

AUG 17 2020

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

Check Each Type Zoning Relief Sought:

<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" 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: JSC Management Group

Address PO Box 217, Lyndonville NY

Zip Code 14098

E-mail james.cammilleri@jscmg.com

Phone 585.755.3950

Home/Office

Mobile (Cell)

Owner: Jan Co Central Inc

Address 35 Sockanosset Cross Rd

Zip Code 02920

E-mail _____

Phone _____

Home/Office

Mobile (Cell)

Lessee: JSC New England Operating LLC

Address PO Box 217, Lyndonville NY

Zip Code _____

E-mail james.cammilleri@jscmg.com

Phone: 585.755.3950

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:** 445 Promenade St, City of Providence
Street Address

2. **Zoning District(s):** M-1 Light Industrial District
Special purpose or overlay district(s): N/A

3a. **Date owner purchased the Property:** 07/07/2012

3b. **Month/year of lessee's occupancy:** 03/20

3. Dimensions of each lot:

Lot #	526	Frontage	280'	depth	260'	Total area	87,884	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:

(Burger King) Principal Structure:	Total gross square footage	2,833 SF
Footprint 78'-7" x 43'-6"	Height 15'-3" low parapet, 18' high parapet	Floors 1
(IHOP) Accessory Structure:	Total gross square footage	6,460
Footprint 75' x 90'	Height 16'	Floors 1

5. Size of proposed structure(s):	Total gross square footage:	N/A - no change
Footprint No change	Height 16' low parapet, 18' high parapet	Floors 1

6a. Existing Lot coverage: (include all buildings, decks, etc.) 10.6%

6b. Proposed Lot coverage: (include new construction) 10.6%

7a. Present Use of Property (each lot/structure):
Quick service restaurant

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

8. Proposed Use of Property (each lot/structure):
Quick service restaurant

9. Number of Current Parking Spaces: _____

10. Describe the proposed construction or alterations (each lot/structure):
Burger King is proposing to add a second drive thru lane and slight modifications to parking lot to accommodate drive thru lane.

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:

Table 12.1	Special Use Permit for a Drive Thru Facility in a M-1 District
_____	_____
_____	_____

13. Explain the changes proposed for the Property.

The project will include the addition of a second drive thru lane, parking modifications, and
striping adjacent to existing dumpsters.

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):

Jan Co Central Inc
Type Name

c/o John O. Mancini, Esq.,
Signature

John Mancini
Type Name

56 Pine Street, Third Floor
Signature

Applicant(s):

JSC Management Group
Type Name

Mancini Carter, P.C.
Signature

as Attorney-in-Fact
Type Name

Providence, RI 02903
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.
Table 12.1 indicates a Special Use Permit is required for Drive Thru Facilities in a M-1 District
2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property.
The existing Burger King has a single drive thru. This project is proposing to add a second drive thru. This minor addition to the existing use will not cause any adverse impacts to the neighboring properties.
3. State all facts that demonstrate that the proposed special use will not significantly devalue neighboring property.
The existing drive thru lane and new (second) drive thru lane will be reconfigured with this project. Both lanes will be further from the eastern property line, but providing a benefit rather than a detriment to adjacent parcel.
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.
This property is currently operating with a drive thru facility, this Special Use will expand the existing use. The addition of a second drive thru lane will not have any health or welfare impacts to the community.

**IF THE APPLICANT IS AN EDUCATIONAL OR HEALTH CARE INSTITUTION,
COMPLETE PAGES 10 AND 11 BELOW**



REFERENCE:
 1. AERIAL IMAGERY PROVIDED BY CONNECT EXPLORER WITH AN IMAGERY DATE OF 4-29-19.



