

JUL 07 2022

**CITY OF PROVIDENCE
ZONING BOARD OF REVIEW**

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

Check Each Type Zoning Relief Sought: _____ Variance – Use *
 _____ x 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: McDonald's USA, LLC Address 110 N. Carpenter Street Chicago, IL 60607
 E-mail brian.sheedy@us.mcd.com Zip Code 60607
 Phone 603-325-3319 _____ N/A
 _____ *Home/Office* _____ *Mobile (Cell)*

Owner: McDonald's Corporation Address 110 N. Carpenter Street Chicago, IL
 E-mail brian.sheedy@us.mcd.com Zip Code 60607
 Phone 630-209-1540 _____ N/A
 _____ *Home/Office* _____ *Mobile (Cell)*

Lessee: N/A Address N/A
 E-mail N/A Zip Code N/A
 Phone: N/A _____ N/A
 _____ *Home/Office* _____ *Mobile (Cell)*

Does the proposal require review by any of the following (check each):

No Downtown Design Review Committee
No I-195 Redevelopment District Commission
No Capital Center Commission
No Historic District Commission

1. Location of Property: 50 Plainfield Street Providence, RI
Street Address

2. Zoning District(s): General Commercial (C-2) and Mixed Use Industrial (M-MU-75)
Special purpose or overlay district(s): N/A

3a. Date owner purchased the Property: 4/12/2022

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

3. Dimensions of each lot:

Lot # <u>500</u>	Frontage <u>337.21'</u>	depth <u>105' ±</u>	Total area <u>39,926</u>	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:

Principal Structure:	Total gross square footage	<u>N/A</u>
Footprint <u>N/A</u>	Height <u>N/A</u>	Floors <u>N/A</u>

Accessory Structure:	Total gross square footage	<u>N/A</u>
Footprint <u>N/A</u>	Height <u>N/A</u>	Floors <u>N/A</u>

5. Size of proposed structure(s):	Total gross square footage:	<u>4,397</u>
Footprint <u>112' x 39' 4"</u>	Height <u>18' 9 1/2"</u>	Floors <u>1</u>

6a. Existing Lot coverage: (include all buildings, decks, etc.) 0%

6b. Proposed Lot coverage: (include new construction) 10.8%

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

Vacant Lot

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

Fast food restaurant with drive thru

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

McDonald's Restaurant with side by side drive thru

9. Number of Current Parking Spaces: 21

10. Describe the proposed construction or alterations (each lot/structure):

The proposed improvements include the construction of a 15ft tall road sign with a total area of 28 SF.

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

No Zoning Ordinance
No RI State Building Code
No Providence Housing Code

12. List all Sections of the Zoning Ordinance from which relief is sought and description of each section:

<u>1607-E-1 Table 16-1</u>	<u>Freestanding signs are permitted as indicated on Table 16-1 - District C-2 Max Sign Area 20SF. We are seeking relief to add an additional 8 SF over the allowed 20 SF.</u>
_____	_____
_____	_____
_____	_____
_____	_____

13. Explain the changes proposed for the Property.

The proposed improvements include the construction of a 15ft tall road sign with a total area of 26 SF.

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):

Brian Sheedy

Type Name

DocuSigned by:
Brian Sheedy
18109262202427
Signature

Type Name

Signature

Applicant(s):

Brian Sheedy

Type Name

DocuSigned by:
Brian Sheedy
18109262202427
Signature

Type Name

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?

The applicant seeks a dimensional variance of 8 square feet as to the square feet permitted for a freestanding sign (20 SF) in the C-2 zone because the size of the sign permitted by right is limited in size such that the applicant will not be able to reasonably enjoy the permitted use for the sign and will thereby suffer more than a mere inconvenience.

2. Specify any and all unique characteristics of the land or structure that cause the hardship?

The property in question is on the corner of Plainfield Street and Dike Street, and within a half block from Hartford Ave. It is located adjacent to substantial commercial activity. A substandard freestanding sign will cause visual hardship for traffic and confusion for customers.

