

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

INSPECTION & STANDARDS
RECEIVED

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

JUL 31 2025

Check Each Type Zoning Relief Sought:

☐

Variance – Use*

☒

Variance – Dimensional*

☐

Special Use Permit**

* Attach APPENDIX A to apply for a Use or Dimensional Variance

** Attach APPENDIX B to apply for a Special Use Permit

If a section of the application is not applicable, please indicate this by using N/A in that field.

Applicant: Move Mountains Co., LLC

Applicant Mailing Address

Email: management@movemountains.co

Street: 28 Wolcott Street

Phone: 401-316-6859

City, State, Zip: Providence, RI, 02908

Owner: 28 Wolcott Street, LLC

Owner Mailing Address

Email: sean@movemountains.co

Street: 28 Wolcott Street

Phone: 401-548-6761

City, State, Zip: Providence, RI, 02908

Lessee: n/a

Lessee Mailing Address

Email: _____

Street: _____

Phone: _____

City, State, Zip: _____

Attorney: n/a

Attorney Mailing Address

Email: _____

Street: _____

Phone: _____

City, State, Zip: _____

Does the proposal require review by any of the following:

☐

Downtown Design Review Committee

☐

I-195 Redevelopment District Commission

☐

Capital Center Commission

☐

Historic District Commission

1. Street Address of Subject Property: 28 Wolcott Street

Plat and Lot Numbers of Subject Property: Plat: 27 Lot #430

2. Base Zoning District(s): M-MU-75
Overlay District(s): Industrial, Business Mixed Use

3a. Date owner purchased the Property: August 14, 2024

3b. Month/year of lessee's occupancy: January 2025

4. Dimensions of each lot:

Lot # <u>1</u>	Width <u>114.313 ft</u>	Depth <u>121.21 ft</u>	Total area <u>14,868</u> sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.

5a. Size of existing structure(s) located on the Property:

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>4,896 sq ft</u>	Area of Footprint <u>N/A</u>
Overall Height <u>22 ft</u>	Overall Height <u>N/A</u>
# of Stories <u>2</u>	# of Stories <u>N/A</u>

5b. Size of proposed structure(s) located on the Property:

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>no changes proposed</u>	Area of Footprint <u>N/A</u>
Overall Height <u>no changes proposed</u>	Overall Height <u>N/A</u>
# of Stories <u>no changes proposed</u>	# of Stories <u>N/A</u>

6a. Existing Lot Coverage:

Building Coverage (area of all roofed structures) 4896 sq ft

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) N/A

Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) N/A

Front Yard Impervious Coverage (area of structures and impervious surface in front yard) N/A

6b. Proposed Lot Coverage:

Building Coverage (area of all roofed structures) No changes proposed.

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) N/A

Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) N/A

Front Yard Impervious Coverage (area of structures and impervious surface in front yard) N/A

7a. Present Zoning Use of the Property: Commercial/Mixed-Use (office and creative workspace)

7b. Legal Zoning Use of the Property as recorded in the Dept. of Inspection & Standards:
Same.

8. Proposed Zoning Use of the Property: No change - adding signage for business identification.

9. Number of Parking Spaces:

of existing spaces 12 # of proposed spaces Unchanged

10. Are there outstanding violations concerning the Property under any of the following:

____ Zoning Ordinance ____ RI State Building or Property Maintenance Code(s)

11a. List all Zoning Ordinance Sections from which a variance is sought:

<u>Section Number</u>	<u>Section Title + Quantity of relief, if applicable (eg. 4' setback where 6' required)</u>
1607(K)(6)	37" projection above roof line where 0" is allowed for a wall sign

11b. Identify the section(s) of the Zoning Ordinance that provide for the special use permit, and list all section(s) which provide Use Standards for the proposed Special Use(s):

<u>Section Number</u>	<u>Section Title</u>
N/A	N/A

12. Summarize any changes proposed for the Property (use, construction/renovation, site alteration):

As depicted in photographs and a plan submitted with this application, the applicant proposes the installation of a professionally designed wall-mounted sign incorporating the applicant's branded logo that will have low-voltage back-lighting and will be located along the roof line of the building. This sign replaces the previous owner's sign in the same location, but will enhance visibility for applicant's customers, while aligning with the building's mixed-use character. No structural changes to the building footprint or use are proposed.

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. As indicated on the instructions page, this application may not be signed by an attorney on behalf of their client(s).