LEGEND OF IMPROVEMENTS

- BACK OF CURB
- FACE OF CURB
- FACE OF CURB/BACK OF CURB
- SUBJECT PARCEL PROPERTY LINE
- ▨ PAVEMENT STRIPING TO BE 4" SINGLE YELLOW SOLID LINE @ 2' O.C. AT 45° TO PARKING SPACES

SITE DATA (BURGER KING & IHOP)

PROPERTY ACREAGE: 2.02 AC

BUILDING SIZE
 BURGER KING: 3,219 GFA
 IHOP: 6,180 GFA
 TOTAL: 9,399 GFA

PARKING REQUIRED: 19 SPACES TOTAL
 (1/500 GFA FOR RESTAURANT PER TABLE 14-1 OF ZONING)

EXISTING: 159 SPACES TOTAL
PROPOSED: 153 SPACES TOTAL

Issued:	Date:
A	
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Revisions:	Date:
1	
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FOR APPROVAL ONLY/NO FOR CONSTRUCTION

Civil Engineer of Record
 Name: Todd G. Markevitz
 Registration No.: 13329
 Exp. Date: June 30, 2021
 Firm No.: PE.00LLC73-COA
 Exp. Date: June 30, 2020

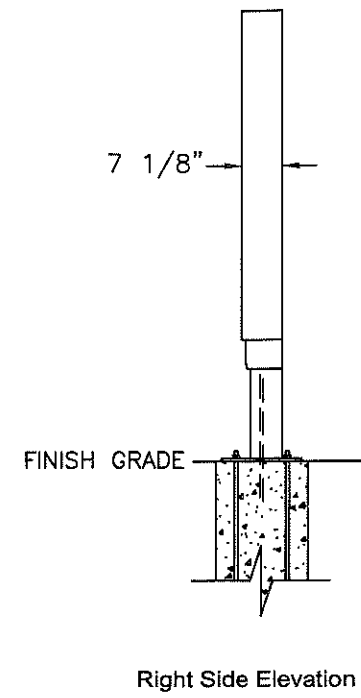
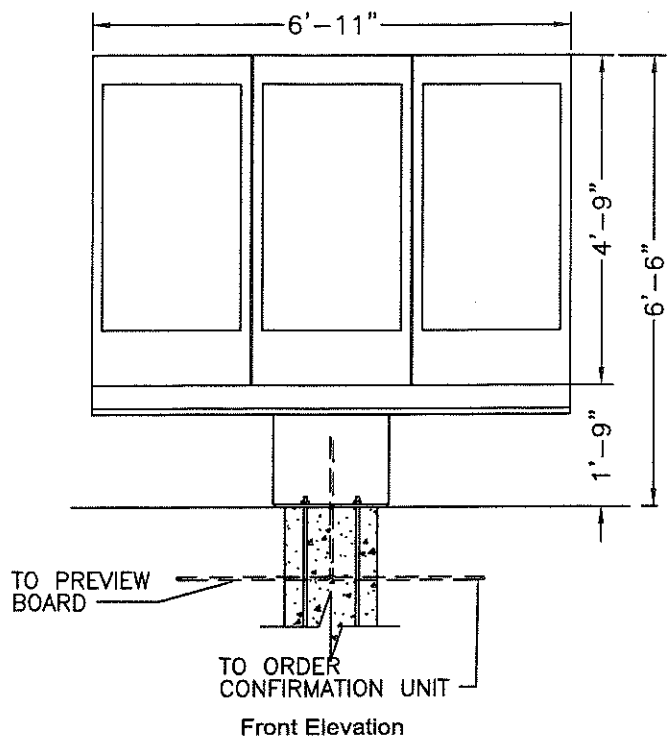
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Burger King - Store #3406