3. (a) Is the hardship caused by an economic disability? Yes No
- (b) Is the hardship caused by a physical disability? Yes No
- (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. 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 size of the sign is not designed to generate income or improve profit margin for the restaurant. Instead, the utilization of a consistent and visible signage will promote safety and ease traffic and customer confusion.

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 applicant has limited the signage to the standard commercial signage for this location and facility. For example, additional site amenity information alternatives have been omitted from this sign.

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.

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.

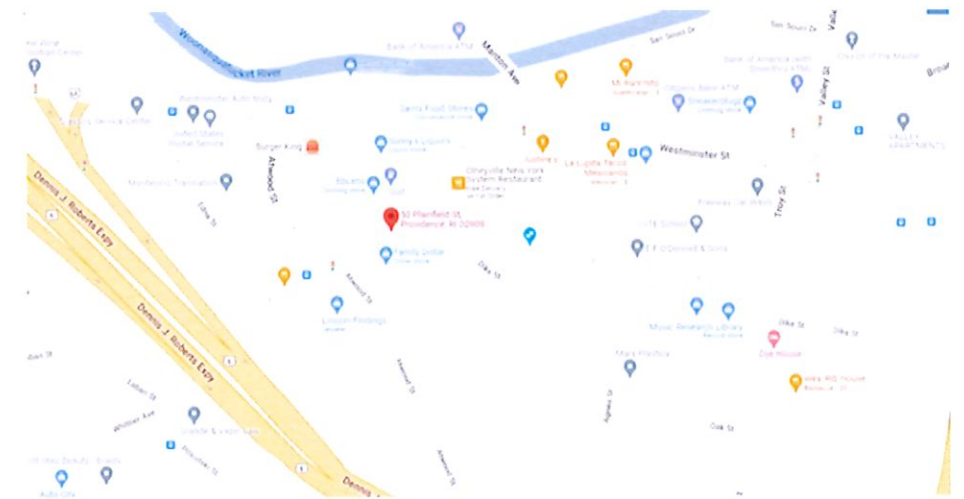
The applicant has reduced the signage on this freestanding sign to the minimum amount of relief necessary to avoid a sign that at the permitted size is too small to properly identify the site, ease traffic and customer confusion, and without such relief the applicant would be denied a reasonable permitted use resulting in more than a mere inconvenience. The late identification of the site and confusion for vehicles turning from Hartford Ave., Dike Street and Plainfield Street results in the sign being unreasonably small at the permitted size and out of proportion for the surrounding area. Accordingly the applicant seeks the ability to reasonably enjoy the permitted sign. Such relief relieves the hardship, is due to the unique location of the site and its frontage, is not the result of prior action by the applicant, will enhance not alter the general character of the surrounding area, the ordinances and comprehensive plan, and with alternatives considered and implemented will be the least amount of relief necessary to relieve the hardship that amounts to more than a mere inconvenience.