Owner(s):

28 Wolcott Street, LLC

Type Name

28 Wolcott Street, LLC

Signature

Type Name

Sean Brown, Managing Member

Signature

Applicant(s):

Move Mountains Co., LLC

Type Name

Move Mountains Co., LLC

Signature

Type Name

Sean Brown, Managing Member

Signature

All applicable requirements listed and described on the Instruction Sheet shall be met or this application will not be considered complete.

APPENDIX A

APPLICATION FOR VARIANCE(S)

Rhode Island General Laws § 45-24-41(d) and (e) require that the Applicant for a variance demonstrate:

1. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(a)(16);
2. That the hardship is not the result of any prior action of the applicant;
3. That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based; and
4. (a) For a **use variance**: That the land or structure cannot yield any beneficial use if it is required to conform to the provisions of the zoning ordinance;
(b) For a **dimensional variance**: That the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that the relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted.

Please provide the following information:

1. What is the specific hardship from which the applicant seeks relief?

See attached Addendum.

2. Specify all unique characteristics of the land or structure that cause the hardship:

See attached Addendum.

3. (a) Is the hardship caused by an economic disability? Yes _____ No X _____
(b) Is the hardship caused by a physical disability? Yes _____ No X _____
(c) If the response to subsection (b) is "yes," is the physical disability covered by the Americans with Disabilities Act of 1990 (ADA), 42 U.S.C. § 12101 et seq.? Yes _____ No _____

4. Did the owner/applicant take any prior action with respect to the Property that resulted in the need for the variance requested? (Examples include, but are not limited to, any changes the owner/applicant made to the structure(s), lot lines, or land, or changes in use of the Property)?

Yes _____ No X _____

If "yes," describe any and all such prior action(s) and state the month/year taken:

5. If you are seeking a USE VARIANCE, set forth all facts that demonstrate that the Property cannot have any beneficial use if you are required to use it in a manner allowed in the zoning district:

N/A

6. If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if the variance is not granted, the hardship the owner/applicant will suffer is more than a mere inconvenience:

Without the requested dimensional variance, the applicant will be unable to install a sign that, due to the structure's configuration and the surrounding properties, will accommodate the applicant's business logo and make the sign sufficiently visible. Without a wall sign that projects modestly above the roof line, the applicant's ability to identify itself to potential clients and passersby will be significantly hindered, thereby impacting customer awareness and commercial operations. The requested relief — a modest projection above the roof line — is the minimum necessary to make the sign functional and the applicant's business identifiable. Denial of the variance would therefore amount to more than a mere inconvenience, as it would substantially impair the applicant's ability to maximize business operations at its location.

***IF MORE ROOM IS NEEDED TO ANSWER ANY OF THE ABOVE QUESTIONS, PLEASE SUBMIT AN
ADDENDUM TO THIS APPENDIX WITH COMPLETE RESPONSES.***

Addendum to APPENDIX A - Application for Variance

Responses to Requests for Information:

Q1. What is the specific hardship from which the applicant seeks relief?

1. The applicant seeks relief from Section 1607(K)(6) of the Providence Zoning Ordinance, which prohibits wall signs that extend above the roof line of a structure. The hardship arises from the building's unique configuration and location on a steep hill, resulting in the applicant's inability to install a compliant sign that would accommodate the applicant's branded logo and which would reasonably identify the applicant's business. Specifically, a sign situated entirely below the roof line (i) could not accommodate the applicant's business logo, (ii) would be partially obscured by surrounding structures and/or trees, and/or (iii) would not be reasonably visible from the roadway. This hardship precludes public awareness of the applicant's business and reduces the applicant's ability to identify itself to passing traffic and clients.

Q2. Specify all unique characteristics of the land or structure that cause the hardship:

2. The property is located in an industrial mixed-use zone, where surrounding buildings are large and block visibility from the adjacent roadway. The structure at 28 Wolcott Street has a relatively low roof line compared to adjacent properties, and lacks a projecting canopy or tall façade to mount a wall or projection sign prominently and in a permitted location on the building. The building sits off the main thoroughfare, further reducing natural visibility. Additionally, a compliant wall sign would neither effectively accommodate the applicant's business logo, nor would such a sign effectively identify the business to prospective clients. Although a roof sign would be permitted of right on the building, it would interfere with existing solar panels already mounted on the roof. A wall sign that modestly projects above the roof line, in contrast, would not interfere with the solar panels, and would allow for effective business identification without creating visual clutter or detracting from the area's character.