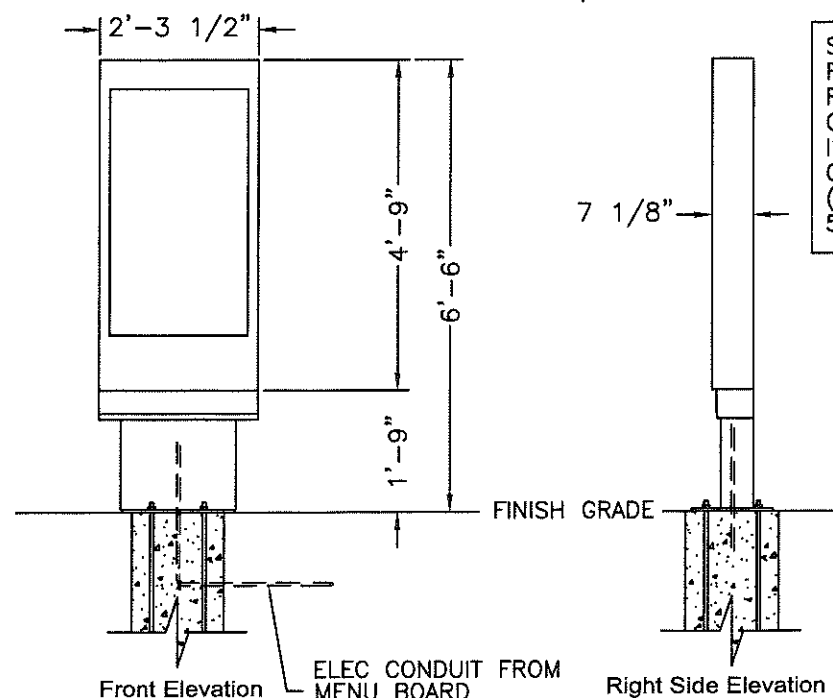
445 Promenade Street
 City of Providence, Rhode Island
 County of Providence
 Project Name & Location:

Site Plan	
Drawing Name:	Project No.
Date: 07/09/20	20-0115
Type: Dual DT	
Drawn By: SLA	C1
Scale: 1"=20'	Drawing No.



MENUBOARD ELEVATIONS

SCALE: 3/8"=1'-0"



SIGN STRUCTURAL FOUNDATION BASE AS REQ'D BY SITE CONDITIONS. DESIGN IS THE RESPONSIBILITY OF THE SUBCONTRACTOR. (MIN. 16" DIAMETER, 5'-0" DEEP)

OPTIONAL PREVIEW BOARD ELEVATIONS

SCALE: 3/8"=1'-0"

