

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

AUGUST 9, 2023

Application Type

Special Use Permit

Neighborhood

Oineyville

Applicant

1917 Westminster Street LLC and
The Washington Trust Company

Parcel

AP 35 Lot 301, 302, 313 and 318

Address

1917 Westminster Street

Parcel Size

± 30,276 SF (total)

Zoning District

C-2

Variance Requested

Special use permit for principal
use parking lot

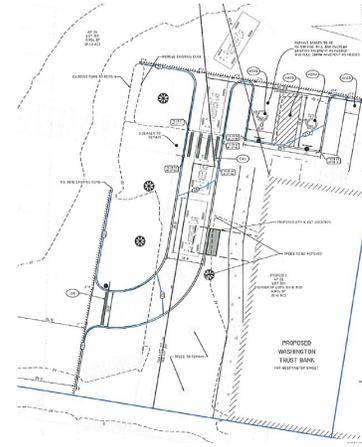


Updated: August 3, 2023

1917 WESTMINSTER STREET



Location Map



Proposed plan

SUMMARY

Project Description

The applicant is seeking a special use permit pursuant to Table 12-1 and Section 1202.J. of the Providence Zoning Ordinance, to establish a Drive-Through Facility at an existing Bank.

Discussion

The subject property is a bank building composed of multiple lots that offers walk in service. The applicant is proposing to install a drive through lane that will provide service from a window on the building. Vehicles will enter from San Souci Drive and exit onto Westminster Street. Drive-through facilities are permitted in the C-2 zone with a special use permit subject to fulfillment of certain conditions.

Based on plans provided, it appears that the facility will conform to the criteria outlined in the ordinance. Over three stacking spaces will be provided in the

drive through lane, which exceeds the 9' required width. As required, the facility will be screened from neighboring property with a row of plantings.

The drive through is not expected to have a negative effect on, or devalue surrounding property as vehicles will access the lot in the same manner as the current configuration and it will serve traffic that is already served by the bank and all activity will occur on the subject lots.

As the plan conforms to the ordinance's criteria for drive throughs, the DPD does not object to the requested relief being granted.

Recommendation

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