

DEC 28 2022

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: 25 Bough, LLC

Address 25 Bough Street

E-mail lanre@25bough.com

Zip Code 02909

Phone 917-721-0366
Home/Office

401-588-9614
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):

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

1. Location of Property: 20 Dike Street, Providence, RI 02909
Street Address

2. Zoning District(s): M/MU-75
Special purpose or overlay district(s): _____

3a. Date owner purchased the Property: 9/27/2021

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

3. Dimensions of each lot:

Lot # <u>12</u>	Frontage <u>41</u>	depth <u>213</u>	Total area <u>13,364</u> 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:

Principal Structure:	Total gross square footage _____
Footprint _____	Height _____ Floors _____
Accessory Structure:	Total gross square footage _____
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.) N/A

6b. Proposed Lot coverage: (include new construction) N/A

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

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

8. Proposed Use of Property (each lot/structure):
Parking lot/

9. Number of Current Parking Spaces: 35

10. Describe the proposed construction or alterations (each lot/structure):
Parking lot with 35 spaces

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>Table 12</u>	<u>+1202.v-2</u>
_____	_____
_____	_____
_____	_____
_____	_____

13. Explain the changes proposed for the Property.

The lot is proposed for use in connection with the development of 25 Bough Street. See attached. This application seeks to modify the Special Permit granted on June 6, 2019 (Resolution 2019-12) to remove the condition the Lot shall be for Church Parking only. *JK*

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):

25 Bough, LLC

Type Name

By:

Signature

IDREES AJAKAIYE

Type Name

Signature

Applicant(s):

25 Bough, LLC

Type Name

By:

Signature

IDREES AJAKAIYE

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, Section 1202.v-2;

2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property.
Please see attachment.

3. State all facts that demonstrate that the proposed special use will not significantly devalue neighboring property.
Please see attachment.

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.
Please see attachment.

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

APPENDIX B
APPLICATION FOR SPECIAL USE PERMIT

1. See Table 12-1, Section 1202.v-2
2. The proposed modification of allowing this lot to be utilized for the 25 Bough Street Development will increase activity and therefore a safer and more aesthetically pleasing environment for the area. The active use of this property for the development at 25 Bough Street, will enhance the use and enjoyment of neighboring properties.
3. By improving this lot with flood lights, trees, paving, and proper parking availability, the value of the neighboring businesses will only increase in value. Further, by having safe parking, more and more people will be attracted to the new development and in general this area. In particular, by providing parking for the new development at 25 Bough Street, this lot provide safe and convenient parking for its tenants and therefore enhance the likelihood of success of the development. See attached.
4. The improvements and active use of this lot for daily parking for development at 25 Bough street will discourage vagrancy, littering and dumping of debris. Additionally, it will encourage more pedestrian traffic in the Olneyville area.
5. The Special Use Permit previously granted (2019-12) for this property limited its use to the adjacent church property. Such special use permit was never activated.



Variance Request and Approval for: 20 Dike Street, Providence, RI 02909

This application request is made to receive full parking rights for the parcel at: **20 Dike Street, Providence, RI 02909** which is now wholly owned by 25 Bough LLC as of October 2021. In the past, approvals were given to previous ownership of 20 Dike Street, King's Cathedral Church, for usage as overflow in connection with church activities. Since then, the church has been sold to a private developer utilizing for retail use cases and the parking lot sold to 25 Bough LLC, in larger support of the 25 Bough Street real estate development.

The purchase of the parcel at 20 Dike Street, Providence, Rhode Island under 25 Bough LLC by developer Idrees Lanre Ajakaiye was in support of the purchase of: 25 Bough Street, Providence, RI, Plat Lot Unit 35/356. Moreover, this request supports the City of Providence area revitalization and community plan of which the entire development aligns to. 25 Bough Street real estate development is a community development aimed at addressing pervasive gaps in the Olneyville section and greater Providence, Rhode Island. It will take a blighted building at 25 Bough Street, Providence, RI 02909 and transform to a community benefit with use cases including: a Futures Hub & Early Learning Center which will teach Financial Literacy and Empowerment, S.T.E.A.M. (Science Technology Engineering Arts Mathematics), Augmented Reality, Virtual & Mixed Reality, Coding & Development by Career Devs, Real Estate & Finance and Teen Leadership, a co-working and business space. Developer Lanre Ajakaiye has secured agreement from commercial tenants Centreville Bank, RISE Women's Leadership Conference, POC Foundation and smaller technical support businesses Rustle & Spark and Hall of GrafX Annex offering business and printing services to small business. Finally, the second floor is currently under proposal to offer housing of which the plan is for 30% to be affordable housing. Each of the proposed 15-23 units would have the ability to have an allocated space.

