

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

INSPECTION & STANDARDS
RECEIVED

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

SEP 05 2024

Check Each Type Zoning Relief Sought:

- Variance – Use*
 Variance – Dimensional*
 Special Use Permit**

* Attach APPENDIX A to apply for a Use or Dimensional Variance

** Attach APPENDIX B to apply for a Special Use Permit

If a section of the application is not applicable, please indicate this by using N/A in that field.

Applicant: Richard Baccari II Applicant Mailing Address
Email: rbaccari@cb-ltd.com Street: 10 Greene Street
Phone: 401-273-8010 x 272 City, State, Zip: Providence, RI 02903

Owner: Edward E Voccola Revocable Intervivos Trust Owner Mailing Address
Email: _____ Street: 17 Summer Street
Phone: _____ City, State, Zip: West Warwick, RI 02893

Lessee: _____ Lessee Mailing Address
Email: _____ Street: _____
Phone: _____ City, State, Zip: _____

Attorney: Josh Berlinsky Attorney Mailing Address
Email: jberlinsky@darroweverett.com Street: One Turks Head Place, Suite 1200
Phone: 401 453-1200 City, State, Zip: Providence, Rhode Island 02903

Does the proposal require review by any of the following:

- Downtown Design Review Committee
 I-195 Redevelopment District Commission
 Capital Center Commission
 Historic District Commission

1. Street Address of Subject Property: 425 Washington Street, Providence, RI 02903
Plat and Lot Numbers of Subject Property: Plat # 029 Lot # 0562

2. Base Zoning District(s): C-2 (Commercial District)
Overlay District(s): N/A

3a. Date owner purchased the Property: March 28, 2022

3b. Month/year of lessee's occupancy: TBD

4. Dimensions of each lot:

Lot # <u>0562</u>	Width <u>226.92</u>	Depth <u>202.20</u>	Total area <u>22,231</u> sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.

5a. Size of existing structure(s) located on the Property:

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>11,602 sf</u>	Area of Footprint <u>64 sf</u>
Overall Height <u>18 feet</u>	Overall Height <u>8 feet</u>
# of Stories <u>1</u>	# of Stories <u>1</u>

5b. Size of proposed structure(s) located on the Property:

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>No change</u>	Area of Footprint <u>No change</u>
Overall Height _____	Overall Height _____
# of Stories _____	# of Stories _____

6a. Existing Lot Coverage:

Building Coverage (area of all roofed structures) 11,602 sq ft

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 22,231 sq ft

Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) _____

Front Yard Impervious Coverage (area of structures and impervious surface in front yard) _____

6b. Proposed Lot Coverage:

Building Coverage (area of all roofed structures) No change

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) _____

Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) _____

Front Yard Impervious Coverage (area of structures and impervious surface in front yard) _____

7a. Present Zoning Use of the Property: Personal service establishment

7b. Legal Zoning Use of the Property as recorded in the Dept. of Inspection & Standards:
Auto Body, Office, Fitness Center

8. Proposed Zoning Use of the Property: Vehicle Rental

9. Number of Parking Spaces:
of existing spaces 23 # of proposed spaces 23

10. Are there outstanding violations concerning the Property under any of the following:
____ Zoning Ordinance ____ RI State Building or Property Maintenance Code(s)

11a. List all Zoning Ordinance Sections from which a variance is sought:

Section Number Section Title + Quantity of relief, if applicable (eg. 4' setback where 6' required)

11b. 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):

Section Number Section Title

1202	AA
1201	Use Matrix; Table 12-1

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

The site will be used for Enterprise Rent-A-Car, the rental of vehicles. The current office space in the building (2402 square feet) which will be used to process customers renting vehicles. The other 9200 square feet of Bay space will be used to store and clean vehicles (vacuum interior, clean exterior). The interior office area will be renovated to meet current Enterprise standards. See attached updated interior layout.

The undersigned 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.

The undersigned further acknowledge(s) that the statements 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 attorneys for any false statements. As indicated on the instructions page, this application may not be signed by an attorney on behalf of their client(s).

