

JUL 14 2022

CITY OF PROVIDENCE  
ZONING BOARD OF REVIEW

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

Check Each Type Zoning Relief Sought:

|                                     |
|-------------------------------------|
| <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> |
| <input type="checkbox"/>            |

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:** OGN, LLC

Address 1140 Reservoir Avenue, Cranston, RI

Zip Code 02920

E-mail ngiacobbi@tpgcompanies.com

Phone 401-946-4600

*Home/Office*

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

**Owner:** Same as Applicant

Address \_\_\_\_\_

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

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

Phone \_\_\_\_\_

*Home/Office*

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

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

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:** 288 Kinsley Avenue  
*Street Address*

2. **Zoning District(s):** M-1  
**Special purpose or overlay district(s):** \_\_\_\_\_

3a. **Date owner purchased the Property:** \_\_\_\_\_

3b. **Month/year of lessee's occupancy:** May 21, 2018

3. Dimensions of each lot:

|              |                |             |                   |         |
|--------------|----------------|-------------|-------------------|---------|
| Lot # 27/307 | Frontage @326' | depth @283' | Total area 84,410 | 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: Property is currently being developed. See Plan Set enclosed.

|                      |                            |              |
|----------------------|----------------------------|--------------|
| Principal Structure: | Total gross square footage | _____        |
| Footprint _____      | Height _____               | Floors _____ |

|                      |                            |              |
|----------------------|----------------------------|--------------|
| Accessory Structure: | Total gross square footage | _____        |
| Footprint _____      | Height _____               | Floors _____ |

|                                   |                             |                        |
|-----------------------------------|-----------------------------|------------------------|
| 5. Size of proposed structure(s): | Total gross square footage: | See Plan Set enclosed. |
| Footprint _____                   | Height _____                | Floors _____           |

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):  
Being developed. \_\_\_\_\_

7b. Legal Use of Property (each lot/structure) as recorded in Dept. of Inspection & Standards:  
Being developed for use as a gas station and convenience store. \_\_\_\_\_

8. Proposed Use of Property (each lot/structure):  
Gas station and convenience store. \_\_\_\_\_  
\_\_\_\_\_

9. Number of Current Parking Spaces: 38 spaces are being developed. \_\_\_\_\_

10. Describe the proposed construction or alterations (each lot/structure):  
The property is currently being developed. This Application seeks relief necessary for one of the  
free standing signs proposed. \_\_\_\_\_  
\_\_\_\_\_

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:

|       |   |
|-------|---|
| 1607  | Subsection E, Table 16-1, M-1 limitations of 60 sq ft in area and 20 ft in height of signs. |
| _____ | _____   |
| _____ | _____   |

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

As part of the development of the Property as a gas station and convenience store, a signage plan has been prepared. All signage proposed meets City regulations, save the free standing sign proposed along Dean Street. Accordingly, relief is requested to exceed the 60 sq ft area and 20 ft height limitations.

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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.*

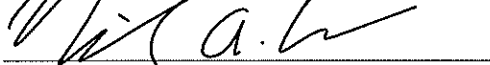
*The undersigned further acknowledge(s) that the statements herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal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

**Owner(s):**

**Applicant(s):**

OGN, LLC (Owner/Applicant)

Type Name



Signature

Type Name

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 A

### APPLICATION FOR VARIANCE(S)

Rhode Island General Laws § 45-24-41(c) requires 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(16);
- (2) That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain;
- (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;
- (4) That the relief to be granted is the least relief necessary; and
- (5) (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.

Please provide the following information:

1. What is the specific hardship from which the applicant seeks relief?  
Section 1607, Subsection E, Table 16-1, limitations of 60 sq ft in area and 20 ft in height of signs.  
\_\_\_\_\_
2. Specify any and all unique characteristics of the land or structure that cause the hardship?  
The grade changes along Dean Street and on the Property, coupled with the width of Dean Street, require signage to exceed area and height limitations permitted.  
\_\_\_\_\_
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. State any and all facts to support your position that the applicant is not seeking the variance(s) primarily in order to obtain greater financial gain.

The signage proposed is designed to safely be visible given existing grade changes along Dean Street and on the Property, in addition to the roadway being four (4) lanes wide.

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6. State any and all facts that support your position that you are seeking the least relief necessary to lessen or eliminate the hardship (for example, why there are no viable alternatives to your proposed plan).

The signage proposed on the Property meets all City regulations, save the free standing sign along Dean Street. That sign has been designed to safely and effectively be visible, thus, the dimensional relief sought is the least necessary.

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7. 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.

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8. 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.

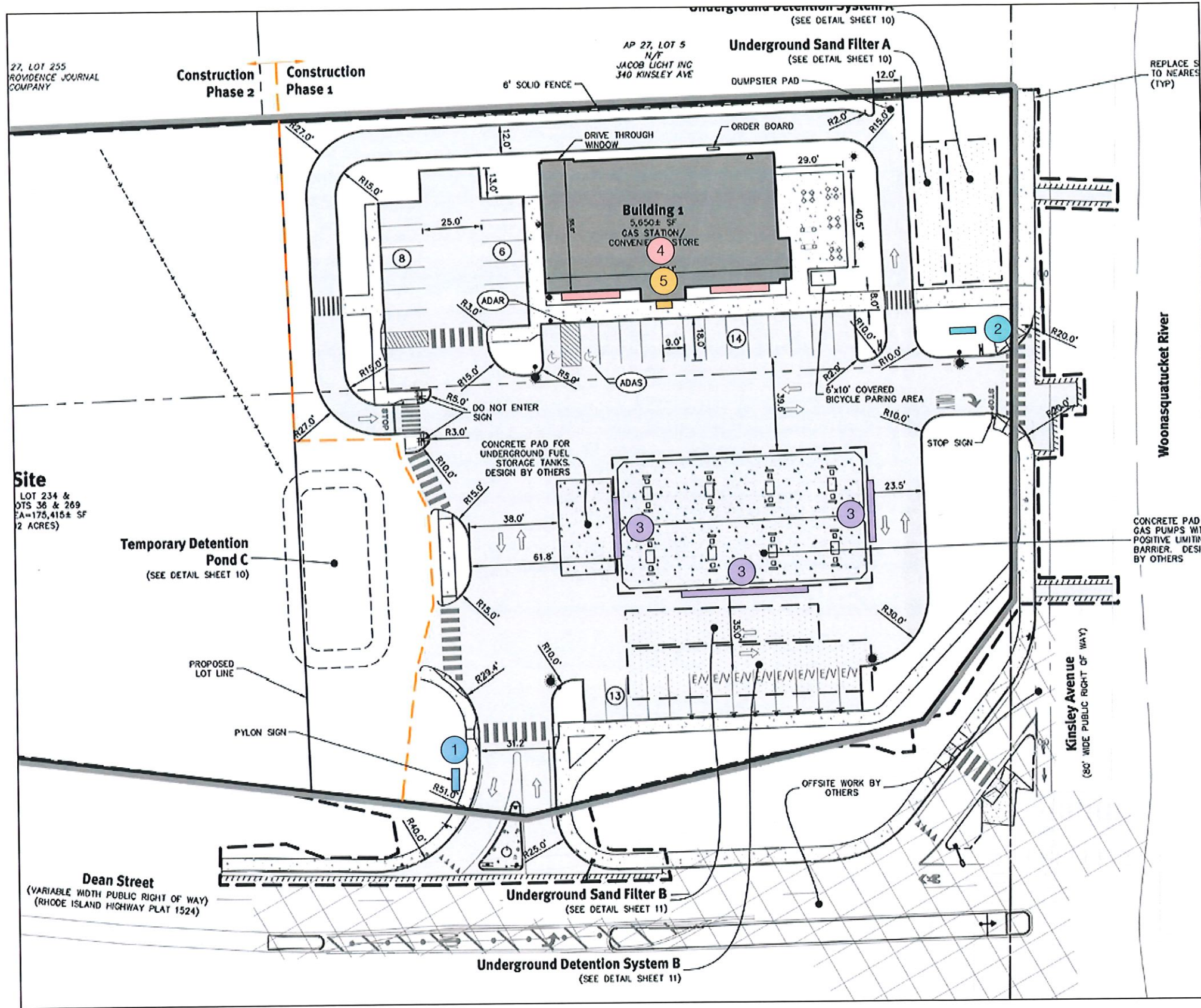
In the event the relief requested was not approved, signage that has been designed premised on safety and effectiveness would be set aside. Such a result, then, would impose conditions on the Property users and City residents that are more than a mere inconvenience, as actual and legitimate traffic safety concerns may present.

