

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

NOVEMBER 17, 2021

145 & 151 MANTON

Application Type

Special Use Permit

Neighborhood

Manton

Applicant

Navarrete Tire Shop and Repair

Parcel

AP 62 Lots 447 and 478

Address

151 Manton Ave

Parcel Size

± 11,703 SF total

Zoning District

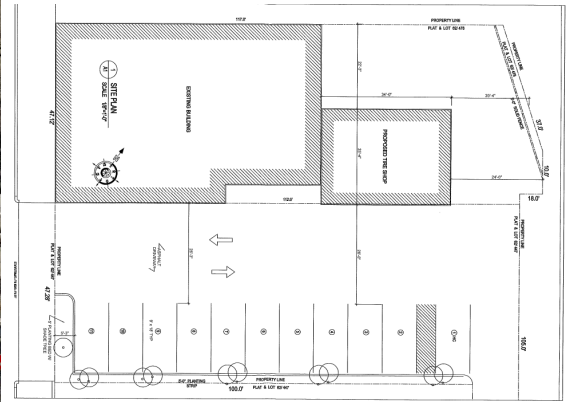
C-2

Variance Requested

Special use permit for vehicle repair facility



Location Map



Proposed site plan

SUMMARY

Project Description

The applicant is requesting a special use permit pursuant to Table 12-1 and the principal use standards of Section 1202.AA. of the Providence Zoning Ordinance, to build a new structure at the rear of the property in order to provide Vehicle Repair/Service. The applicant also proposes to merge the two lots in connection with the proposed structure and associated parking.

Discussion

The subject property is composed of two lots occupied by a vacant building in the C-2 zone. The applicant is seeking a Special Use Permit (SUP) to construct an addition to the building to operate a vehicle repair business. The site is located in an area with a mix of uses including retail, residential and industrial uses in proximity. Based on plans provided, it appears that the applicant is in compliance with section 1202.AA of the ordinance as repair is occurring indoors with the lot screened from neighboring lots in the residential zone. Parking will be provided on lot 447 so no vehicles will be dismantled or stored in the right of way.

In reviewing the request, the Board should evaluate the applicant's plans for conformance with the special use permit criteria and the effect

of the activity on neighboring property. The applicant should also demonstrate that the expansion will not have a negative effect on neighborhood character or devalue neighboring property. Measures to prevent light, noise and vibration from affecting surrounding properties should be detailed. The DPD is particularly concerned about the effect of the business on residential lots to the rear.

If the board finds the applicant's plans to be satisfactory, the DPD would not object to the requested relief being granted.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted subject to the Board's evaluation of the applicants ability to conform to the SUP criteria.

