

MAY 02 2023

CITY OF PROVIDENCE  
ZONING BOARD OF REVIEW

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

Check Each Type Zoning Relief Sought:

- 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: 1017 Broad LLC

Address 1017 Broad Street, Providence, RI

E-mail tavaresllc@gmail.com

Zip Code 02905

Phone \_\_\_\_\_  
*Home/Office*

401-451-2584  
*Mobile (Cell)*

Owner: Same as Applicant

Address \_\_\_\_\_

E-mail \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone \_\_\_\_\_  
*Home/Office*

\_\_\_\_\_  
*Mobile (Cell)*

Lessee: \_\_\_\_\_

Address \_\_\_\_\_

E-mail \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone: \_\_\_\_\_  
*Home/Office*

\_\_\_\_\_  
*Mobile (Cell)*

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

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

1. Location of Property: 124 Webster Avenue, Providence  
*Street Address*

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

3a. Date owner purchased the Property: January, 2023

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

3. Dimensions of each lot:

Lot # <u>459</u>	Frontage <u>75'</u>	depth <u>90' +/-</u>	Total area <u>7,245</u> sq. ft.
Lot # <u>461</u>	Frontage <u>40'</u>	depth <u>90'</u>	Total area <u>3,600</u> sq. ft.
Lot # _____	Frontage _____	depth _____	Total area _____ sq. ft.

4. Size of each structure located on the Property:

Principal Structure: Total gross square footage \_\_\_\_\_  
Footprint 7,200SF +/- Height \_\_\_\_\_ Floors 1

Accessory Structure: Total gross square footage \_\_\_\_\_  
Footprint \_\_\_\_\_ Height \_\_\_\_\_ Floors \_\_\_\_\_

5. Size of proposed structure(s): Total gross square footage: \_\_\_\_\_  
Footprint Same Height \_\_\_\_\_ Floors \_\_\_\_\_

6a. Existing Lot coverage: (include all buildings, decks, etc.) 7,200 SF +/-

6b. Proposed Lot coverage: (include new construction) Same

7a. Present Use of Property (each lot/structure):  
Printing Shop

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

8. Proposed Use of Property (each lot/structure):  
Beauty Salon, Fitness Center, Retail Space

9. Number of Current Parking Spaces: 9

10. Describe the proposed construction or alterations (each lot/structure):  
General interior renovatons to convert into 3 proposed tenants as indicated in 8

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

N/A Zoning Ordinance  
N/A RI State Building Code  
N/A Providence Housing Code

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

<u>Table 12-1</u>	<u>Neighborhood Commercial Establishment as outlined in Section 1202 T.</u>
_____	_____
_____	_____
_____	_____

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

The existing Print Shop (3,462SF) shall be utilized as a Beauty Salon/Massage Parlor/Nail. Makeup and Hair Salon.

The existing Storage Area (3,344SF) shall be utilized as a Fitness Center (1,928SF) and a Future Retail Space (1,416SF).


*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):**

Fernando Tavares

Type Name



Signature

**Applicant(s):**

Type Name

Signature

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.  
Table 12-1 Neighborhood Commercial Establishment  
Zoning Section 1202.T  

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2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property.  
The proposed uses as permitted by The Providence Zoning Ordinance  
(Neighborhood Commercial Establishment) requires a special use permit.  
The proposed uses, will not injure the use of the adjoining properties, but serve  
the needs of the neighborhood  

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3. State all facts that demonstrate that the proposed special use will not significantly devalue neighboring property.  
The proposed Uses will service the general needs of the Public, as it is  
situated amidst other existing neighborhood commercial uses, thereby, in  
harmony with the surrounding area. Thus it will not devalue the adjoining  
properties.  

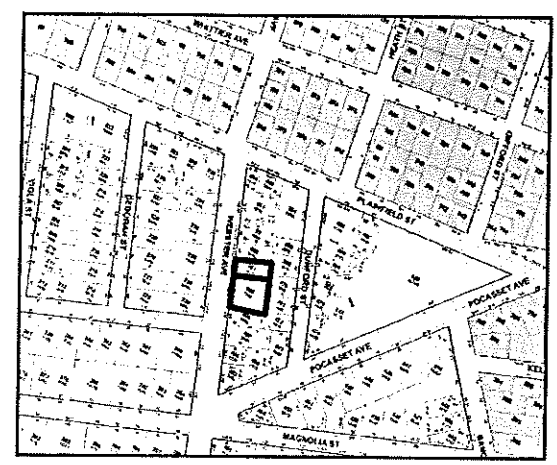
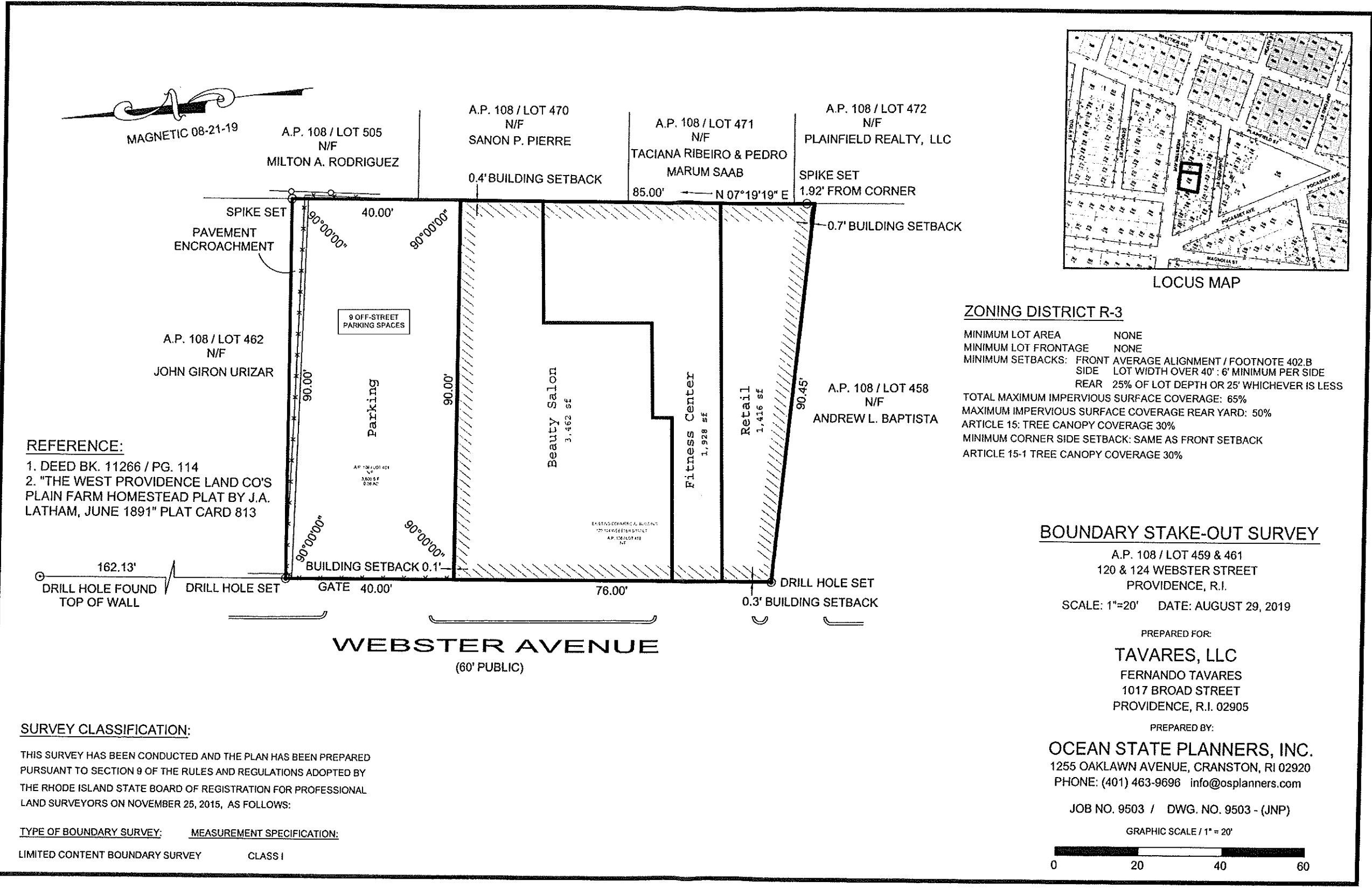
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4. State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community.  
See 2 and 3  

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**IF THE APPLICANT IS AN EDUCATIONAL OR HEALTH CARE INSTITUTION,  
COMPLETE PAGE 10 BELOW**



LOCUS MAP

**ZONING DISTRICT R-3**

- MINIMUM LOT AREA NONE
- MINIMUM LOT FRONTAGE NONE
- MINIMUM SETBACKS: FRONT AVERAGE ALIGNMENT / FOOTNOTE 402.B
- SIDE LOT WIDTH OVER 40' : 6' MINIMUM PER SIDE
- REAR 25% OF LOT DEPTH OR 25' WHICHEVER IS LESS
- TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE: 65%
- MAXIMUM IMPERVIOUS SURFACE COVERAGE REAR YARD: 50%
- ARTICLE 15: TREE CANOPY COVERAGE 30%
- MINIMUM CORNER SIDE SETBACK: SAME AS FRONT SETBACK
- ARTICLE 15-1 TREE CANOPY COVERAGE 30%

- REFERENCE:**
1. DEED BK. 11266 / PG. 114
  2. "THE WEST PROVIDENCE LAND CO'S PLAIN FARM HOMESTEAD PLAT BY J.A. LATHAM, JUNE 1891" PLAT CARD 813

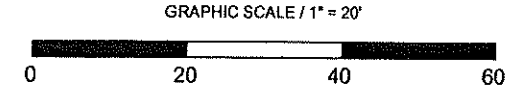
**BOUNDARY STAKE-OUT SURVEY**

A.P. 108 / LOT 459 & 461  
 120 & 124 WEBSTER STREET  
 PROVIDENCE, R.I.  
 SCALE: 1"=20' DATE: AUGUST 29, 2019

PREPARED FOR:  
**TAVARES, LLC**  
 FERNANDO TAVARES  
 1017 BROAD STREET  
 PROVIDENCE, R.I. 02905

PREPARED BY:  
**OCEAN STATE PLANNERS, INC.**  
 1255 OAKLAWN AVENUE, CRANSTON, RI 02920  
 PHONE: (401) 463-9696 info@osplanners.com

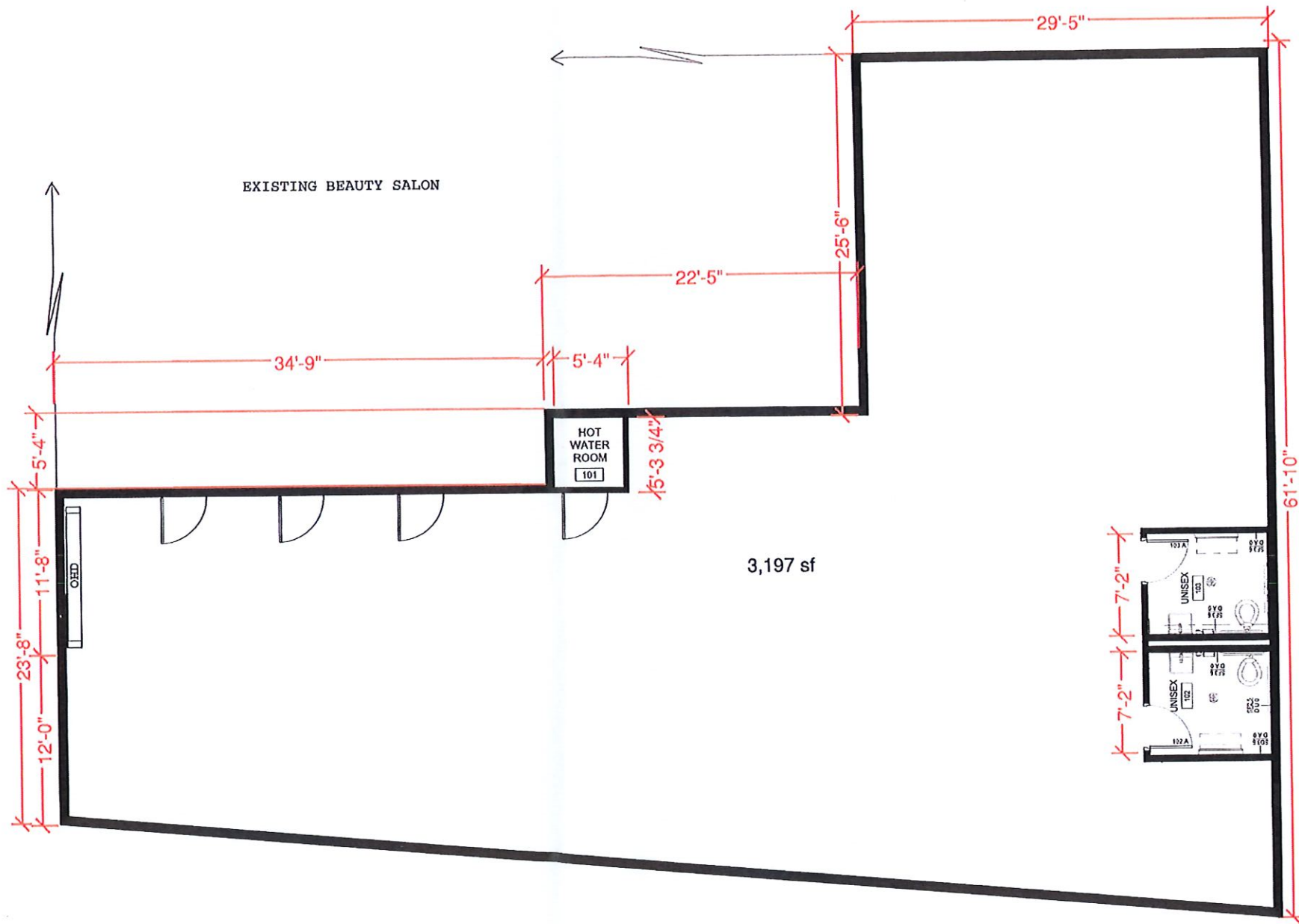
JOB NO. 9503 / DWG. NO. 9503 - (JNP)



**SURVEY CLASSIFICATION:**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

**TYPE OF BOUNDARY SURVEY:** LIMITED CONTENT BOUNDARY SURVEY  
**MEASUREMENT SPECIFICATION:** CLASS I



**1** | PLAN VIEW- 124 WEBSTER AVE  
 1/8" = 1'-0" REF:

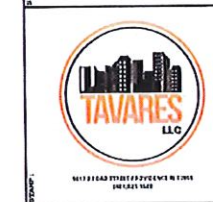
WWW.FJTAVARES.COM  
 1017 BROAD STREET  
 PROVIDENCE, RI 02905  
 OFFICE: 401-521-1589

OWNER:

COMPANY  
 ADDRESS




124 WEBSTER AVE  
 PROVIDENCE, RI 02909

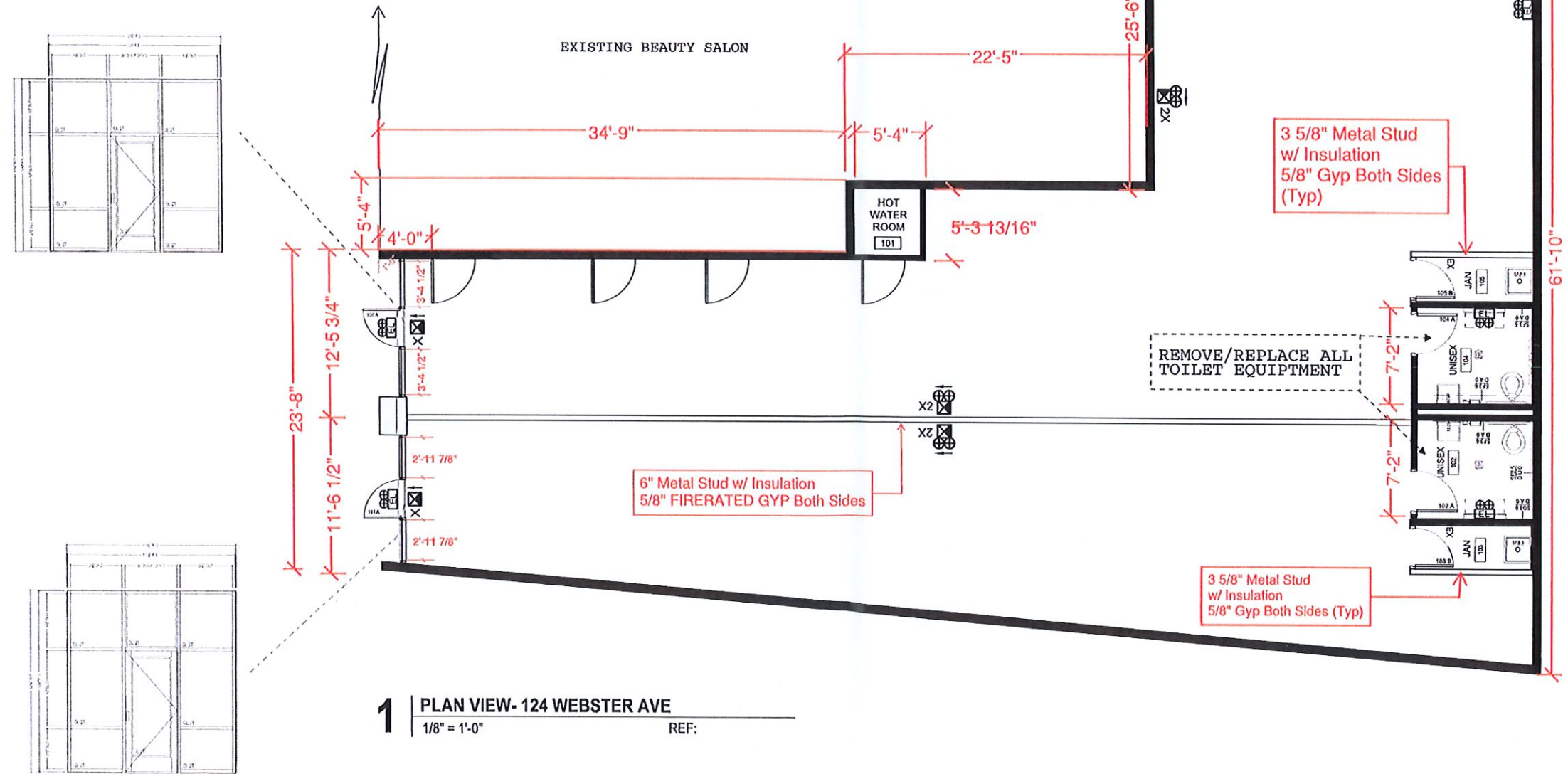
EXISTING CONDITIONS  
 PLAN  
 1/8" = 1' SCALE



PROJECT#

**A-001** SHEET NO.

SYMBOL	DESCRIPTION	MOUNTING
	SELF-CONTAINED EMERGENCY, WALL MOUNTED LIGHTING FIXTURE WITH DUAL LIGHTING HEADS. COORDINATE WITH E.C. TO PROVIDE ALL NECESSARY ACCESSORIES FOR WIRING DEVICES.	WALL
X2 	COMBINATION SINGLE FACE LED LIGHTED EXIT SIGN WITH EMERGENCY LIGHTING HEADS, BATTERY BACK-UP & SPARE CAPACITY FOR REMOTE LIGHTING HEADS. MFG. LITHONIA LIGHTING, CAT. #ECR-LED-HO-M6. PROVIDE ARROWS AS INDICATED ON PLANS, FIELD VERIFY WALL (OR) CEILING MOUNTING.	WALL / CLG.
X 	SINGLE FACE LED EDGE-LIT EXIT SIGN WITH EMERGENCY BATTERY BACK-UP. MFG. LITHONIA, CAT. #EXIT-(ARROWS). PROVIDE ARROWS AS INDICATED ON PLANS, FIELD VERIFY WALL (OR) CEILING MOUNTING.	WALL / CLG.




**1** PLAN VIEW- 124 WEBSTER AVE  
 1/8" = 1'-0" REF:

WWW.FJTAVARES.COM  
 1017 BROAD STREET  
 PROVIDENCE, RI 02905  
 OFFICE: 401-521-1589

Company Address

124 WEBSTER AVE  
 PROVIDENCE, RI 02909

RENOVATION PLANS  
 1/8" = 1' SCALE



PROJECT#  
**A-002**