Building Side: Internally-Lit Stencil-Cut Sign

Quantity: 1 Single-Sided

- 1

Sign Cabinet

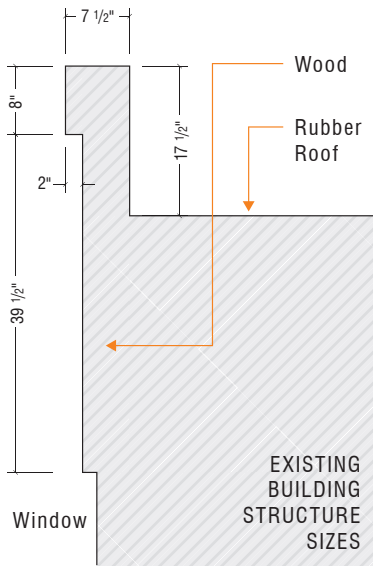
- 1.5" x 1.5" x 1/8" Square-Tube Aluminum Frame
 - .125 Stencil-Cut Aluminum Face with 1.5" Aluminum Angle Returns
 - .080 Aluminum Removeable Sides for Access and .080 Aluminum Backer
 - All Visible Painted Black with Satin Finish
 - Internally-Illuminated with Principal Sloan Qwik Mod™ 4 LED Modules, Principal Sloan Energizer 60W 12VDC Power Supply
- 2

Graphics

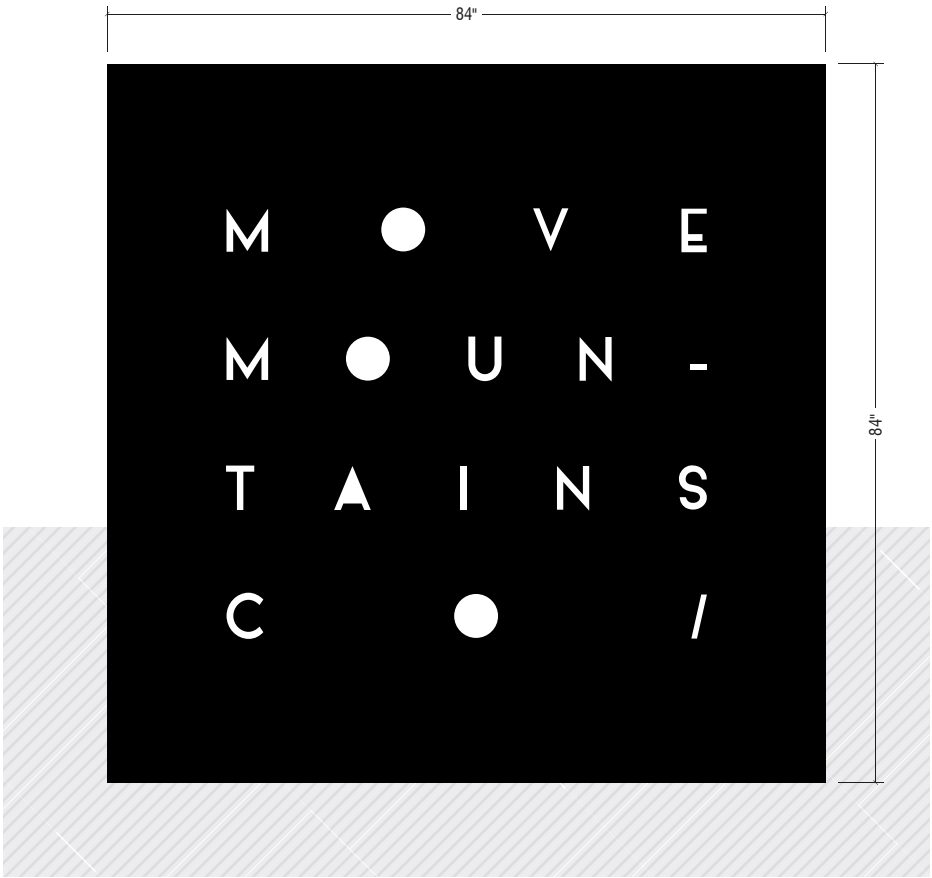
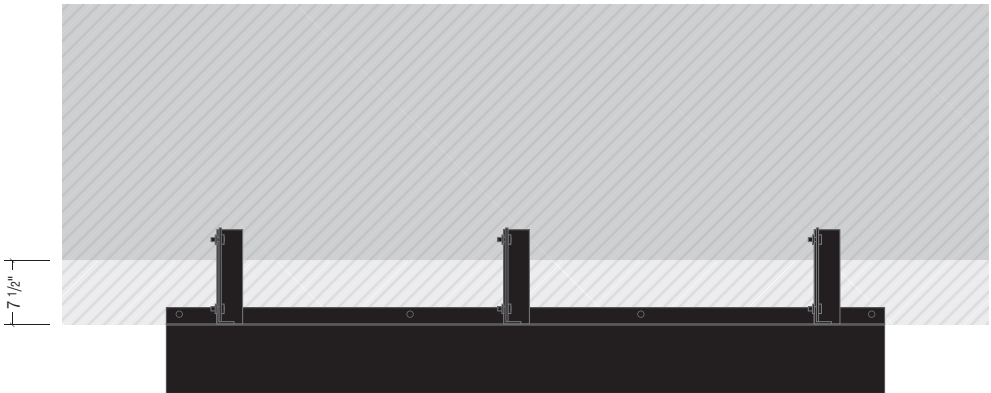
- 1/2" White Acrylic Push-Thru Graphics
- 3

