

Record No: ZBR-26-21

Zoning Board of Review
Application

Status: Active

Submitted On: 6/4/2026

Primary Location

583 Elmwood Ave
Providence, RI 02907

Owner

583 Elmwood Ave Realty
LLC

Applicant

Derlyn Lopez

Owners and Applicants Information

Who is Submitting this Application?*

Owner

Owner Mailing Address*

Owner Email*

Owner Phone*

Name of Applicant, if different than owner

Applicant Mailing Address, if different than owner

Applicant Email, if different than owner

Applicant Phone, if different than owner

Attorney Name

George Lough

Attorney Mailing Address

Attorney Email

Attorney Phone

Owner Attestation and Signature Page* 

Owner Attestation.pdf

For fillable pdf of the Owner Attestation and Signature Page please visit the Applications and Forms section of our website: <https://www.providenceri.gov/inspection/boards-of-review/>

Type of Application

Application Type*

Special Use Permit

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)*

Zoning Ordinance Table 12-1 and Section 1202.AA.

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

It was a previous Subway restaurant and it will be use as a sales office for a small used car dealership. The building is no longer operated as a food service establishment. All restaurant-specific equipment and fixtures, including food preparation areas, commercial kitchen equipment, and associated signage, have been removed. The interior layout has been reconfigured to support a general office and customer service environment rather than food service operations.

Renovations included interior cosmetic updates such as painting, flooring improvements, and lighting adjustments appropriate for an office setting. The space now consists primarily of a sales office area, a customer waiting area, and administrative workspace. No structural changes were made to the building, and no expansion of the building footprint occurred.

The current use of the building is limited to administrative and sales activities related to a small used car dealership. The renovations will be completed to ensure the space is suitable, safe, and compliant for its intended office use.

No additional Changes or paving to the site besides renovation mentioned above.

Subject Property Information

Address of Subject Property*

583 Elmwood ave Providence ri 02907

Plat*

52

Lot(s)* ?

333

Existing Zoning Use of the Property*

Restaurant - 3500sf or less GFA

Base Zoning District*

C-2 General Commercial District

Base Zoning District 2 (if applicable)

—

Overlay Zoning District (if applicable)

—

Overlay Zoning District 2 (if applicable)

—

Overlay Zoning District 3 (if applicable)

—

Date Owner Purchased the Property*

01/05/2026

Start Date of Lessee's Occupancy

—

Are there outstanding violations concerning the Property under the City of Providence Zoning Ordinance?*

No

Are there outstanding violations concerning the Property under the RI State Building or Property Maintenance Code(s)?*

Yes

Buildings & Structures

Existing or Proposed Structure*	Type of Building or Structure*
Existing	Principal Structure
Principal Structure Type (if applicable)	Please describe the accessory structure (if applicable) ?
Commercial	
Area of Footprint	Overall Height Above Average Grade
1508	—
Number of Stories	Existing Number of Dwelling Units
1	—
Proposed Number of Dwelling Units	Front Setback
—	—
Interior Side Setback	Corner Side Setback
—	—
Rear Setback	
—	

Lot Dimensions, Coverage Percentage, and Parking Information

Plat/Lot Number*	Existing Lot Width*
52-3333	101

Proposed Lot Width

—

Existing Lot Area*

7625

Proposed Lot Area

—

Existing Building Coverage ?

—

Proposed Building Coverage ?

—

Existing Total Impervious Coverage ?

—

Proposed Total Impervious Coverage ?

—

Existing Rear Yard Impervious Coverage ?

—

Proposed Rear Yard Impervious Coverage ?

—

Existing Front Yard Impervious Coverage ?

—

Proposed Front Yard Impervious Coverage ?

—

Number of Existing Parking Spaces

—

Number of Proposed Parking Spaces

—

Appendix B: Application for Special Use Permit

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):*

Compliance Statement – Providence Zoning Ordinance §1202.AA Proposed Use: Used Motor Vehicle Dealership

The proposed use of the property as a used motor vehicle dealership will comply with all requirements of Section 1202.AA of the Providence Zoning Ordinance.

1202.AA.1 – Repair and Service Operations

The proposed dealership is intended primarily for the display and sale of pre-owned vehicles. Any vehicle repair or service activities conducted on-site will occur entirely within a fully enclosed building. Any equipment, tools, replacement parts, or materials associated with vehicle preparation or maintenance will be stored indoors and will not be visible from adjoining properties or public streets.

