION,  
COMPLETE PAGES 10 AND 11 BELOW**



PARCEL "A" = 30,738 SQ.FT.  
 PARCEL "B" = 11,383 SQ.FT.  
 TOTAL LAND: 42,121 SQ. FT. +/-

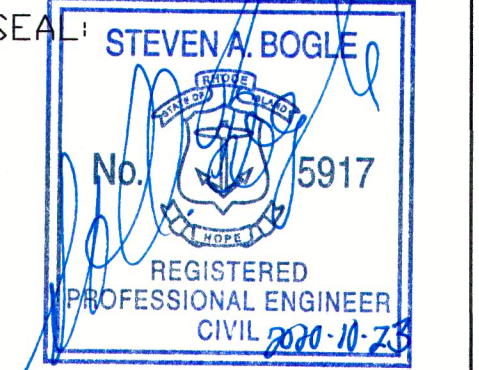


PARKING

COMMON	57
HCP	2
<b>TOTAL</b>	<b>59</b>

EXISTING SITE PLAN

**B & F**  
**CONSTRUCTION, INC.**  
 NEW ENGLAND REGIONAL OFFICE  
 160 E. MAIN STREET 1F,  
 WESTBOROUGH, MA. 01581  
 EMAIL: BUD@BANDFCONSTRUCTION.COM



CONSULTANT:  
**GEISSER ENGINEERING CORPORATION**  
 227 Wampanoag Trail  
 Riverside, RI 02915  
 Phone: (401) 438-7711

REVISIONS:		DESCRIPTION
NO.	DATE	
REV-#1		
REV-#2		
REV-#3		
REV-#4		
REV-#5		
REV-#6		
REV-#7		
REV-#8		

SHEET TITLE:  
**EXISTING SITE PLAN**

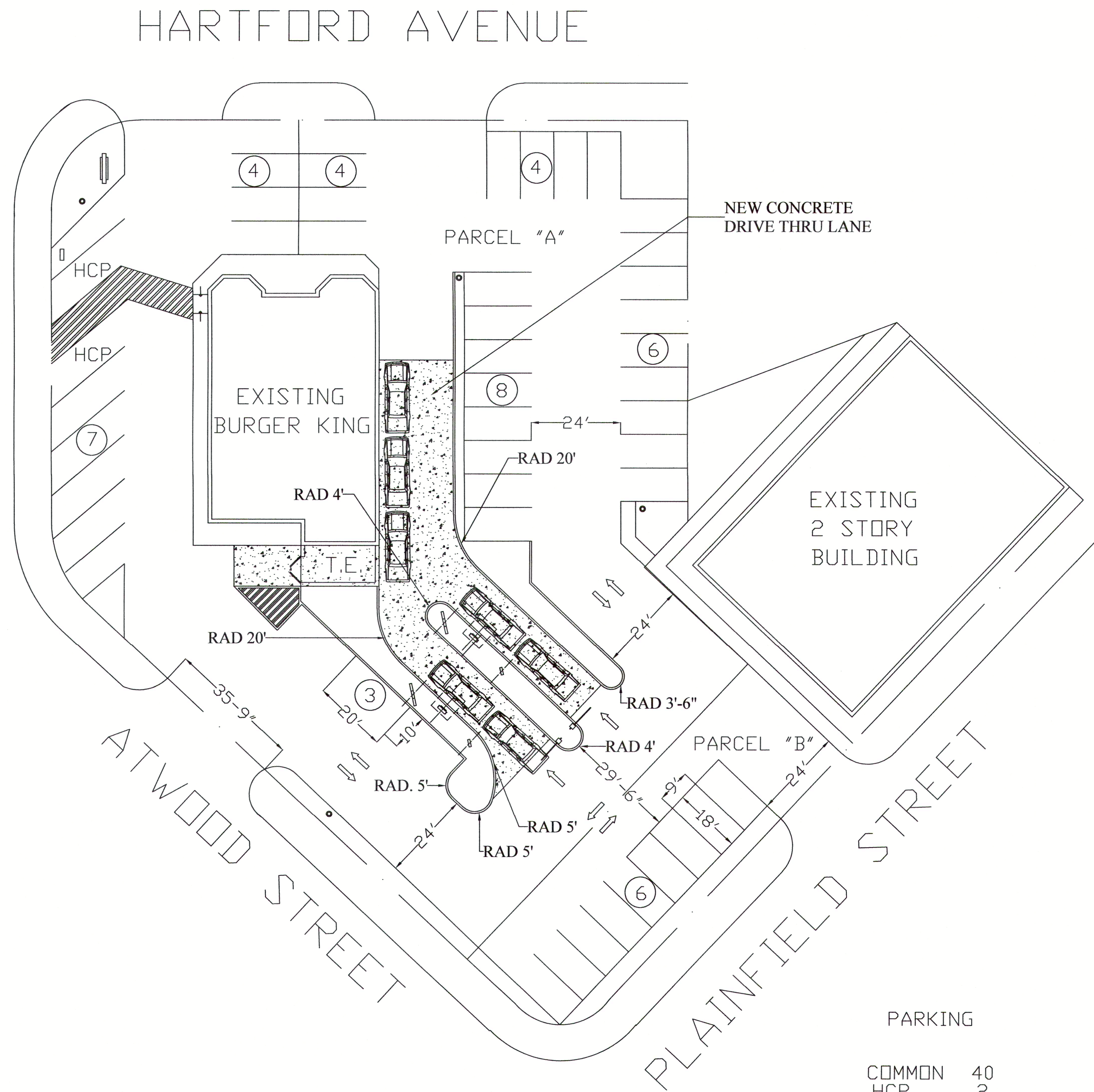
PROJECT ADDRESS:  
 #1876 BURGER KING RESTAURANT  
 60 HARTFORD AVENUE  
 PROVIDENCE, RI 02909