Installation

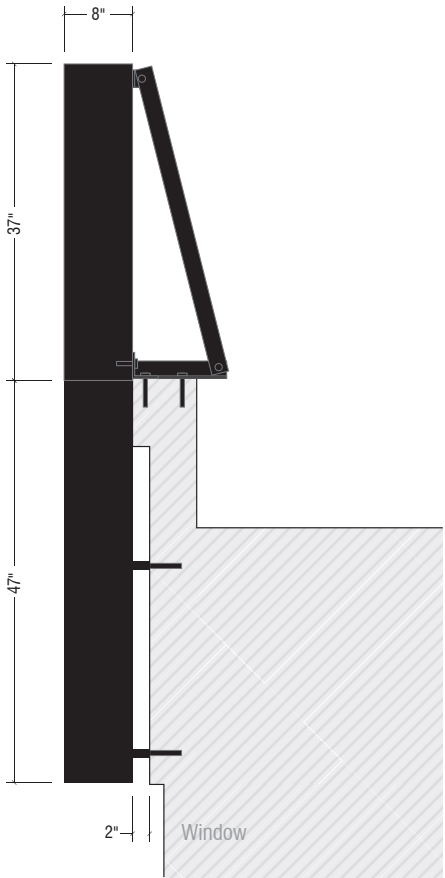
- Mechanically Fastened to Existing Roof Structure with 3" x 3" Aluminum Angle Frame with Supports
 - (8-10) 4-5" x 3/8" Lag Bolts with 2" Spacers will be used to Anchor the Sign Cabinet to the Building Front
 - 3" x 3" Aluminum Angle Frame with Supports to the Back of the Sign and Mechanically Fastened to the Top of the Roof using (8-10) 4-5" 3/8" Lag Bolts



ROOF SIZES FOR REFERENCE

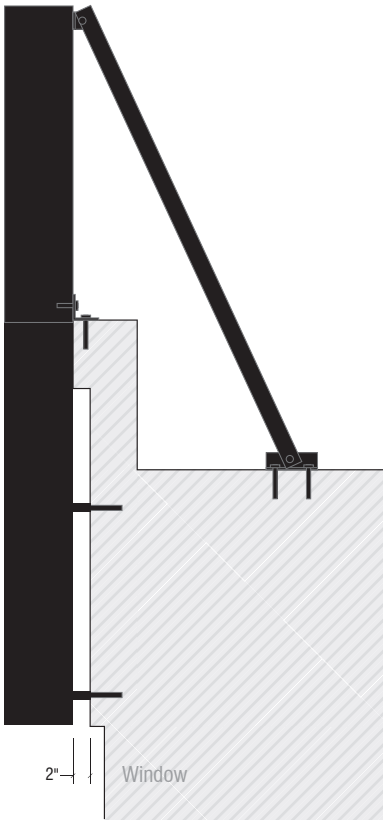


OPTION 1



OPTION 2

PREFERRED METHOD FOR BETTER SECURITY
IF FASTENING INTO ROOF IS ALLOWED



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

174607

Version 01
01-31-25

Move Mountains
28 Wolcott St
Providence, RI

Split from WO 173900



170 Liberty Street
Brockton, MA 02301
508-580-0094

SALES REPRESENTATIVE
Ryan Beattie
INTERNAL PROJECT MANAGER
Michaela Valentino
FIELD MANAGER
Chris Robillard
ACCOUNT COORDINATOR
Michaela Valentino
DESIGNER
CW

