

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

INSPECTION & STANDARDS
RECEIVED

MAR 12 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: Unison West Fountain LLC

Email: bmccarthy@unisonrealtypartners.com

Phone: (617)702-8506

Applicant Mailing Address

Street: 101 Accord Drive

City, State, Zip: Norwell, MA 02601

Owner: Unison West Fountain LLC

Email: bmccarthy@unisonrealtypartners.com

Phone: (617)702-8506

Owner Mailing Address

Street: 101 Accord Drive

City, State, Zip: Norwell, MA 02601

Lessee: N/A

Email: _____

Phone: _____

Lessee Mailing Address

Street: _____

City, State, Zip: _____

Attorney: Jennifer Cervenka, Esq.

Email: jcervenka@cgdesq.com

Phone: 401-214-1022

Attorney Mailing Address

Street: 225 Dyer Street, 2nd Floor

City, State, Zip: Providence, RI 02903

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: 483 Washington Street
Plat and Lot Numbers of Subject Property: AP 29, Lot 39

2. Base Zoning District(s): C2

Overlay District(s): N/A

3a. Date owner purchased the Property: 9/30/2022

3b. Month/year of lessee's occupancy: N/A

4. Dimensions of each lot:

Lot # <u>39</u>	Width <u>34' +/-</u>	Depth <u>99.93' +/-</u>	Total area <u>3,400 +/-</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:

Principal Structure:

Area of Footprint N/A

Overall Height _____

of Stories _____

Accessory Structure:

Area of Footprint N/A

Overall Height _____

of Stories _____

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

Principal Structure:

Area of Footprint N/A

Overall Height _____

of Stories _____

Accessory Structure:

Area of Footprint N/A

Overall Height _____

of Stories _____

6a. Existing Lot Coverage:

Building Coverage (area of all roofed structures) N/A

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 3,400 SF

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) N/A

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 3,310 SF

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: Parking Lot

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

8. Proposed Zoning Use of the Property: Parking Lot

9. Number of Parking Spaces:

of existing spaces 10 # of proposed spaces 7

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

X 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>
1301(B)(1)	Lighting Plan Required. Relief from the submission of a lighting plan.
1404(B)(1)	Dimensions of Vehicle Parking Spaces. Relief of 7 feet from required 22 feet.
1506	Screening of Parking Lots from Residential Districts. Relief from screening from abutting property.

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>
1901	Special Use Permit
1202(V)(2)	Principal Use Parking Lot

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

Convert legal use of lot from vacant lot to principal use parking lot and bring non-compliant principal use parking lot into zoning compliance. Reconfigure existing parking lot by widening and reducing the number of parking spaces, adding a van accessible ADA-compliant space closest to the sidewalk and a turnaround area at the northern end of the lot, adding a landscaping strip/reducing impervious surface on southern perimeter facing Washington Street, and adding wheel stops. In addition, applicant proposes to add a street tree in the empty tree well on the abutting sidewalk.

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):

Unison West Fountain LLC

Type Name

Brendon McCarthy

Signature



Type Name

Signature

Applicant(s):

Unison West Fountain LLC

Type Name

Brendon McCarthy

Signature



Type Name

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?

The applicant seeks relief from having to comply with three dimensional standards applicable to the proposed lot. First, applicant requests relief from having to submit a lighting plan as the lot is small and a city street light located directly across the street provides sufficient ambient lighting. Second, it is seeking 7 feet of relief from a required 22-foot drive aisle width because the lot is fairly narrow. To address the shorter aisle width and as recommended by a traffic engineer, the spaces have been widened and a turnaround area has been added. Third, it is seeking relief from having to install screening adjacent to the western abutter, which is a multi-family in a B4 district. Again, this is due to the small size of the lot and lack of room to place additional screening.

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

The lot is long and narrow, which limits the ability of the applicant to comply with the aforementioned drive aisle width, screening, and lighting requirements for the proposed parking lot. The applicant has minimized the variances by widening and reducing parking spaces in accordance with recommendations of a traffic engineer, adding a van accessible ADA-compliant space next to the sidewalk, adding a turnaround area, adding landscaping/reducing impervious surface, and proposing planting of a street tree in the empty tree well in the sidewalk adjacent to the lot.

-
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 ☒ _____

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:
-

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:

If the requested dimensional variances are not granted, then the applicant will not be able to effectively use the lot for a parking lot as there is no reasonable alternative to it's design given its narrow dimensions.

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

APPENDIX B

APPLICATION FOR SPECIAL USE PERMIT

In accordance with Rhode Island General Laws § 45-24-42(b), Section 1901 of the Zoning Ordinance requires that the Applicant for a special use permit demonstrate:

1. That the proposed special use is set forth in the ordinance and complies with the applicable use standards for the authorization of a special use permit;
2. That the proposed special use will not substantially injure the use and enjoyment of nor significantly devalue neighboring property; and
3. That the proposed special use will not be detrimental or injurious to the general health or welfare of the community.