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Neon Marketplace | 288 Kinsley Avenue, Providence RI | Design Development | May 20, 2022

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Sign Type Key

- 1 Pylon sign - Page 1B
- 2 Pylon Sign - Page 2A
- 3 Canopy Channel Letters - Page 3A
- 4 Channel Letters - Page 4A
- 5 Channel Letter - Page 5A



Neon Marketplace

288 Kinsley Avenue  
Providence, RI

Project: 20610  
Neon Marketplace

Sales: Jeff Carter  
Date: 01.27.22  
Designer: JST

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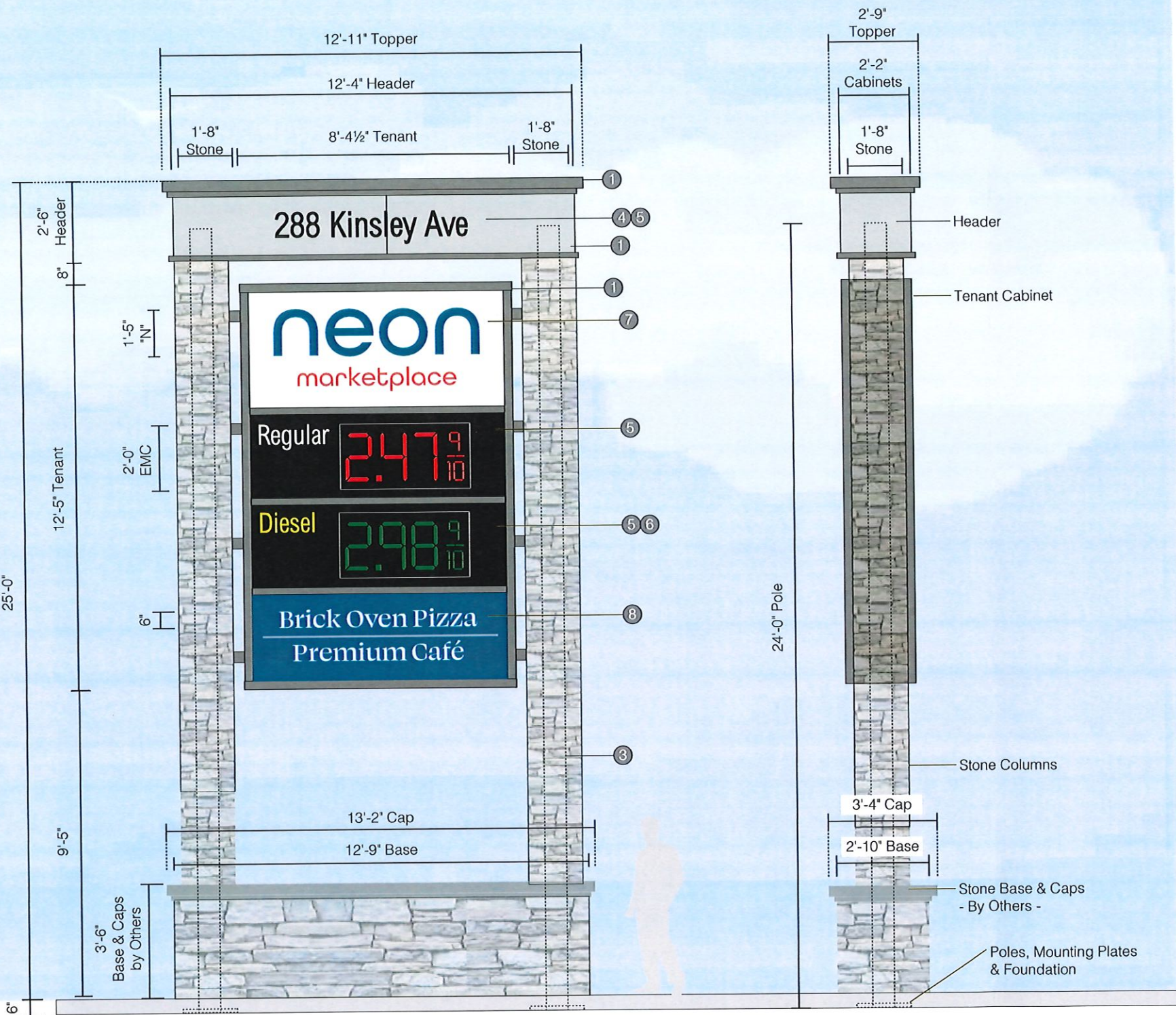
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By: \_\_\_\_\_

Date: \_\_\_\_\_

Site Plan

A Site Plan - Plan View  
Not to Scale



**A** Sign Elevation - Front View  
Scale: 1/4" = 1'-0"

**B** Sign Elevation - Side View  
Scale: 1/4" = 1'-0"

Specifications

Qty = 1 103.9 Sq Ft

Double Faced Internally Illuminated Pylon Sign

- Header**
- Internally Illuminated Frame with aluminum bleedfaces
  - Push thru graphics
  - 4" x 4" x 1/8" Alum tube & 2" x 2" x 1/8" Alum tube decorative elements

- Tenant Cabinet**
- Internally Illuminated Type 1 Wide Fab Cabinet with lexan faces
  - Electronic Gas price changers
  - Grounding Rods
  - Secured to poles using 4" x 4" x 3/16" Steel Tubes Running Horizontally

