

OCT 21 2021

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:** Navarre Tire Shop & Repair,LLC

Address 453 Manton Avenue

Zip Code 02909

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

Phone 401-282-8906

*Home/Office*

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

**Owner:** Navarre Tire Shop & Repair,LLC

Address 453 Manton

Zip Code 02909

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

Phone \_\_\_\_\_

*Home/Office*

401-282-8906

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

**Lessee:** \_\_\_\_\_

Address \_\_\_\_\_

Zip Code X \_\_\_\_\_

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:** 151-153 Manton Avenue; 145-147 Manton (Lots to be merged)  
*Street Address*

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

3a. **Date owner purchased the Property:** 12/06/2019

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

3. Dimensions of each lot:

Lot # <u>447</u>	Frontage <u>47.12</u>	depth <u>117</u>	Total area <u>5977</u> sq. ft.
Lot # <u>478</u>	Frontage <u>47.28</u>	depth <u>112</u>	Total area <u>5726</u> sq. ft.
Lot # _____	Frontage _____	depth _____	Total area _____ sq. ft.

4. Size of each structure located on the Property:

Principal Structure:	Total gross square footage	<u>3040</u>
Footprint <u>3040</u>	Height <u>20</u>	Floors <u>1</u>
Accessory Structure:	Total gross square footage	_____
Footprint _____	Height _____	Floors _____

5. Size of proposed structure(s): Total gross square footage: \_\_\_\_\_  
Footprint 850 Height 20 Floors 1

6a. Existing Lot coverage: (include all buildings, decks, etc.) 85.7 before merger of lots

6b. Proposed Lot coverage: (include new construction) 49.25 after merger of lots

7a. Present Use of Property (each lot/structure):  
Vacant

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

8. Proposed Use of Property (each lot/structure):  
Vehicle Repair/Service/Retail

9. Number of Current Parking Spaces: 11 parking spaces proposed after merger of lots

10. Describe the proposed construction or alterations (each lot/structure):  
Addition to building to construct vehicle repair facility  
Lots 478 and 447 to be merged in connection with the proposed addition

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>Table 12-1</u>	<u>Vehicle Repair/Service - special use permit</u>
_____	_____
_____	_____
_____	_____



## 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- special use permit for vehicle repair facility  

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2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property.  
The addition of vehicle repair facility at this location on Mantlon Avenue in the C-2 zoning district will not substantially injure the use and enjoyment of neighboring properties as it similar to other uses in the area and is located on a street which appropriately zoned for such use .  

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3. State all facts that demonstrate that the proposed special use will not significantly devalue neighboring property.  
This use is appropriately located adjacent to other commercial uses of a similar nature.  

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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 business will be conducted in accordance with the applicable regulations and is an appropriate commercial activity on this street and at this locallon .  