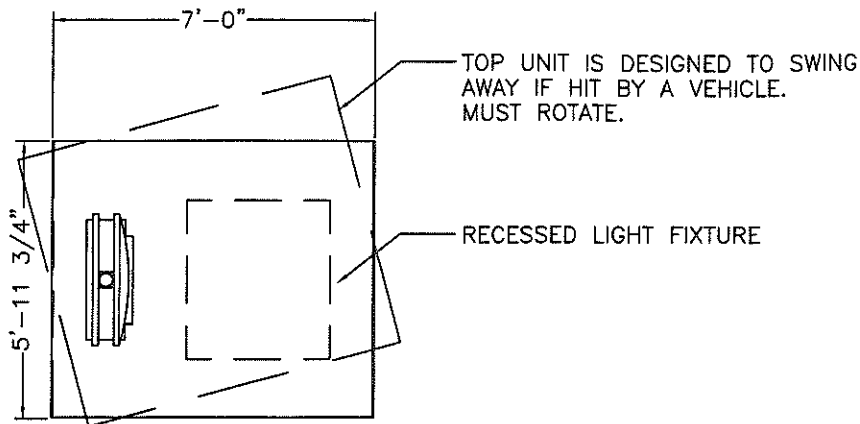


BURGER KING CORPORATION

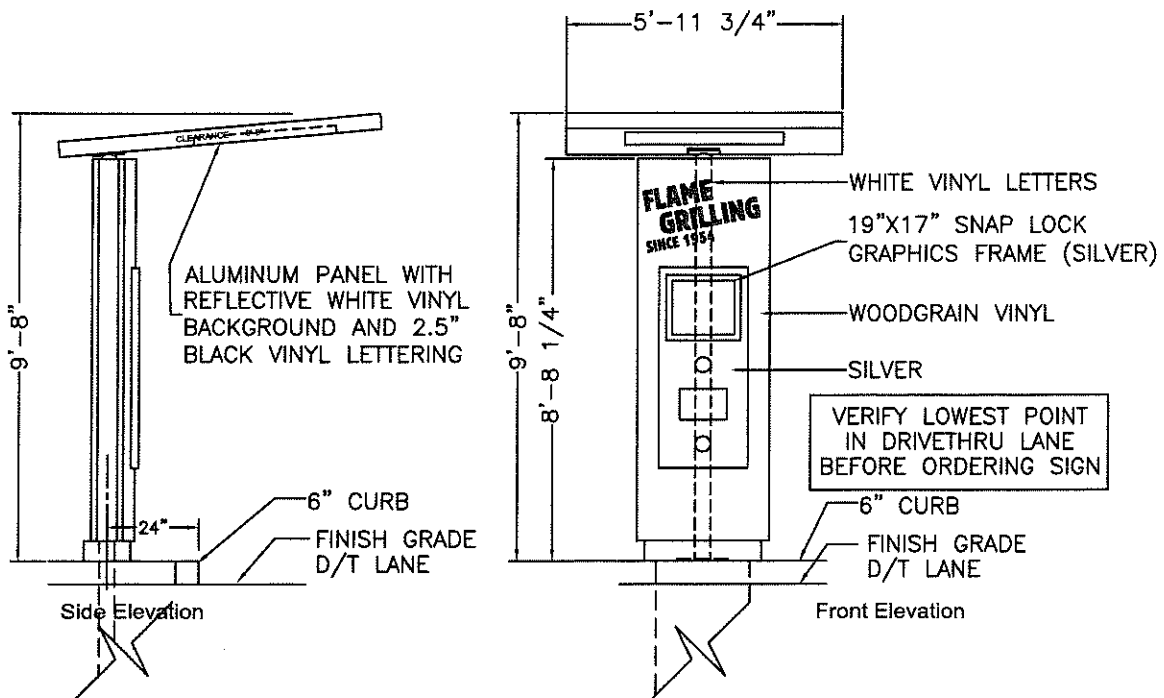
SCALE	AS SHOWN
DATE	1/7/10
REVISED	3/22/18

DRIVE-THRU ORDER STATION 2020 IMAGE

1
OF
3



Top View



1. 120 VOLT 20 AMP ELECTRICAL SUPPLY TO SIGN
2. DATA CABLE REQUIRED

NOTE:
SIGN STRUCTURAL FOUNDATION AS REQUIRED BY SITE CONDITIONS. DESIGN IS THE RESPONSIBILITY OF THE SUBCONTRACTOR.

ORDER CONFIRMATION UNIT
SCALE: 1/4" = 1'-0"

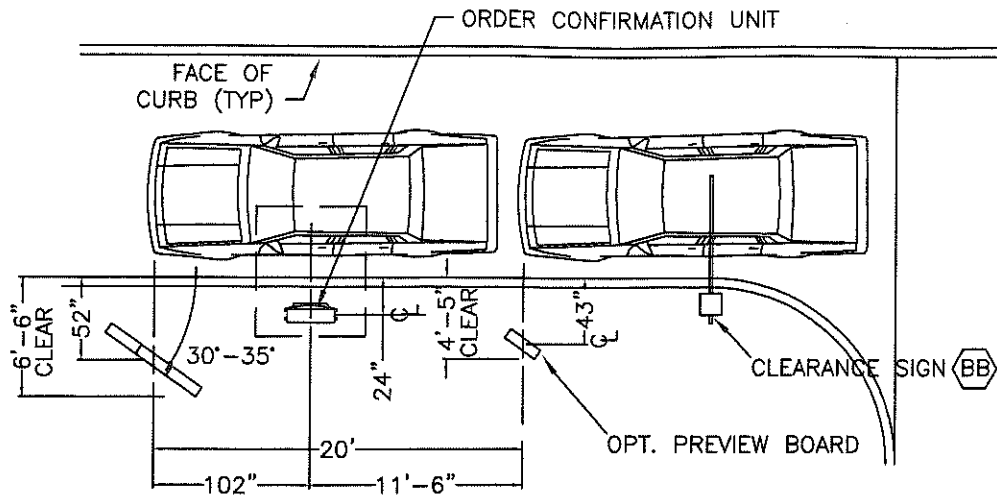


BURGER KING CORPORATION

SCALE	1/4"=1'-0"
DATE	1/7/10
REVISED	3/22/18

DRIVE-THRU ORDER STATION 2020 IMAGE

2
OF
3



Preferred Layout

SCALE: 1" = 10'