- Stone Columns**
- Fabricated angle frame with 1/2" thick cement board
  - Stone provided & installed by others - after install

- Poles & Foundation**
- (Qty:2) 8" x 8" x 3/8" x 24'-0"H Steel Poles with mounting plates
  - (Qty:1) Per Pole 20" x 20" x 1 1/2" Thick Steel Mounting Plate
  - Poles to be plate mounted using (Qty:4) 1 1/4"Dia Anchor Bolts @ 20"Min Embedment
  - (Qty:1) 4'-0"D x 14'-0"W x 8'-0"WL Direct burial foundation - By Others
  - Foundation to have #4 rebar @ 12"OC top & bottom
  - Rebar Cage & Fully Assembled Anchor Bolts by Poyant
  - Mounting plates to be concealed 6" below grade & backfilled with soil

- Electrical**
- 120V Primary Electrical to be fed thru foundation, thru conduit
  - Electrical to be fed thru mounting plate, thru pole & into sign cabinet

- Stone Base & Caps - By Others**
- Provided & Installed by Others after sign is installed
  - No Frame to be provided by Poyant

- Provided By Others**
- (Qty:1) 4'-0"D x 14'-0"W x 8'-0"WL Direct burial foundation
  - 2" Thick Stone Veneer & Stone Base - Provided & Installed by others
  - Primary Electrical - Min of (Qty:2) 20 amp, 120 circuits to be provided in conduit
  - EMC's require their own dedicated circuit
  - Customers electrician to provide best pathway to termination for grounding rod

Colors & Materials

- 1** Paint  
Dark Gray; Satin Finish - Match BM CW-720 Geddy Gray
- 2** Paint  
Light Gray; Satin Finish - Akzo Nobel 495-D2
- 3** 2" Thick Stone Veneer **By Others**
- 4** Translucent Vinyl - Push Thrus Only  
White 3M 3630-20
- 5** Translucent Vinyl - Push Thrus Only & EMC Faces  
Black 3M 3630-20
- 6** Translucent Vinyl - "Diesel"  
Golden Yellow 3M 3630-125
- 7** Digital Print  
(Qty:2) 30 1/2" x 76" Digitally Printed Translucent Vinyl  
- UV Laminate & Kiss Cut around Graphics  
- White to be weeded out & removed  
- Match Blue PMS 3015C & Match Red C23 M71 Y94 K41
- 8** Digital Print  
(Qty:2) 33" x 97" Digitally Printed Translucent Vinyl  
- UV Laminate & Kiss Cut around Graphics  
- White to be weeded out & removed  
- Match Embedded CMYK Colors



Neon Marketplace

288 Kinsley Avenue  
Providence, RI

Project: 20610  
Neon Marketplace

Sales: Jeff Carter  
Date: 01.27.22  
Designer: JST

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Revisions:

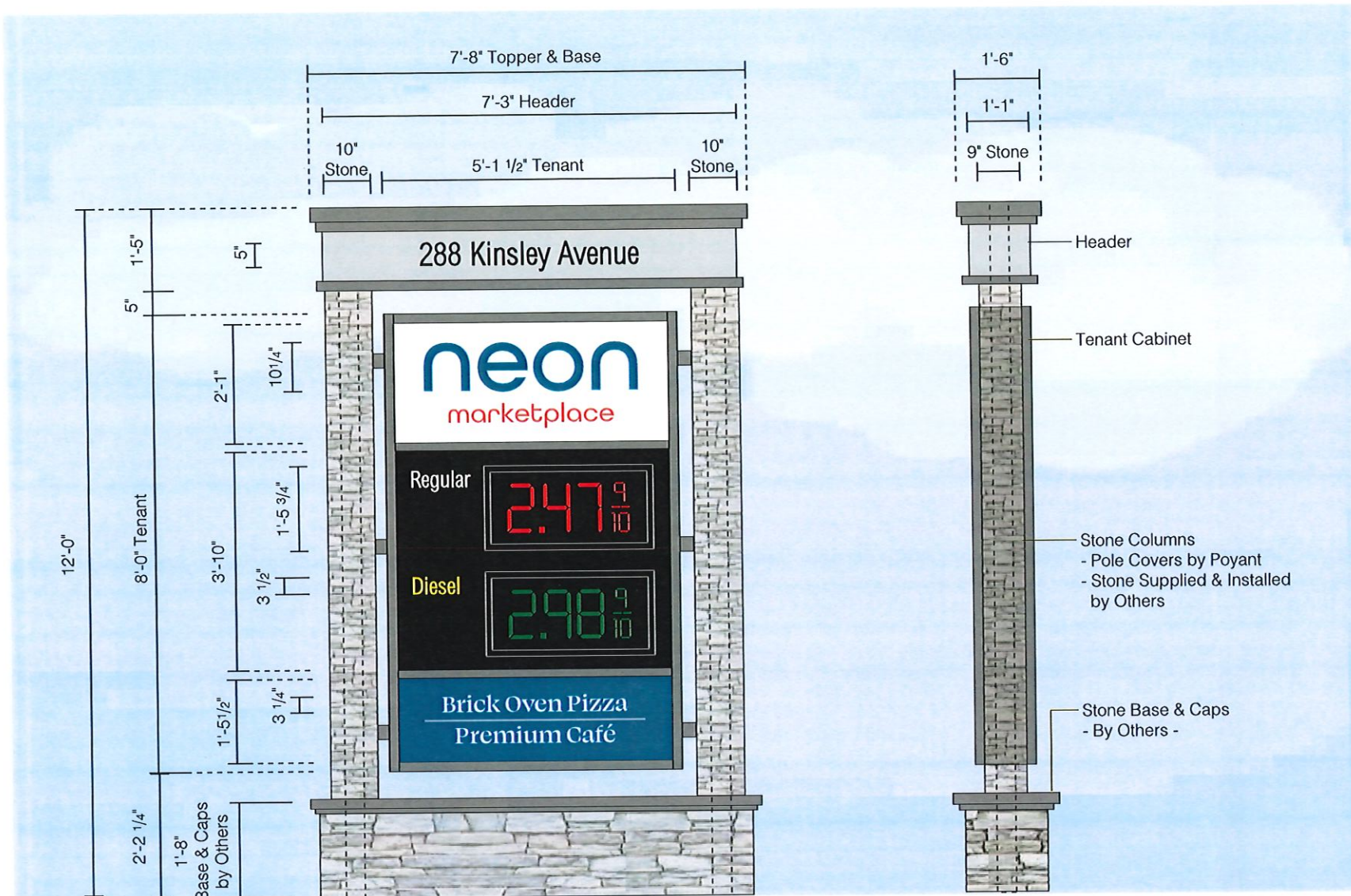
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This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By: \_\_\_\_\_

