

CITY OF PROVIDENCE  
ZONING BOARD OF REVIEW

INSPECTION & STANDARDS  
RECEIVED

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

AUG 20 2025

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: Centro de Liberacion Y Avivamiento

Applicant Mailing Address

Email: \_\_\_\_\_

Street: 9 Portland Street

Phone: \_\_\_\_\_

City, State, Zip: Providence, RI 02907

Owner: Centro de Liberacion Y Avivamiento

Owner Mailing Address

Email: \_\_\_\_\_

Street: \_\_\_\_\_

Phone: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

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

Lessee Mailing Address

Email: \_\_\_\_\_

Street: \_\_\_\_\_

Phone: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Attorney: Jeffrey F. Caffrey, Esq.

Attorney Mailing Address

Email: jcaffrey@resickandcaffrey.com

Street: 300 Centerville Road, Summit West

Phone: 401-738-4500

City, State, Zip: Warwick, Rhode Island 02886

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: 2-10 Hayward & 239 & 245 Pearl Street

Plat and Lot Numbers of Subject Property: AP 23 Lots 2,3,73,763 and 766

2. Base Zoning District(s): C-2  
Overlay District(s): \_\_\_\_\_

3a. Date owner purchased the Property: 4/2020, 4/219, 5/2015 & 8/2024

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

4. Dimensions of each lot:

Lot # <u>73</u>	Width <u>65</u>	Depth <u>59.42</u>	Total area <u>3862</u> sq. ft.
Lot # <u>763</u>	Width <u>27</u>	Depth <u>59.42</u>	Total area <u>1691</u> sq. ft.
Lot # <u>2</u>	Width <u>42</u>	Depth <u>59.42</u>	Total area <u>2243</u> sq. ft.
Lot # <u>3/766</u>	Width <u>50/50</u>	Depth <u>93/65</u>	Total area <u>4664/3259</u> sq. ft.

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

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>48 sq. ft. kiosk</u>	Area of Footprint <u>None</u>
Overall Height <u>10 ft.</u>	Overall Height _____
# of Stories <u>1</u>	# of Stories _____

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

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>None</u>	Area of Footprint <u>None</u>
Overall Height _____	Overall Height _____
# of Stories _____	# of Stories _____

6a. Existing Lot Coverage:

Building Coverage (area of all roofed structures) 48 sq. ft.  
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) \_\_\_\_\_

6b. Proposed Lot Coverage:

Building Coverage (area of all roofed structures) 48 sq. ft.  
Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 11,791.43  
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: Parking lot

7b. Legal Zoning Use of the Property as recorded in the Dept. of Inspection & Standards:  
Commercial

8. Proposed Zoning Use of the Property: off street parking as principal use

9. Number of Parking Spaces:

# of existing spaces 48 # of proposed spaces 30

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

X 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)
Sect. 1201	Parking as principal use requires a special use permit
& Table 12-1	

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
1201 & 1202(v)	Use table and
Table 12-1/1901	Special Use Permit

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

SEE attached

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):

Roberto Ramirez

Type Name

Applicant(s):

Roberto Ramirez

Type Name

Signature

Roberto Ramirez

Type Name

Signature

Roberto Ramirez

Type Name

Signature

Signature

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

ADDENDUM TO ZONING  
BOARD OF REVIEW APPLICATION

12. The present use of the property is as a parking lot for the applicant's Church located at 6 Portland Street. The parking lot as presently constituted does not meet the requirements of the previous zoning board's approvals nor does it meet the requirements of the City's design standards as set forth in Section 1202 of the Zoning Ordinances. To bring the site into compliance, perimeter fencing is being installed and landscaping and green space will be located as set forth on the submitted plans.

## APPENDIX A

### APPLICATION FOR VARIANCE(S)

Rhode Island General Laws § 45-24-41(d) and (e) require that the Applicant for a variance demonstrate:

1. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(a)(16);
2. That the hardship is not the result of any prior action of the applicant;
3. That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based; and
4. (a) For a **use variance**: That the land or structure cannot yield any beneficial use if it is required to conform to the provisions of the zoning ordinance;  
(b) For a **dimensional variance**: That the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that the relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted.

Please provide the following information:

1. What is the specific hardship from which the applicant seeks relief?

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2. Specify all unique characteristics of the land or structure that cause the hardship:

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3. (a) Is the hardship caused by an economic disability? Yes \_\_\_\_\_ No \_\_\_\_\_  
(b) Is the hardship caused by a physical disability? Yes \_\_\_\_\_ No \_\_\_\_\_  
(c) If the response to subsection (b) is "yes," is the physical disability covered by the Americans with Disabilities Act of 1990 (ADA), 42 U.S.C. § 12101 et seq.? Yes \_\_\_\_\_ No \_\_\_\_\_

4. Did the owner/applicant take any prior action with respect to the Property that resulted in the need for the variance requested? (Examples include, but are not limited to, any changes the owner/applicant made to the structure(s), lot lines, or land, or changes in use of the Property)?

Yes \_\_\_\_\_ No \_\_\_\_\_

If "yes," describe any and all such prior action(s) and state the month/year taken:

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5. If you are seeking a USE VARIANCE, set forth all facts that demonstrate that the Property cannot have any beneficial use if you are required to use it in a manner allowed in the zoning district:
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6. If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if the variance is not granted, the hardship the owner/applicant will suffer is more than a mere inconvenience:
- 

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

## 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):**

Section 1901 and Section 1202 provide for the granting of a special use permit. The proposed parking lot will comply with the requirements of Section 1202(V)2 as well as the landscaping requirements of Article 15.

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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 and will not significantly devalue neighboring property:**

The proposed parking lot is compatible with the area in so far as the majority of the area is commercial in nature. Additionally, a portion of the proposed parking lot had already been granted a use variance to provide for onsite parking and had been used as such for many years.

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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 parking lot, once developed in accordance with the design standards of Section 1202, will ensure the orderly and safe flow of traffic and will reduce onstreet parking and congestion, thereby enhancing the safety and welfare of the community. Additionally, the landscaping and perimeter fencing will enhance the appearance of the property.

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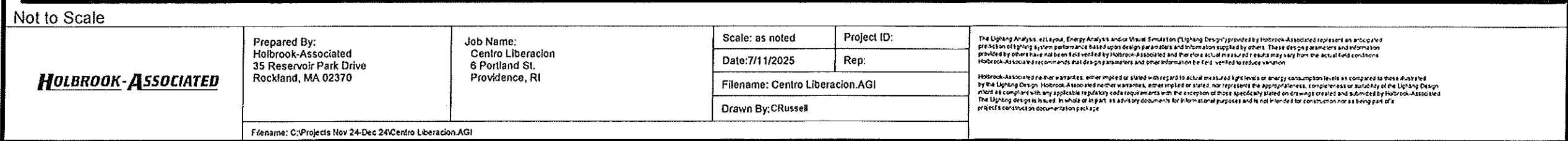
***IF MORE ROOM IS NEEDED TO ANSWER ANY OF THE ABOVE QUESTIONS, PLEASE SUBMIT AN ADDENDUM TO THIS APPENDIX WITH COMPLETE RESPONSES.***



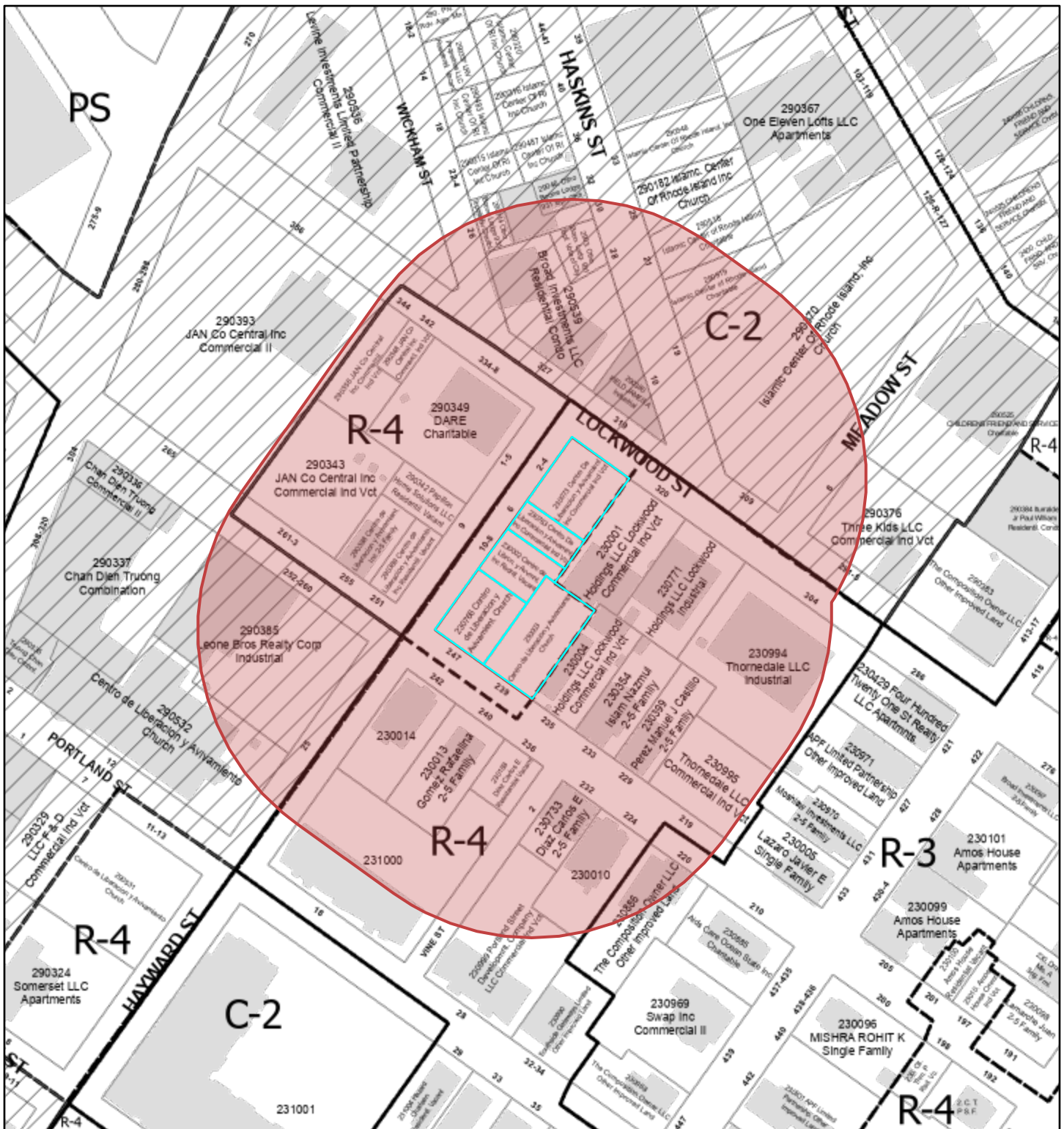
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SHEET: SK-1





# Radius Map - 2-10 Hayward St + 239 & 247 Pearl St



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