SCALE 10%

SHEET
G01.00

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OLD PHOTO - BUILDING FACADE HAS BEEN UPDATED
PER EXISTING CONDITIONS PHOTO



PROPOSED - DAY VIEW - PHOTO SCALE 5%



PROPOSED - NIGHT VIEW - PHOTO SCALE 5%



EXISTING CONDITIONS FOR REFERENCE

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

174607

Version 01
01-31-25

Move Mountains

28 Wolcott St
Providence, RI

Split from WO 173900



170 Liberty Street
Brockton, MA 02301
508-580-0094

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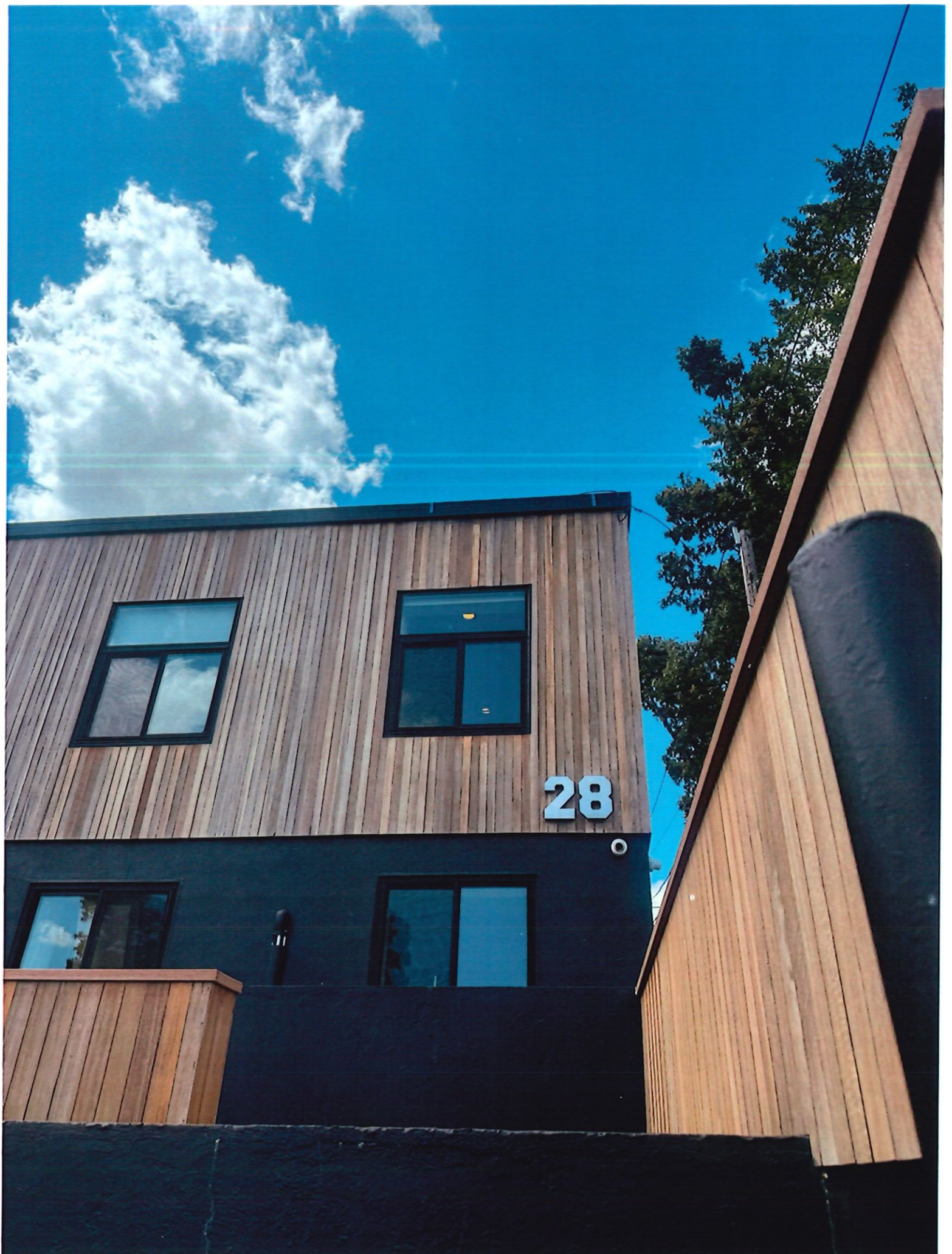
DESIGNER