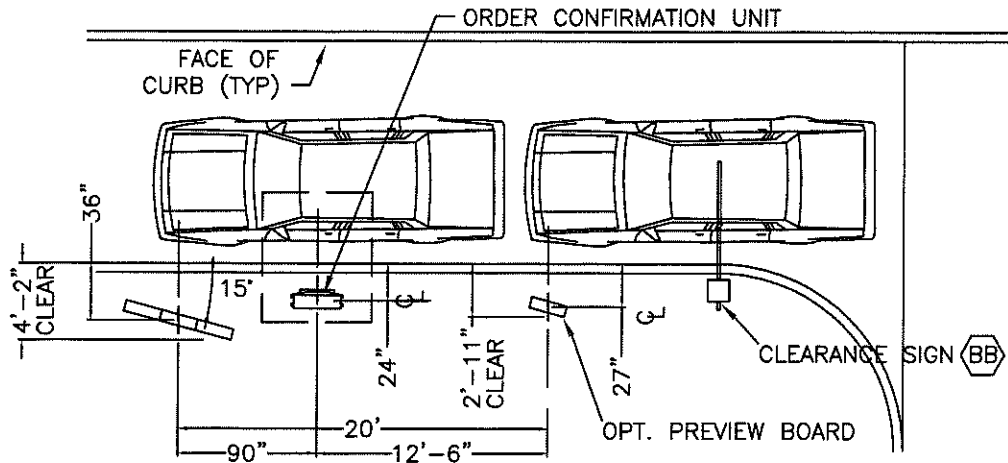
NOTE THAT DIMENSIONS ARE CRITICAL.

NOTE: THE PREFERRED LAYOUT SHOULD BE USED WHENEVER SPACE ALLOWS. 30' ROTATION ANGLE SHOULD BE CONSIDERED OPTIMAL. ANGLES BETWEEN THE PREFERRED LAYOUT AND MINIMUM LAYOUT ARE ACCEPTABLE AS LONG AS:

(1) THE DISTANCES FROM THE CENTERLINES OF THE SUPPORT POLES OF THE MENU BOARD AND PREVIEW BOARD TO THE FACE OF CURB ARE REDUCED BY 4" FOR EVERY 5 DEGREES OF ROTATION, AND:

(2) THE DISTANCE FROM THE CENTERLINE OF THE ORDER CONFIRMATION UNIT AND THE CENTERLINE OF THE MENU BOARD IS REDUCED BY 3" FOR EVERY 5 DEGREES OF ROTATION.

THE CENTERLINE OF MENU BOARD TO CENTERLINE OF PREVIEW BOARD REMAINS AT 20'.



Minimum Layout

SCALE: 1" = 10'

NOTE THAT DIMENSIONS ARE CRITICAL.