McDonald's

#39864 - 50 PLAINFIELD ST - PROVIDENCE, RI 02909

SIGN PROGRAM BOOK



VICINITY MAP
NTS

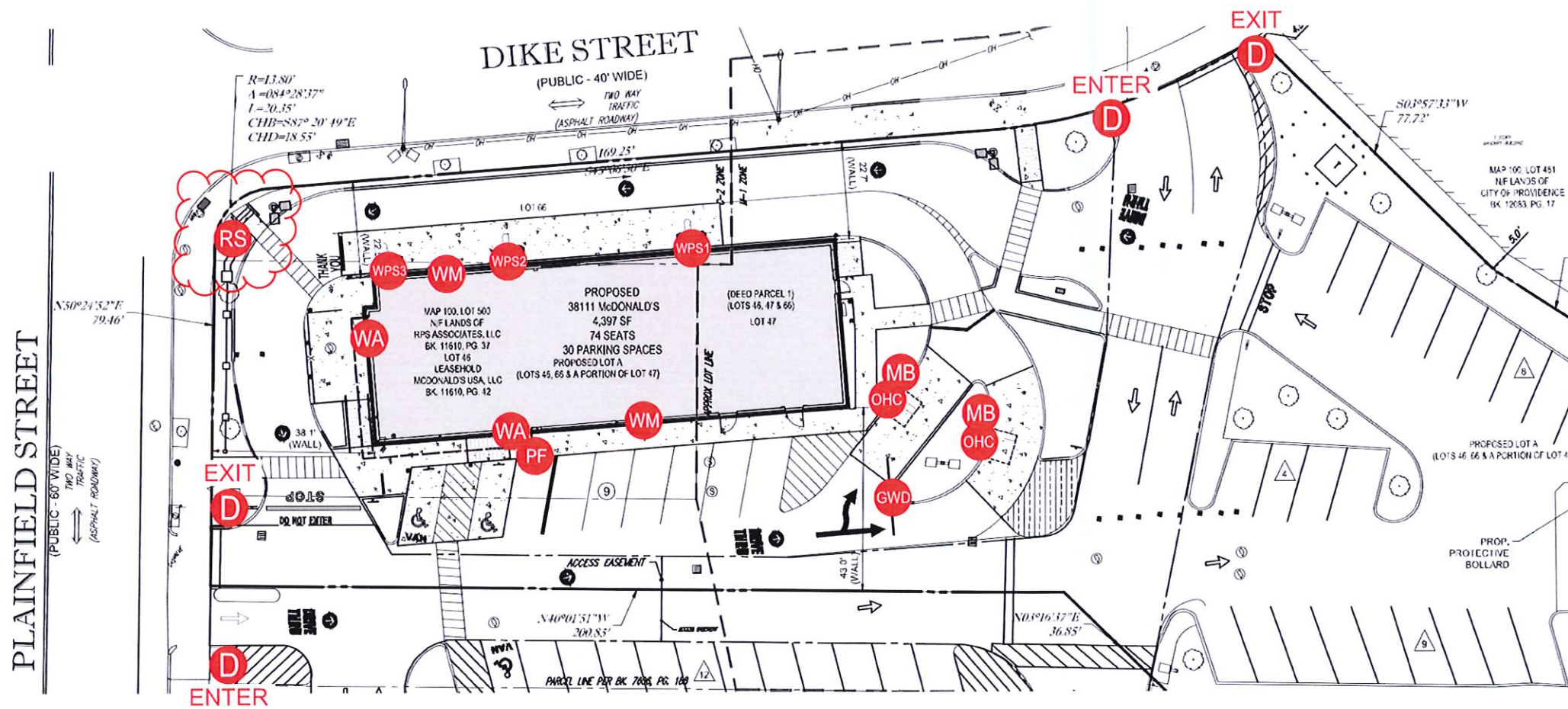
Customer: MCDONALD'S	Date: 03/01/22	Prepared By: CTM/CM	Eng: -	<p><small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small></p>
Location: PROVIDENCE, RI	File Name: 343257 - R4 - 50 PLAINFIELD ST - PROVIDENCE, RI			



Persona Signs, LLC
 700 21st Street Southwest
 PO Box 210
 Watertown, SD 57201-0210
 1.800.843.9888 • www.personasigns.com



Approved on Permit # BLDG-22-608



- GWD** DOUBLE ARM GATEWAY
- WA** WALL ARCH (QTY 2)
- WM** 24" WORDMARK (QTY 2)
- OHC** ORDER HERE CANOPY (QTY 2)
- MB** MENU BOARD (QTY 2)
- WPS1** WINDOW POSITION SIGN 1
- WPS2** WINDOW POSITION SIGN 2
- WPS3** WINDOW POSITION SIGN 3
- D** DIRECTIONAL (QTY 4)
- PF** PULL FORWARD SIGN