1202.AA.2 – Screening of Interior Side and Rear Lot Lines

The dealership will provide and maintain screening along all interior side and rear lot lines as required by the ordinance. Screening will consist of a solid fence or wall with a height between five (5) and seven (7) feet. The screening will be designed to minimize visual impacts on adjacent properties, improve site appearance, and ensure compatibility with surrounding land uses.

1202.AA.3 – Storage of Dismantled, Wrecked, or Unlicensed Vehicles

No partially dismantled, wrecked, junked, or unlicensed vehicles will be stored outdoors on the property. Vehicles offered for sale will be maintained in operable condition and displayed in an orderly manner. The dealership will not function as a salvage yard, vehicle storage facility, or vehicle dismantling operation. Any vehicle temporarily undergoing preparation or minor service prior to sale will be handled in accordance with applicable zoning requirements.

1202.AA.4 – Use of the Public Right-of-Way

No vehicles will be stored within the public right-of-way, and no repair, servicing, detailing, or vehicle preparation activities will occur within the public right-of-way. All vehicle display, parking, storage, sales activities, and any associated operations will occur entirely on private property within the boundaries of the subject lot.

Overall Compliance

The proposed used car dealership is designed and operated in a manner that is consistent with the requirements of Section 1202.AA of the Providence Zoning Ordinance. The use will maintain all operations on-site, provide required screening, prohibit outdoor storage of dismantled or unlicensed vehicles, and ensure that no dealership activities occur within the public right-of-way. Accordingly, the proposed use complies with the applicable standards governing Vehicle Dealership/Rental uses.

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:*

Use of Existing Structure

- The existing restaurant building will be repurposed for office and customer service functions.
- No significant expansion of the building footprint is proposed.
- The adaptive reuse reduces the need for new construction and maintains the established site layout.

Compatibility with Surrounding Properties

- The property is located along a commercial corridor that includes retail, service, and other auto-oriented businesses.
- The proposed dealership is consistent with the commercial character of the area.
- No outdoor repair operations are proposed (unless applicable), limiting noise and operational impacts.
- Business operations will occur during normal commercial hours.

Parking and Vehicle Display

- Customer and employee parking will comply with city ordinance
- Display vehicles will be parked in designated areas and will not encroach into required setbacks, landscape buffers, or public rights-of-way.
- The number of vehicles displayed will comply with ordinance limitations.

- **Setbacks and Screening**

- All vehicles for sale will be located outside required yard setbacks unless otherwise permitted by ordinance.
- Required landscaping and buffering will be maintained or improved to screen adjacent properties, particularly if adjacent to residential uses.

- **Lighting**

- Site lighting will comply regarding illumination levels and shielding.
- All lighting will be downward-directed and arranged to prevent glare onto adjacent properties or roadways.

- **Signage**

- Signage will comply with city ordinance and will not exceed allowable size, height, or number of signs.

Traffic and Access

- The site has existing commercial access points designed to accommodate restaurant traffic, which typically generates higher peak traffic volumes than a used car dealership.
- Therefore, the proposed use is not expected to create adverse traffic impacts.

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:*

Public Health, Safety, and Welfare

- The proposed use will not be detrimental to public health, safety, or welfare.
- No hazardous materials storage beyond standard automotive fluids is proposed.
- Any vehicle servicing, if permitted, will comply with environmental and building code requirements.

CITY OF PROVIDENCE ZONING BOARD OF REVIEW

DEPARTMENT OF INSPECTION + STANDARDS

444 Westminster Street, 1st Floor, Providence, Rhode Island 02903

**ATTESTATION/OWNER AUTHORIZATION FOR
APPLICATION FOR VARIANCE AND/OR SPECIAL USE PERMIT**

ATTESTATION

*The undersigned acknowledge(s) that the statements in the application 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 attorney(s), if any, for any false statements. As indicated in the application instructions, neither the application nor this attestation may be signed by an attorney on behalf of their client(s).***

The undersigned further 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.

Address, Plat, and Lot of Subject Property: 583 Elmwood Ave Providence, RI 02907

Owner(s)

Applicant(s)

Name:

Name:

Derlyn Lopez

Signature:

Signature:

Date:

Date:

02/02/2026

OWNER AUTHORIZATION

To be completed if the online application is being filled out and submitted by someone other than the Owner of the subject property.

This is to certify that I _____,

authorize _____ to submit this Zoning Board

of Review Application on my behalf for the property located at _____.