JOB NUMBER:  
 DATE: 10-21-2020  
 DRAWN BY: S.M.O.

**SITE A**

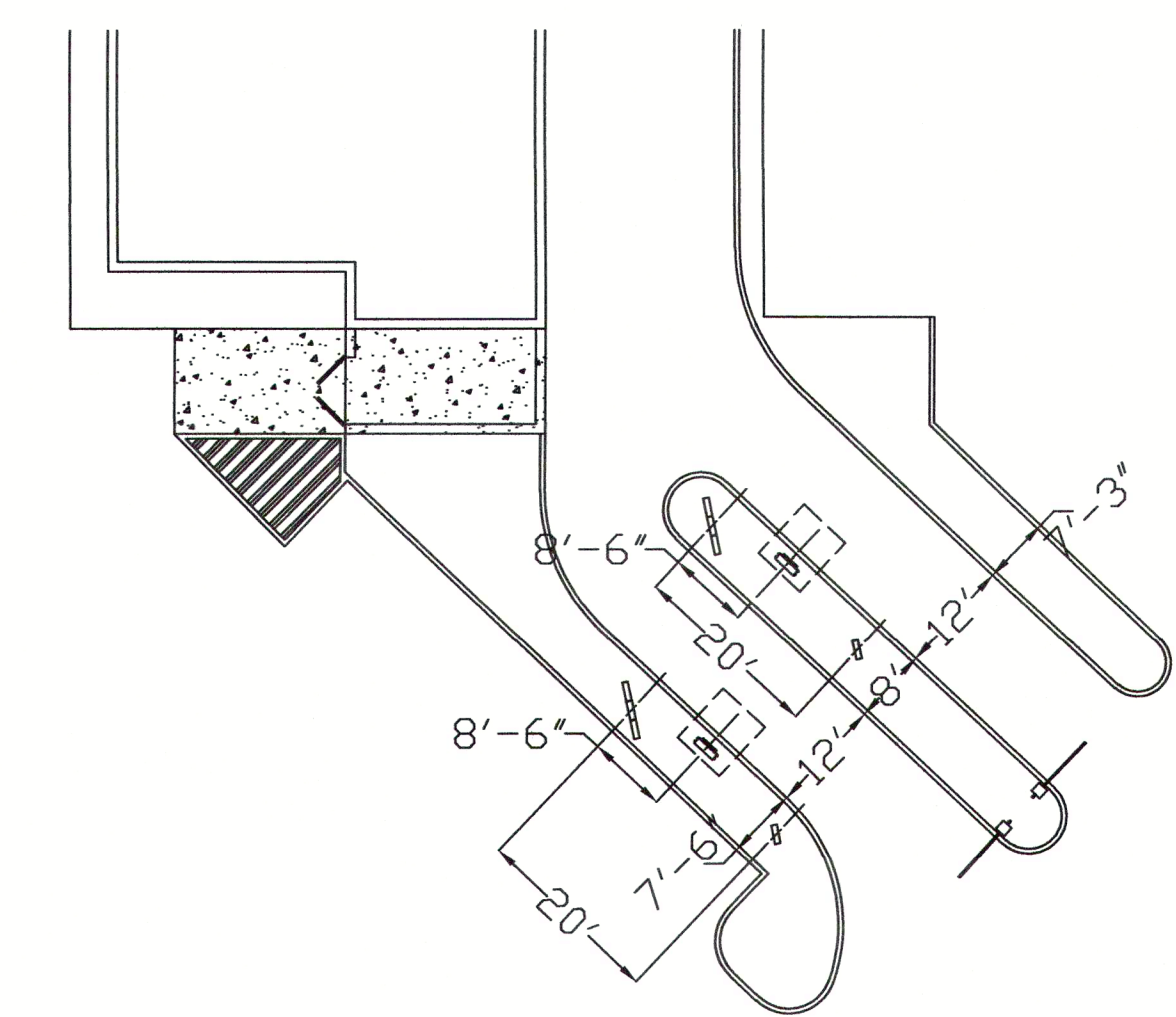


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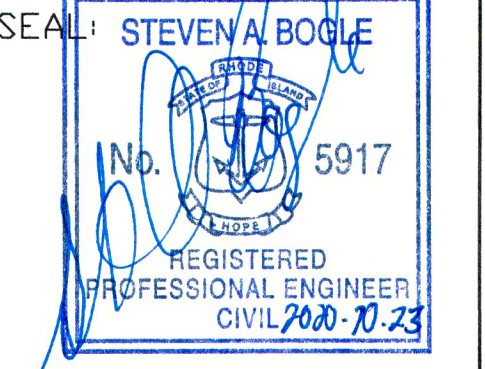
PROPOSED SITE PLAN

PARKING	
COMMON	40
HCP	2
<b>TOTAL</b>	<b>42</b>



PROPOSED DRIVE THRU  
 SCALE: 1/4" = 1'-0"