RS ROAD SIGN

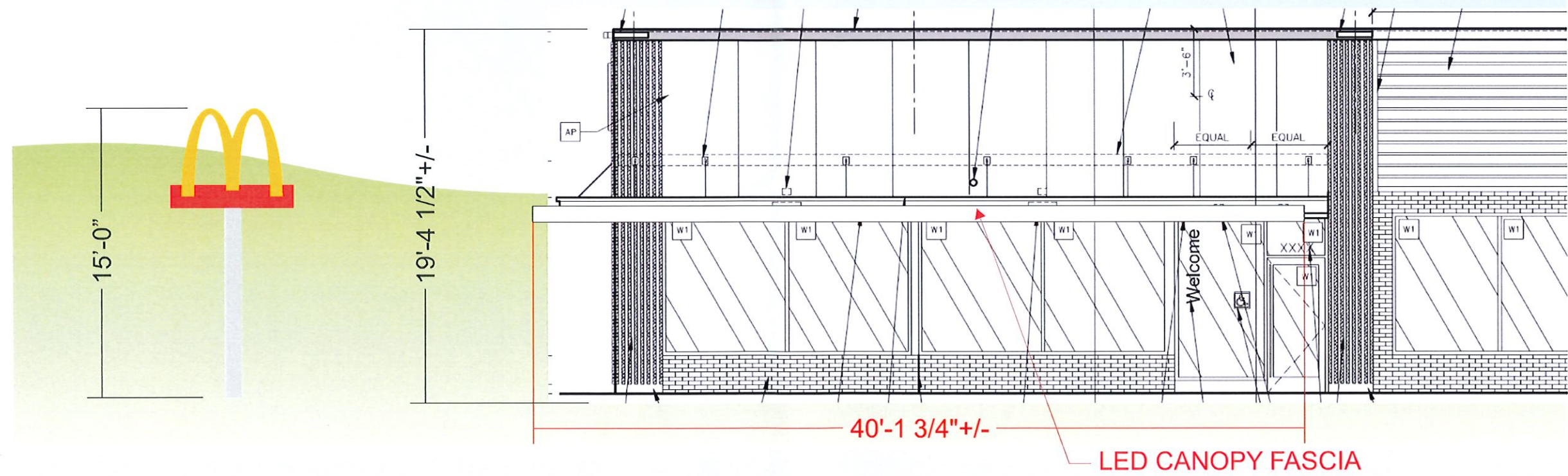
For Variance

APPROVAL BOX - PLEASE INITIAL	
CUSTOMER APPROVAL	Date


Customer: MCDONALD'S	Date: 03/01/22	Prepared By: CTM/CM	Eng: -	<i>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</i>
Location: PROVIDENCE, RI	File Name: 343257 - R4 - 50 PLAINFIELD ST - PROVIDENCE, RI			

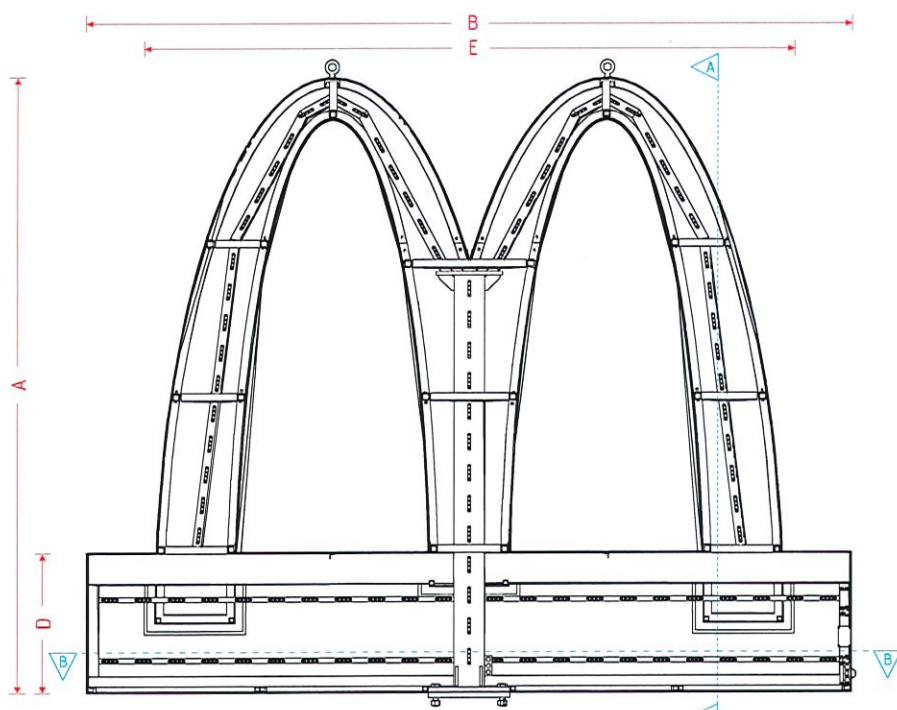
persona
SIGNS | LIGHTING | IMAGE

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700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
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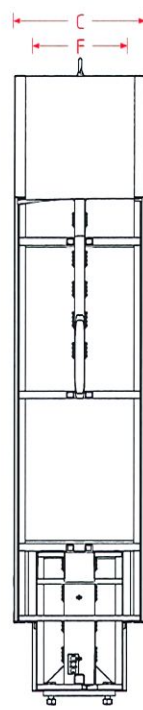


GRAPHIC DETAIL
SCALE: 1/8" = 1'-0"

Customer: MCDONALD'S	Date: 06/14/22	Prepared By: TT/PG	<p>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</p>	 <p>persona SIGNS LIGHTING IMAGE</p>	<p>Persona Signs, LLC 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com</p>
Location: PROVIDENCE, RI	File Name: 343257 - R4 - 50 PLAINFIELD ST - PROVIDENCE, RI	Eng: -			



FRAME & LIGHTING DETAIL
NOT TO SCALE

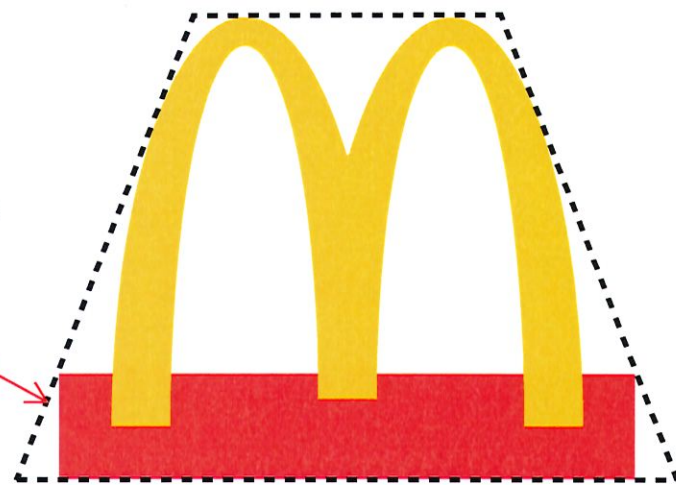


CROSS SECTION A-A
NOT TO SCALE

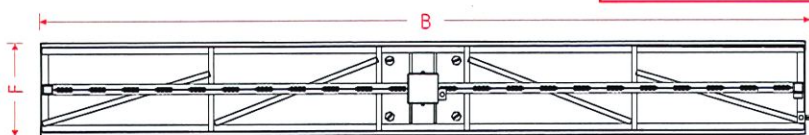
SPECIFICATIONS

- STEEL SQUARE TUBE FRAME
- FLAT ALUMINUM RETAINERS
- EXTERIOR FINISH:
ARCH FRAME: PAINT TO MATCH NG YELLOW
KEYSTONE FRAME: PAINT TO MATCH NG RED
- INTERIOR FINISH: PAINT REFLECTIVE WHITE
- U.L. LISTED
- DISCONNECT SWITCH LOCATED AT END OF KEYSTONE CABINET
- 24 GA SKINS
- RETAINERS REMOVABLE FOR SERVICE ACCESS
- GE 5000K WHITE LED'S AS REQUIRED
- ARCH FACE: .118" NG YELLOW POLYCARBONATE
1/2" EMBOSSED FACE (UNDER RETAINER)
- KEYSTONE FACE: .150" NG RED POLYCARBONATE
1/2" EMBOSSED FACE (UNDER RETAINER)
- PLATE/MATCH PLATE INSTALLATION

OUTLINE FOR SIGN
AREA CALCULATION
AREA = 28.0 SQ. FT.