The variance application approval for full parking usage at 20 Dike Street, Providence, RI 02909 connecting to the 25 Bough Street development accelerates the rise of a community. The parking lot and space is immediately next to the bike path and walking path being built by the Department of Transportation (DOT) and will benefit from the lighting plan which must be in place to support the DOT project which is currently in progress. Within the last two months, brush has been cleared and the footing for the bike and walking path to be built upon. Pictures below show the current state of the parking lot and space at 20 Dike Street and the paving and corrective work which has been completed.



Variance Request and Approval for:

20 Dike Street, Providence, RI 02909

Your approval is requested for 20 Dike Street, Providence, RI 02909 to be fully approved and recognized as a parking lot and space supporting:

- The acceleration of a more vibrant community in the area in alignment with the City of Providence Area Plan.
- Parking space to support residential units including some affordable housing to be built on the 2nd level of 25 Bough Street, Providence, RI 02909.
- Parking space to support commercial tenants and their employees bringing jobs, commerce and needed services to a desolate and empty corridor for daytime activity.
- Parking to support other community use cases within allowed use cases including community building and strengthening ones like Farmers Markets conveniently located at the bottom of a new bike and walking path.

25 Bough LLC Request for Variance for:

20 Dike Street, Providence, RI 02909

Thank you for your time and consideration for parking variance for 20 Dike Street, Providence, RI 02909 (herein referred to as the parking lot). The parking lot is wholly owned by 25 Bough LLC and supports a larger development at 25 Bough Street, Providence, RI 02909 located two short blocks away. The founder and developer is Idrees Lanre Ajakaiye, a Providence, Rhode Island native. Your approval of the special use permit modification will directly support the mission and vision of the 25 Bough Street Development (25bough.com)

The mission for the 25 Bough Street Development brings together a holistic focus across mind, body and soul including across un and underserved youth, women, and communities teaching:

- Financial Literacy & Empowerment.
- Workforce Development, Career & Self Awareness.
- Health, Mental & Physical Wellness & Athletics
- S.T.E.A.M (Science Technology Engineering & Mathematics the education, self and career awareness needed to thrive now and for future generations throughout the globe.
- Youth Mentorship
- Entrepreneurship, Innovation within a diverse, co-working atmosphere
- Life celebration and events

The 25 Bough Street building spanning 15,194 square feet taking up a city corner block will support five, integrated uses which create an overall experience that most in the family can enjoy. It will transform and re-develop a currently blighted property -in what was once a thriving jewelry manufacturing hub in the historic Olneyville section of Providence, Rhode Island -into a multi-purpose, community-anchored facility providing spaces for youth education and empowerment, entrepreneurship, and celebration of life events.

These various uses -which should end in the early evenings on most days - will significantly be assisted by off-street parking. Finally, within the allowed uses by right in the M/MU- 75 is an outdoor market. we would like to do farmer's markets at this location The farmer's markets and community events align with the past Dike area plan and vision (2016) and present for community gatherings by the City of Providence.

20 DIKE STREET

PROVIDENCE, R.I.

DECEMBER 6, 2022

PARKING LOT CRITERIA:

DEVELOP PAVED PARKING LOT FOR 35 VEHICLES

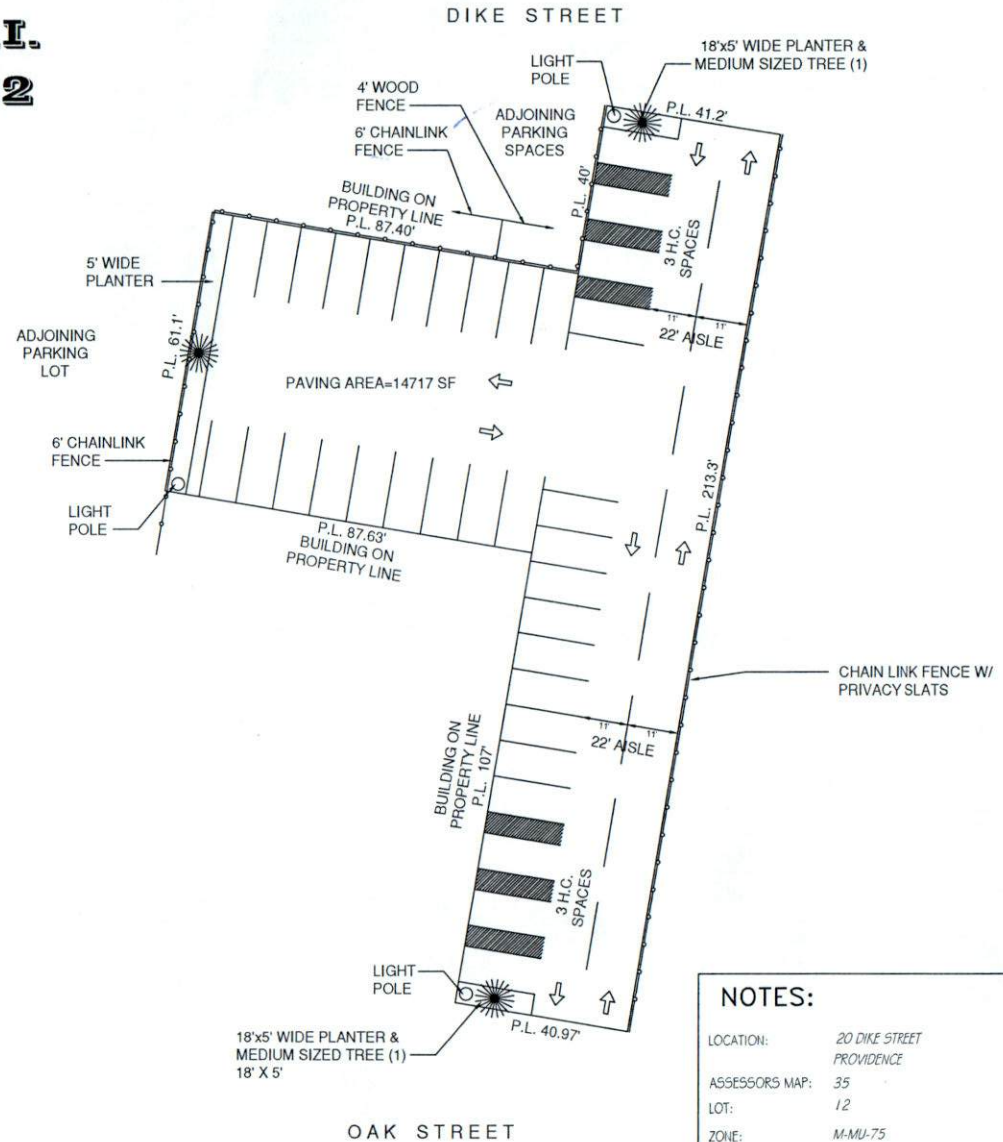
PARKING SPACES TO BE 8.5' x 18' EA
AND H.C. SPACES TO BE 13.5' x 18'

AISLES TO BE MIN. 22' IN DEPTH

THERE WILL BE NEW LANDSCAPING STRIPS INSTALLED
AT STREET FRONTAGE LOCATIONS. LANDSCAPING
STRIPS TO BE 5' DEEP AND 18' WIDE

NEW LOT WILL COMPLY WITH CANOPY COVERAGE
WITH THREE MEDIUM SIZE TREES INSTALLED IN NEW
STREET FRONT STRIPS AND IN EXISTING LANDSCAPING
AREA AT WEST END OF LOT. THE TREES INSTALLED
WILL EQUAL 15.4% TREE CANOPY AREA