**B & F**  
**CONSTRUCTION, INC.**  
 NEW ENGLAND REGIONAL OFFICE  
 160 E. MAIN STREET 1F,  
 WESTBOROUGH, MA. 01581  
 EMAIL: BUD@BANDFCONSTRUCTION.COM



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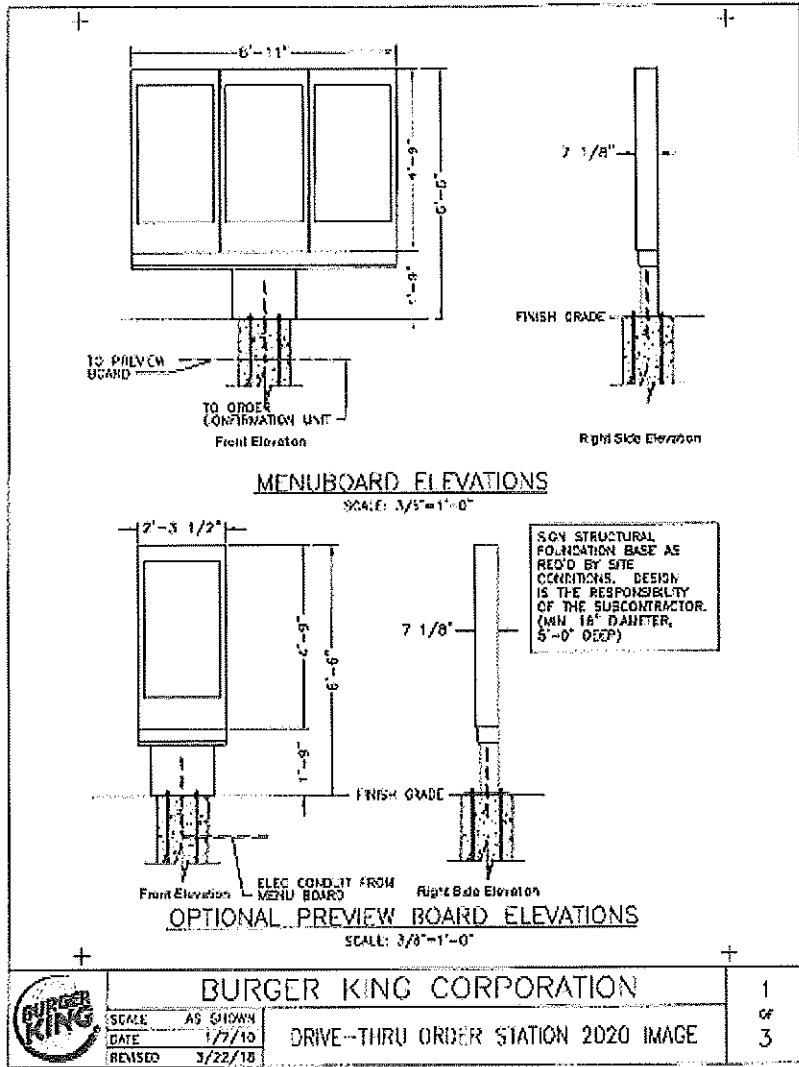
REVISIONS:		DESCRIPTION
NO.	DATE	
REV-#1		
REV-#2		
REV-#3		
REV-#4		
REV-#5		
REV-#6		
REV-#7		
REV-#8		