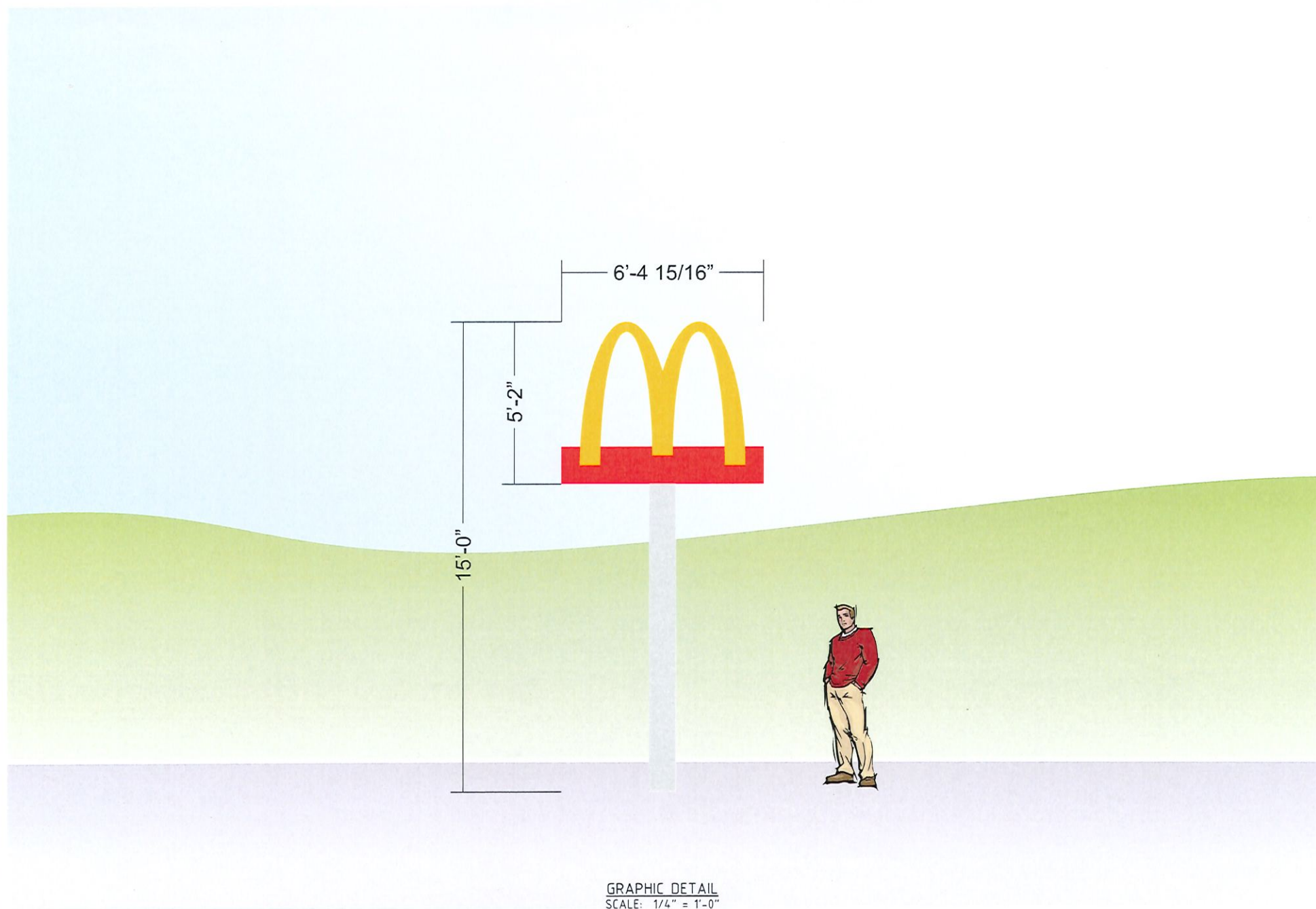


GRAPHIC DETAIL
NOT TO SCALE



CROSS SECTION B-B
NOT TO SCALE

ITEM	OVERALL HEIGHT	OVERALL LENGTH	ARCH DEPTH	KEYSTONE HEIGHT	ARCH LENGTH	KEYSTONE DEPTH	ARCH FACE PIECES	MOUNTING PLATE	MAX PIPE / TUBE OD SIZE	ELECTRICAL	BOXED SQ FT	ACTUAL SQ FT	TRAPEZOID SQ FT
	A	B	C	D	E	F							
MCD20-5X6DRHWYSGN-S	5'-2"	6'-4 15/16"	1'-7 3/8"	1'-2 3/16"	5'-3 1/16"	1'-1 9/16"	1	10" X 10" X 3/4"	6 5/8" / 5"	(1) 20A / 120V CIRCUIT	33.13	16.34	28.0
MCD20-8X9DRHWYSGN-S	8'-0"	9'-11 1/8"	1'-7 3/8"	1'-9 15/16"	8'-1 5/8"	1'-1 9/16"	4	11" X 15" X 3/4"	10 3/4" / 10"	(1) 20A / 120V CIRCUIT	79.42	39.17	
MCD20-10X12DRHWYSGN-S	10'-0"	12'-4 15/16"	2'-0 3/16"	2'-3 7/16"	10'-2 1/16"	1'-4 15/16"	4	14" X 16" X 1"	12 3/4" / 10"	(1) 20A / 120V CIRCUIT	124.11	61.2	
MCD20-11X14DRHWYSGN-S	11'-6"	14'-3 1/4"	2'-9 7/8"	2'-7 9/16"	11'-8 3/8"	2'-0"	4	21" X 21" X 1"	14" / 14"	(1) 20A / 120V CIRCUIT	164.11	80.94	



GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

Customer:
MCDONALD'S

Date:
09JUN22

Prepared By:
CTM/SC

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

Location:
PROVIDENCE, RI

File Name:
343257 - R4 - 50 PLAINFIELD ST - PROVIDENCE, RI

Eng:
-

persona
SIGNS | LIGHTING | IMAGE

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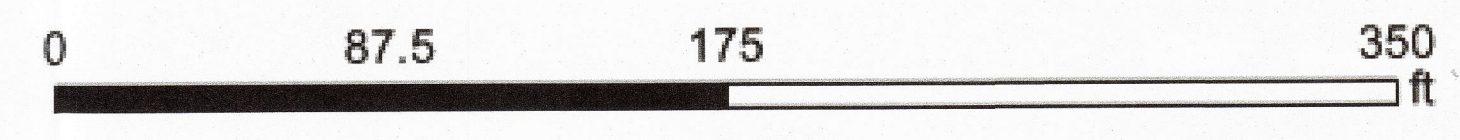
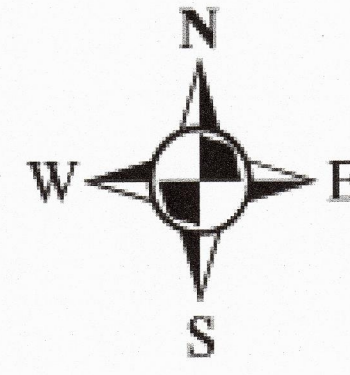
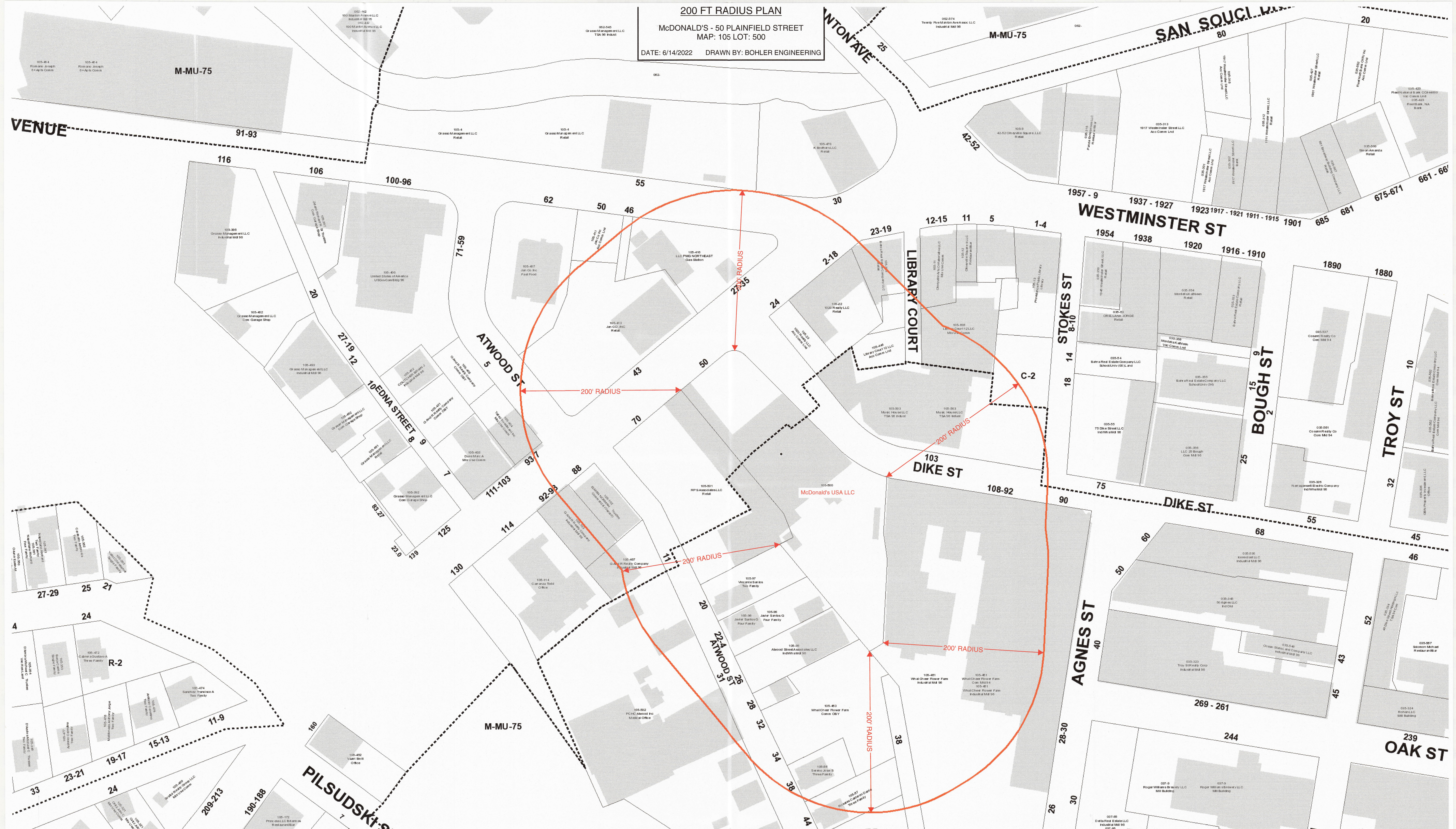








200 FT RADIUS PLAN
McDONALD'S - 50 PLAINFIELD STREET
MAP: 105 LOT: 500
 DATE: 6/14/2022 DRAWN BY: BOHLER ENGINEERING



PROVIDENCE, RHODE ISLAND

PROVIDENCE THE CREATIVE CAPITAL
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 JORGE O. ELORZA, MAYOR | BONNIE NICKERSON AICP, DIRECTOR

MAGNOLIA