

JAN 11 2021

CITY OF PROVIDENCE  
ZONING BOARD OF REVIEW

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

Check Each Type Zoning Relief Sought:

<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>

Variance – Use \*  
Variance – Dimensional\*  
Special Use Permit \*\*

\* Attach Appendix A to apply for a Use or Dimensional Variances  
\*\*Attach Appendix B to apply for a Special Use Permit

**Applicant:** Kevin Hawes

**Address** 72 E. Transit St., Flr 1, Providence, RI

**E-mail** hawes.kevin@gmail.com

**Zip Code** 02906

**Phone** 330-607-0514

*Home/Office*

*Mobile (Cell)*

**Owner:** Kenneth Sabbagh

**Address** 71 Chipping Stone Rd. N. Attleboro, MA

**E-mail** sabbaghken@gmail.com

**Zip Code** 02760

**Phone** 508-269-6518

*Home/Office*

*Mobile (Cell)*

**Lessee:** Kevin Hawes

**Address** 72 E. Transit St., Flr. 1, Providence, RI

**E-mail** kevin.hawes@gmail.com

**Zip Code** 02906

**Phone:** 330-607-0514

*Home/Office*

*Mobile (Cell)*

Does the proposal require review by any of the following (check each):

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

**1. Location of Property:** 107 1/2 Hope Street Providence RI 02906  
*Street Address*

**2. Zoning District(s):** R-2  
**Special purpose or overlay district(s):** \_\_\_\_\_

**3a. Date owner purchased the Property:** 01/12/2016

**3b. Month/year of lessee's occupancy:** 02/01/2021

**3. Dimensions of each lot:**

Lot #	158	Frontage	~57	depth	~112	Total area	5972	sq. ft.
Lot #	_____	Frontage	_____	depth	_____	Total area	_____	sq. ft.
Lot #	_____	Frontage	_____	depth	_____	Total area	_____	sq. ft.

**4. Size of each structure located on the Property:**

<b>Principal Structure:</b>	<b>Total gross square footage</b>	<u>792</u>
Footprint <u>428</u>	Height <u>12</u>	Floors <u>2</u>

<b>Accessory Structure:</b>	<b>Total gross square footage</b>	_____
Footprint _____	Height _____	Floors _____

**5. Size of proposed structure(s):**      **Total gross square footage:** \_\_\_\_\_

Footprint _____	Height _____	Floors _____
-----------------	--------------	--------------

**6a. Existing Lot coverage:** (include all buildings, decks, etc.) ~5972

**6b. Proposed Lot coverage:** (include new construction) ~5972

**7a. Present Use of Property (each lot/structure):**  
Vacant (unused, formerly barber shop)

**7b. Legal Use of Property (each lot/structure) as recorded in Dept. of Inspection & Standards:**  
Hair salon

**8. Proposed Use of Property (each lot/structure):**  
Food Market selling prepackaged and shelf-stable fine foods, whole produce, related food tools

**9. Number of Current Parking Spaces:**      None, public street parking only

**10. Describe the proposed construction or alterations (each lot/structure):**  
There will be no new construction, only renovation: painting, refinishing of walls and floors as required by RIDOH. Some plumbing and electrical to allow for refrigeration appliance.

**11. Are there outstanding violations concerning the Property under any of the following:**

- Zoning Ordinance
- RI State Building Code
- Providence Housing Code

**12. List all Sections of the Zoning Ordinance from which relief is sought and description of each section:**

<u>2000.D</u>	<u>Relationship to variances and special permits</u>
<u>1202.T</u>	<u>Neighborhood commercial establishment</u>

**13. Explain the changes proposed for the Property.**

There will be some slight repainting on the exterior and a sign (in taste with nearby stores). Interior redesign and layout to facilitate general and fine food market utility and operation in accordance with RIDOH.

---

---

---

*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.*

**Owner(s):**

Kenneth Sabbagh

Type Name



Signature

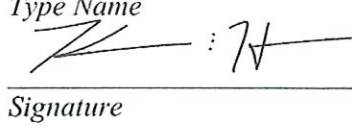
Type Name

Signature

**Applicant(s):**

Kevin Hawes

Type Name



Signature

Type Name

Signature

**All requirements listed and described in the Instruction Sheet must be met or this application will not be considered complete.**

## APPENDIX B

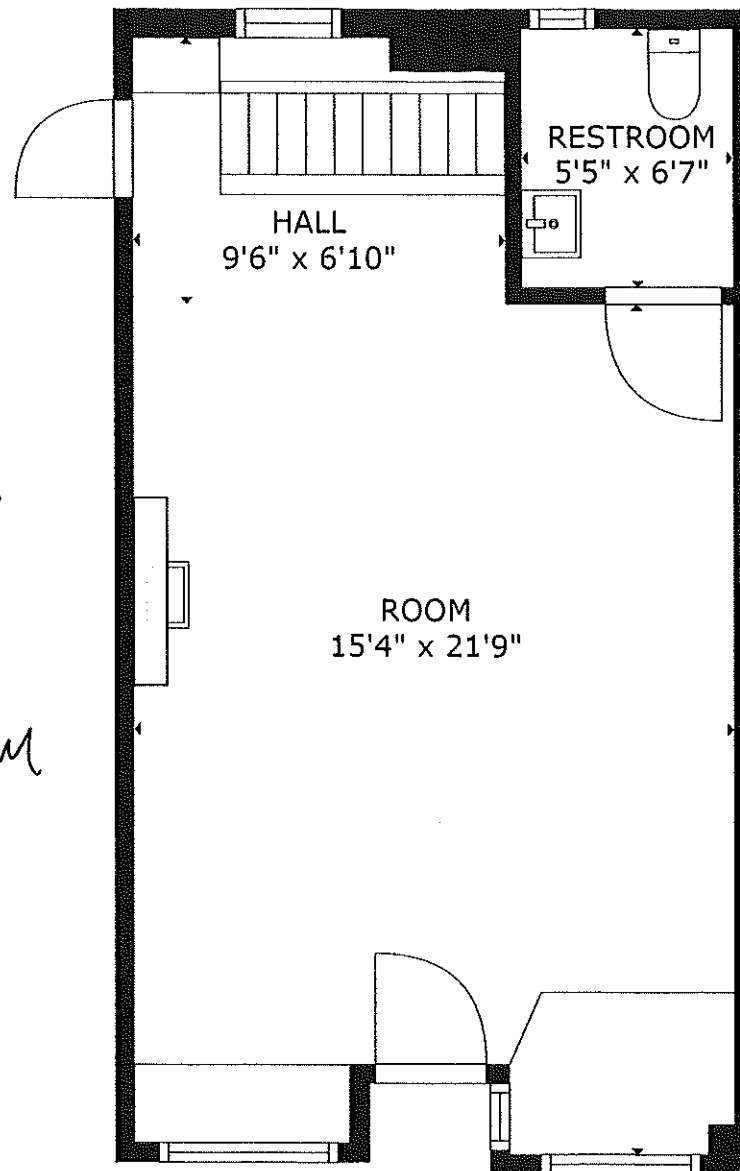
### APPLICATION(S) FOR SPECIAL USE PERMIT

1. Identify the section(s) of the Ordinance that provides for the special use permit.  
2000.D and 1202.T
2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property.  
As current, the space is unoccupied and will remain so unless otherwise approved for alternative use. The area meanwhile, lacks sufficient grocery alternatives making this a fruitful use of the property in-line with local interest and need, including the immediate adjacent
3. State all facts that demonstrate that the proposed special use will not significantly devalue neighboring property.  
Leaving the building unoccupied and vacant means the property is not currently providing any utility to the neighborhood/community, while converting the space to a fine foods market would provide a complementary and desirable business with local convenience to residents during a
4. State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community.  
By adding a store that provides staple foods and other high quality food products in a clean, accessible, and convenient location, I will provide a service to the residents that is immediate and necessary during this critical time and beyond. The location will enable local residents

**IF THE APPLICANT IS AN EDUCATIONAL OR HEALTH CARE INSTITUTION,  
COMPLETE PAGES 10 AND 11 BELOW**

Kevin Hawes  
72 E. Transit St.  
Apt. 1  
Providence, R.I. 02906  
(330) 607-0514

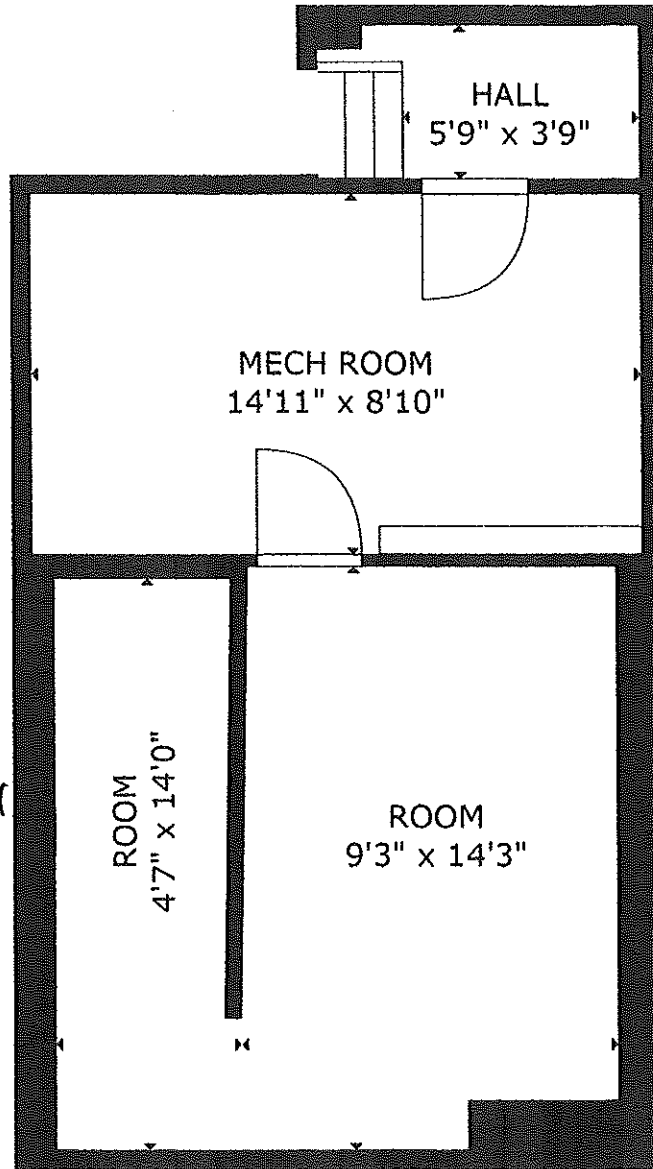
KEVIN@HAWESFINEFOODS.COM



GROSS INTERNAL AREA  
FLOOR 1: 364 sq ft, FLOOR 2: 428 sq ft  
TOTAL: 792 sq ft

© 2022 Matterport, Inc. All rights reserved. For more information, visit [matterport.com](https://matterport.com)

Kevin Hawes  
72 E. Transit St.  
Flr. 2  
Providence, R.I. 02906  
(330) 607-0514  
KEVIN@HAWESFINEFOODS.COM



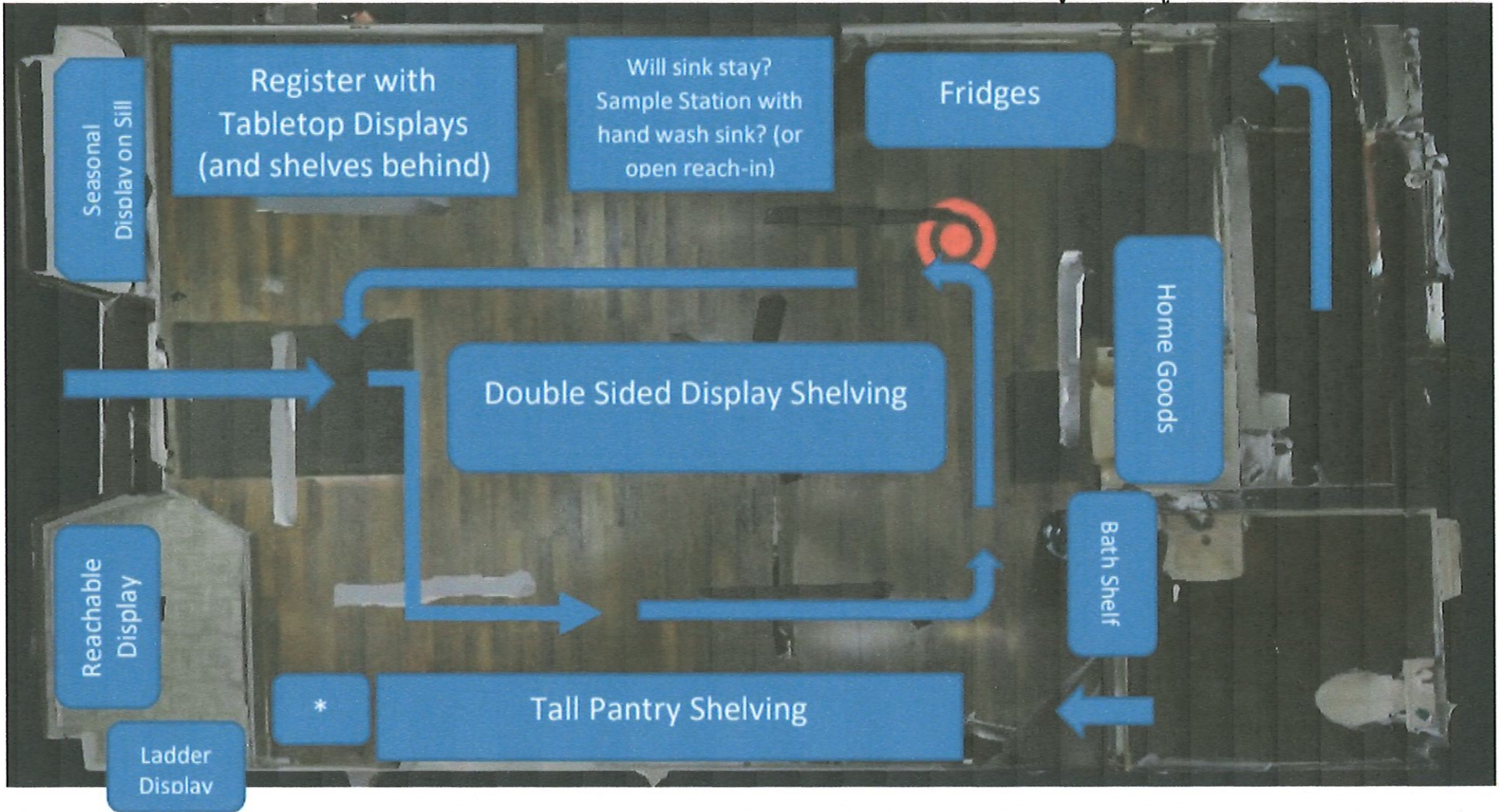
GROSS INTERNAL AREA  
FLOOR 1: 364 sq ft, FLOOR 2: 428 sq ft  
TOTAL: 792 sq ft



Kevin Hawes - 330.607.0514  
72 E Transit St  
Flr. 1  
Providence RI 02906

KEVIN@HAWESFINEFOODS.COM

### Concept. Layout



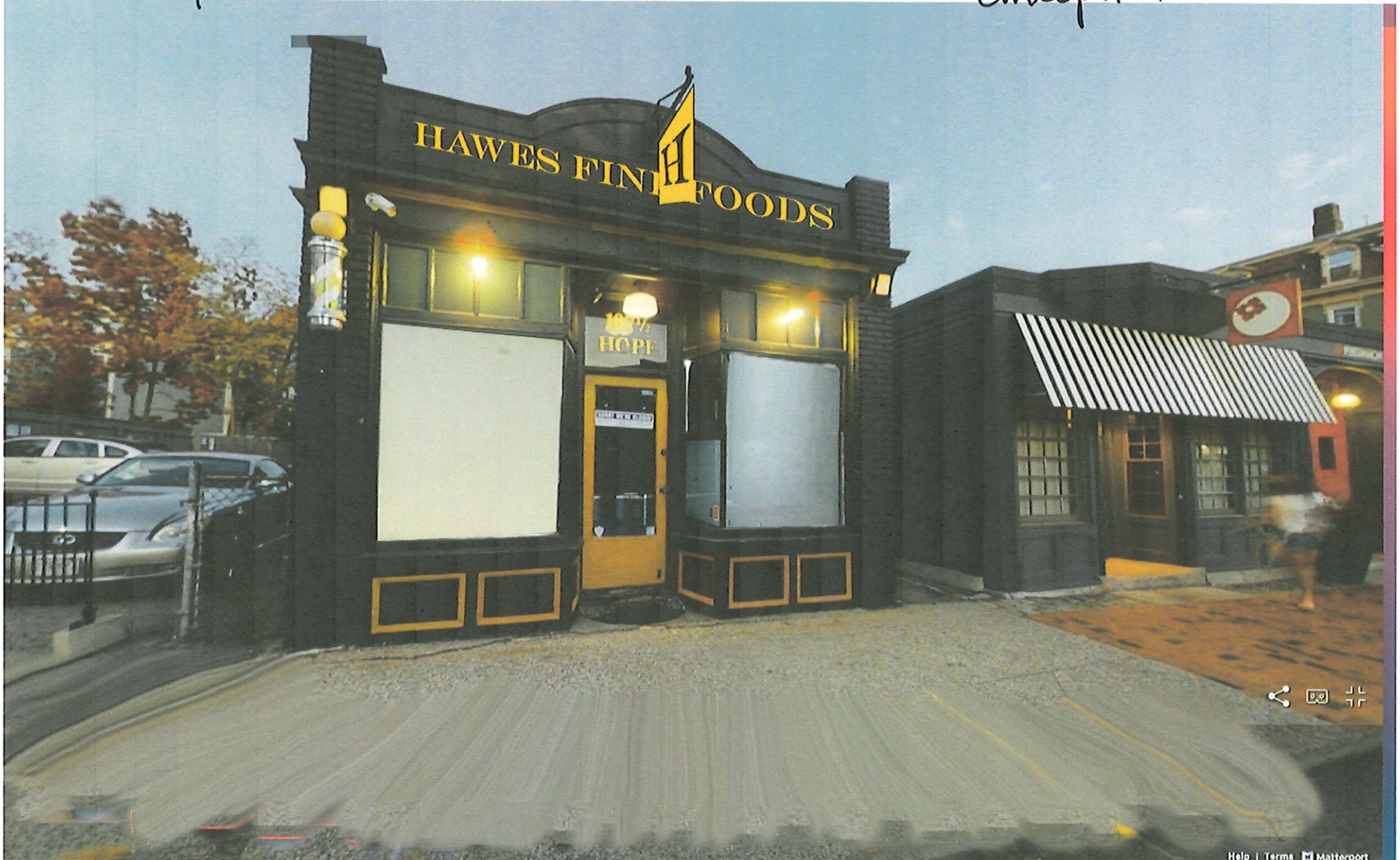


Kevin Hawes  
72 E. Transit St.  
Flr. 7  
Providence, R.I. 02906

330 607 0514

KEVIN@HAWESFINEFOODS.COM

Concept. 1





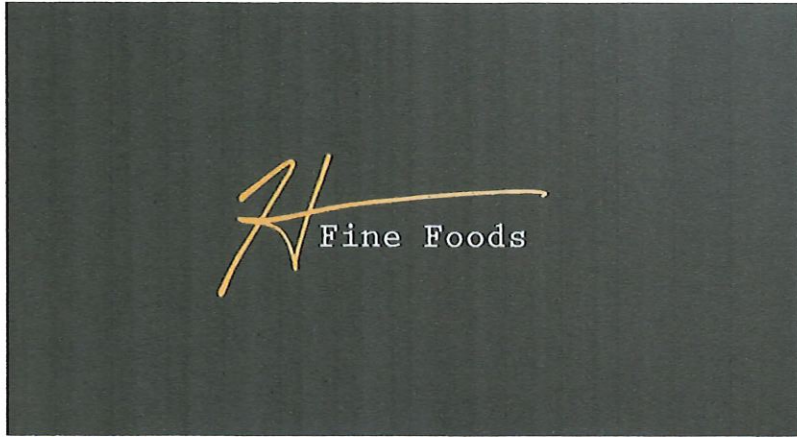
Kevin Hawes  
72 E. Transit. St. Flr. 1  
Providence RI 02906  
380 607 0514

KEVIN @ HAWESFINE FOODS.COM

concept - 2



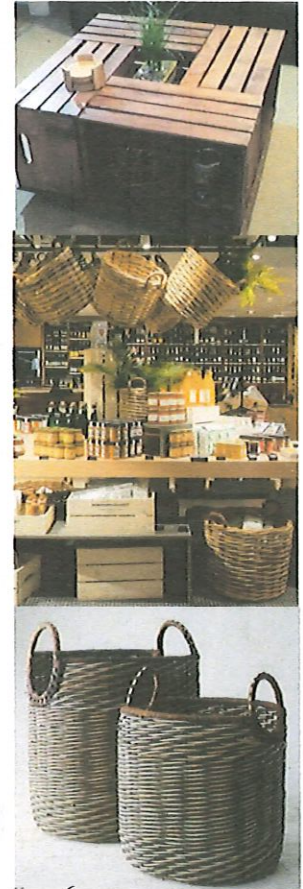
KEVIN Hawes  
72 E. Transit St. Flr. 1  
Providence, RI 02906  
330 687 0514  
kevin@hawesfinefoods.com



concept 3.



olive oil container



20.20

CONFIDENTIAL



Kevin Hawes  
72 E. Transit. St.  
Flr. 1  
Providence, R.I. 02906  
330-607-0514

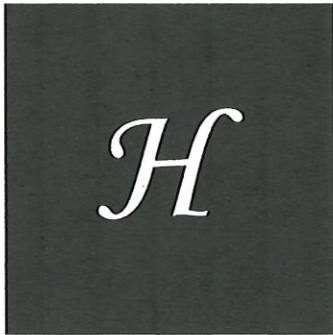
"FRIENDLY GARDENER"

Approachable

Rustic

Natural

**Approach:** This style can be achieved with chalkboard paint which allows for rotating graphics, inexpensive and DIY containers like wicker baskets and wood crates.



KEVIN@HAWESFINEFOODS.COM

Concept. Interior Aesthetic



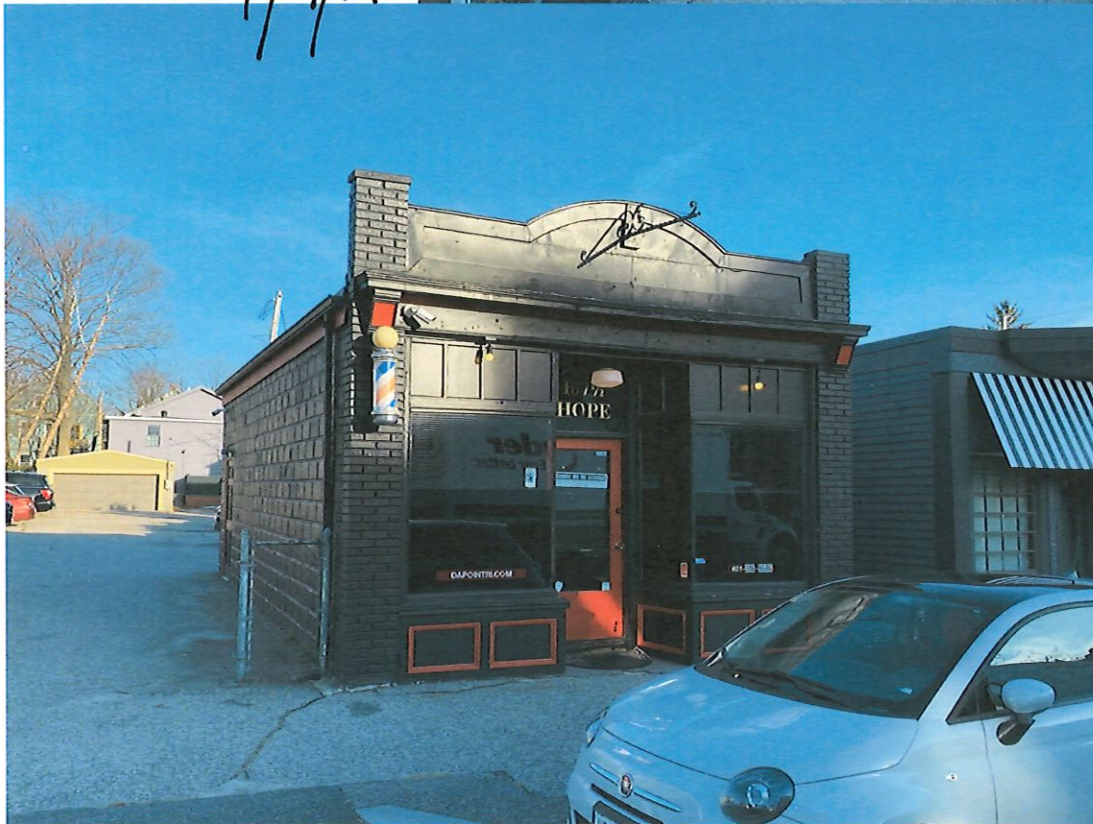
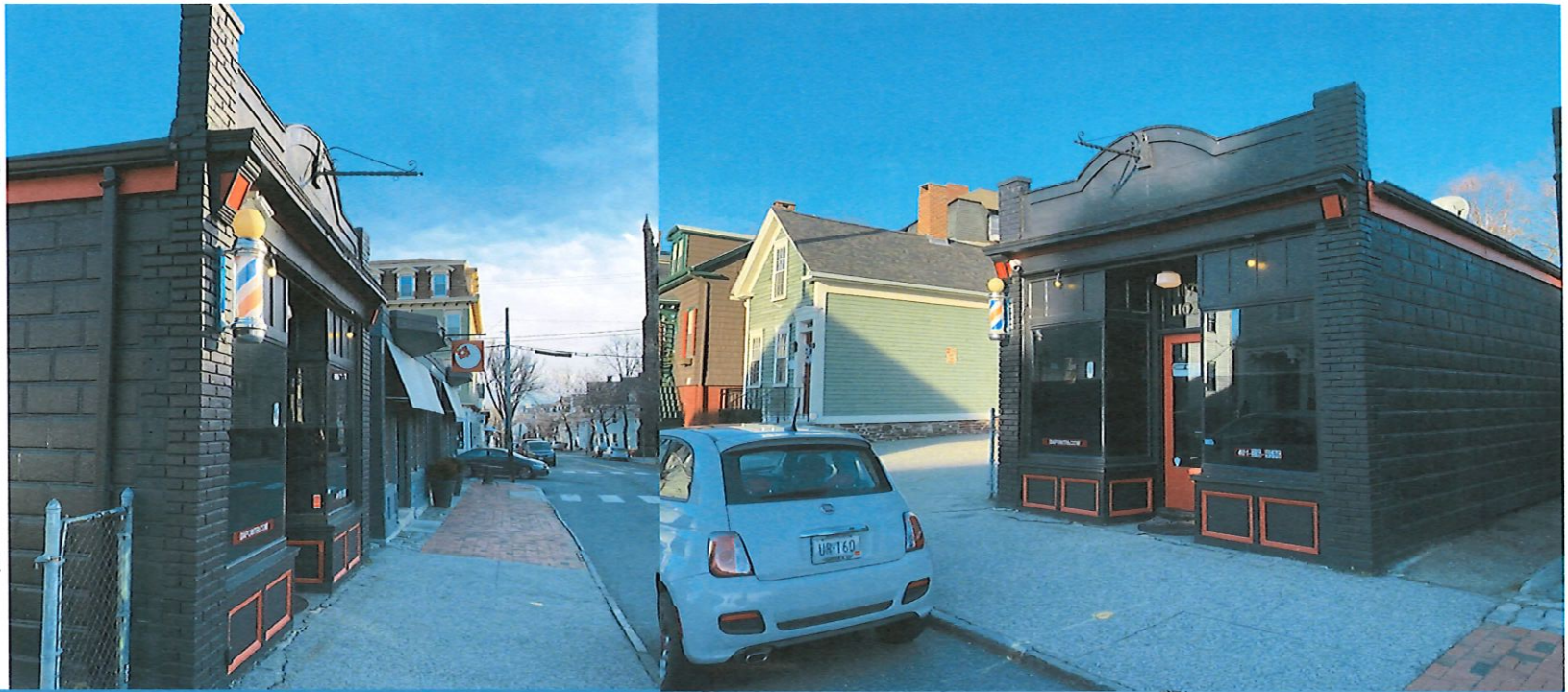


Current  
Photos of building

Kevin Hawes  
72 E. Transit St.  
Flr 1  
Providence RI  
02906

330.607.0514  
KEVIN@HAWESFINEFOODS.COM

01/09/21







PROVIDENCE, RHODE ISLAND  
**PROVIDENCE THE CREATIVE CAPITAL**  
 DEPARTMENT OF PLANNING AND DEVELOPMENT  
 JORGE O. ELORZA, MAYOR | BONNIE NICKERSON ACP, DIRECTOR



Author: Kevin Hawes  
 Address: 75 E. Tenatt St., Providence, R.I. 02903  
 PH: 336.607.0514

Produced by the Providence Planning and Development GIS Lab  
 444 Westminster Street, Providence, R.I. 02903

Data Sources:  
 Providence Geographic Information System  
 Date: 1/9/2021

KEVIN @ HAWES FINE FOODS .COM

