## 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*	See District.
Special Use Permit**	
* <u>A</u>	** 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 app	plicable, 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
Centro de Liberacion Y Avivamiento Owner:	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	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 Downtown Design Review Corles I-195 Redevelopment District Capital Center Commission Historic District Commission	mmittee
1. Street Address of Subject Property.	0 Hayward & 239 & 245 Pearl Street
Plat and Lot Numbers of Subject Property	e: AP 23 Lots 2,3,73,763 and 766

2.	Base Zoning Distri	ct(s): <u>C-2</u>			
	Overlay District(s)	•			
			020, 4/219, 5/2015 & 8/2	024	
3b.	Month/year of les	see's occupancy: N/A			
4.	Dimensions of eac		<b>#0.40</b>		
	Lot # 73	Width 65	Depth 59.42	Total area 3862	1
	Lot # 763	Width 27	Depth <u>59.42</u>	Total area 1691	
		Width 42	Depth <u>59.42</u>	Total area 2243	
	Lot # <u>3/766</u>	Width <u>50/50</u>	Depth <u>93/65</u>	Total area 4664/3259	_sq. ft.
5a.		ucture(s) located on the	Property:		
	Principal Structure		Accessory Structure:		
	Area of Footprint _	48 sq. ft. kiosk	Area of Footprint None		
	Overall Height 10	ft.	Overall Height		
	# of Stories _ 1		# of Stories		
5b.	• -	tructure(s) located on t			
	Principal Structure		Accessory Structure:		
		None	Area of Footprint None		
			Overall Height		
	# of Stories		# of Stories		
6a.		(area of all roofed struct	tures) <u>48 sq. ft.</u> Il roofed structures and in	mpervious surfaces)	
	Rear Yard Impervio	ous Coverage (area of st	ructures and impervious	surface in rear yard)	
	Front Yard Impervi	ous Coverage (area of st	tructures and impervious	surface in front yard) $\_$	
6b.	Total Impervious Co Rear Yard Impervio	(area of all roofed struct overage Area (area of al ous Coverage (area of str	tures) 48 sq. ft. Il roofed structures and in ructures and impervious tructures and impervious	mpervious surfaces) <u>11,                                   </u>	
	Trone vara impervi	ous coverage larea or si	iructures and impervious	Janace in Hork yara,	
7a.	Present Zoning Use	e of the Property: Parki	ng lot		-
7b.	Legal Zoning Use of Commercial	f the Property as record	ded in the Dept. of Inspe	ction & Standards:	
8.	Proposed Zoning U	se of the Property: off	street parking as principa	luse	***************************************
9.	Number of Parking	- <u> </u>	<i>u</i>	.O	
	# of existing spaces	3 48	# of proposed spaces $\frac{3}{2}$		
10.	Are there outstand  X Zoning Ordina	=	ng the Property under and e Building or Property Ma	-	

Sect. 1201	
	Parking as principal use requires a special use permit
& Table 12-1	
	er i ser predicione ett tert konope i film externi 200 i kanst lesende 200 i et et e
	The Properties of said suggest the suggest of the s
	ion(s) of the Zoning Ordinance that provide for the special use permit, and list
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
2. Summarize any ch	anges proposed for the Property (use, construction/renovation, site alteration)
SEE attac	hod
000 01100	
ALL INDICATE OF STATE	Significant of the second of t
nay enter upon the ex	owledge(s) and agree(s) that members of the Zoning Board of Review and its sta acterior of the Property in order to view the Property prior to any hearing on th
pplication.  the undersigned further re true and accurate, of nd/or civil penalties as cts. Owner(s)/Applica ndicated on the instruct lient(s).  wner(s);	r acknowledge(s) that the statements herein and in any attachments or appendice and that providing a false statement in this application may be subject to criming provided by law, including prosecution under the State and Municipal False Claim ant(s) are jointly responsible with their attorneys for any false statements. A ctions page, this application may not be signed by an attorney on behalf of their Applicant(s):
pplication.  the undersigned further  re true and accurate, on  nd/or civil penalties as  cts. Owner(s)/Applica  dicated on the instruct  ient(s).	sterior of the Property in order to view the Property prior to any hearing on the racknowledge(s) that the statements herein and in any attachments or appendice and that providing a false statement in this application may be subject to criminal provided by law, including prosecution under the State and Municipal False Claim ant(s) are jointly responsible with their attorneys for any false statements. A ctions page, this application may not be signed by an attorney on behalf of their
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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;
- 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 relie	ef?	
2.	Specify all unique characteristics of the land or structure that cau	se the hardship:	, , , AMIRAN
2	(a) to the handship caused by an economic disability?	Voc	No
3.	<ul><li>(a) Is the hardship caused by an economic disability?</li><li>(b) Is the hardship caused by a physical disability?</li></ul>	Yes Yes	
	(c) If the response to subsection (b) is "yes," is the physical dis		
	with Disabilities Act of 1990 (ADA), 42 U.S.C. § 12101 et seq.?		No

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:
If you are seeking a USE VARIANCE, set forth all facts that demonstrate that the Property canno have any beneficial use if you are required to use it in a manner allowed in the zoning district:
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:

#### **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:

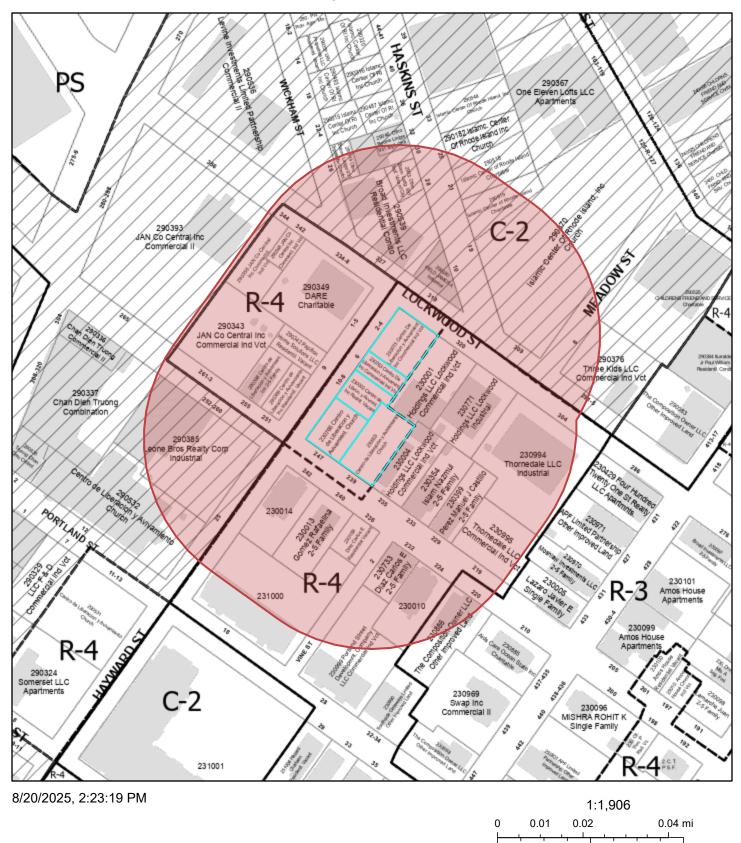
- Indicate the Ordinance section(s) which provide Use Standards for the proposed Special Use(s); and State all facts that demonstrate that the proposed special use will be in conformance with the Use Standards for the proposed Special Use(s):
  - Section 1901 and Section 1202 provide for the granting 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.

- 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 propsed parking lot had already been granted a use variance to provide for onsite parking and had been used as such for many years.
- 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.

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



0.02

0.04

0.07 km