

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JULY 8, 2026

Application Type

Dimensional Variance

Neighborhood

Olneyville

Applicant

Dunkin Donuts and New England
Expedition Providence Retail

Parcel

AP 65 Lot 977

Address

579 Atwells Ave

Parcel Size

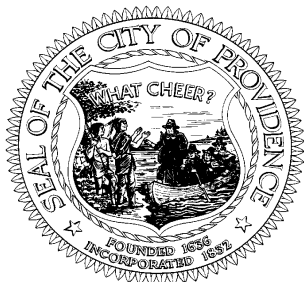
± 329,575 SF

Zoning District

M-MU 75

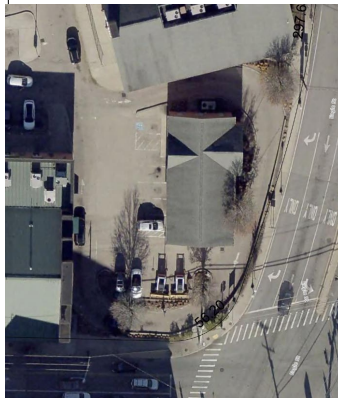
Variance Requested

- Dimensional variance for location of menuboard sign



Updated: July 7, 2026

579 ATWELLS AVE



Location Map



View of menuboard

SUMMARY

Project Description

The applicant is seeking a dimensional variance from Section 1607.G.3. of the Zoning Ordinance. The applicant proposes a new digital menu board with a setback of less than one foot from the adjacent lot line where 15 feet are required.

Discussion

Based on plans provided, the digital menu board will be located less than one foot from the lot line, where a 15' separation is required. It appears that the applicant suffers a hardship due to the unique character of the site, as the drive through lane runs against the lot line, limiting the locations for a menu board to meet the setback requirements. Granting the relief will not affect the character of the area as the drive through lane abuts a street and the content of the menu board will only be visible to users of the lot. Denial of the relief will amount to more than a mere inconvenience as it would prevent location of a menu board on the site and affect the functioning of the drive through lane.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted.