

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

NOV 18 2022

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: Gilkania Benitez

Address 78 Calla Street, Providence, RI

E-mail gilkis_008@yahoo.com

Zip Code 02905

Phone (401) 556-5028

(401) 556-5028

Home/Office

Mobile (Cell)

Owner: Monty Gold

Address 26 Columbia Street, Brookline, MA

E-mail mg.overboard@gmail.com

Zip Code 02446

Phone (617) 426-2895

(617) 538-0994

Home/Office

Mobile (Cell)

Lessee: Gilkania Benitez, Majesty Kitchens, LLC

Address 78 Calla Street, Providence, RI

E-mail gilkis_008@yahoo.com

Zip Code 02905

Phone: (401) 556-5028

(401) 556-5028

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:** 232 Jewet Street
Street Address

2. **Zoning District(s):** R-3
Special purpose or overlay district(s): _____

3a. **Date owner purchased the Property:** 11/06/2016 ???

3b. **Month/year of lessee's occupancy:** 11/01/2022

3. Dimensions of each lot:

Lot # <u>318</u>	Frontage <u>40'</u>	depth <u>100'</u>	Total area <u>4,000</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	Vaca
Footprint <u>0sf</u>	Height _____	Floors _____

Accessory Structure:	Total gross square footage
Footprint _____	Height _____ Floors _____

5. Size of proposed structure(s):	Total gross square footage:
Footprint <u>0sf</u>	Height _____ Floors _____

6a. Existing Lot coverage: (include all buildings, decks, etc.) 0sf

6b. Proposed Lot coverage: (include new construction) 0sf

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

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

9. Number of Current Parking Spaces: 10

10. Describe the proposed construction or alterations (each lot/structure):
Parking lot; cut out existing paving for landscaping, install landscaping and buffer fence.

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 12-1</u>	<u>Parking principal use in an R3 district requires a special use permit.</u>
_____	_____
_____	_____
_____	_____
_____	_____

13. Explain the changes proposed for the Property.

Parking lot; cut out existing paving for landscaping, install landscaping and buffer fence.

Multiple horizontal lines for writing the explanation of changes.

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):

Applicant(s):

Monty E. Gold

Gilka nia Benitez

Type Name

Type Name

Matty E. Gold

Gilka nia Benitez

Signature

Signature

Type Name

Type Name

Signature

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

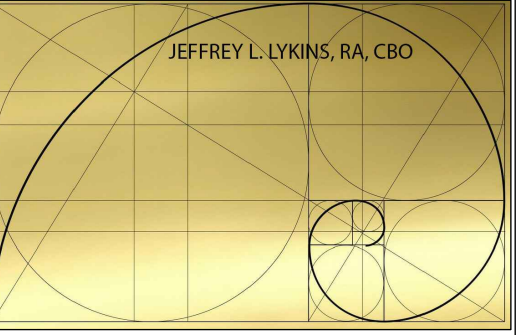
1. Identify the section(s) of the Ordinance that provides for the special use permit.
Article 12 Tabvle 12-1

2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property.
The parking lot already exist. The existing parking lot will be improved with landscaping and fence buffer.

3. State all facts that demonstrate that the proposed special use will not significantly devalue neighboring property.
The improvements proposed to the existing parking lot will be an improvement to neighboring property.

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.
The improvements proposed to the existing parking lot will be an improvement to neighboring property.