THERE WILL BE THREE LIGHT POLES INSTALLED AS
SHOWN, ONE AT EACH LANDSCAPING AREA

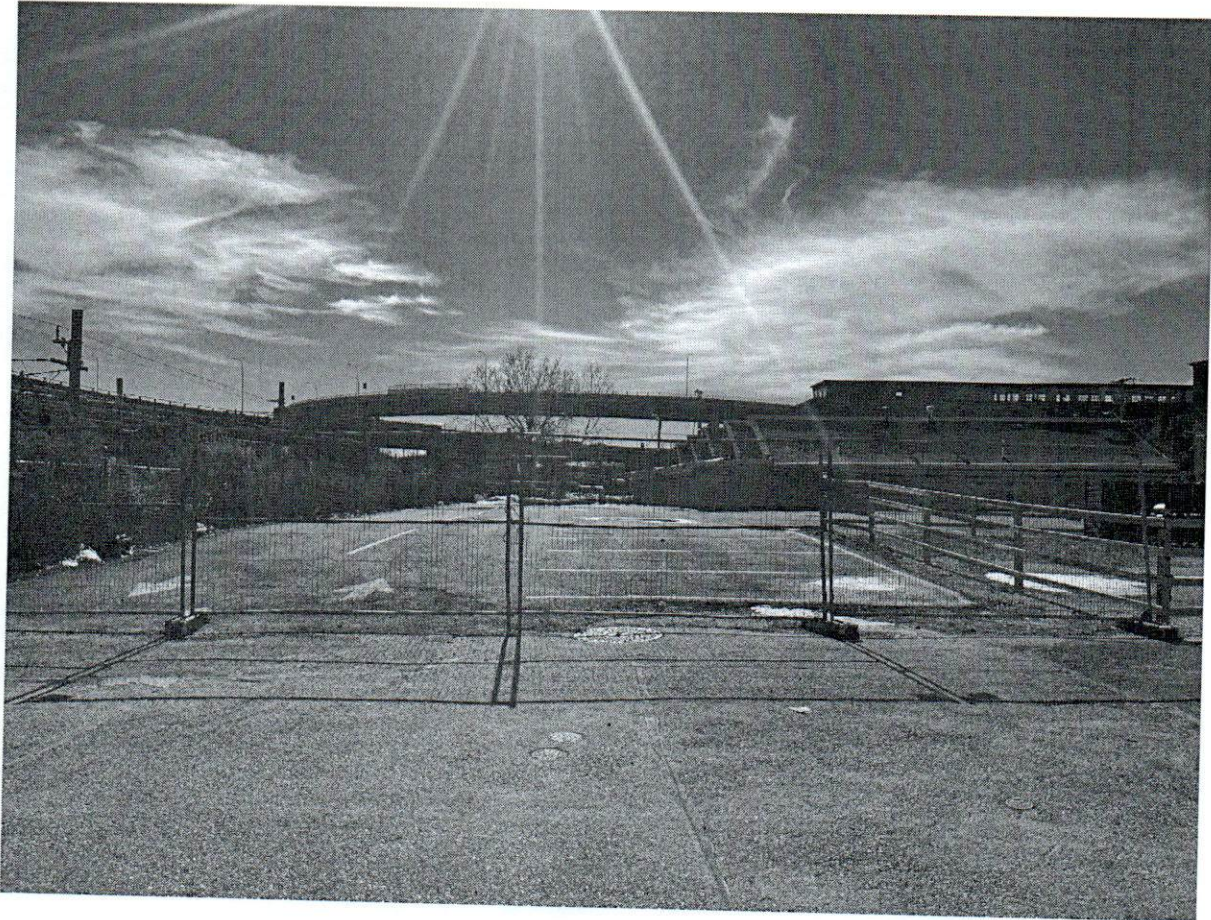


SITE PLAN
SCALE: 1" = 20'

NOTES:

LOCATION:	20 DIKE STREET PROVIDENCE
ASSESSORS MAP:	35
LOT:	12
ZONE:	M-MU-75
AREA:	13,364 SQ. FT.
USE GROUP:	COMMERCIAL / INDUST.
BUILD. CLASS.:	N/A
BUILD. HEIGHT:	N/A