SHEET TITLE:  
**PROPOSED SITE PLAN**  
 PROJECT ADDRESS:  
 #1876 BURGER KING RESTAURANT  
 60 HARTFORD AVENUE  
 PROVIDENCE, RI 02909

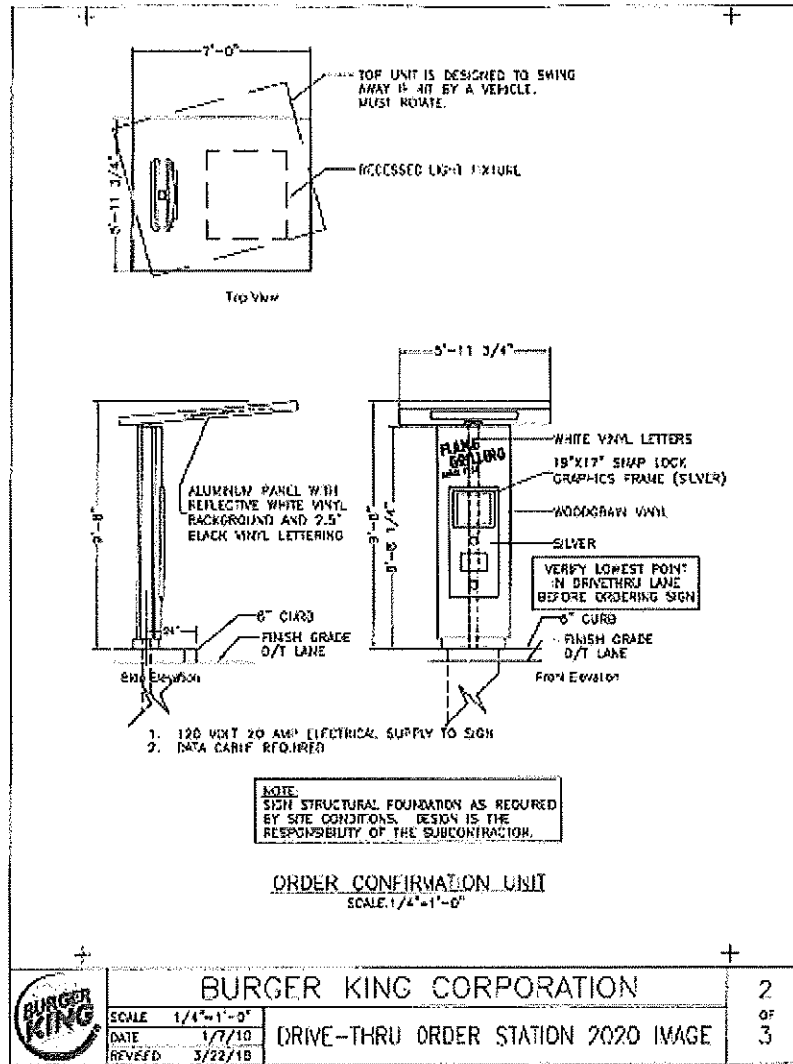
JOB NUMBER:  
 DATE: 10-21-2020  
 DRAWN BY: S.M.O.