Please provide the following information:

1. **Indicate the Ordinance section(s) which provide Use Standards for the proposed Special Use(s); and State all facts that demonstrate that the proposed special use will be in conformance with the Use Standards for the proposed Special Use(s):**

Sections 1901 (general standards for Special Use Permits) and 1202(V)(2)(Parking Lot as Principal Use). The proposed parking lot will comply with applicable subparts of Section 1202(V)(2), except where dimensional variances are sought. Specifically, the lot will be used solely for temporary parking of motor vehicles, will not be used as an off-street loading area, and, except where dimensional variances are sought, will comply with landscaping requirements of Article 15. There will be added a landscaping strip on the perimeter facing Washington Street, a proposed street tree planted in the empty sidewalk well adjacent to the lot, widened spaces to address the shortened drive aisle width, and a van accessible ADA-compliant space, turnaround area, and wheel stops added.

2. **State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property and will not significantly devalue neighboring property:**

The parking lot is located along Washington Street in a mixed use area, including commercial and multi-family residential, and open air parking lots are located to the south, east and west of the subject lot. Accordingly, the proposed small parking lot blends in with the surrounding area. Added landscaping will provide some screening between it and Washington Street and help with stormwater management from the lot. A van accessible ADA-compliant space will increase accessibility for the residential building at 468 West Fountain. Parking ingress and egress will be improved with wider spaces and alleviate competition for on-street parking on Washington & West Fountain Streets.

3. **State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community:**

The proposed parking lot has been reconfigured with the assistance of a traffic engineer in order to improve safe ingress and egress and ensure that the cars do not strike the residential building as they are backing out of the spaces. Landscaping will provide screening from Washington Street and help manage stormwater generated by the lot. Further greenery will be provided if allowed to plant a tree in the empty tree well in the sidewalk adjacent to the lot. The lot will provide needed parking for the residential building at 468 West Fountain Street and alleviate pressure for on-street parking on Washington and West Fountain Streets.

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

AP 29-285

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

INSPECTION & STANDARDS
RECEIVED

MAR 12 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: Unison West Fountain LLC Applicant Mailing Address
Email: bmcCarthy@unisonrealtypartners.com Street: 101 Accord Drive
Phone: (617)702-8506 City, State, Zip: Norwell, MA 02601

Owner: Unison West Fountain LLC Owner Mailing Address
Email: bmmCarthy@unisonrealtypartners.com Street: 101 Accord Drive
Phone: (617)702-8506 City, State, Zip: Norwell, MA 02601

Lessee: N/A Lessee Mailing Address
Email: _____ Street: _____
Phone: _____ City, State, Zip: _____

Attorney: Jennifer Cervenka, Esq. Attorney Mailing Address
Email: jcervenka@cgdesq.com Street: 225 Dyer Street, 2nd Floor
Phone: 401-214-1022 City, State, Zip: Providence, RI 02903

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: 488 Washington Street
Plat and Lot Numbers of Subject Property: AP 29, Lot 285

2. Base Zoning District(s): C2
Overlay District(s): N/A
- 3a. Date owner purchased the Property: 9/30/2022
- 3b. Month/year of lessee's occupancy: N/A
4. Dimensions of each lot:
- | | | | |
|---------------------|----------------------|-------------------------|-------------------------------------|
| Lot # <u>285</u> | Width <u>30' +/-</u> | Depth <u>77.75' +/-</u> | Total area <u>2,332 +/-</u> sq. ft. |
| Lot # <u> </u> | Width <u> </u> | Depth <u> </u> | Total area <u> </u> sq. ft. |
| Lot # <u> </u> | Width <u> </u> | Depth <u> </u> | Total area <u> </u> sq. ft. |
| Lot # <u> </u> | Width <u> </u> | Depth <u> </u> | Total area <u> </u> sq. ft. |
- 5a. Size of existing structure(s) located on the Property:
- | | |
|------------------------------|------------------------------|
| <u>Principal Structure:</u> | <u>Accessory Structure:</u> |
| Area of Footprint <u>N/A</u> | Area of Footprint <u>N/A</u> |
| Overall Height <u> </u> | Overall Height <u> </u> |
| # of Stories <u> </u> | # of Stories <u> </u> |
- 5b. Size of proposed structure(s) located on the Property:
- | | |
|------------------------------|------------------------------|
| <u>Principal Structure:</u> | <u>Accessory Structure:</u> |
| Area of Footprint <u>N/A</u> | Area of Footprint <u>N/A</u> |
| Overall Height <u> </u> | Overall Height <u> </u> |
| # of Stories <u> </u> | # of Stories <u> </u> |
- 6a. Existing Lot Coverage:
- Building Coverage (area of all roofed structures) N/A
- Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 2,332 SF
- 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) N/A
- Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 2,188 SF
- 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: Parking Lot
- 7b. Legal Zoning Use of the Property as recorded in the Dept. of Inspection & Standards:
Vacant Lot
8. Proposed Zoning Use of the Property: Parking Lot
9. Number of Parking Spaces:
- # of existing spaces 8 # of proposed spaces 7
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>
1301(B)(1)	Lighting Plan Required: Relief from submission of a lighting plan.
1404(B)(1)	Dimensions of Vehicle Parking Spaces: Relief of 12 feet from required 22 of drive aisle width.
1504	Parking Lot Perimeter Landscape Strip: Relief from perimeter landscape along length of Hood Street east of lot.

