

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JULY 8, 2026

Application Type

Special Use Permit

Neighborhood

Elmwood

Applicant

Derlyn Lopez

Parcel

AP 52 Lot 383

Address

583 Elmwood Ave

Parcel Size

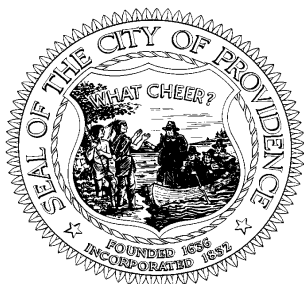
± 7,625 SF

Zoning District

C-2

Variance Requested

- Special Use permit for Vehicle Dealership/Rental

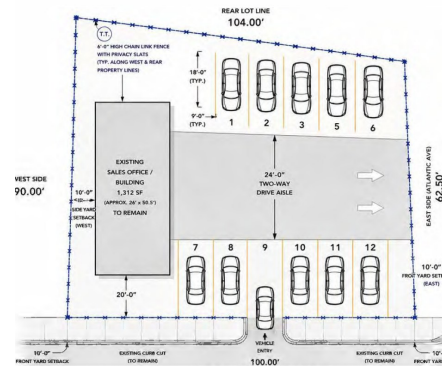


Updated: July 6, 2026

583 ELMWOOD AVE



Location Map



Proposed plan

SUMMARY

Project Description

The applicant is seeking a special use permit pursuant to Table 12-1 and the principal use standards of Section 1202.AA of the City of Providence Zoning Ordinance. The applicant proposes to establish the use of the property as Vehicle Dealership/Rental.

Discussion

The applicant is requesting a special use permit to operate a vehicle dealership, which is permitted subject to conforming to the criteria for a special use permit. The applicant has submitted plans indicating that the property will be screened along interior, side and rear lot lines using a privacy fence and all vehicles will be stored on the property. No repair or vehicle service is expected to occur on the lot. As these conditions will conform to the criteria for a special use permit, the DPD does not object to granting the requested relief subject to the Board's findings on conformance with the requirements.

Recommendation

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