Date: \_\_\_\_\_





**A** Sign Elevation - Front View  
Scale: 3/8" = 1'-0"

**B** Sign Elevation - Side View  
Scale: 3/8" = 1'-0"

Specifications

Qty = 1 41 Sq Ft

Refurbish Double Faced Internally Illuminated Monument Sign

- \*Remove & Dispose of Existing Cabinets
- \*Poles & Foundation to Remain as is
- \*Existing Planter to be Removed by Others

**Header**

- Internally Illuminated Frame with aluminum bleedfaces
- Push thru graphics
- 3" x 3" x 1/8" Alum tube & 2" x 2" x 1/8" Alum tube decorative elements

**Tenant Cabinet**

- 13" Deep Internally Illuminated 12" Conventional Cabinet with 2" retainers & 1 1/4" divider bars, 3/16" white lexan faces
- Electronic Gas price changers with 12"H Characters, Grounding Rods
- Secured to existing poles using 3" x 3" x 3/16" Steel Tubes Running Horizontally

**Stone Columns**

- Fabricated angle frame with 1/2" thick cement board
- Stone provided & installed by others - after install

**Poles & Foundation**

- (Qty:2) 4" x 4" x 3/8" Steel Poles with mounting plates
- (Qty:1) Per Pole 12" x 12" x 3/4" Thick Steel Mounting Plate
- Poles to be plate mounted using (Qty:4) 3/4"Dia Anchor Bolts @ 15"Min Embedment
- (Qty:1) 4'-0"D x 9'-3"W x 4'-9"WL Direct burial foundation - By Others

**Foundation**

- Foundation to have #4 rebar @ 12"OC top & bottom
- Rebar Cage & Fully Assembled Anchor Bolts by Poyant
- Mounting plates to be concealed 6" below grade & backfilled with soil

**Electrical**

- 120V Primary Electrical to be fed thru foundation, thru conduit
- Electrical to be fed thru mounting plate, thru pole & into sign cabinet

**Stone Base & Caps - By Others**

- Provided & Installed by Others after sign is installed
- No Frame to be provided by Poyant

**Provided By Others**

- (Qty:1) 4'-0"D x 9'-3"W x 4'-9"WL Direct burial foundation
- 2" Thick Stone Veneer & Stone Base - Provided & Installed by others
- Primary Electrical - Min of (Qty:2) 20 amp, 120 circuits to be provided in conduit
- EMC's require their own dedicated circuit
- Customers electrician to provide best pathway to termination for grounding rod

Colors & Materials

- 1 Paint  
Dark Gray; Satin Finish - Match BM CW-720 Geddy Gray
- 2 Paint  
Light Gray; Satin Finish - Akzo Nobel 495-D2
- 3 2" Thick Stone Veneer **By Others**
- 4 Translucent Vinyl - Push Thrus Only  
White 3M 3630-20
- 5 Translucent Vinyl - Push Thrus Only & EMC Faces  
Black 3M 3630-20
- 6 Translucent Vinyl - "Diesel"  
Golden Yellow 3M 3630-125
- 7 Digital Print  
(Qty:2) 26" x 61" Digitally Printed Translucent Vinyl  
- UV Laminate & Kiss Cut around Graphics  
- White to be weeded out & removed  
- Match Blue PMS 3015C & Match Red C23 M71 Y94 K41
- 8 Digital Print  
(Qty:2) 20" x 61" Digitally Printed Translucent Vinyl  
- UV Laminate & Kiss Cut around Graphics  
- White to be weeded out & removed  
- Match Embedded CMYK Colors



A Poyant Company

Neon Marketplace

288 Kinsley Avenue  
Providence, RI

Project: 20610  
Neon Marketplace

Sales: Jeff Carter  
Date: 01.27.22  
Designer: JST

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Revisions:

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Approved By:

Date:

Option A

Neon Marketplace

288 Kinsley Avenue  
Providence, RI


Project: 20610  
Neon Marketplace

Sales: Jeff Carter  
Date: 01.27.22  
Designer: JST

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**Revisions:**

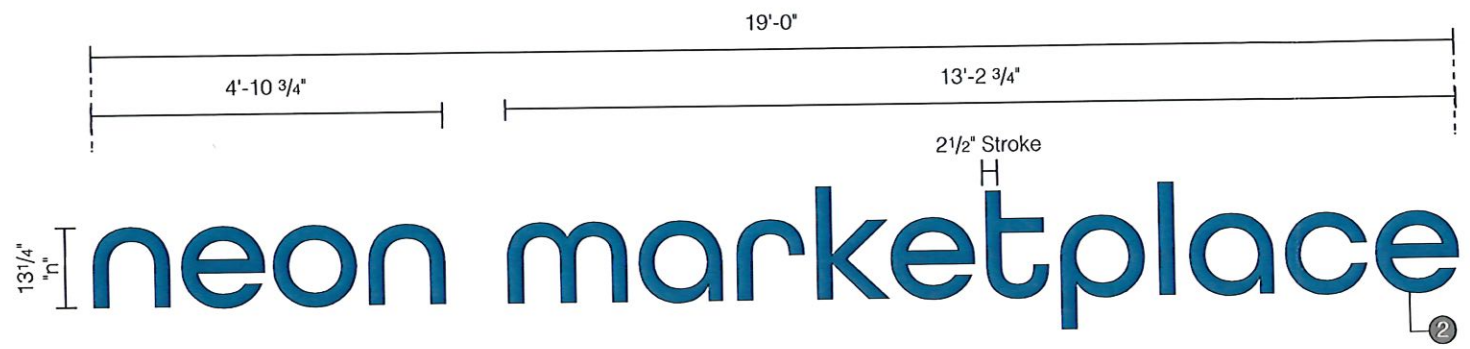
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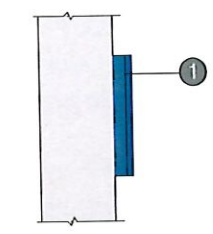
**Approved By:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Option A



**A** Sign Elevation - Front View  
Scale: 3/8" = 1'-0"



**B** Sign Elevation - Side View  
Scale: 3/8" = 1'-0"

**Specifications**

Qty = 3 Sets 20.58 Sq Ft  
Face Lit Channel Letters 61.74 Sq Ft Combined

- Faces to be Blue during the Day
- Faces will illuminate White at Night
- Fascia consists of metal faces (No plywood blocking)
- Channel Letters to be secured to fascia using 1" long galvanized tek screws with bonding washers
- See Page 2 for Install Elevations
- See Page SP for Site Plan


**Provided By Others** - All below to be provided by others

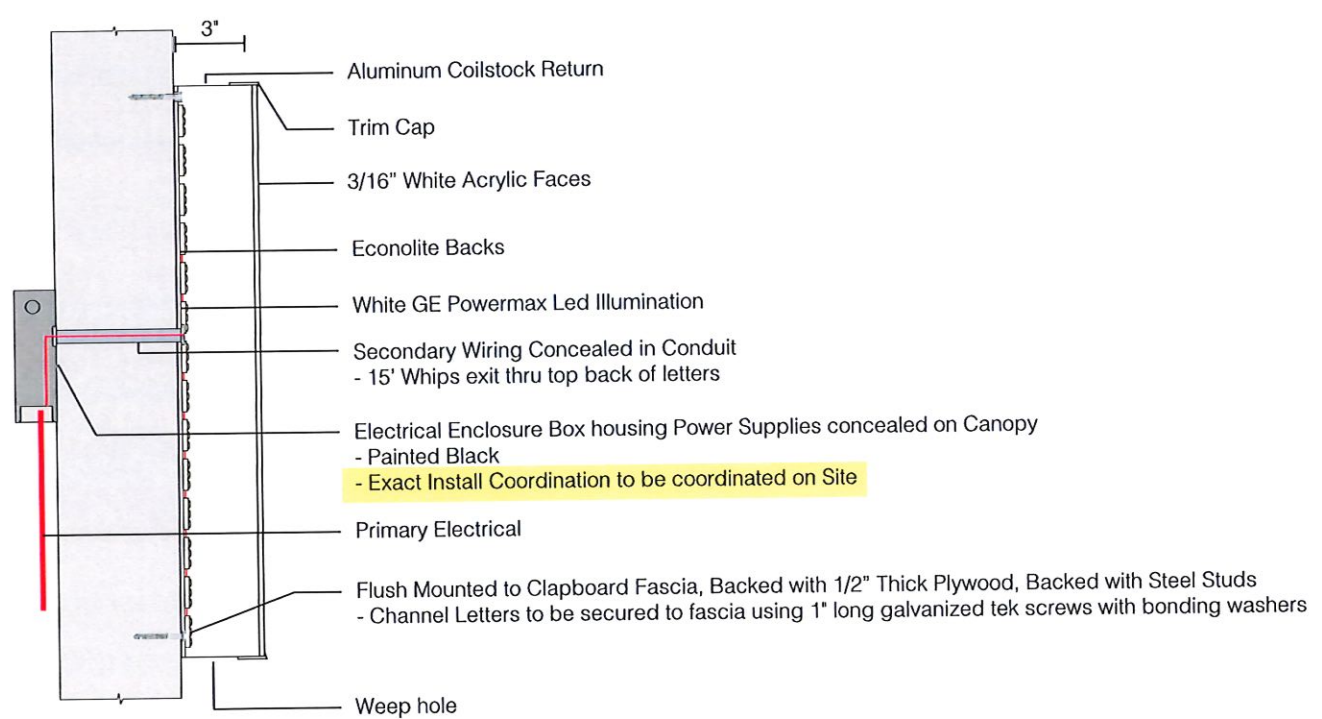
- Recess Area within Canopy to be built to accept channel letters
- 120V Primary electrical brought to sign location
- Primary electrical connection

**Colors & Materials**

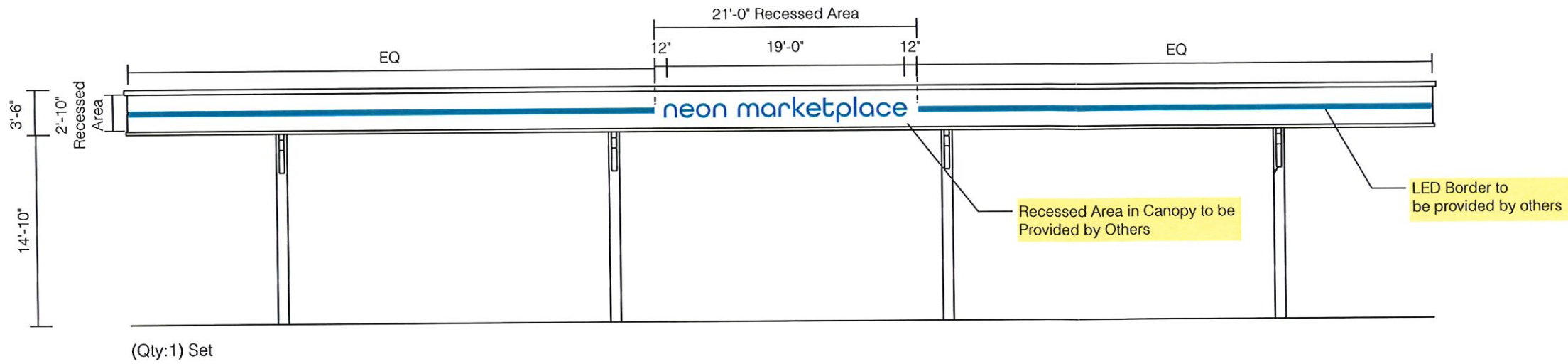
 **1** Paint - Returns  
Blue; Satin Finish - Match PMS 3015C  
Channel Letter Returns & Trim Cap

 **2** Digital Print  
Dual Color Film 3M 3635-210  
(Qty:1) 4' x 8' Sheets  
Match PMS 3015C - No Laminate

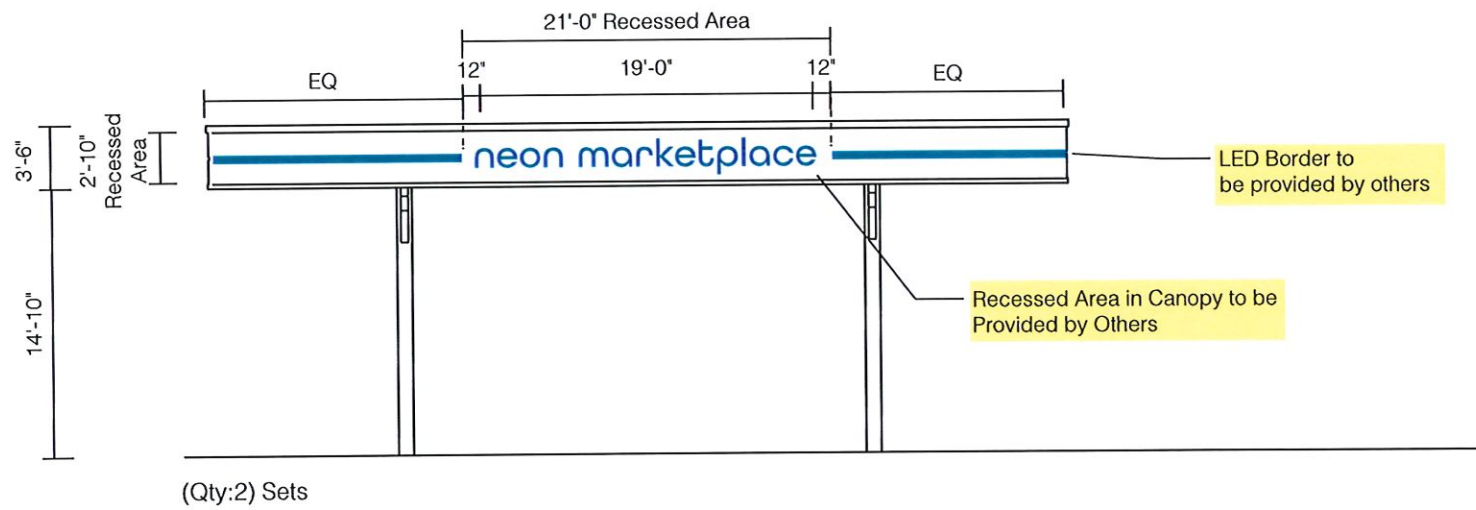
 **3** Electrical Enclosure Box  
(Qty:1) 15.6" x 12.4" x 8.7"  
Powder Coated Carbon Steel Junction Box  
Hinged Weather-proof  
w/ Mounting Plate  
Paint Black In House; Matte Finish



