

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MAY 11, 2022

Application Type

Special Use Permit

Neighborhood

Valley

Applicant

Jesus R. Acosta, Applicant
R A Realty, Owner

Parcel

AP 65 Lot 446

Address

221 Academy Ave

Parcel Size

± 42,925 SF

Zoning District

C-1 and R-3

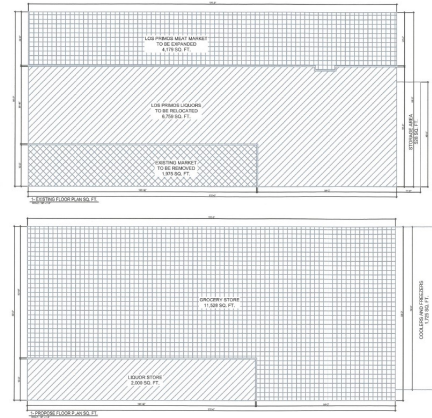
Variance Requested

Special Use Permit for reconfiguration of neighborhood commercial use

221 ACADEMY AVENUE



Location Map



Above: Current first floor plan.
Below: Proposed first floor plan

SUMMARY

Project Description

The applicant is requesting a special use permit pursuant to Table 12-1 and Sections 1202.T. and 2000.D. of the Providence Zoning Ordinance, to expand an existing Retail Goods Establishment and decrease the size of a nonconforming Retail Goods Establishment being used for the sale of alcohol in an existing non-residential structure.

have a negative effect on neighborhood character or devalue neighboring property.

Recommendation

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

Discussion

The applicant is seeking a special use permit to expand a Retail Goods Establishment, which is currently used as a grocery store. The applicant is proposing to construct reconfigure the inside of the structure as well as to add a 1,197 SF roof structure behind the current building to house coolers and freezers. The proposed increase in SF for the grocery store is from 4,179 SF to 13,253 SF.

The applicant is also seeking to downsize the non-conforming portion of the premises used for the sale of alcohol.

As the proposed uses for this Special Use Permit already exist, and because the downsizing of the nonconforming use, the change is not expected to