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>
1901	Special Use Permit
1202 (V)(2)	Principal Use Parking Lot

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

Convert legal use of lot from vacant lot to principal use parking lot and bring non-compliant principal use parking lot into zoning compliance. Reconfigure existing parking lot by widening and reducing number of parking spaces, adding landscaping/reducing impervious surface on northern end (along Washington Street) and southern end of lot, and adding wheel stops. Consistent with existing conditions, cars to back up directly onto Hood Street, a cut-through street connecting Washington and Westminster Streets with low traffic volume.

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):

Unison West Fountain LLC

Type Name

Brendon McCarthy

Signature



Type Name

Signature

Applicant(s):

Unison West Fountain LLC

Type Name

Brendon McCarthy

Signature



Type Name

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?

The applicant seeks relief from having to comply with three dimensional standards applicable to the proposed lot. First, it seeks relief from having to provide a lighting plan due to the fact that the lot is small and there is a city street light next to the lot that provides adequate ambient light. Second, it is seeking relief of 12 feet from the required 22-foot drive aisle width because the lot is fairly narrow. To address the shorter aisle width, the spaces are wider and cars will be able to back onto Hood Street, which provides an additional 10 feet. Third, it is seeking relief from having to place a landscape strip along Hood Street as the design of the lot contemplates that the cars will enter from and exit onto Hood Street.

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

The lot is long and narrow, which limits the ability of the applicant to comply with the aforementioned landscaping, lighting and drive aisle width requirements for the proposed parking lot. The applicant has minimized the variances by installing/maintaining landscaping on three sides of the lot, and by engaging a traffic engineer to ensure that use of Hood Street for entry into and exit from the lot will not significantly impact operations or safety on Hood Street.

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 ☒ _____

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:
-

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:

If the requested dimensional variances are not granted, then the applicant will not be able to effectively use the lot for a parking lot as there is no reasonable alternative to it's design given its narrow dimensions.

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

APPENDIX B

APPLICATION FOR SPECIAL USE PERMIT

In accordance with Rhode Island General Laws § 45-24-42(b), Section 1901 of the Zoning Ordinance requires that the Applicant for a special use permit demonstrate:

1. That the proposed special use is set forth in the ordinance and complies with the applicable use standards for the authorization of a special use permit;
2. That the proposed special use will not substantially injure the use and enjoyment of nor significantly devalue neighboring property; and
3. That the proposed special use will not be detrimental or injurious to the general health or welfare of the community.

Please provide the following information:

1. **Indicate the Ordinance section(s) which provide Use Standards for the proposed Special Use(s); and State all facts that demonstrate that the proposed special use will be in conformance with the Use Standards for the proposed Special Use(s):**

Sections 1901 (general standards for Special Use Permits) and 1202(V)(2)(Parking Lot as Principal Use). The proposed parking lot will comply with applicable subparts of Section 1202(V)(2), except where dimensional variances are sought. Specifically, the lot will be used solely for temporary parking of motor vehicles, will not be used as an off-street loading area, and, except where dimensional variances are sought, will comply with landscaping requirements of Article 15. There will be landscaping on three sides of the lot, with a perimeter landscape strip on both the northern and southern ends installed and a 2-foot landscaping strip along the western side maintained. Relief is being sought from the landscape strip on Hood Street because the applicant proposes to enter and exit the parking spaces from Hood Street, as opposed to Washington Street. Relief is also being sought from a required lighting plan as sufficient ambient light is provided by a nearby city street light.

2. **State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property and will not significantly devalue neighboring property:**

The parking lot is located at the intersection of Washington and Hood Streets. The proposed lot blends in with the rest of Hood Street, on which there are several abutting parking lots. Landscaping for increased stormwater management and screening will be provided on three sides of the lot. Existing parking spaces have been widened and reduced to improve safe entry from and exit onto Hood Street. The traffic on Hood Street has been evaluated by applicant's traffic engineer and determined to have a low volume of traffic. The traffic engineer has concluded that the proposed parking lot use will not have a significant impact on operations and safety of Hood Street.