**C** Sign Elevation - Side Section View  
Not to Scale



**A** Front Install Elevation - Front View  
Scale: 3/32" = 1'-0"



**B** Side Install Elevation - Front View  
Scale: 3/32" = 1'-0"

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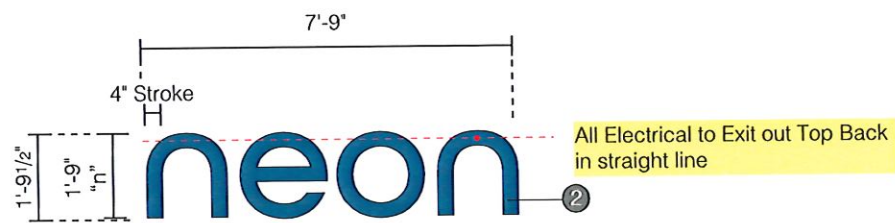
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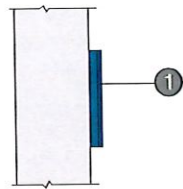
Approved By: \_\_\_\_\_  
  
Date: \_\_\_\_\_

Canopy Channel Letters  
(Similar to 20534.4A)

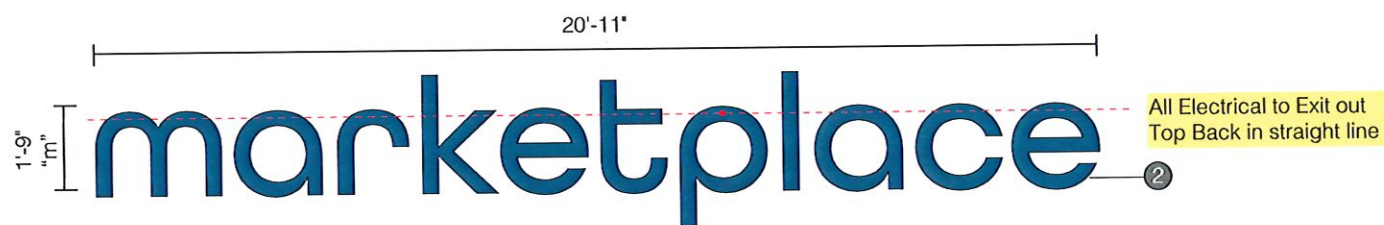
Option A



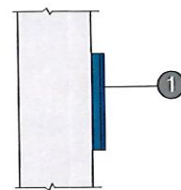
**A** Sign Elevation - Front View  
Scale: 1/4" = 1'-0"



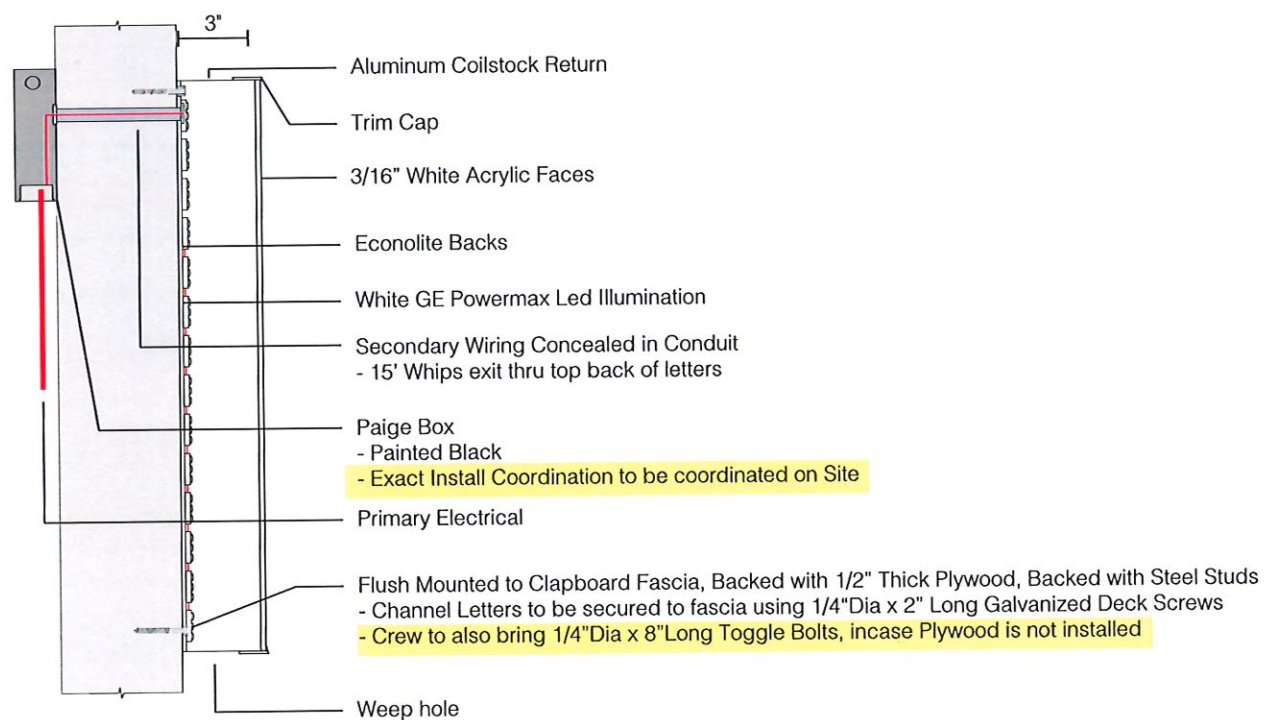
**B** Sign Elevation - Side View  
Scale: 1/4" = 1'-0"



**C** Sign Elevation - Front View  
Scale: 1/4" = 1'-0"



**D** Sign Elevation - Side View  
Scale: 1/4" = 1'-0"



**E** Sign Elevation - Side Section View  
Not to Scale

**Specifications**

Qty = 1

50.22 Sq Ft

**Face Lit Channel Letters**

- Faces to be Blue during the Day
- Faces will Illuminate White at Night

- Fascia consists of Clapboard Fascia, Backed with 1/2" Thick Plywood Backed with Steel Studs
- Channel Letters to be secured to fascia using 1/4" Dia x 2" Long Galvanized Deck Screws
- Crew to also bring 1/4" Dia x 8" Long Toggle Bolts, incase Plywood is not installed