CW

SCALE NONE

SHEET
G01.01

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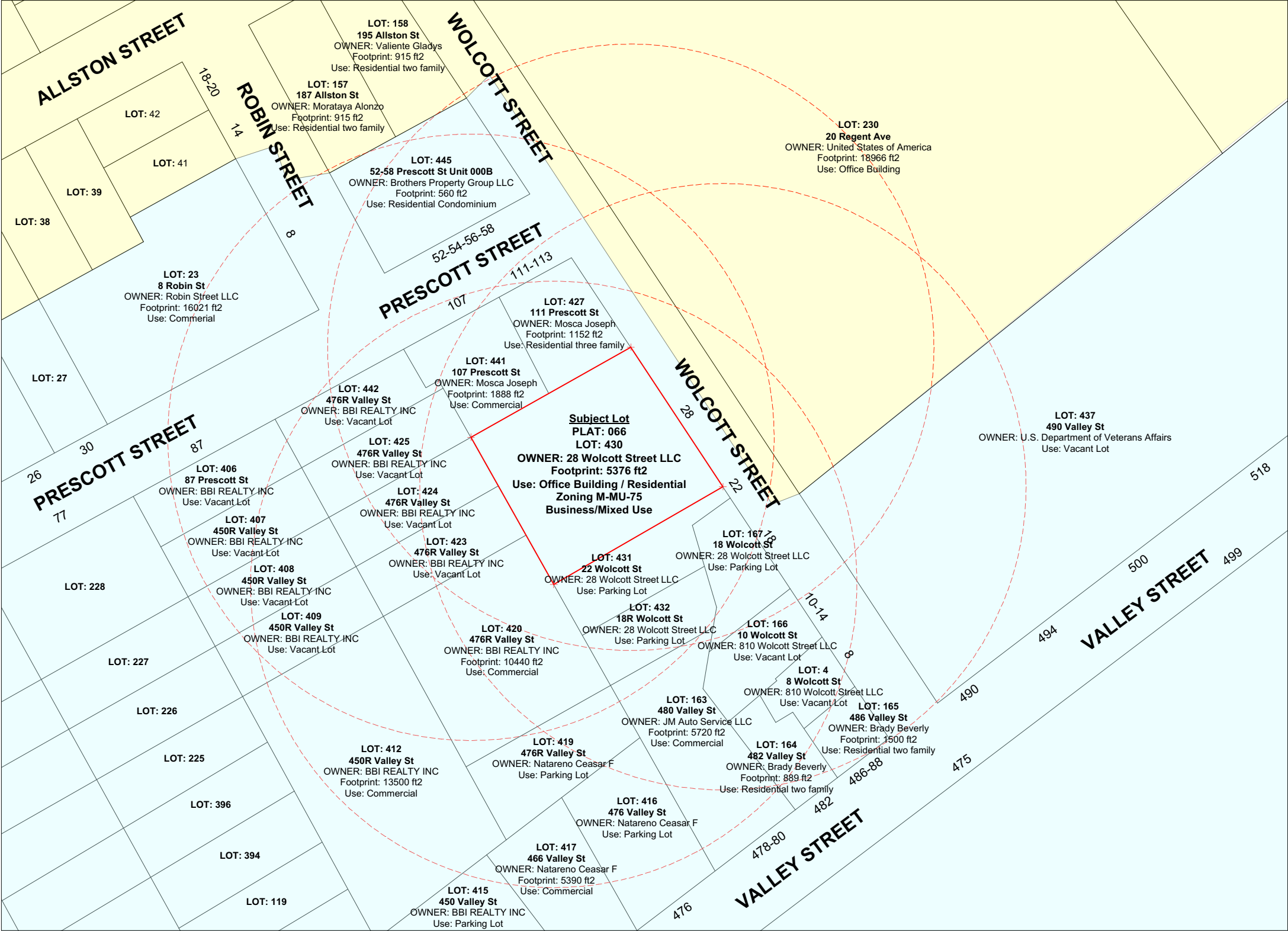








PLAT 066 - partial



Base Zoning / District:

R-3 / Medium Density Residential

M-MU-75 / Business/Mixed Use

Legend:

200' radius from corner of subject lot

Subject lot property lines

1 Abutter Information

1" = 75'

Client:

MOVE MOUNTAINS CO.

28 Wolcott Street
Providence, RI 02908

SIGNAGE VARIANCE

Abutter Information

28 WOLCOTT STREET

Revisions:

No.	Date	Issue

Drawing Title:

Abutter Information

Drawing Number:

O 1.01

Scale: as Noted Date: 7.10.25