DRIVE-THRU ORDER STATION 2020 IMAGE

SCALE AS SHOWN

MARCH 22, 2018

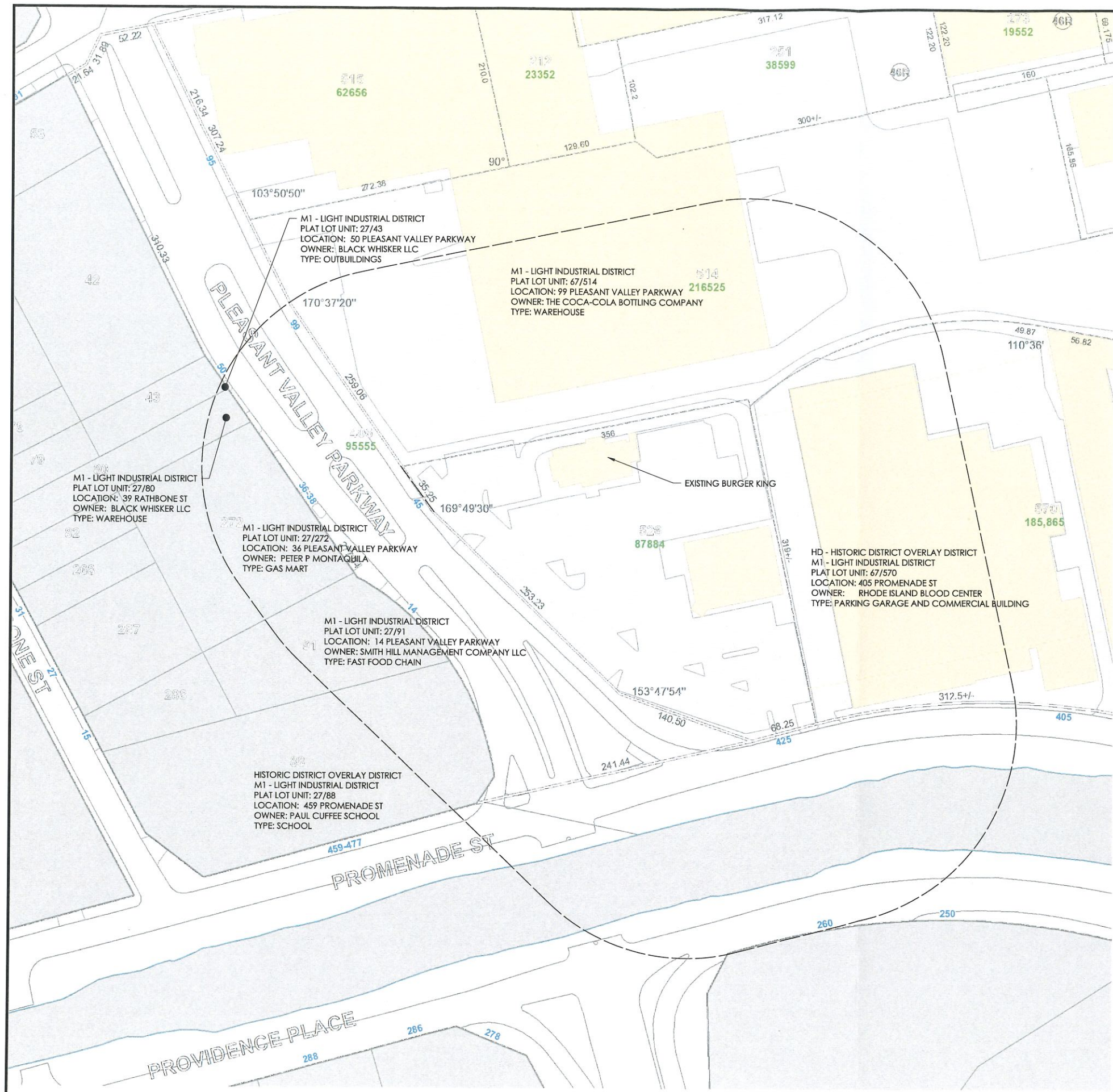


BURGER KING CORPORATION

SCALE	AS SHOWN
DATE	1/7/10
REVISED	3/22/18

DRIVE-THRU ORDER STATION 2020 IMAGE

3
OF
3



REFERENCE:
 1. AERIAL IMAGERY PROVIDED BY CONNECT EXPLORER WITH AN IMAGERY DATE OF 4-29-19.



Issued:	Date:
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Revisions:	Date:
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Seal Seal

CIVIL ENGINEER OF RECORD
 Name: Todd G. Markevicz
 Registration No.: 13329
 Exp. Date: June 30, 2021
 Firm No.: PE.00LLC73-COA
 Exp. Date: June 30, 2020

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Burger King - Store #3406
 445 Promenade Street
 City of Providence, Rhode Island
 County of Providence
 Project Name & Location:

200' Radius Plan	
Drawing Name:	Project No.
Date: 07/09/20	20-0115
Type: Dual DT	
Drawn By: SLA	RP1
Scale: 1" = 50'	Drawing No.