**By Others**

- 120V Primary electrical brought to sign location
- Primary electrical connection
- Poyant to provide Painted Paige

**Colors & Materials**

- 1** Paint - Returns  
Blue; Satin Finish - Match PMS 3015C  
Channel Letter Returns & Trim Cap
- 2** Digital Print  
Dual Color Film 3M 3635-210  
(Qty:2) 4' x 8' Sheets  
Match PMS 3015C - No Laminate
- 3** Paint - Paige Box  
Black; Matte Finish



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Date:

Option A

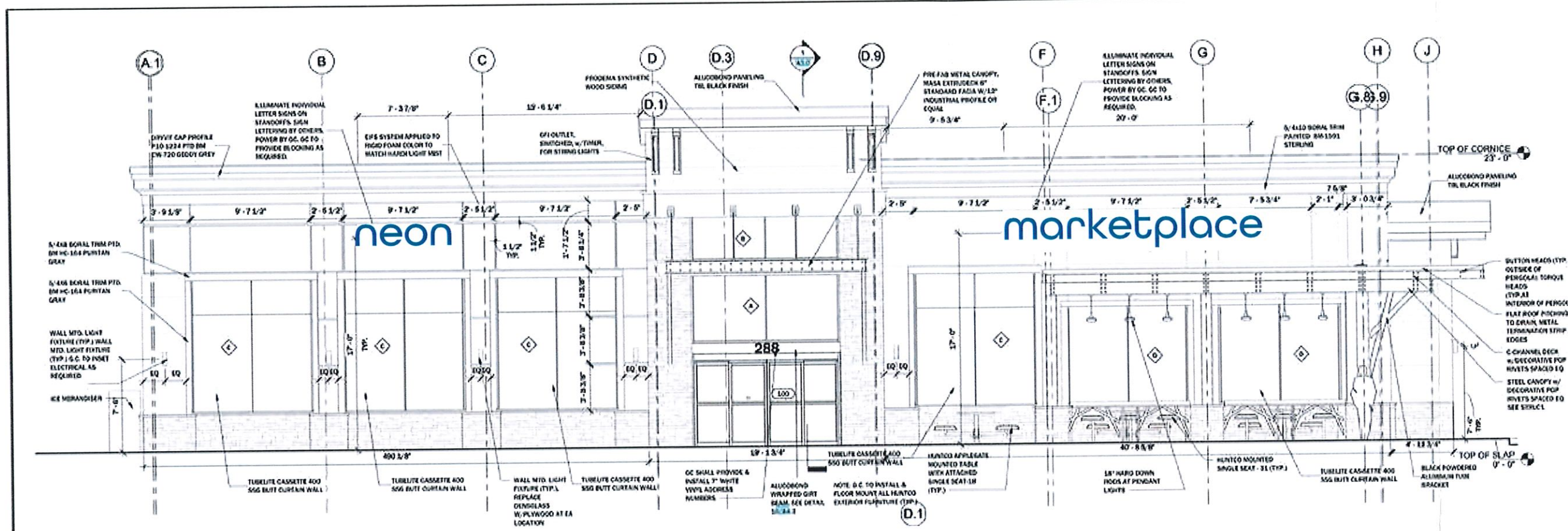
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Providence, RI

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Neon Marketplace

Sales: Jeff Carter  
Date: 01.27.22  
Designer: JST

Note:  
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A West Elevation - Dean Street  
Scale: 3/32" = 1'-0"



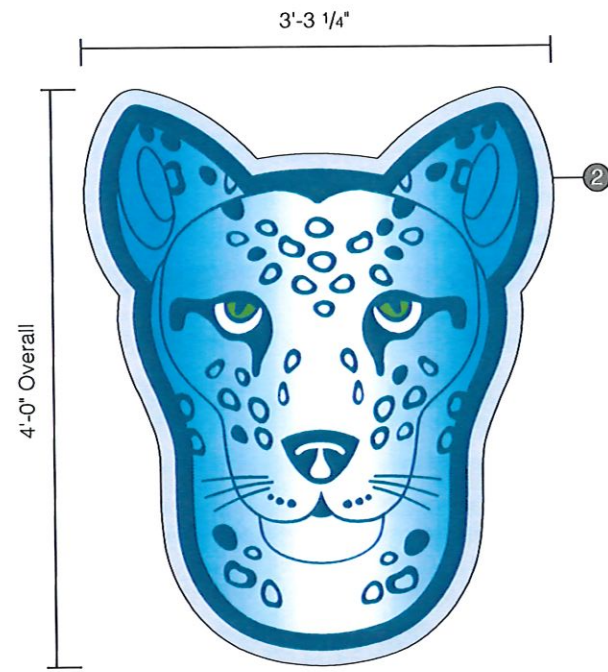
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Channel Letters  
(Similar to 20096.1A-R1)

Option A



**A** Sign Elevation - Front View  
Scale: 3/4"=1'-0"



**B** Sign Elevation - Side View  
Scale: 3/4"=1'-0"

Specifications

Qty = 1

12.78 Sq Ft

Face Lit Channel Letters

- Provided By Others** - All below to be provided by others
- 3/4" Thick plywood blocking directly behind signage
  - 120V Primary electrical brought to sign location
  - Primary electrical connection by others

Colors & Materials

- 1** Paint  
Blue, Satin Finish - PMS 3015C (Match Digital Print Blue)  
Returns, Trim Cap
- 2** Translucent Digital Print - Qty: 1 (39 3/4"W x 48 1/2"H)  
Clear Overlamine. Kiss Cut around graphics.  
No Weeding or Masking, Match PMS Color 3015 C
- 3** Trim Cap  
White Jewelite - Painted Blue



Neon Marketplace

288 Kinsley Avenue  
Providence, RI

Project: 20610  
Neon Marketplace

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Revisions:

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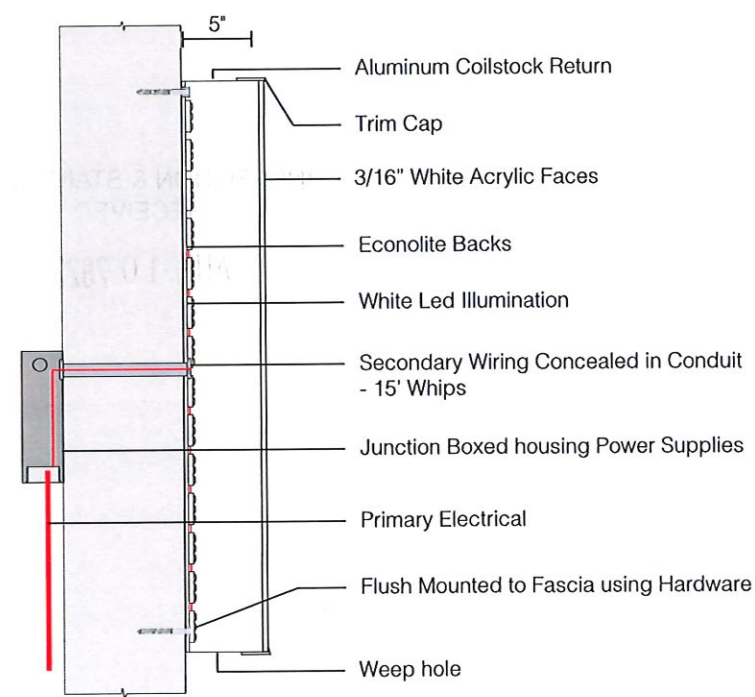


