

JUL 12 2023

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:** 161 Douglas Avenue, LLC

Address 2010 Mineral Spring Avenue, North Providence, RI

Zip Code 02911

E-mail C/O ksalvatore@darroweverett.com

Phone C/O 401-374-1363

*Home/Office*

C/O 401-374-1363

*Mobile (Cell)*

**Owner:** Same

Address \_\_\_\_\_

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

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

Phone \_\_\_\_\_

*Home/Office*

*Mobile (Cell)*

**Lessee:** N/A

Address \_\_\_\_\_

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

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:** 155 Douglas Avenue  
*Street Address*

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

3a. **Date owner purchased the Property:** 7/5/2019

3b. **Month/year of lessee's occupancy:** N/A

**3. Dimensions of each lot:**

Lot #	<u>202</u>	Frontage	<u>50 ft.</u>	depth	<u>100 ft.</u>	Total area	<u>5,000</u>	sq. ft.
Lot #	_____	Frontage	_____	depth	_____	Total area	_____	sq. ft.
Lot #	_____	Frontage	_____	depth	_____	Total area	_____	sq. ft.

**4. Size of each structure located on the Property: N/A**

<b>Principal Structure:</b>	<b>Total gross square footage</b>	_____
Footprint _____	Height _____	Floors _____
<b>Accessory Structure:</b>	<b>Total gross square footage</b>	_____
Footprint _____	Height _____	Floors _____

**5. Size of proposed structure(s): N/A Total gross square footage:**

Footprint _____	Height _____	Floors _____
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**6a. Existing Lot coverage: (include all buildings, decks, etc.)** N/A

**6b. Proposed Lot coverage: (include new construction)** N/A

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

Outdoor dining/principal use parking.

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

Vacant

**8. Proposed Use of Property (each lot/structure):**

Parking lot (principal use).  
Outdoor dining.

**9. Number of Current Parking Spaces:** 9

**10. Describe the proposed construction or alterations (each lot/structure):**

Additional landscaping to meet requirements of zoning ordinance.

**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>Sect. 1201</u>	<u>Parking lot (principal use) requires a special use permit.</u>
<u>and Table 121</u>	_____
_____	_____
_____	_____
_____	_____

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

Add landscaping to comply with zoning ordinance.

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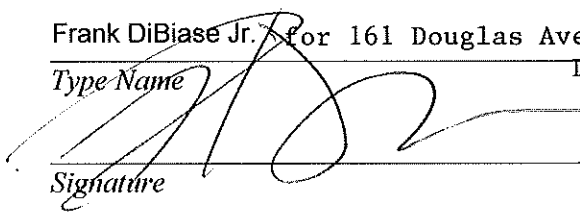
*The undersigned acknowledge(s) and agree(s) that members of the Zoning Board of Review and its staff may enter upon the exterior of the Property in order to view the Property prior to any hearing on the application.*

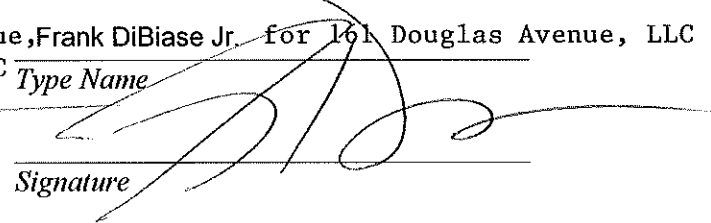
*The undersigned further acknowledge(s) that the statements herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. Owner(s)/Applicant(s) are jointly responsible with their attorneys for any false statements.*

**Owner(s):**

**Applicant(s):**

Frank DiBiase Jr. for 161 Douglas Avenue, LLC      Frank DiBiase Jr. for 161 Douglas Avenue, LLC  
Type Name      Type Name

  
Signature

  
Signature

\_\_\_\_\_  
Type Name

\_\_\_\_\_  
Type Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
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.  
Section 1201, Table 12-1' Section 1202 (v) - principal use standards for parking lot.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property.  
Applicant will comply with provisions of Section 1202 (v). The parking lot use will provide off street parking in this commercial area and will not affect the use and enjoyment of neighboring property.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
3. State all facts that demonstrate that the proposed special use will not significantly devalue neighboring property.  
There is no support or evidence that the parking lot use will significantly devalue neighboring properties. In fact, the parking lot will reduce the need for on-street parking for the adjacent restaurant use.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
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.  
There is no support or evidence that the parking lot use will be detrimental or injurious to the health or welfare of the community.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Attachment

161 Douglas Avenue LLC  
155 Douglas Avenue  
C-2 Zoning District

**1202 PRINCIPAL USE STANDARDS**

Where applicable, principal uses are required to comply with all use standards of this section, whether a permitted or special use, in addition to all other regulations of this Ordinance.

**V. Parking Lot and Parking Structure (Principal Use)**

**2. Parking Lot**

- a. A parking lot shall be used solely for the temporary parking of motor vehicles and shall not be used as an off-street loading area.**

*The parking lot will not be used for off-street loading.*

- b. Only structures for the shelter of attendants or for payment kiosks shall be permitted in a parking lot. Shelters or kiosks shall not exceed ten feet in height and 50 square feet in area.**

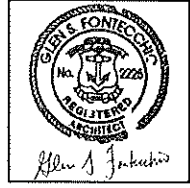
*Not applicable. No kiosk or shelters are proposed.*

- c. The parking lots shall be screened and landscaped in accordance with the requirements of this Ordinance.**

*The submitted plans meet the landscaping requirements of the Zoning Ordinance.*

- d. Principal use parking lots in residential zones shall not exceed 75% impervious surface.**

*Not applicable. This property is located in a commercial zoning district.*



GLEN S. FONTECCHIO  
 ARCHITECT  
 www.gfontecchio.com

July 2023

PROVIDENCE BURGER  
 Parking Lot Layout  
 Douglas Avenue  
 Providence, Rhode Island

Existing  
 Parking Plan  
 Scale: 1/16" = 1'-0"

A-1