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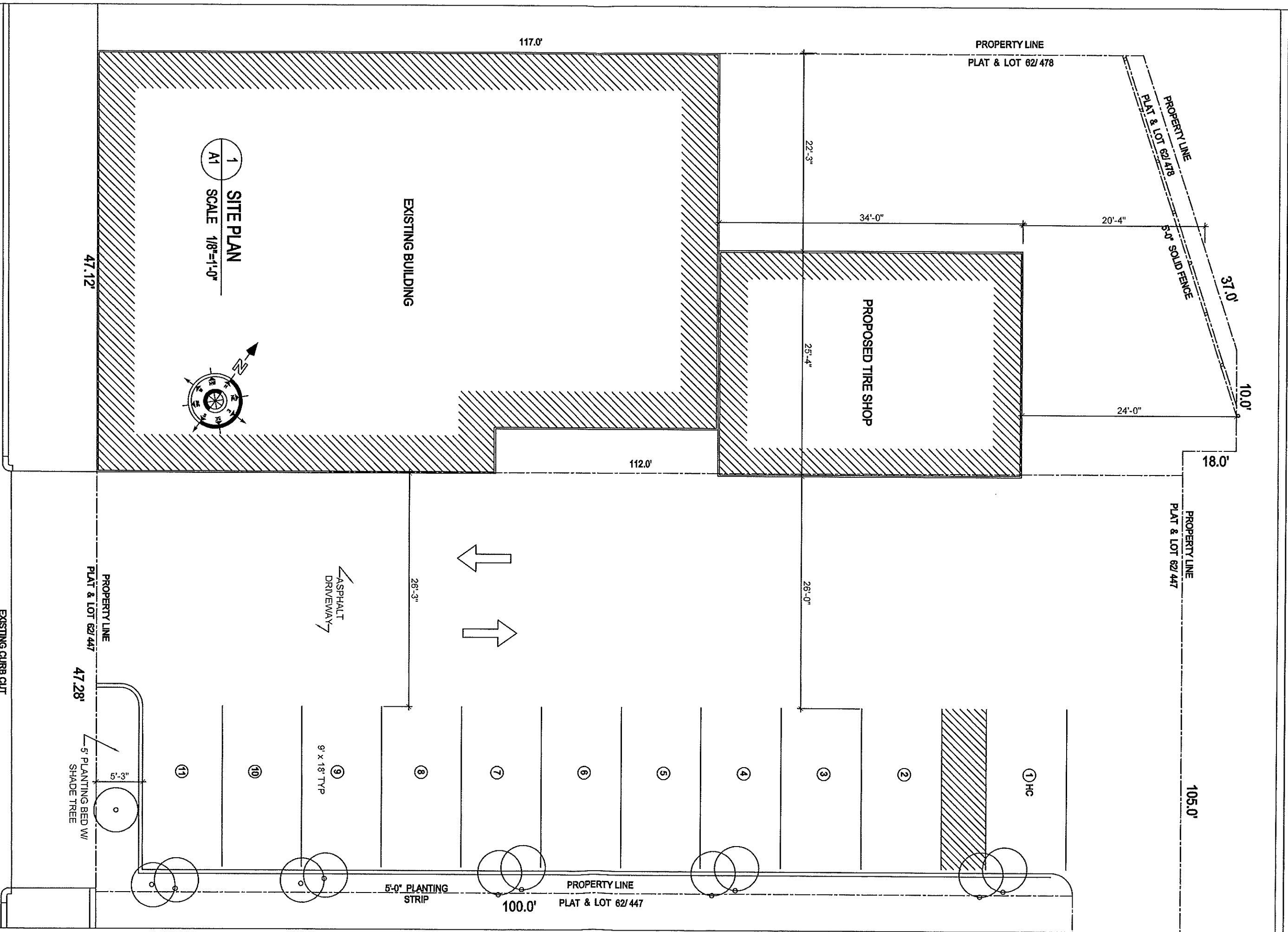
**IF THE APPLICANT IS AN EDUCATIONAL OR HEALTH CARE INSTITUTION,  
COMPLETE PAGE 10 BELOW**

### **Addendum to Zoning application for 151 Manton Avenue**

In connection with this application, the following conditions will be complied with and/ or observed pursuant to Section 1202 AA of the Zoning Ordinance:

#### **AA. Vehicle Dealership/Repair/Service**

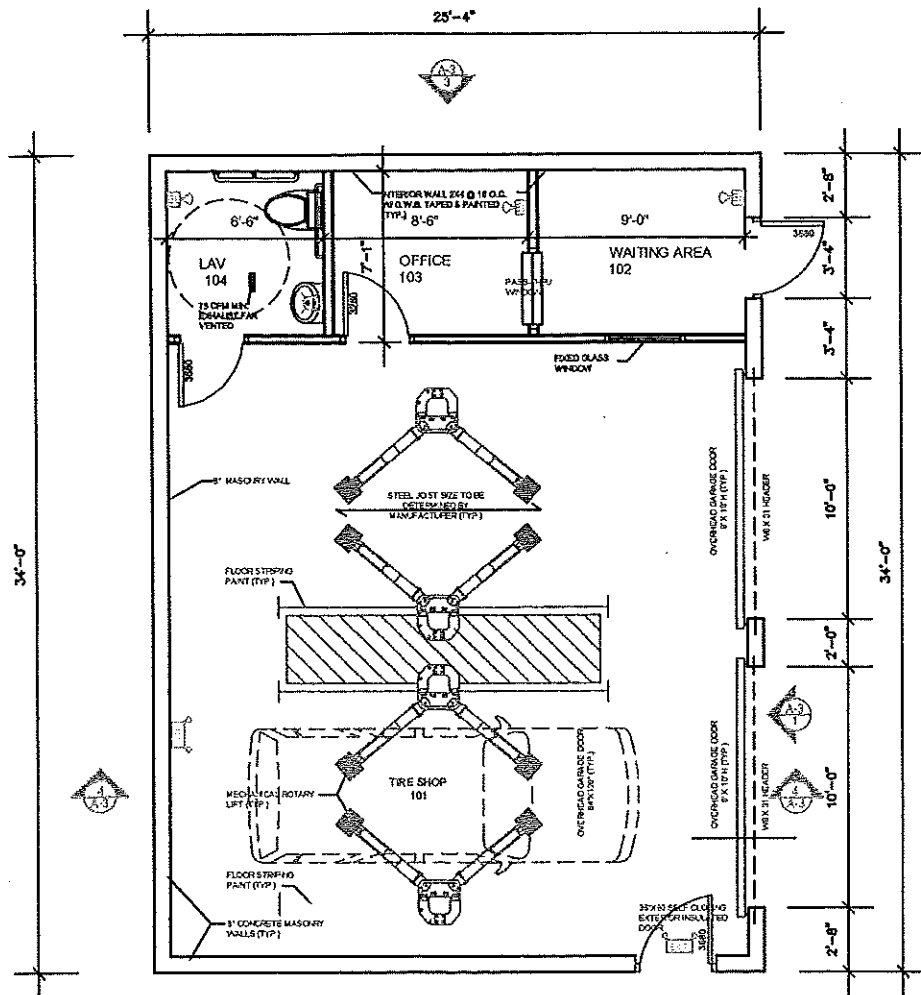
- 1. All repair and service operations shall be performed within a fully enclosed building. All equipment and parts shall be stored indoors.**
- 2. Vehicle dealership/repair/service establishments shall be screened along interior side and rear lot lines with a solid wall or fence, a minimum of five feet and a maximum of seven feet in height.**
- 3. No partially dismantled, wrecked, or unlicensed vehicle shall be stored outdoors on the premises. This standard does not apply to vehicles under repair.**
- 4. No motor vehicles shall be stored and no repair work shall be conducted in the public right-of-way.**



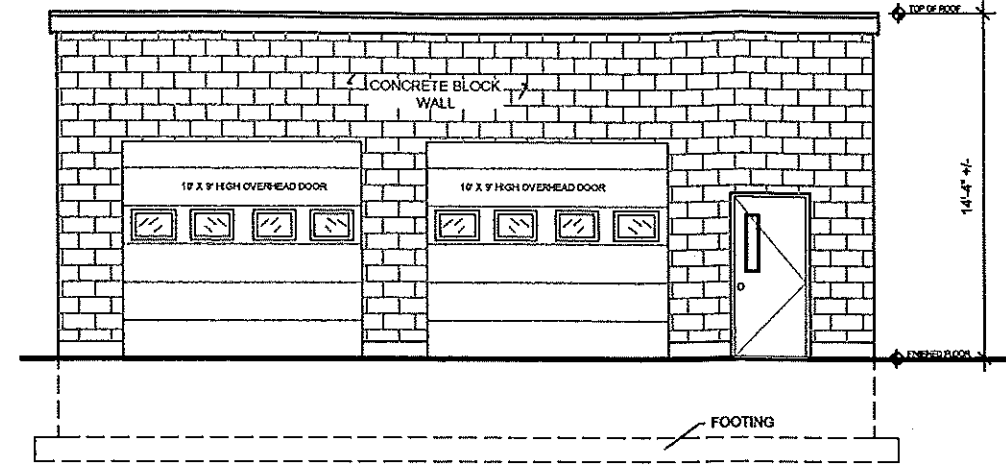
PROPOSED BUILDING FOR  
 NAVARETTE TIRE SHOP  
 145 MANTON AVE  
 CRANSTON, RI 02909