3. **State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community:**

The parking lot has been reconfigured to ensure safe entry from and exit onto Hood Street and applicant's traffic engineer has verified that the proposed lot will not significantly impact operations and safety on Hood Street. Landscaping will be added to screen the lot and provide additional stormwater management.

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

February 12, 2025
BAI # 224068

Jennifer Cervenka
Member
Cervenka Green & Ducharme, LLC
225 Dyer Street, 2nd Floor
Providence, RI 02903

REFERENCE: Parking Access and Safety Analysis
Assessor's Map 29, Lots 39 & 285
Washington Street/Hood Street
Providence, Rhode Island

Dear Ms. Cervenka:

Bryant Associates, Inc. (BAI) has been retained to evaluate parking space and aisle layout for the existing parking lots at Assessor's Map 29, Lots 39 and 285 associated with the residential units at 468 West Fountain Street in Providence, Rhode Island. The parking lot on Lot 39, 483 Washington Street, has a driveway opening on Washington Street. The parking lot on Lot 285, 488 Washington Street, has a driveway opening along the west side of Hood Street. The safety and operations of the existing and proposed on-site parking and access for the two parking lots were reviewed.

The existing 483 Washington Street parking lot is located to the north of Washington Street and has ten perpendicular parking spaces. The driveway curb cut is approximately 15-feet wide. The parking spaces are approximately 9-feet wide and approximately 18-feet long. The aisle width is approximately 16-feet wide.

Washington Street in the vicinity of the driveway is an unmarked two-lane, two-way bituminous roadway approximately 24-feet in width. There are utility poles on the south side of the roadway. There is granite curb with a low reveal along the driveway. To the west, there is concrete curb and concrete sidewalk on the north side of the roadway. There is concrete curb, concrete sidewalk, and a grass strip on the south side of the roadway. To the east, there is concrete curb and bituminous sidewalk on both sides of the roadway. Parking is prohibited on the north side of the roadway.

The existing 488 Washington parking lot is located on the southwest corner of the intersection of Washington Street and Hood Street and has eight perpendicular parking spaces. The parking spaces are approximately 8.5-feet wide and approximately 18-feet long. There is approximately 10-feet

between the parking spaces and Hood Street. The parking spaces open directly onto Hood Street along the east side of the parking lot.

Hood Street in the vicinity of the parking lot is an unmarked two-lane, two-way bituminous roadway approximately 12-feet in width. There is bituminous berm along the driveway for the parking lot. To the south, there is granite curb on the west side of the roadway. Across from the parking lot, on the east side of the roadway, there is another parking lot that is flush with the roadway. Hood Street is located between Washington Street and Westminster Street.

Traffic counts were conducted at the Hood Street intersections with Washington Street and Westminster Street between the hours of 6 and 10 A.M. and 2 and 6 P.M. on October 1, 2024 to determine the traffic volumes on Hood Street, including traffic that uses Hood Street as a "cut-through". In the 8 hours that the traffic counts were conducted, there were 66 vehicles using Hood Street, 29 of which cut-through from Washington Street to Westminster Street and vice-versa without stopping on Hood Street.

There is approximately 34 feet between the adjacent building on the east side of the parking lot for Lot 39 and the slope in front of the building to the west. A typical distance for the module width, i.e., parking space length and aisle, for 90 degree parking is 41 feet per The Dimensions of Parking, 5th edition, published by the Urban Land Institute. The Dimensions of Parking also indicates that every inch of added parking space width can reduce the module width by 3 inches. To account for the shorter available module of 34 feet, 28 more inches of parking space width would be needed. It is recommended that the parking spaces be 11 feet 6 inches wide. Any additional width in the parking spaces may invite people to try to park between vehicles parked properly. Also, it is our understanding that the City has requested that bollards be placed along the west side of this parking lot. We do not recommend that bollards be installed. The bollards would further hinder the ability to enter and exit the parking spaces. There is space between the edge of the parking lots and the adjacent building and there does not appear to be any evidence of vehicles striking the building. There are two bollards currently present within the sloped area between the parking lot and the building to protect existing utility connections.

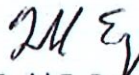
There is approximately 40 feet between the property line on the west side of the parking lot for Lot 285 and the property line on the east side of Hood Street. The existing 2-foot wide landscape buffer on the west side of the parking lot is anticipated to remain. To account for the shorter available module of 38 feet, 12 more inches of parking space width would be needed based on the recommendations from The Dimensions of Parking stated earlier. It is recommended that the parking spaces be 10 feet wide. Also, it is recommended that the parking spaces start as close to the western property line as possible. This would allow for the adequate module width and would also allow for better visibility for vehicles backing out of the proposed spaces to see beyond adjacent parked vehicles to any vehicles travelling on Hood Street, as it would maximize the room between the parking spaces and Hood Street. Based on the low traffic volumes indicated in the counts, it is anticipated that the parking lot will not have a significant impact on operations or safety on Hood Street.

