

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

OCTOBER 9, 2024

Application Type

Dimensional Variance

Neighborhood

Federal Hill

Applicant

Richard Baccari, Applicant,
Edward Voccola Revocable Trust,
Owner

Parcel

AP 29 Lot 562

Address

425 Washington Street

Parcel Size

± 22,231 SF

Zoning District

C-2

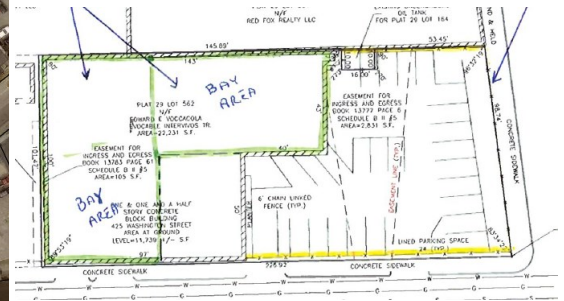
Variance Requested

Special use permit for use as a
vehicle rental facility

425 WASHINGTON STREET



Location Map



View from Washington Street

SUMMARY

Project Description

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

Discussion

The subject property is occupied by a building with a footprint of approximately 11,600 SF that the applicant is proposing to use as a vehicle rental facility. The building will contain an office and service bays with parking provided on the rest of the lot. Per the plan, the applicant intends to conform to the special use permit criteria for vehicle rental facilities by screening the interior side and rear lot lines and indicating that all service operations shall be

performed within the building. The applicant is required to demonstrate to the Board's satisfaction that they will be able to comply with the requirements that no damaged vehicles be stored outdoors and that no repair work or vehicle storage be conducted in the public right of way. If the applicant can demonstrate compliance with these requirements, the DPD would not object to granting the requested relief.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted subject to the applicant demonstrating being able to conform to the requirements for the special use permit.