**MANOUKIAN**  
 A . R . C . H . I . T . E . C . T  
 MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS  
 22 SHADY HILL DRIVE WEST WARWICK, RI 02883  
 PH: (401) 580-0809 FAX: (401) 828-5887

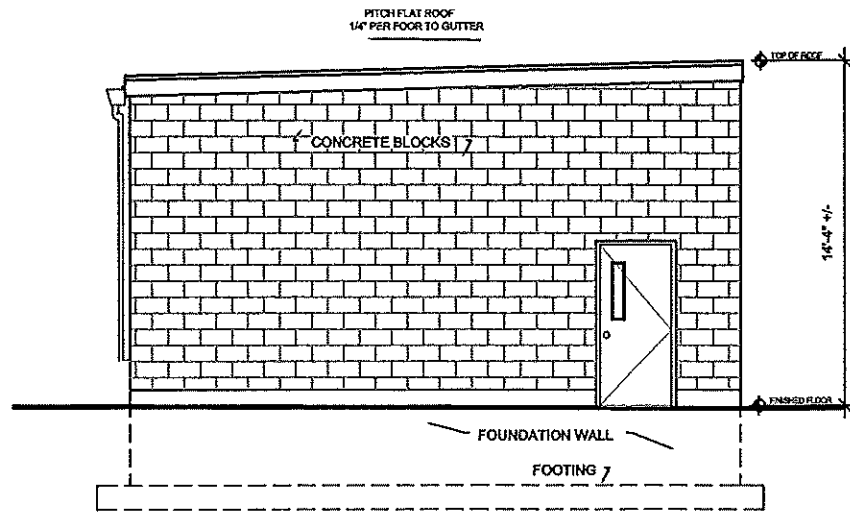
S-1



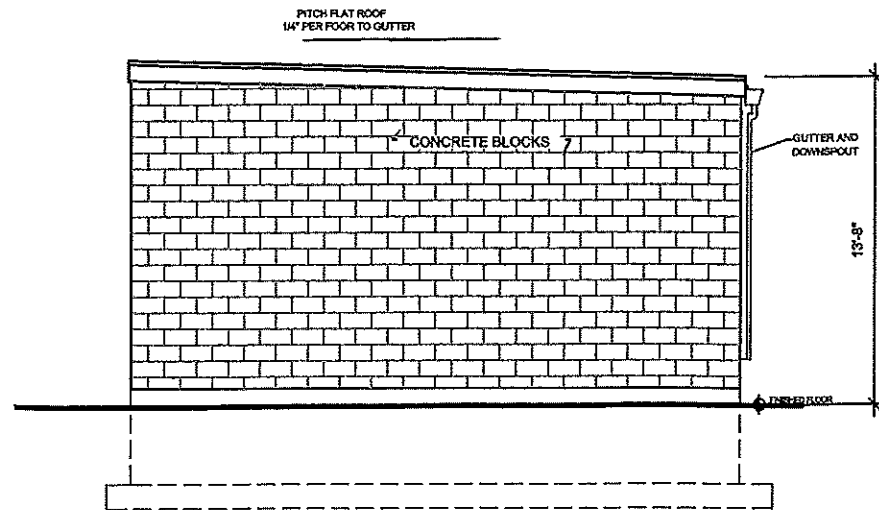
2 FLOOR PLAN  
A1 SCALE 1/8"=1'-0"



1 FRONT ELEVATION  
A2 SCALE 1/8"=1'-0"



2 LEFT SIDE ELEVATION  
A2 SCALE 1/8"=1'-0"



3 RIGHT SIDE ELEVATION  
A2 SCALE 1/8"=1'-0"

NAVARETTE TIRE  
151 MANTON AVE  
Providence, R I 02909

REVISIONS

DATE	REVISIONS
9/29/21	ISSUE

STAMP