Jennifer Cervenka
February 12, 2025
Page 3

A proposed site plan prepared by DiPrete Engineering has been reviewed and it is consistent with the recommendations for parking space width and configuration for both Lot 39 and Lot 285. In addition, an ADA compliant parking space will be provided on Lot 39, which will be located closest to the available accessible path to 468 Fountain Street using City sidewalks.

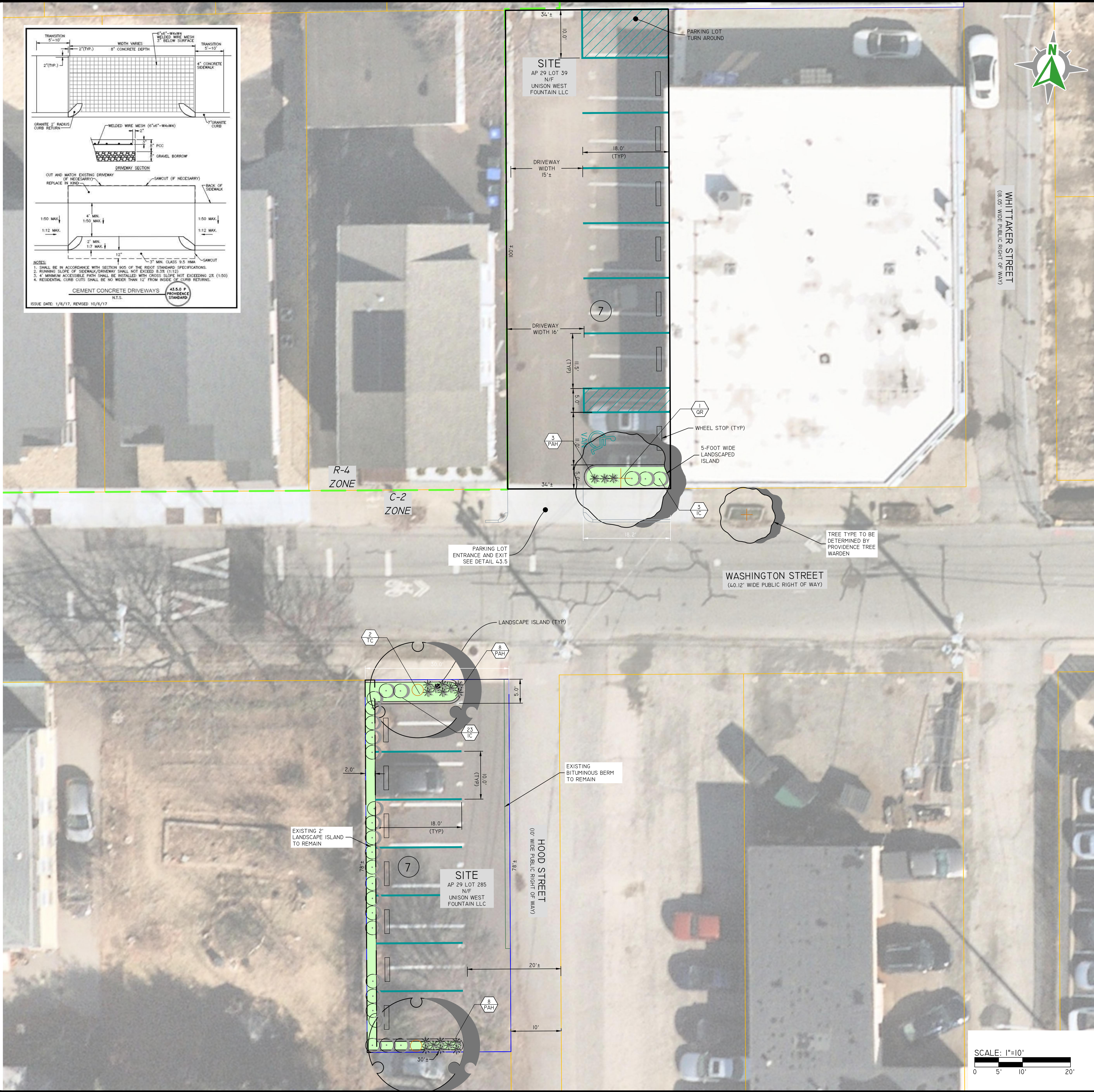
We are prepared to review this analysis with you at your convenience. If you have any questions or comments, please do not hesitate to contact me at (401) 834-1063 or tbrayton@bryant-engrs.com.

Very truly yours,
BRYANT ASSOCIATES, INC.