By signing this letter, I understand that I, or my attorney, must be present at the Zoning Board Meeting at which my application is scheduled to be heard.

Property Owner Name:

Property Owner Signature:

Derlyn Lopez



Date: 02/02/2026

ZONING DEPARTMENT SKETCH

FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION

DATE: 05/23/2025

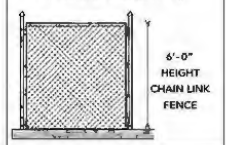
SCALE: 1" = 20'

PARKING / VEHICLE DISPLAY DATA	
Vehicle Display Spaces	12 Spaces
Display Space Size	9' x 18'
Drive Aisle Width (Two-Way)	24'
Row To Property Line	18' Min.
End Bay Setback	18' Min.
Vehicle Display Area	Approx. 4,300 SF (Includes aisles)
Existing Building (Sales Office)	1,312 SF
Access Drive Width	24'
All Vehicles On Site	YES
Paving	Asphalt (Existing)
Lighting	LED, Full Cutoff, Directed Away From Adjacent Properties and Streets

SCREENING REQUIREMENTS

- 6'-0" High Chain Link Fence installed along property lines adjacent to residential uses
- Fence shall be maintained in good condition year-round
- No slats or inserts required
- No barbed wire or razor wire allowed

SCREENING DETAIL (TYP.)



SETBACK COMPLIANCE TABLE			
YARD	REQUIRED	PROPOSED	COMPLIANT
Front Yard (Elmwood Ave.)	10'-0" Min.	10'-0"	✓
Side Yard (East) (Atlantic Ave.)	10'-0" Min.	10'-0"	✓
Side Yard (West)	10'-0" Min.	10'-0"	✓
Side Yard (South)	10'-0" Min.	10'-0"	✓
Rear Yard	10'-0" Min.	10'-0"	✓

PLAT / LOT:

52 / 333

ZONING DISTRICT:

C-2 COMMERCIAL

LOT AREA:

7,625 SF ±

DRAWING TITLE:

ZONING COMPLIANCE SITE PLAN

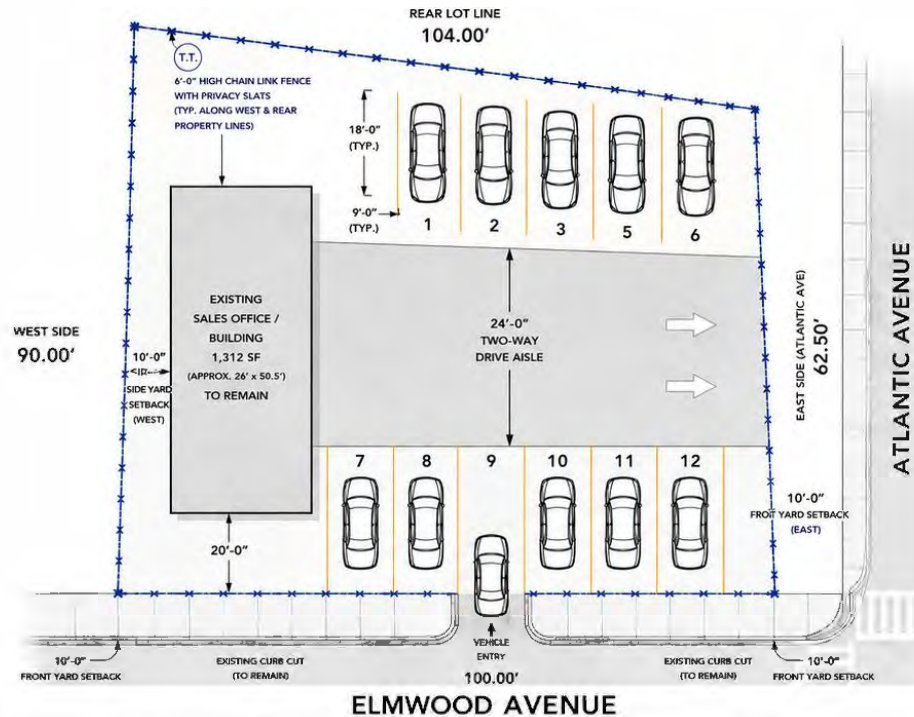
SHEET:

Z-1 OF 2

REVISION:

DATE:

05/23/2025



ELMWOOD AVENUE

LEGEND

- 6' CHAIN-LINK FENCE WITH PRIVACY SLATS
- PARKING SPACE 9' x 18' (TYP.)
- ENTRANCE FROM ELMWOOD AVE.
- MAIN ENTRANCE (ELMWOOD AVE.)

SITE DATA

REAR LOT LINE:	104.00'
FRONTAGE (ELMWOOD AVE):	100.00'
EAST SIDE (ATLANTIC AVE):	62.50'
WEST SIDE:	90.00'
TOTAL DISPLAY SPACES:	12
PARKING SPACE SIZE:	9' x 18'
DRIVE AISLE WIDTH:	24'
FENCE HEIGHT:	6'

SITE PLAN PREPARED FROM PROVIDENCE GIS PARCEL DATA AND FIELD MEASUREMENTS FOR ZONING REVIEW PURPOSES ONLY.

- NOTES**
- ALL VEHICLES DISPLAYED FACING ATLANTIC AVENUE.
 - BLACKTOP PAVEMENT THROUGHOUT.
 - ALL DIMENSIONS ARE TO PROPERTY LINES.
 - EXISTING SALES OFFICE / BUILDING TO REMAIN (PRE-EXISTING CONDITION).
 - VEHICLE DISPLAY ONLY. NO VEHICLE DISMANTLING, BODY REPAIR, PAINTING, STORAGE OF PARTS, OR OUTDOOR SERVICE OPERATIONS PERMITTED ON SITE.

- ZONING ORDINANCE §1202.AA COMPLIANCE**
1. All vehicles offered for sale shall be displayed entirely within designated paved display areas.
 2. No vehicle display, parking, or storage shall occur within required setback areas.
 3. No vehicle dismantling, body repair, painting, salvage operations, or outdoor storage of parts shall occur on the premises.
 4. Existing sales office building to remain.
 5. Existing curb cut and access from Elmwood Avenue to remain.
 6. Site lighting shall be directed away from adjacent residential properties and public rights-of-way.
 7. All screening and landscaping shall be maintained year-round in healthy condition.