Owner(s):

Edward E Voccola Revocable Intervivos Trust

Type Name

Barbara Voccola, Trustee

Signature

Barbara Voccola, Trustee

Type Name

Signature

Applicant(s): *Richard Land, LLC*

c/o Churchill & Banks Companies, LLC

Type Name

Richard Baccari II

Signature

Richard Baccari II

Type Name

Signature

All applicable requirements listed and described on the Instruction Sheet shall be met or this application will not be considered complete.

APPENDIX B

APPLICATION FOR SPECIAL USE PERMIT

In accordance with Rhode Island General Laws § 45-24-42(b), Section 1901 of the Zoning Ordinance requires that the Applicant for a special use permit demonstrate:

1. That the proposed special use is set forth in the ordinance and complies with the applicable use standards for the authorization of a special use permit;
2. That the proposed special use will not substantially injure the use and enjoyment of nor significantly devalue neighboring property; and
3. That the proposed special use will not be detrimental or injurious to the general health or welfare of the community.

Please provide the following information:

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):**

AA. Vehicle Rental

1. all service operations shall be performed within enclosed building. All equipment and parts shall be stored indoors.
 2. Vehicle rental establishment shall be screened along interior side and rear lot lines with a solid fence, between five and seven feet.
 3. No partially dismantled, wrecked, or unlicensed vehicles shall be stored outdoors on the premises.
 4. No motor vehicles shall be stored and no repair work shall be conducted in the public right-of-way.
-

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:**

The Vehicle rental use is consistent Automotive use with a number of Neighboring property owners. The neighboring Automotive business: Alpine Auto Body, West fountain auto body, Action Auto Parts, Monro Auto Service, Prime Automotive and Franco Auto Service.

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:**

The consistent nature of Automotive use in the Neighboring property owners will enhance the health and welfare of the community. Enterprise Rent-A-Car is in the vehicle replacement business and therefore customers getting repairs will have local access to get into a replacement vehicle when there vehicle is in need of repairs.

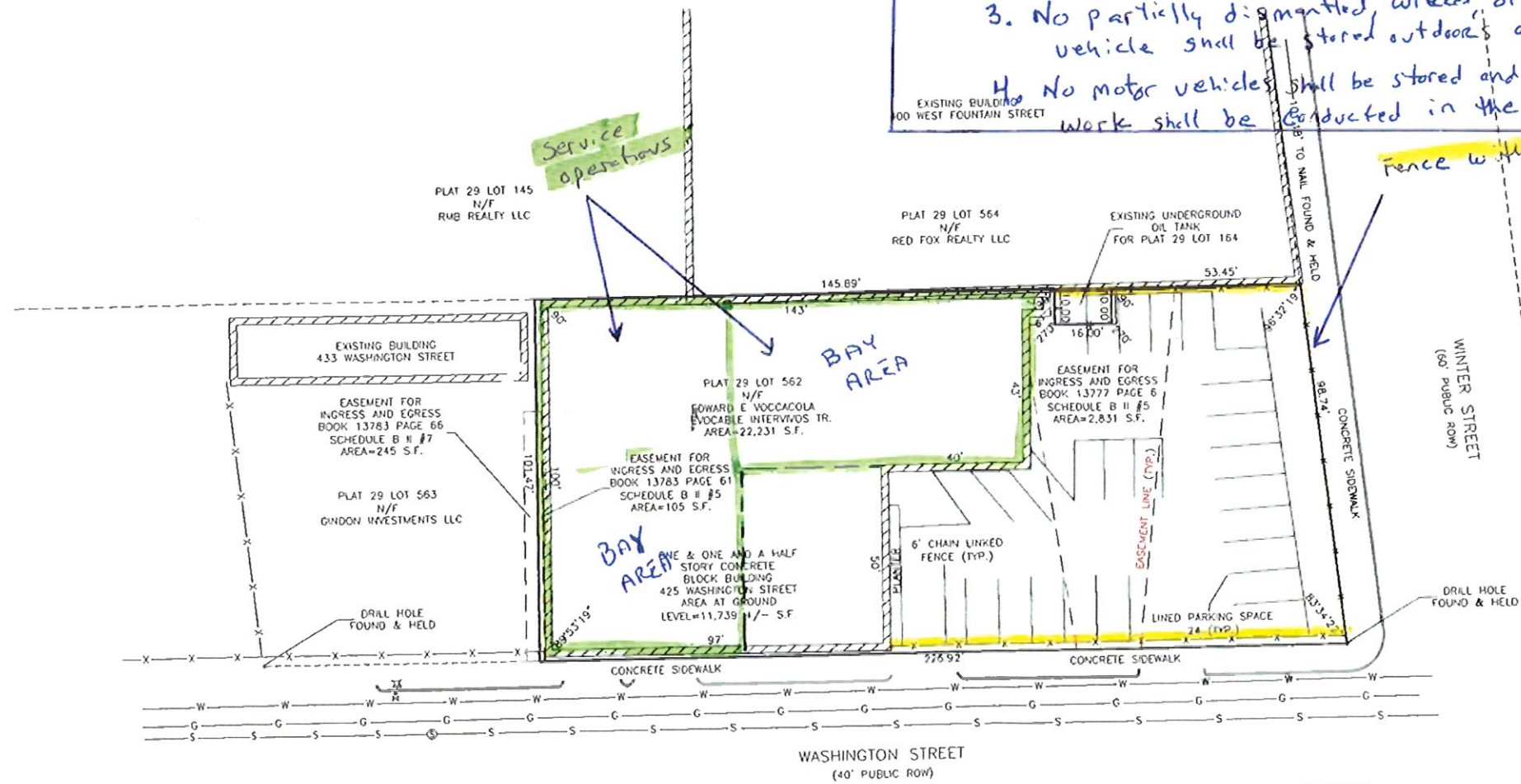
IF MORE ROOM IS NEEDED TO ANSWER ANY OF THE ABOVE QUESTIONS, PLEASE SUBMIT AN ADDENDUM TO THIS APPENDIX WITH COMPLETE RESPONSES.