Todd E. Brayton, P.E.
Director of Operations – Rhode Island
Transportation Director

teb:rb



STUDY PLAN NOTES:

- THE SITE IS LOCATED ON THE CITY OF PROVIDENCE ASSESSOR'S MAP 29 LOTS 39 & 285.
- THE SITES ARE APPROXIMATELY 3,400 SF (LOT 39) & 2,332 SF (LOT 285) AND ARE ZONED C2-COMMERCIAL.
- THE OWNER OF AP 29 LOTS 39 & 285 IS: UNISON WEST FOUNTAIN LLC
101 ACCORD DRIVE
NORWELL, MA 02601

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	C2-COMMERCIAL
PROPOSED:	REQUIRED
MINIMUM LOT AREA:	NONE
MINIMUM FRONTAGE:	0'-5'
MINIMUM SIDE YARD:	NONE(1)
MINIMUM REAR YARD:	NONE (2)
MAXIMUM STRUCTURE HEIGHT:	50'
MAXIMUM LOT COVERAGE:	NONE

- UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 10'.
- UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 20'.

ABBREVIATIONS:

EXISTING	EX
PROPOSED	PR
ASSESSOR'S PLAT	AP
NOW OR FORMERLY	N/F
TYPICAL	TYP

CERTIFICATION NOTE:

THIS PLAN IS TO BE USED FOR DISCUSSION PURPOSES ONLY. THE INFORMATION SHOWN ON THIS PLAN IS COMPILED FROM AVAILABLE INFORMATION IN THE PUBLIC DOMAIN. DIPRETE ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THIS COMPILED DATA OR CERTIFY TO THE ACCURACY OF ITS PORTRAYAL ON THIS PLAN DUE TO DEVIATIONS THAT MAY BE POSSIBLE DUE TO METHODS OF COMPILATION AND ACCURACY OF INFORMATION USED. THESE DEVIATIONS ARE STANDARD IN THE SURVEYING AND ENGINEERING INDUSTRY AND CANNOT BE AVOIDED WITHOUT AN ACTUAL FIELD SURVEY, TITLE REVIEW AND DEED RESEARCH. THE PROPERTY LINE INFORMATION IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO CHANGE WHEN AN ACCURATE BOUNDARY SURVEY IS COMPLETED. ANY USER OF THIS PLAN SHOULD ASSESS THE INTEGRITY OF THE DATA BEFORE MAKING ANY DECISION BASED UPON IT. DIPRETE ENGINEERING IS NOT LIABLE FOR ANY DIRECT OR INDIRECT DAMAGES OR COSTS ASSOCIATED WITH THE USE OF THE INFORMATION PRESENTED ON THIS PLAN TO MAKE ANY DECISIONS RELATED TO LAND ACQUISITION, DUE DILIGENCE OR OTHER DECISIONS MADE.

ZONING NOTES:

- PRINCIPAL USE PARKING LOTS ARE PERMITTED IN C-2 ZONE WITH A SPECIAL USE PERMIT.
- THE FOLLOWING VARIANCES ARE REQUESTED FOR AP 29 LOT 39:
 - PER ARTICLE 14, SECTION 14.04 (B)(1), 7 FEET OF RELIEF IS REQUESTED FROM THE DRIVE AISLE WIDTH.
 - PER ARTICLE 15, SECTION 15.06, RELIEF IS REQUESTED FROM THE SCREENING FROM A RESIDENTIAL DISTRICT.
 - PER ARTICLE 13, SECTION 13.01 (B)(1), RELIEF IS REQUESTED FROM SUBMISSION OF A LIGHTING PLAN.
- THE FOLLOWING VARIANCES ARE REQUESTED FOR AP 29 LOT 285:
 - PER ARTICLE 14, SECTION 14.04 (B)(1), 12 FEET OF RELIEF IS REQUESTED FROM THE DRIVE AISLE WIDTH.
 - PER ARTICLE 15, SECTION 15.06, RELIEF IS REQUESTED FOR THE PERIMETER PARKING LOT LANDSCAPE STRIP ALONG THE ENTIRE LENGTH OF THE HOOD STREET EAST OF THE LOT.
 - PER ARTICLE 13, SECTION 13.01 (B)(1), RELIEF IS REQUESTED FROM SUBMISSION OF A LIGHTING PLAN.

PLANTING NOTES:

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BY NOTIFYING DIG-SAFE (811) AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION AND ANY/OR ALL LOCAL UTILITY COMPANIES AS REQUIRED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS BY THE CONTRACTOR. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT.
- CONTRACTOR TO PROVIDE A TWO (2) YEAR GUARANTEE FOR ALL MATERIALS. CONTRACTOR GUARANTEES THAT PLANTS WILL REMAIN HEALTHY FOR TWO (2) GROWING SEASONS. CONTRACTOR TO MAINTAIN ALL PLANTING AND LAWNS UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO COMMENCE AT FINAL ACCEPTANCE. ANY REPLACEMENT PLANTS SHALL BE OF THE SAME SIZE AND SPECIES AS SPECIFIED WITH NEW GUARANTEE COMMENCING ON THE DATE OF REPLACEMENT.
- ALL PLANT MATERIAL SHALL CONFORM, IN ALL RESPECTS, TO THE GUIDELINES OF "THE AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC. ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS.
- PLANT SUBSTITUTION SELECTION MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
- ALL PLANTS TO BE PLANTED SO THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS TO THEIR ORIGINAL GRADE BEFORE DIGGING.
- CREATE SAUCER AROUND INDIVIDUAL PLANTS CAPABLE OF HOLDING WATER. ALL PLANTS TO BE FLOODED WITH CLEAN WATER TWICE WITHIN THE FIRST 24 HOURS OF PLANTING. ADDITIONAL WATERING SHALL BE MADE AS REQUIRED TO KEEP PLANTS FROM WILTING AND DRYING OUT UNTIL FINAL ACCEPTANCE.
- ALL PLANTS TO RECEIVE A MINIMUM OF THREE (3) INCHES OF AGED SHREDDED HARDWOOD BROWN MULCH AND SHALL COVER PLANTING BEDS AS SHOWN ON PLANS AND LANDSCAPE PARKING ISLANDS CONTAINING SHRUBS, GRASSES AND GROUNDCOVER.
- TRIM BROKEN AND DEAD BRANCHES FROM TREES AND SHRUBS AFTER PLANTING. NEVER CUT A LEADER.
- TREES TO BE PRUNED TO MAINTAIN 6' CLEARANCE BELOW LOWEST BRANCHES.
- CONTRACTOR TO LOAM AND SEED ALL DISTURBED LANDSCAPE AREAS USING AN ENDOPHYTE ENHANCED MIX AT A RATE OF 5-7 LBS. PER 1,000 SF (AVAILABLE AT ALLENS SEED IN EXETER, RI OR OTHER APPROVED DOUGHT TOLERANT ENDOPHYTE ENHANCED SEED MIX) OR AS DIRECTED BY CITY/OWNER UNLESS OTHERWISE NOTED.
- RECOMMENDED DATES FOR PLANTING ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
- ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. ALL VEGETATION WITHIN SAID AREAS SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE CAUSED BY CHEMICALS, INSECTS, DISEASES, LACK OF WATER OR OTHER CAUSES. DAMAGED PLANTS SHALL BE REPLACED WITH THE SAME OR SIMILAR VEGETATION ON AN ANNUAL BASIS. LOAM MOVED ON SITE TO BE STOCKPILED AND RETAINED AND TO BE USED AS REQUIRED FOR THE LANDSCAPE DESIGN. LOAM SHALL NOT BE MIXED WITH ANY UNSUITABLE MATERIALS OR SUBSOIL. EXCESS LOAM TO REMAIN ON THE OWNER'S PROPERTY AND ONLY REMOVED WITH THE OWNERS PERMISSION. NEW LOAM SHALL BE FRIABLE, FERTILE, MEDIUM TEXTURED SANDY LOAM THAT IS FREE OF TOXIC MATERIALS FOR HEALTHY PLANT GROWTH AND SURVIVAL. LOAM SHALL BE FREE OF MATTER 1" OR GREATER IN DIAMETER AND WHEN TESTED SHALL HAVE A PH BETWEEN 5.5 AND 7.5. CONTRACTOR TO PROVIDE 6 INCHES OF GOOD QUALITY, LOAM AND/OR REUSE EXISTING LOAM TO PROVIDE A MINIMUM 6 INCH DEPTH.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
TREES					
	OR	1	QUERCUS ROBUR	ENGLISH OAK	2/2.5" CAL B&B
	TC	2	TILIA CORDATA	LITTLELEAF LINDEN	2/2.5" CAL B&B
SHRUBS					
	IC	26	ILEX CRENATA 'HELERII'	HELER JAPANESE HOLLY	18-24" HT
GRASSES					
	PAH	11	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	2 GAL

SITE PLAN

SPECIAL USE PERMIT APPLICATION

ASSESSOR'S MAP 29, LOTS 39 & 285
PROVIDENCE, RHODE ISLAND

PREPARED FOR:
UNISON WEST FOUNTAIN LLC

101 ACCORD DRIVE, NORWELL, MA 02601
TEL 617-702-8556

DESIGNED BY: C.B.S.

DRAWN BY: S.P.N.

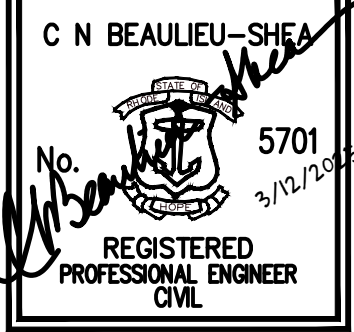
DATE: 5-12-2025

DESCRIPTION: SPECIAL USE PERMIT

DESIGN BY: C.B.S.