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



232 JEWETT STREET
PROVIDENCE, RI 02908

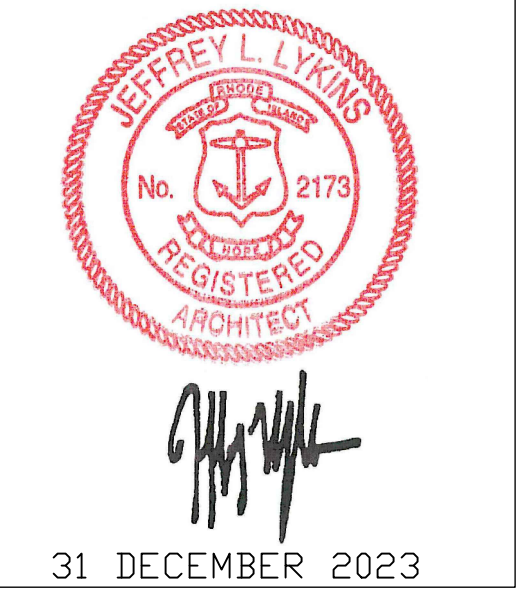
PARKING LOT FOR 235 WEST
PARK STREET

CLIENT:
GILKANIA BENITEZ
MAJESTY KITCHENS, LLC
78 CALLA STREET
PROVIDENCE, RI 02905
gilkis_008@yahoo.com

OWNER:
MONTY GOLD
26 COLUMBIA STREET
BROOKLINE, MA 02446
mg.overboard@gmail.com

PARCEL ID: 067-0318-0000
DISTRICT: R-3
LEGAL USE: VACANT LOT
PROPOSED USE: PARKING
PRINCIPAL USE

ARCHITECT
JEFFREY LYKINS
110-1/2 SOUTH KILLINGLY RD
FOSTER, RI 02825
401-474-9901
jeffreilykins.architect@gmail.com