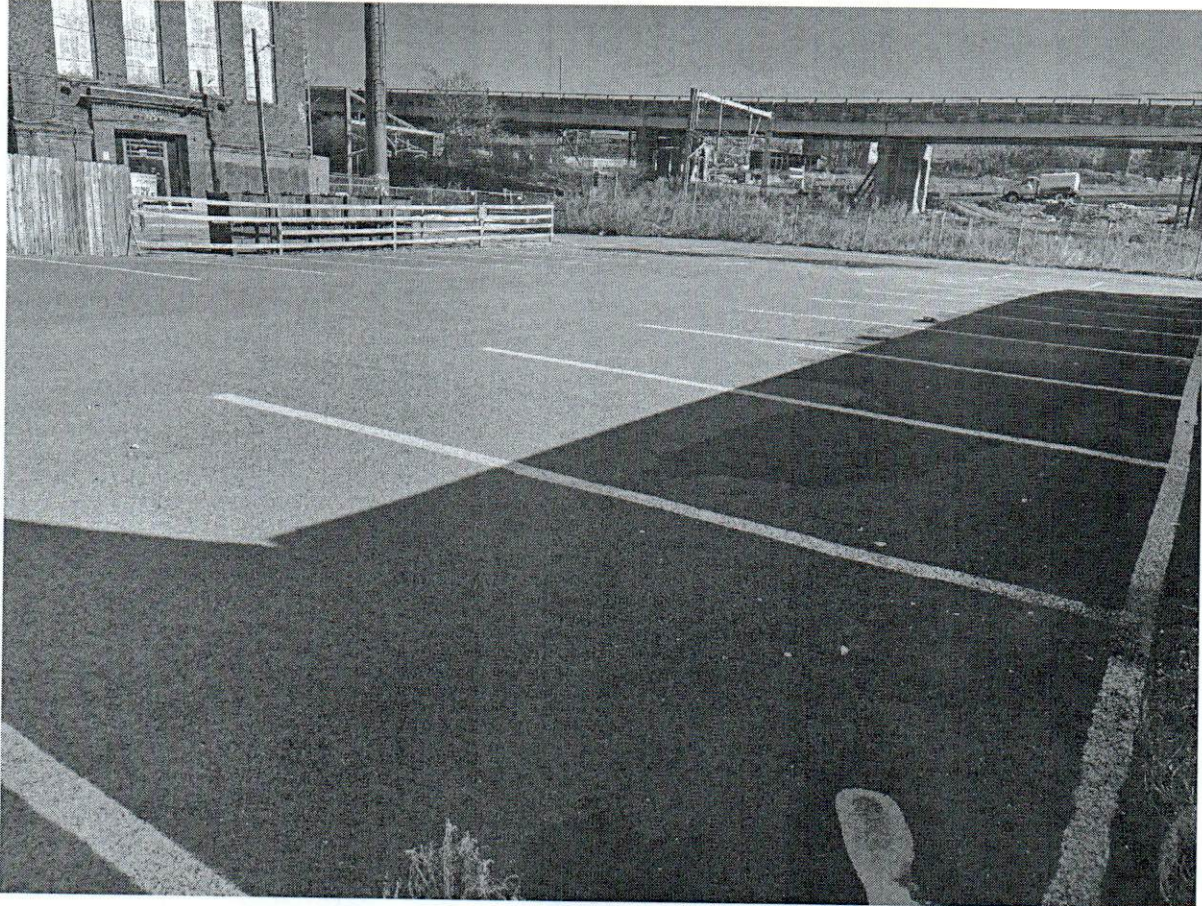
FRONT – 20 Dike Street entrance. To the left is the DOT bike and walking path to be built. The building with roof is not owned by 25 Bough LLC. The brush to the left of the fencing is where the bike path and walking path ramp is to be built.



BACK - Opposite View of Front Entrance - To the right of the fence is the brush where the biking and walking path will be built.



MIDDLE - Right Parking Spaces after the Entrance – Wes's Rib House is directly in back of this parking area.



20 Dike Street – The side where it is believed the city will need to put lighting to accommodate its build of the biking and walking path under infrastructure expenditures.

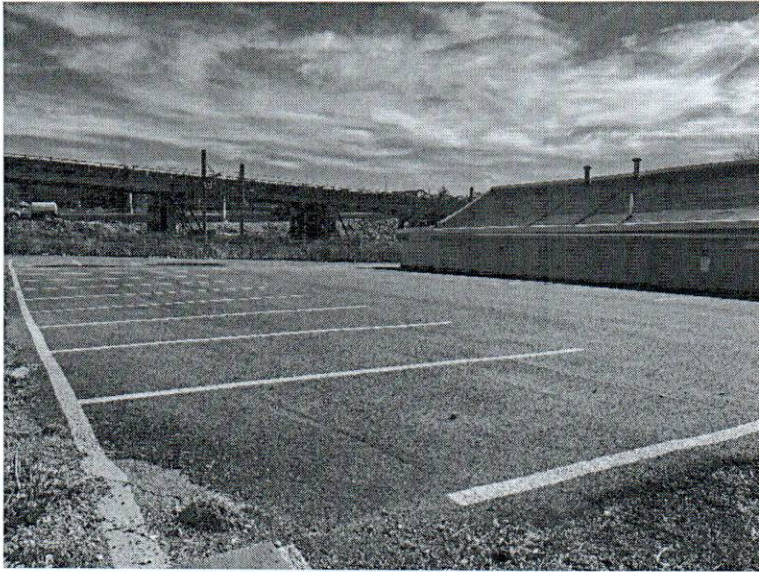




Variance Request and Approval for:

20 Dike Street, Providence, RI 02909

20 Dike Street, Providence, RI 02909



Front Entrance -20 Dike Street, Providence, RI 02909



20 Dike Street Front Entrance with directional traffic arrows painted.



Variance Request and Approval for:

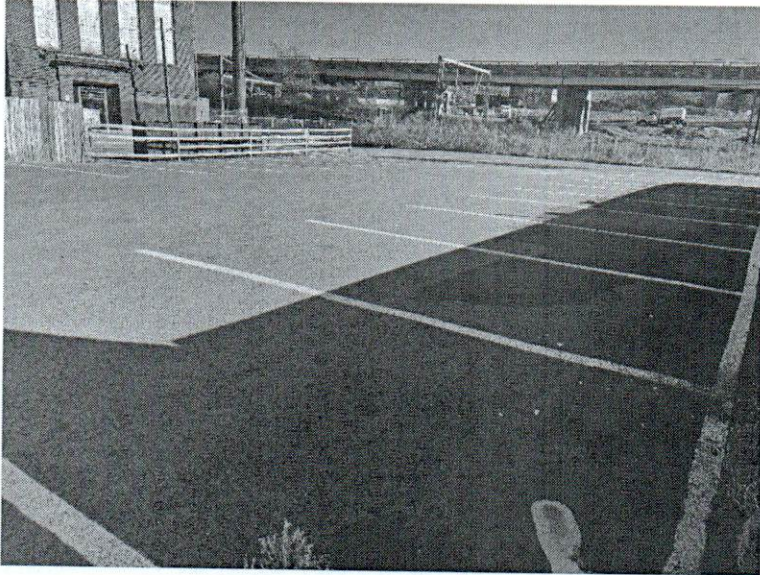
20 Dike Street, Providence, RI 02909





Variance Request and Approval for: 20 Dike Street, Providence, RI 02909

20 Dike Street View from Wes's House Side facing towards Westminster and future bike path and walking path



Jorge O. Elorza
Mayor

Marc A. Greenfield
Chair



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Book: 12409 Page: 306

Zoning Board of Review

RESOLUTION NO. 2019-12

June 6, 2019

IN RE: Application for Special Use Permit
(Parking Lot – Principal Use)

PROPERTY: Tax Assessor's Plat 35, Lot 12
20 Dike Street

APPLICANT: Bishop Jeffrey A. Williams
1860 Westminster Street
Providence, RI 02909

OWNER: Cathedral of Life Christian Assembly
1860 Westminster Street
Providence, RI 02909

On May 8, 2019, the within matter came before the Zoning Board of Review (the "Board") for a duly noticed public hearing on the application of Bishop Jeffrey A. Williams, applicant, and the Cathedral of Life Christian Assembly, owner (together the "Applicant") for a special use permit for the above-designated Property (the "Property"). The following Members of the Board were present: Chair Greenfield, Mr. Strother, Mr. Capellan, Mr. Wolf, Ms. Maniotes, and Mr. Mitchell sitting as a non-voting alternate.

WHEREAS, pursuant to Section 1201, Table 12-1 (Use Matrix) and Section 1202.V. of the Zoning Ordinance of 2014, as amended (the "Ordinance"), the Applicant seeks a special use permit in order to use the Property as a surface parking lot (principal use) with 40 spaces; and

WHEREAS, prior to the hearing, the members of the Board individually made inspections of the Property and of the surrounding neighborhood; and

WHEREAS, the Applicant presented the application, and there were no objections to the application or proposed use.

WHEREAS, the Board received, and the Chair read into the record, the May 8, 2019 report of the Department of Planning and Development ("DPD") recommending the granting of the special use permit, subject to positive findings pertaining to the special use permit criteria.

NOW, THEREFORE, after consideration of the application, the testimony, and all the evidence of record, upon motion by Mr. Capellan, seconded by Mr. Strother, the Board voted (5-0) to APPROVE the application for special use permit, **on the condition that parking on the lot shall be for Church use only.**

**THE BOARD HEREBY MAKES THE FOLLOWING
FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

1. The Property is located in an M-MU-75 Mixed Use Industrial District, and consists of a vacant lot of 13,364 square feet. The lot is sparsely paved with deteriorating material, and is otherwise made up of areas of dirt and vegetative overgrowth.
2. Article 12, Table 12-1 (Use Matrix) specifically provides that a 'Parking Lot (Principal Use)' may be permitted in the M-MU zone where it meets the special use criteria, subject to the following requirements of Section 1202.V:
 - a. A parking lot shall be used solely for the temporary parking of motor vehicles and shall not be used as an off-street loading area.
 - b. Only structures for the shelter of attendants or for payment kiosks shall be permitted in a parking lot. Shelters or kiosks shall not exceed ten feet in height and 50 square feet in area.
 - c. The parking lots shall be screened and landscaped in accordance with the requirements of this Ordinance.
3. The testimony established that the lot has been used for both church parking and parking for nearby commercial establishments for many years, including attendees of area nightlife. The lot has been un-monitored, and its use by non-church attendees has led to complaints with law enforcement and others regarding potential or actual violations of city ordinances.
4. The Applicant testified that it will pave, stripe, light and provide landscaping on the Property in order to formally establish its use as a parking lot, pursuant to the requirements of the Ordinance. The Applicant provided no strategy for management or monitoring of the lot if it were to be used for commercial or other non-Church use parking

5. The Board finds that granting the proposed special use permit will not substantially injure the use and enjoyment of, nor significantly devalue neighboring property **if it is used only as parking for the Church**, which uses the lot predominantly during daytime and early evening time periods. Because there is no current control, management or monitoring of the lot for any other purposes, the Board cannot find that any other use will not substantially injure the use and enjoyment of the neighboring property.

6. For the same reasons set forth in paragraph 5 above, the Board finds that granting the proposed special use permit, **if limited to parking for Church use only**, will not be detrimental or injurious to the general health or welfare of the community.

WHEREFORE, on motion by Mr. Capellan, seconded by Mr. Strother, the Board voted (5-0) to APPROVE the application for a special use permit, **on the condition that the parking lot shall be for Church use parking only, and any other use shall require a further application for a special use permit for any non-Church uses.**

By Order of the Zoning Board of Review.



MARC GREENFIELD
CHAIR

NOTICE TO OWNERS/APPLICANTS:

- A SECTION 1902 OF THE ORDINANCE REQUIRES THAT ANY VARIANCE OR SPECIAL USE PERMIT GRANTED BY THE BOARD SHALL EXPIRE SIX MONTHS AFTER THE DATE OF THE FILING OF THE RESOLUTION IN THE OFFICE OF THE BOARD UNLESS THE APPLICANT SHALL, WITHIN THE SIX MONTHS, OBTAIN A LEGAL, COMPLETE BUILDING PERMIT AND PROCEED WITH CONSTRUCTION; IF NO CONSTRUCTION IS REQUIRED, THE APPLICANT SHALL OBTAIN A LEGAL BUILDING PERMIT FOR THE USE, OR A CERTIFICATE OF OCCUPANCY. DEMOLITION AND FOUNDATION PERMITS ARE NOT BUILDING PERMITS FOR PURPOSES OF THIS REQUIREMENT. NO PERMIT OR CERTIFICATE OF OCCUPANCY WILL ISSUE UNTIL THE OWNER AND/OR ITS REPRESENTATIVE COMPLIES WITH PARAGRAPH B BELOW.
- B. THE ORIGINAL RESOLUTION IS ON FILE IN THE OFFICE OF THE ZONING BOARD OF REVIEW. THE OWNER OR THEIR REPRESENTATIVE MUST OBTAIN THE ORIGINAL RESOLUTION FROM SAID OFFICE, RECORD THE RESOLUTION IN THE CITY'S LAND EVIDENCE RECORDS, AND PROVIDE COPIES OF THE RECORDED RESOLUTION TO BOTH THE OFFICE OF THE

ZONING BOARD OF REVIEW AND THE DEPARTMENT OF INSPECTION AND STANDARDS.