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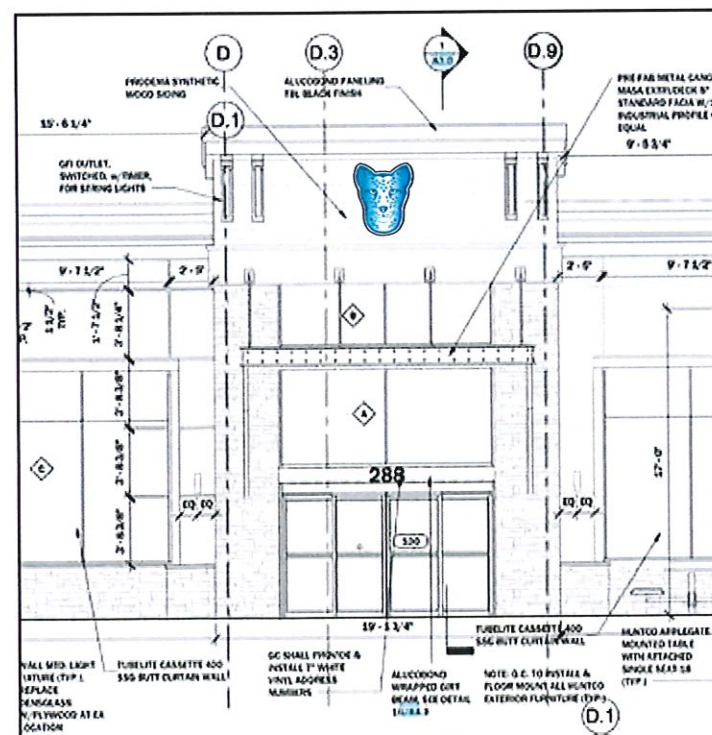
Approved By:

Date:

Option A

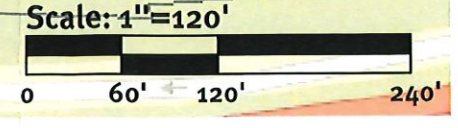
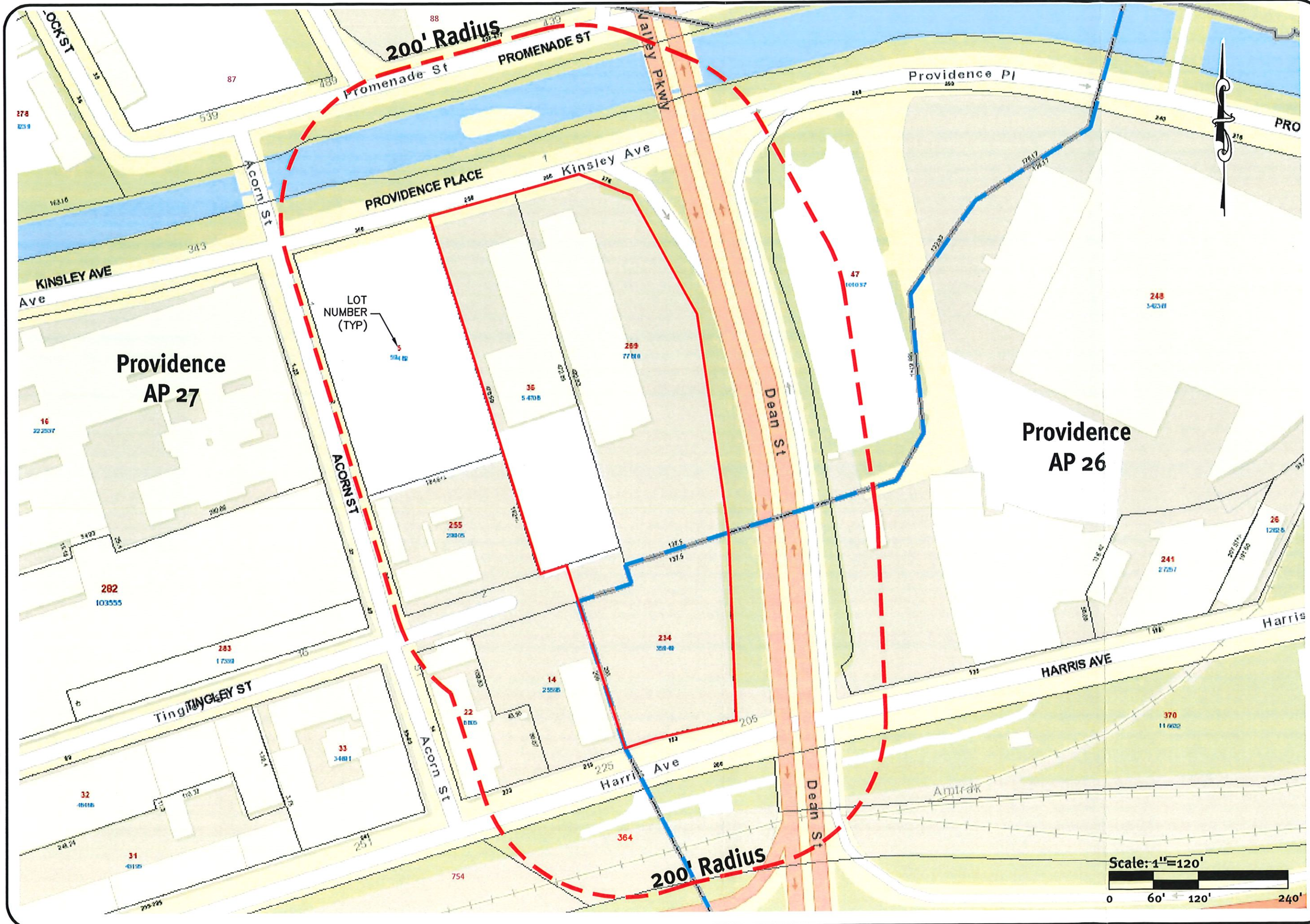


**C** Sign Elevation - Side Section View  
Not to Scale



**D** West Elevation - Dean Street  
Scale: 3/32"=1'-0"

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**DiPrete Engineering**

Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

**Boston • Providence • Newport**

**200' Radius Map**

**Kinsley Self Storage**

AP 26 Lot 234, AP 27 Lots 36 & 269, Providence, Rhode Island

Applicant

**NMS Realty Trust**

1140 Reservoir Avenue, Cranston, Rhode Island 02920

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Date: 05-16-2018







