

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

FEBRUARY 8, 2023

Application Type

Dimensional Variance

Neighborhood

Washington Park

Applicant

McDonalds USA LLC, Owner

Parcel

AP 59 Lot 883

Address

1481 Broad Street

Parcel Size

± 60,398 SF

Zoning District

C-2

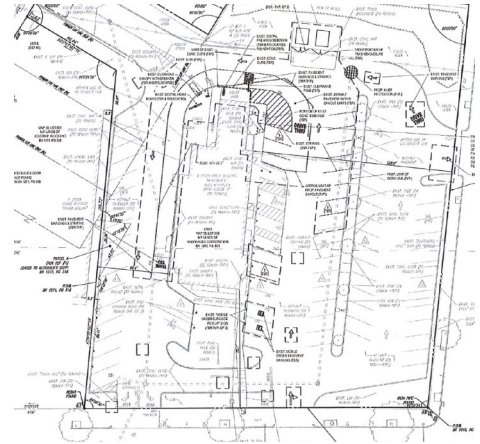
Variance Requested

Dimensional variance for signage

1481 BROAD STREET



Location Map



View from Broad Street

SUMMARY

Project Description

The applicant is seeking relief from the requirement of Section 1607.G.1. of the Providence Zoning Ordinance which limits menu board signs to one per drive-through lane. The Applicant proposes the addition of a second “pre-browse” menu board to each of the two drive-through lanes.

Discussion

The subject property is a fast food restaurant that operates with two drive through lanes with the second lane granted by a special use permit. Each lane has a drive through menu, to which the applicant is proposing to add a ‘pre-browse’ menu measuring 10 SF, located before each main menu.

Based on plans provided, a hardship for the variance is not apparent as the site has two drive through lanes with menus which

allow for more traffic to pass through the site and reduces queuing times for each lane. The additional time spent ordering without the pre browse menu appears to be no more than an inconvenience.

Recommendation

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