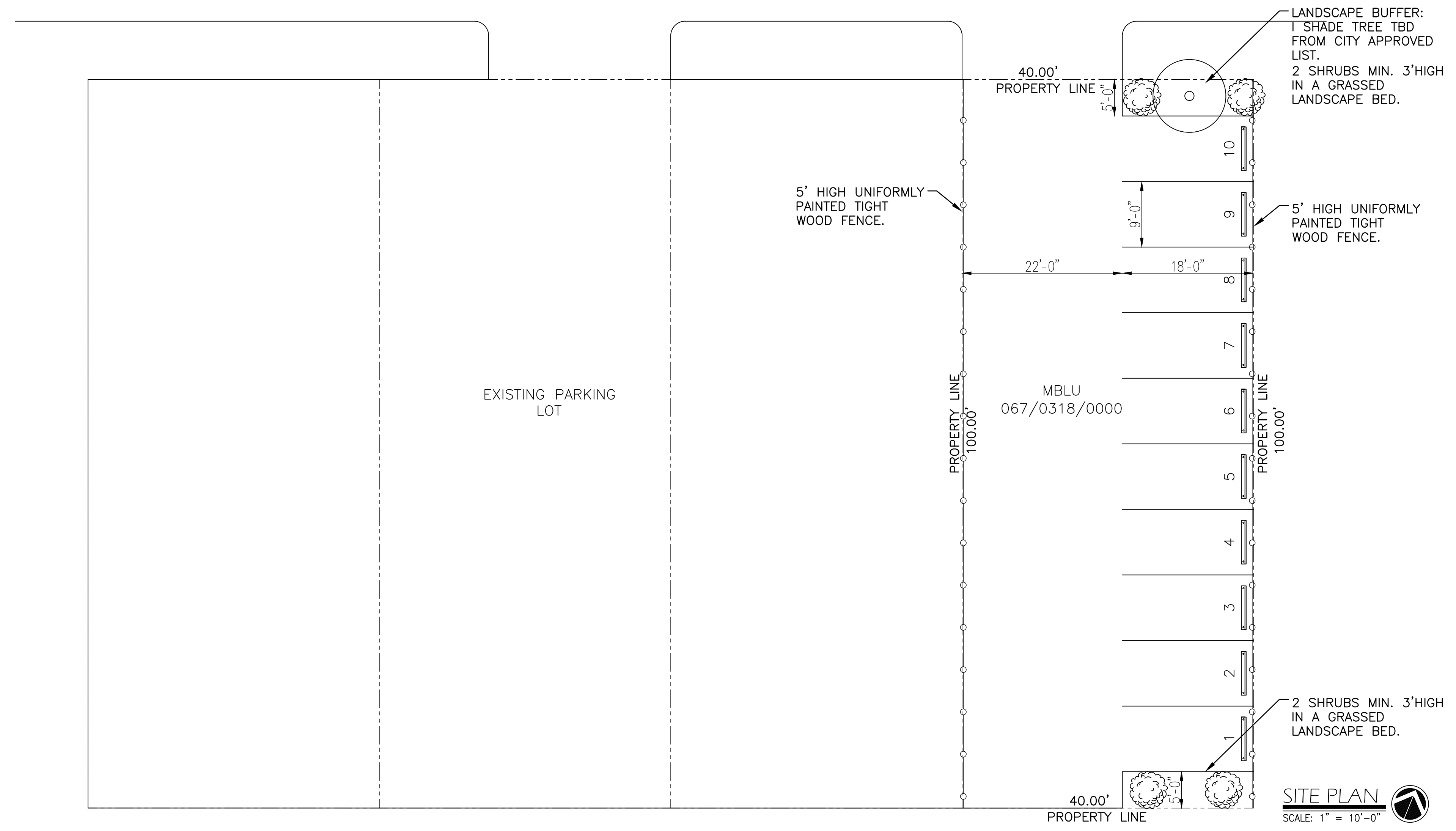
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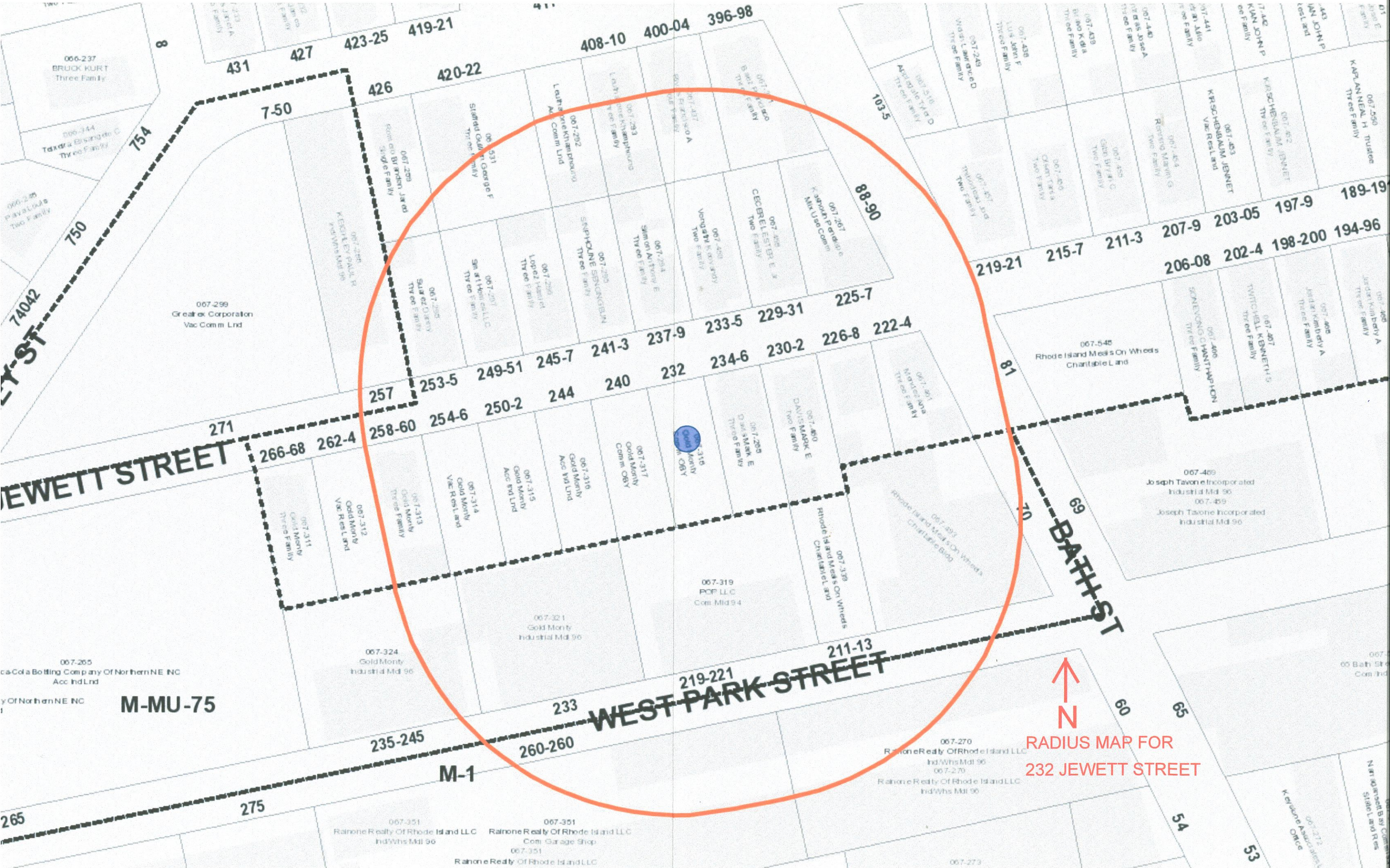
DRAWN BY: jll	SCALE: AS NOTED
PROJECT No.: 22-008	DATE: 10/10/2022