AA. Vehicle Dealership/Repair/Service and Vehicle Rental

1. All repair and service operations shall be performed within a fully enclosed Building. All equipment and parts shall be stored indoors
2. Vehicle rental establishments shall be screened along interior side and rear lot lines with slotted fence, a minimum of five feet/max of seven feet high.
3. No partially dismantled, wrecked, or unlicensed vehicle shall be stored outdoors on premises.
4. No motor vehicles shall be stored and no repair work shall be conducted in the public right-of-way.

LEGEND

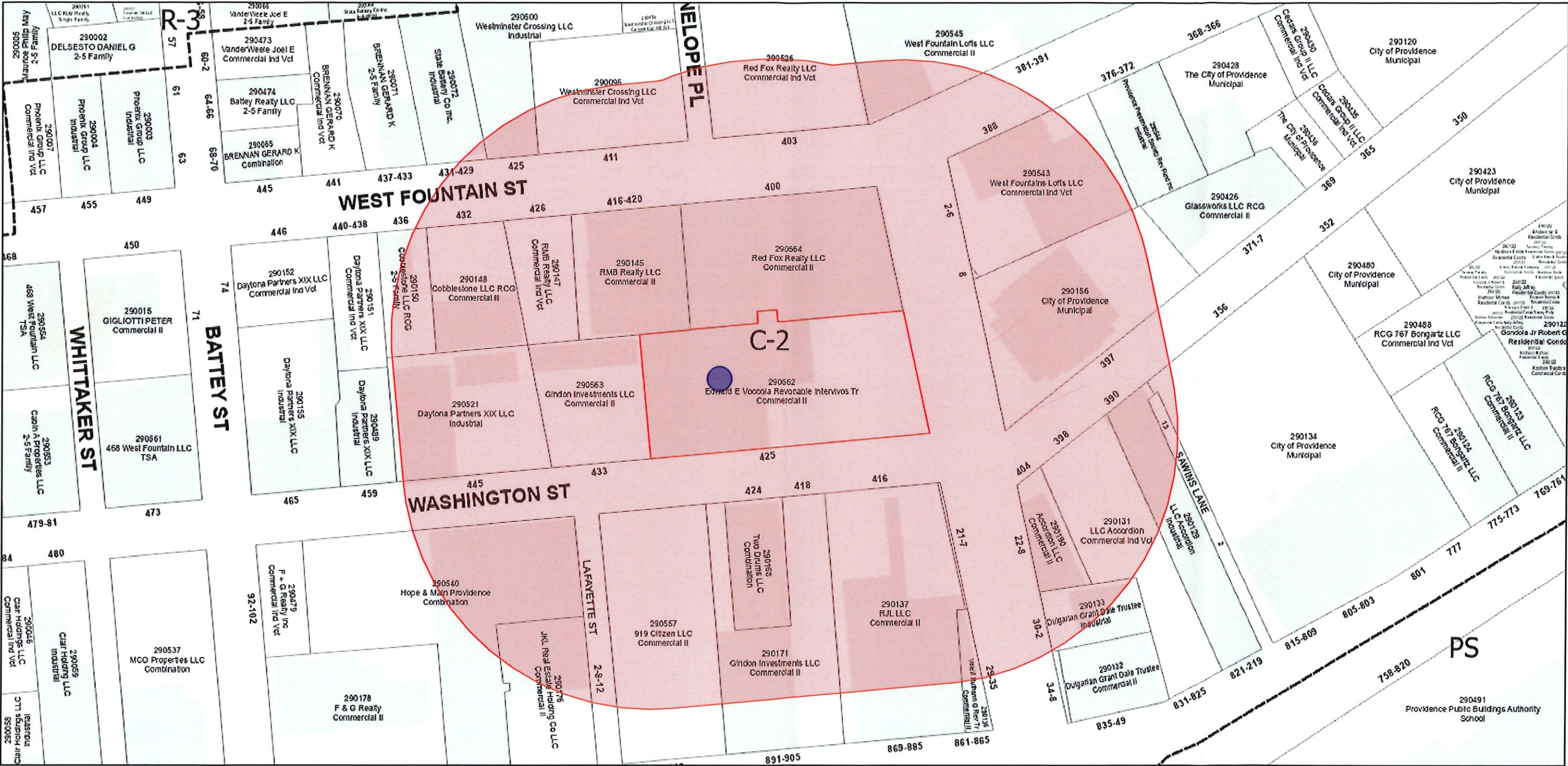
	PARCEL PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING CHAIN LINK FENCE LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING CONTOUR FROM LIDAR
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING WATER VALVE
	UTILITY POLE AND NUMBER
	EXISTING SEWER MANHOLE