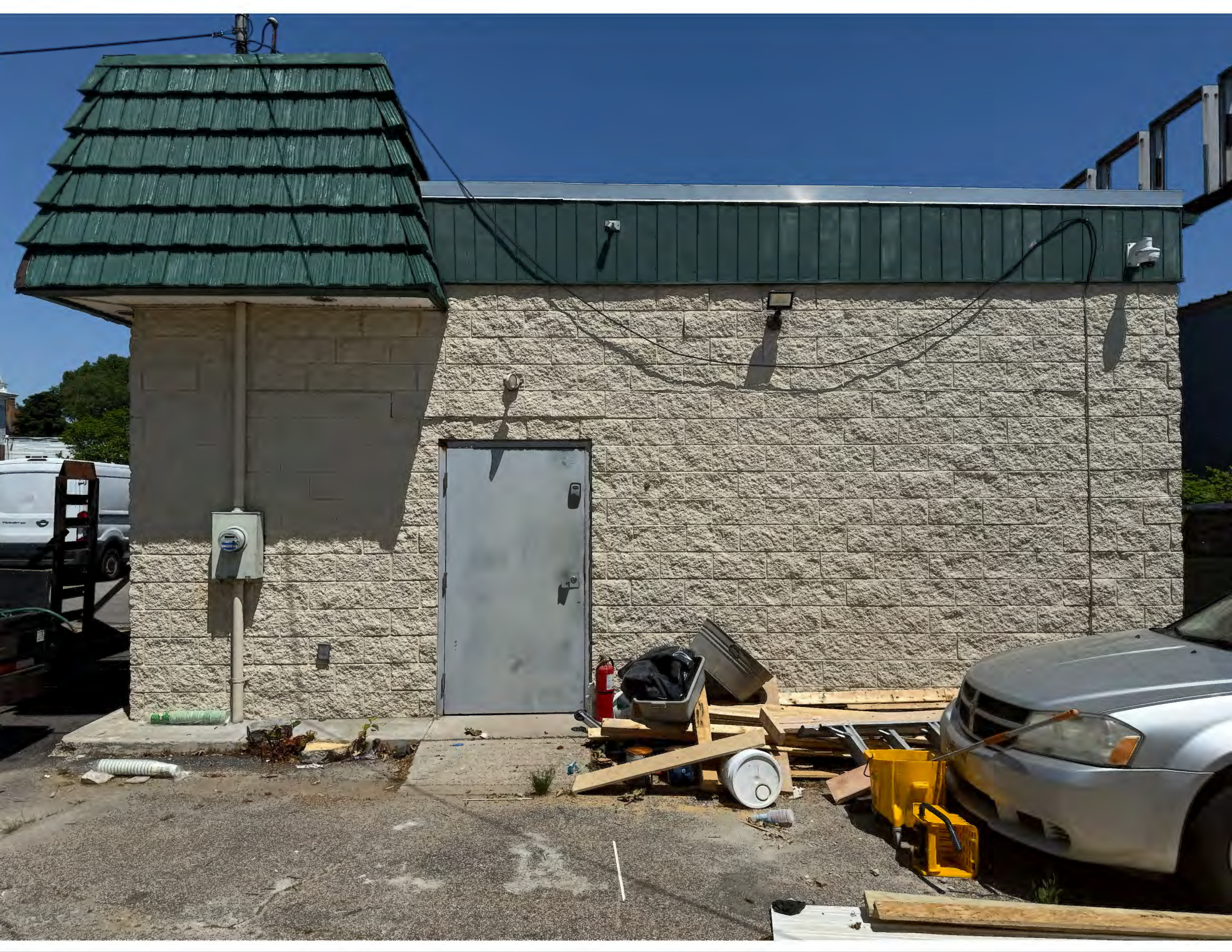




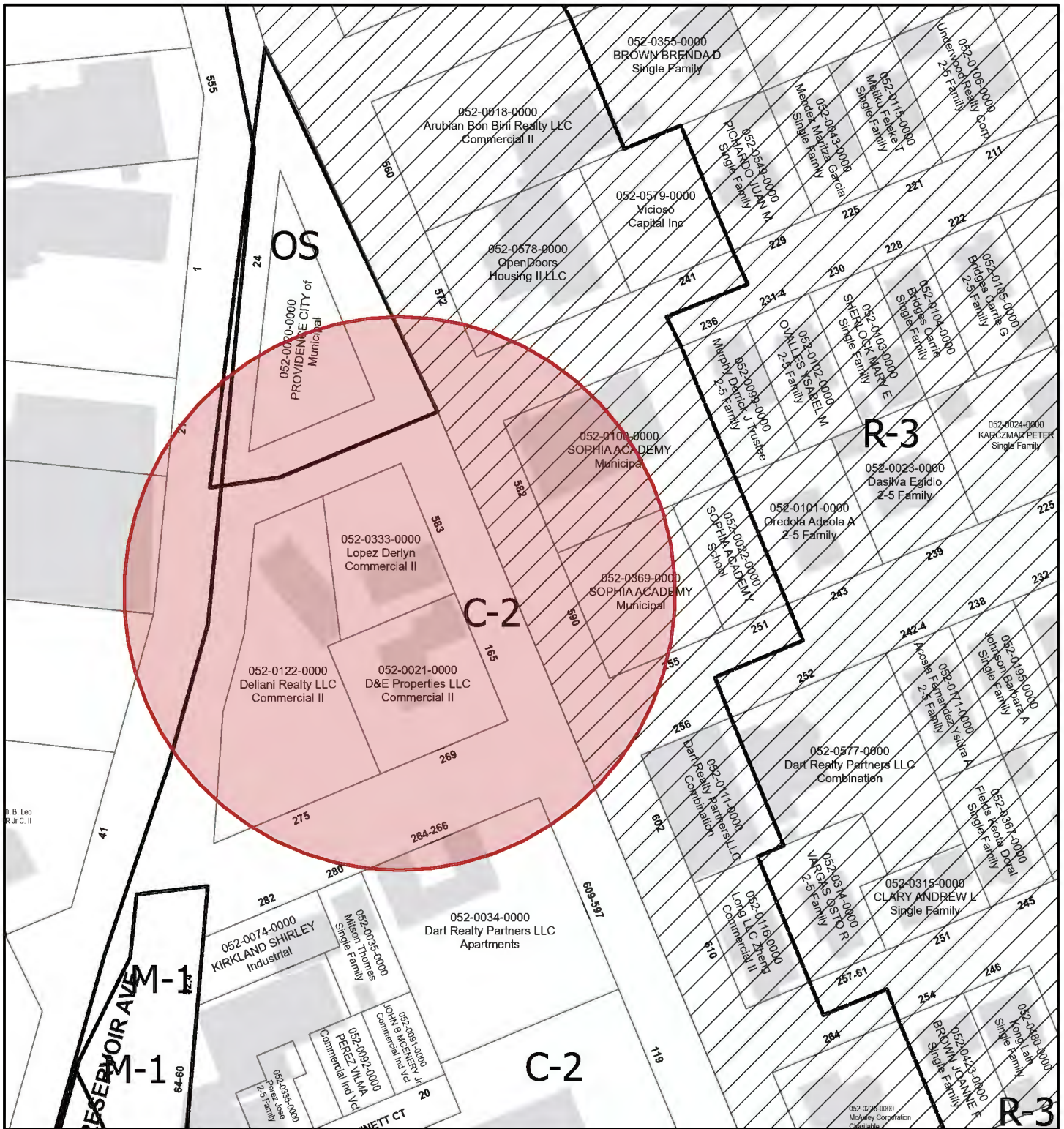


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MANUFACTURING CORPORATION



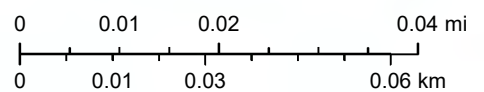
Radius Map - 583 Elmwood Ave



6/5/2026, 12:52:51 PM

1:1,639

- Override 1
- Override 1
- Plat Boundaries
- Zoning
- Parcels
- Buildings
- Zoning Overlay Districts



Warranty Deed

SJP, LLC, a Rhode Island Limited Liability Company, of 583 Elmwood Avenue, Providence, RI 02907, for and in consideration of FOUR HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$450,000.00), grant to Derlyn Lopez as Sole Owner, presently of 583 Elmwood Avenue, Providence, RI 02907, with WARRANTY COVENANTS:

That certain lot or parcel of land situated in the City of Providence, State of Rhode Island on the westerly side of Elmwood Avenue, bounded and described as follows:

Beginning at the southwesterly corner of Elmwood Avenue and Atlantic Avenue, thence running southerly bounded easterly as Elmwood Avenue one hundred (100) feet more or less, thence turning at right angles to said Elmwood Avenue and running westerly bounding southerly on land now or formerly of N.N. and J.B. Jeneks ninety (90) feet more or less, thence turning and running northeasterly bounding westerly on land now or formerly of George A. Jepherson one hundred and three and seven-tenths (103.7) feet more or less to Atlantic Avenue to a point about sixty-two and one-half (62.5) feet more or less westerly from Elmwood Avenue, thence running easterly bounding northerly on said Atlantic Avenue sixty-two and one-half (62.5) feet more or less to the point of beginning.

However otherwise it being described, meaning and intending to convey and hereby conveying the premises in that certain Deed to SJP, LLC recorded on October 31, 2024 in the Providence Recorder of Deeds Land Evidence Records at Book 14269, Page 132.