SHEET NAME:
SITE PLAN

SHEET No.
C1.1

JEWETT STREET





RADIUS MAP FOR
232 JEWETT STREET

396-98
400-04
408-10

419-21
423-25
427
431

420-22
426
7-50

754

750

74042

8

JEWETT STREET

JEWETT STREET

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245-7
241-3
237-9
233-5
229-31
225-7

258-60
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226-8
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WEST PARK STREET

BATH ST

M-MU-75

M-1

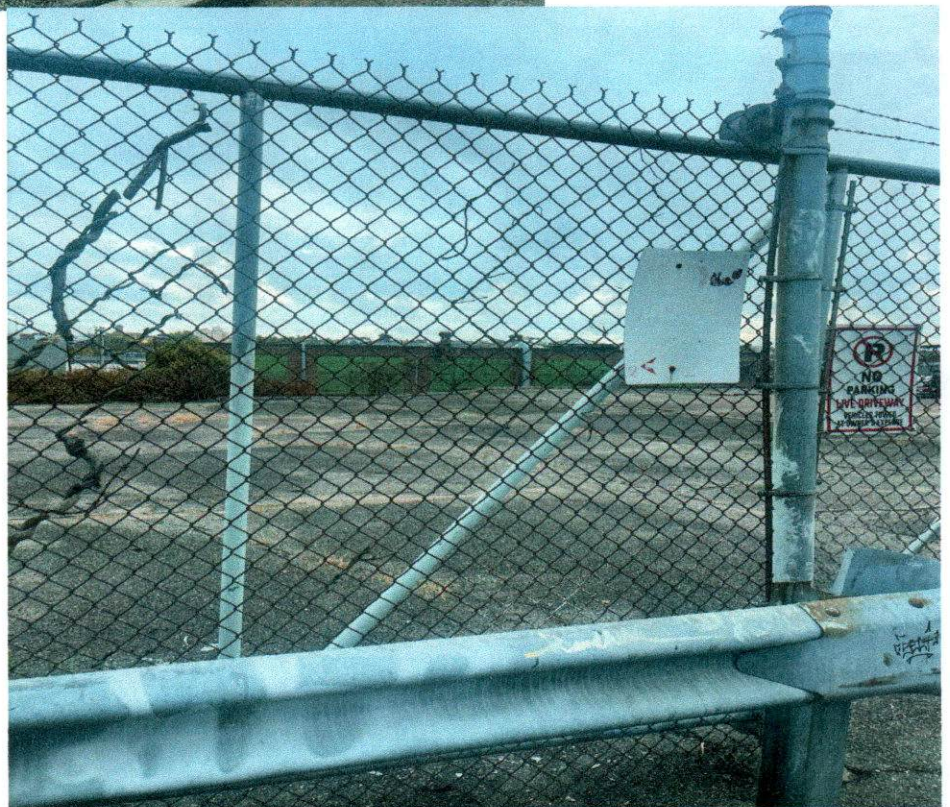


Photographs of 232 Jewett Street



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