MOTION TO APPROVE SPECIAL USE PERMIT

MADE BY: Capellan

SECONDED BY: Strother

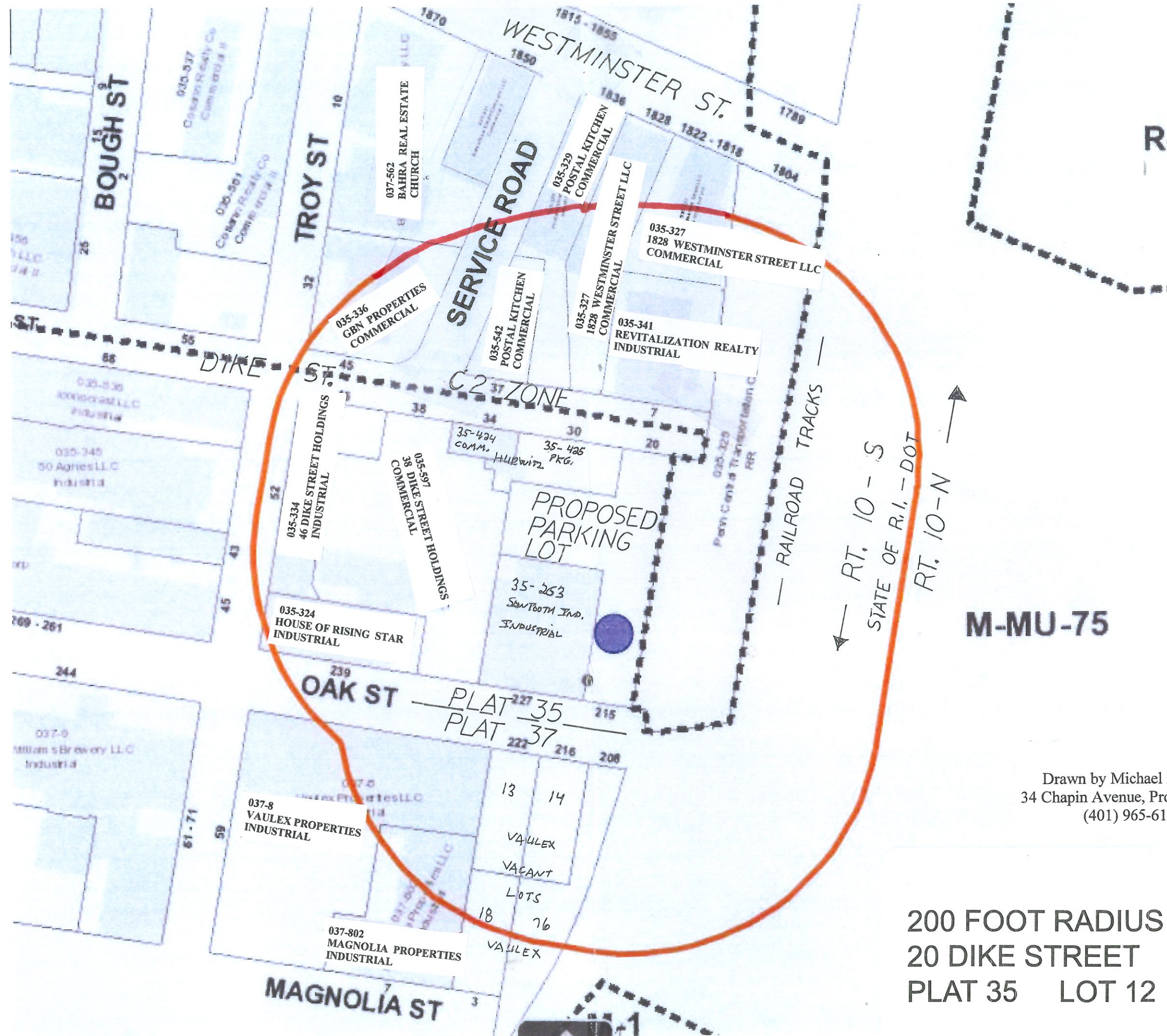
MEMBERS VOTING IN FAVOR OF THE MOTION: Capellan, Strother, Wolf, Greenfield and Maniotes

MEMBERS VOTING AGAINST THE MOTION: None

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RECEIVED:

Providence
Received for Record
Jul 03, 2019 at 12:44P
Document Num: 00230967
John A Murphy
Recorder of Deeds



M-MU-75

Drawn by Michael McHugh
 34 Chapin Avenue, Providence, RI
 (401) 965-6155

**200 FOOT RADIUS MAP
 20 DIKE STREET
 PLAT 35 LOT 12**