This transfer is such that no RIGL 44-30-71.3 withholding is required as all members of said Grantor limited liability company are residents of the State of Rhode Island as evidence by affidavits.

Grantor hereby certifies that they have complied with the provisions of the Rhode Island Fire Safety Code and laws regarding smoke and carbon monoxide detector inspections.

Subject to real estate taxes assessed December 31, 2025.

Tax: \$3,375.00
Date: 01/07/2026
RECORDER: RG
CITY OF PROVIDENCE
681734
RHODE ISLAND
REAL ESTATE
CONVEYANCE TAX

In Witness Whereof I, the said, **SJP, LLC, a Rhode Island Limited Liability Company**, hereunto set our hands and seals this 5th day of January 2026.

SJP, LLC, a Rhode Island Limited Liability Company

By: *Ernest Patricio Jr*
Ernest Patricio, Jr., Member

By: *Sandra J. Patricio*
Sandra J. Patricio, Member

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Providence in said County on the 5th day of January, 2026, before me personally appeared Ernest Patricio, Jr. and Sandra J. Patricio, Members of SJP, LLC, to me known and known by me to be the party executing the foregoing instrument on behalf of said Limited Liability Company and they acknowledged said instrument by them executed to be their free act and deed, individually and in their said capacity and the free act and deed of said Limited Liability Company.

Heath S Comley
Notary Public

Printed Name: Heath S. Comley, Esquire
Notary Public, State of Rhode Island
My Commission Expires March 16, 2026
My Commission Expires: _____

FOR REFERENCE ONLY:

Property Address:
583 Elmwood Avenue,
Providence, Rhode Island 02907
BRIS M:13 L:22

Grantee(s) Address:
583 Elmwood Avenue
Providence, RI 02907

RECEIVED:
Providence
Received for Record
01/07/2026 03:22:26 PM
Document Num: 2026407731
Sara Silveria
Recorder of Deeds