	EXISTING COMMUNICATIONS MANHOLE
	EXISTING DRAINAGE MANHOLE
	EXISTING CATCH BASIN/DROP INLET
	SOLID WHITE LINE
	SOLID YELLOW DOUBLE LINE
	EXISTING SPOT GRADE
	PROPOSED CONTOUR LINE
	PROPOSED SPOT GRADE
	PROPOSED FENCE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	IRON ROD
	PK NAIL
	BOUND
	DRILL HOLE
	EXISTING HYDRANT
	EXISTING ELECTRIC HANDHOLE
	CHAIN LINK FENCE (HEIGHT VARIES)
	WOODEN FENCE (HEIGHT VARIES)
	NO PARKING SIGN
	NPS



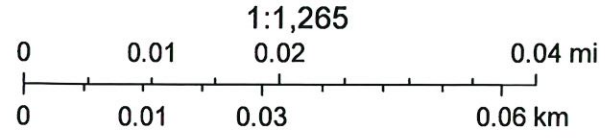
Drawn By: CAN	Date
Surveyor	Revision
Ref No: 2023-053	Date
App'd By: CAN	Revision
Date: 11-16-2023	Date
Scale: 1"=20'	Revision
	Date
	Revision

Prepared For: Esquire Advisors LLC	
Client Ref No: 2023-053	
Project Address:	425 WASHINGTON STREET
Project Location:	PROVIDENCE, Rhode Island
Project Name:	
Owner:	

Radius Map



7/17/2024, 10:17:30 AM



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425 WASHINGTON

9/4/24