

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JUNE 4, 2025

## Application Type

Dimensional Variance and  
Special Use Permit

## Neighborhood

Hope

## Applicant

RAB Properties LLC

## Parcel

AP 73 Lots 402, 154 and 403

## Address

963 North Main Street

## Parcel Size

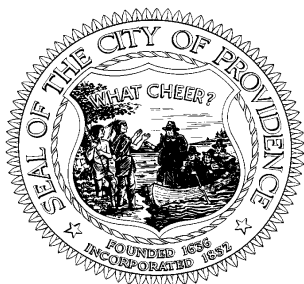
± 14,594 SF, 6,225 SF and  
9,803 SF

## Zoning District

C-2

## Variance Requested

- Special use permit to expand nonconforming use
- Dimensional variance for required landscaping



Updated: May 29, 2025

## 963 NORTH MAIN STREET



Location Map



A view of the lot

## SUMMARY

### Project Description

The applicant is seeking a special use permit pursuant to Section 2001.B. of the City of Providence Zoning Ordinance to add 400 square feet of GFA to the existing nonconforming Car Wash use, and a dimensional variance seeking relief from Sections 1202.F. and 2001.B. for required landscaping. The applicant proposes not including the plantings (76 shrubs) that are required every three feet along the fence at the rear lot lines.

### Discussion

The applicant is requesting a special use permit to expand a car wash, which is a nonconforming use in the C-2 zone. The expansion involves enclosing 400 SF of a currently open portion of the site. A negative effect on the health of the community or surrounding property is not expected as the expansion is not significant relative to the size of the facility, and it would allow for continuation of an established use.

The applicant is requesting relief from

section 1202.F of the ordinance which requires planting of shrubs every three feet along the wall of the rear lot line. Per the applicant, relief is being requested as planting the shrubs could make navigation difficult. Based on a review of plans and a site visit, the width of the rear yard varies relative to the building and the rear lot line. There are some narrow areas where plantings may impede vehicle movement. However, there is no apparent hardship that would preclude making plantings on other parts of the rear lot line. Further, the applicant has not submitted a dimensioned parking plan which demonstrates how plantings would not fit on the site.

### Recommendation

Based on the foregoing discussion, the DPD recommends that the special use permit be granted.

Relief from the planting requirement should be denied.