THIS PLAN MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NEARBY ADJACENT UTILITIES. UTILITIES ARE NOT SHOWN ON THIS PLAN. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

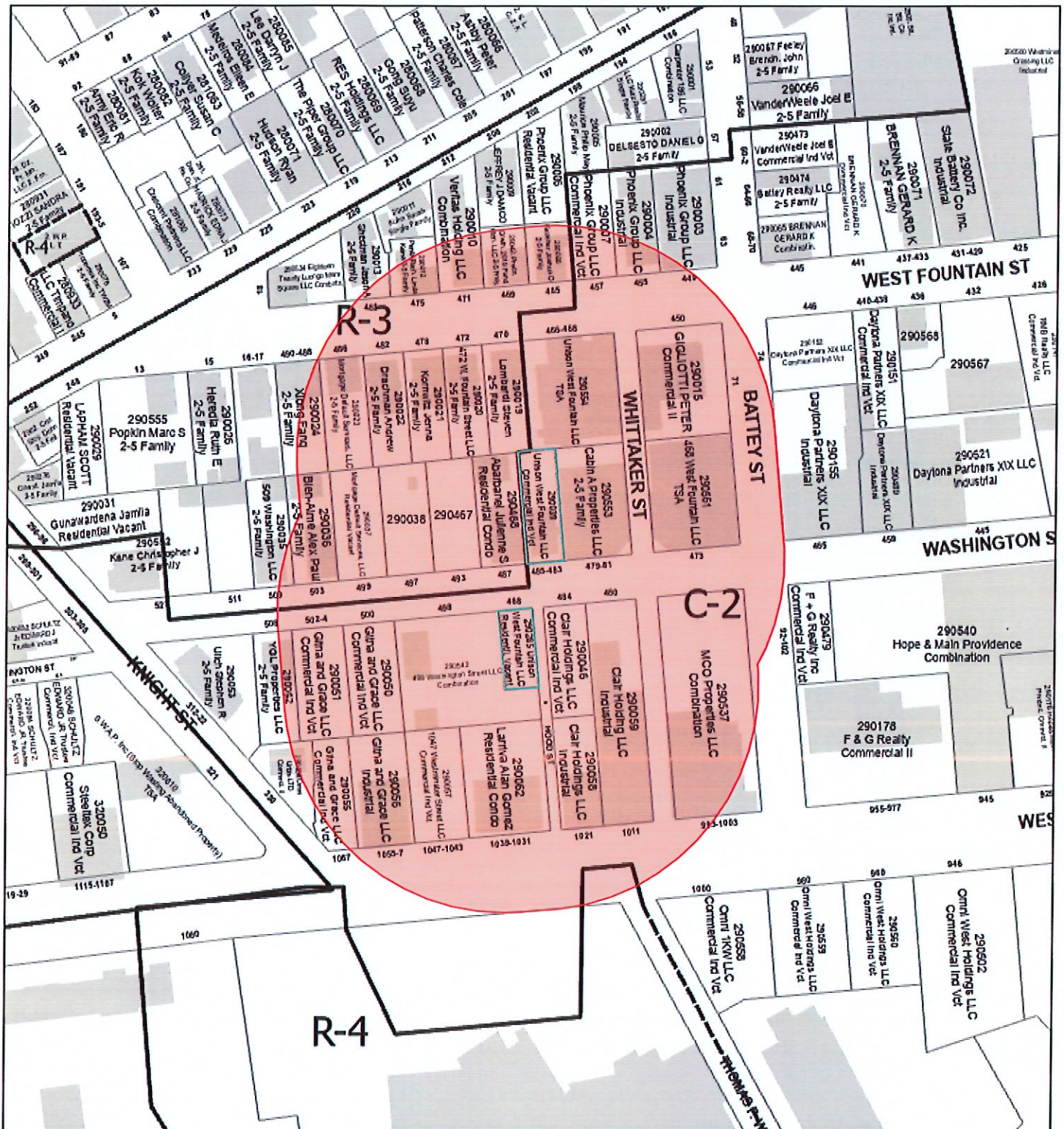


DiPrete Engineering

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

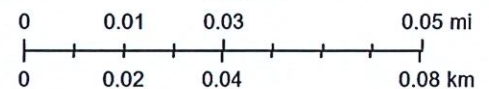
Boston • Providence • Newport

AP 29 Lot 39 & 285 Radius Map



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AP 29-39



Figure 1- AP 29 Lot 39 North-Northeast



Figure 2 - AP 29 Lot 39 North-Northeast



Figure 3 - AP 29 Lot 39 North



Figure 4 - AP 29 Lot 39 South



Figure 5 - AP 29 Lot 39 South



Figure 1- AP 29 Lot 285 South



Figure 2 - AP 29 Lot 285 Southwest



Figure 3 - AP 29 Lot 285 Northwest



Figure 4 - AP 29 Lot 285 South



Figure 5 - AP 29 Lot 285 West