**SITE B**







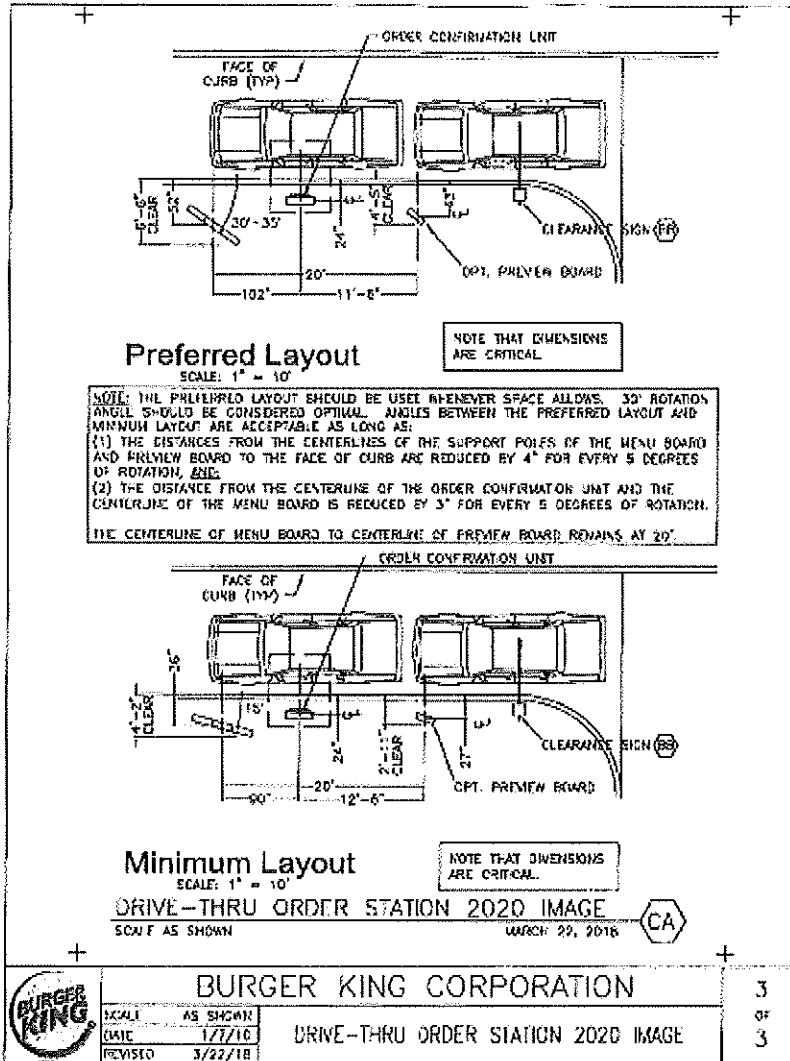


BURGER KING CORPORATION

SCALE 1/4" = 1'-0"  
DATE 1/7/10  
REVISED 3/22/10

DRIVE-THRU ORDER STATION 2020 IMAGE

2  
OF  
3



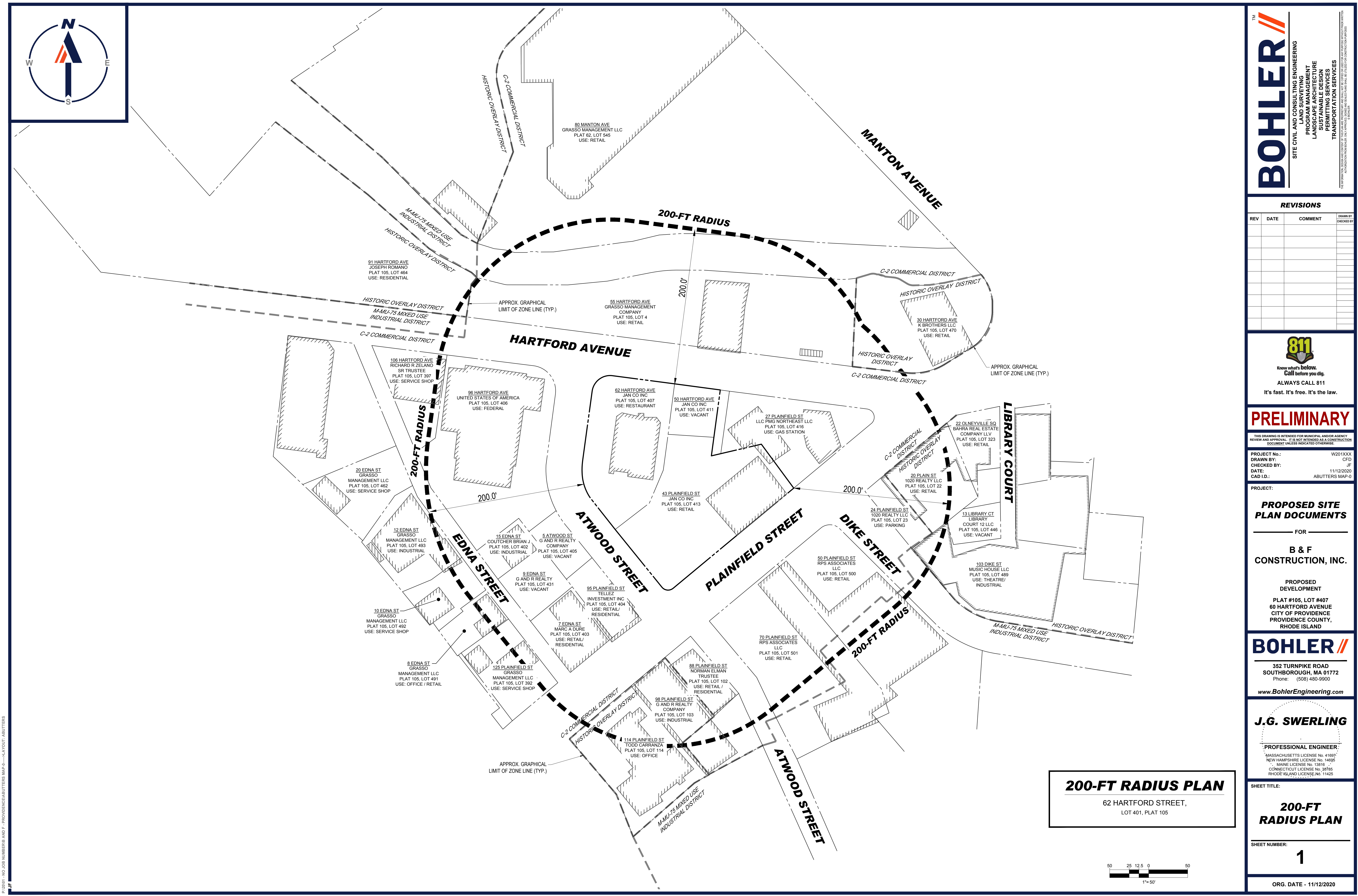
BURGER KING CORPORATION

SCALE	AS SHOWN
DATE	1/7/16
REVISED	3/22/18

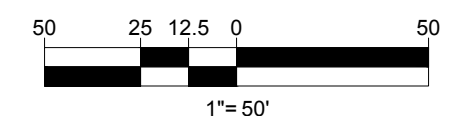
DRIVE-THRU ORDER STATION 2020 IMAGE

3  
OF  
3





**200-FT RADIUS PLAN**  
 62 HARTFORD STREET,  
 LOT 401, PLAT 105



P:\2021 - NO JOB NUMBERS AND F - PROVIDENCE\ABUTTERS MAP-2021-LAYOUT-ABUTTERS

**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

**811**  
 Know what's below.  
 Call before you dig.  
 ALWAYS CALL 811  
 It's fast. It's free. It's the law.

**PRELIMINARY**  
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W2010XXX  
 DRAWN BY: CFD  
 CHECKED BY: JF  
 DATE: 11/12/2020  
 CAD ID: ABUTTERS MAP-0

PROJECT:  
**PROPOSED SITE PLAN DOCUMENTS**  
 FOR  
**B & F CONSTRUCTION, INC.**  
 PROPOSED DEVELOPMENT  
 PLAT #105, LOT #407  
 60 HARTFORD AVENUE  
 CITY OF PROVIDENCE  
 PROVIDENCE COUNTY,  
 RHODE ISLAND

**BOHLER**  
 352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900  
 www.BohlerEngineering.com

**J.G. SWERLING**  
 PROFESSIONAL ENGINEER  
MASSACHUSETTS LICENSE No. 41697  
 NEW HAMPSHIRE LICENSE No. 14695  
 MAINE LICENSE No. 13816  
 CONNECTICUT LICENSE No. 38785  
 RHODE ISLAND LICENSE No. 11425

SHEET TITLE:  
**200-FT RADIUS PLAN**  
 SHEET NUMBER:  
**1**  
 ORG. DATE - 11/12/2020







