

NOV 18 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: Gilkania Benitez

Address 78 Calla Street, Providence, RI

Zip Code 02905

E-mail gilkis_008@yahoo.com

Phone (401) 556-5028

Home/Office

(401) 556-5028

Mobile (Cell)

Owner: Monty Gold

Address 26 Columbia Street, Brookline, MA

Zip Code 02446

E-mail mg.overboard@gmail.com

Phone (617) 426-2895

Home/Office

(617) 538-0994

Mobile (Cell)

Lessee: Gilkania Benitez, Majesty Kitchens, LLC

Address 78 Calla Street, Providence, RI

Zip Code 02905

E-mail gilkis_008@yahoo.com

Phone: (401) 556-5028

Home/Office

(401) 556-5028

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: 235 West Park Street
Street Address

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

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>324</u>	Frontage	<u>124'</u>	depth	<u>100'</u>	Total area	<u>12,400</u>	sq. ft.
Lot #	<u> </u>	Frontage	<u> </u>	depth	<u> </u>	Total area	<u> </u>	sq. ft.
Lot #	<u> </u>	Frontage	<u> </u>	depth	<u> </u>	Total area	<u> </u>	sq. ft.

4. Size of each structure located on the Property:

Principal Structure:	Total gross square footage	<u>5,254sf</u>
Footprint <u>5,254sf</u>	Height <u>18'</u>	Floors <u>1</u>

Accessory Structure:	Total gross square footage	<u> </u>
Footprint <u> </u>	Height <u> </u>	Floors <u> </u>

5. Size of proposed structure(s):	Total gross square footage:	<u> </u>
Footprint <u>5,254sf</u>	Height <u>18'</u>	Floors <u>1</u>

6a. Existing Lot coverage: (include all buildings, decks, etc.) 5,254sf

6b. Proposed Lot coverage: (include new construction) 5,254sf

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

Vacant

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

Office

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

Night Club

9. Number of Current Parking Spaces: 10

10. Describe the proposed construction or alterations (each lot/structure):

Interior renovation of an existing mill building for use as a Night Club, including but not limited to: add interior walls to existing exterior walls to provide insulation, add bathrooms, kitchen, stage, bar, built in seating, new electrical, plumbing, and hvac.

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>Night Club in a M-MU district requires a Special Use Permit.</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

13. Explain the changes proposed for the Property.

Interior renovation of an existing mill building for use as a Night Club, including but not limited to: add interior walls to existing exterior walls to provide insulation, add bathrooms, kitchen, stage, bar, built in seating, new electrical, plumbing, and hvac.

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):

Monty Gold

Type Name

Monty Gold
Signature

Type Name

Signature

Applicant(s):

Gilkenia Benitez

Type Name

Gilkenia Benitez
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.
Article 12 Tabvie 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 Night Club use will occur inside the building.
Then build out of the interior includes insulating (sound and thermal) the entire building envelope; ceiling, walls, floor and windows.
The operation of the events will include a security team.

3. State all facts that demonstrate that the proposed special use will not significantly devalue neighboring property.
The Night Club use will occur inside the building.
Then build out of the interior includes insulating (sound and thermal) the entire building envelope; ceiling, walls, floor and windows.
The operation of the events will include a security team.
The business will employ valet parking staff to ensure orderly traffic, and add a layer of security to the exterior of the building.

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 Night Club use will occur inside the building.
The business will employ security staff to maintain an peaceful and orderly operation both inside and outside the building.

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

235 West Park Street

1202 Principal Use Standards

Q. Live Entertainment - Ancillary Use, Live Performance Venue, or Nightclub

1. Live entertainment - ancillary use is considered a separate principal use. Live entertainment – ancillary use may only be established when allowed as a use within a zoning district and in conjunction with another principal use such as a bar, restaurant, amusement facility, or arts studio.

2. When a live entertainment – ancillary use, live performance venue, or nightclub is a special use, the following elements of operation shall be considered, in addition to the special use standards:

a. The noise abatement plan, including any plans for outdoor entertainment.

The building is a single-story building. The nightclub will occupy the whole building. There will be no outdoor entertainment. The building envelope will be acoustically insulated to prevent sound from escaping the building.

b. The security plan.

See attached below.

c. The size of the establishment and the size, location and configuration of the live entertainment area within the establishment.

The establishment is 5,000gsf.

For location and configuration of the live entertainment area see the attached plans.

d. Maximum occupancy loads.

The maximum occupancy load is 342 persons

Stage area – $288\text{sf}/15=20$ persons

Dance area – $400\text{sf}/5=80$ persons

Seating areas – $3,632\text{s}/15=242$ persons

e. For live entertainment – ancillary use, the days and hours of operation for the establishment's general operations as a standard restaurant or bar, and the anticipated days and hours of operation for the live entertainment component.

See attached below.

f. Loading areas.

The existing loading area is to the right of the building, see site plan.



Our mission is to provide a hospitable place and a safe environment for our patrons.

Majestic kitchen and Live entertainment.

Security plan.

24 hours surveillance. CCRT Cameras will be located at the interior and exterior of the building.

Six at the exterior.

One in the parking area.

One to the west side.

Three at the street façade.

One at the east from side.

Six interior cameras : one at each conner of the main room,

Two centrally located dome cameras.

Majestic kitchen hired a reputable security company to monitor and control the security of all the patrons as well as all our employees.

Rhode Island Security Service LLC is a local company well stablished and reputable entity that provides the highest quality security services. The following are some of their existing clients: CVs Pharmacy, Bomes Theatre Providence, Luna Night club, La Braza Bar and Grill, Good Fortune Chinese Market.

Our first line of defense will be a security check point at the main entrance of the building with the purpose of checking IDs to ensure people seeking entrance are of a legal age, check for obvious intoxicated individuals, check for any weapons or prohibited items before any individual can enter the promises. The security personal will be also monitor the inside of the premises and the parking lot.

The second line of defense will be the security staff circulating through the events watching for potential problems and controlling and reporting any situation that could put in risk any of patrons or staff members.

All bartenders will be required to be certified by a RI DBR approved certification program. (e.g., TIPS)

Note: All parking on and off site will be handled by free vale parking.



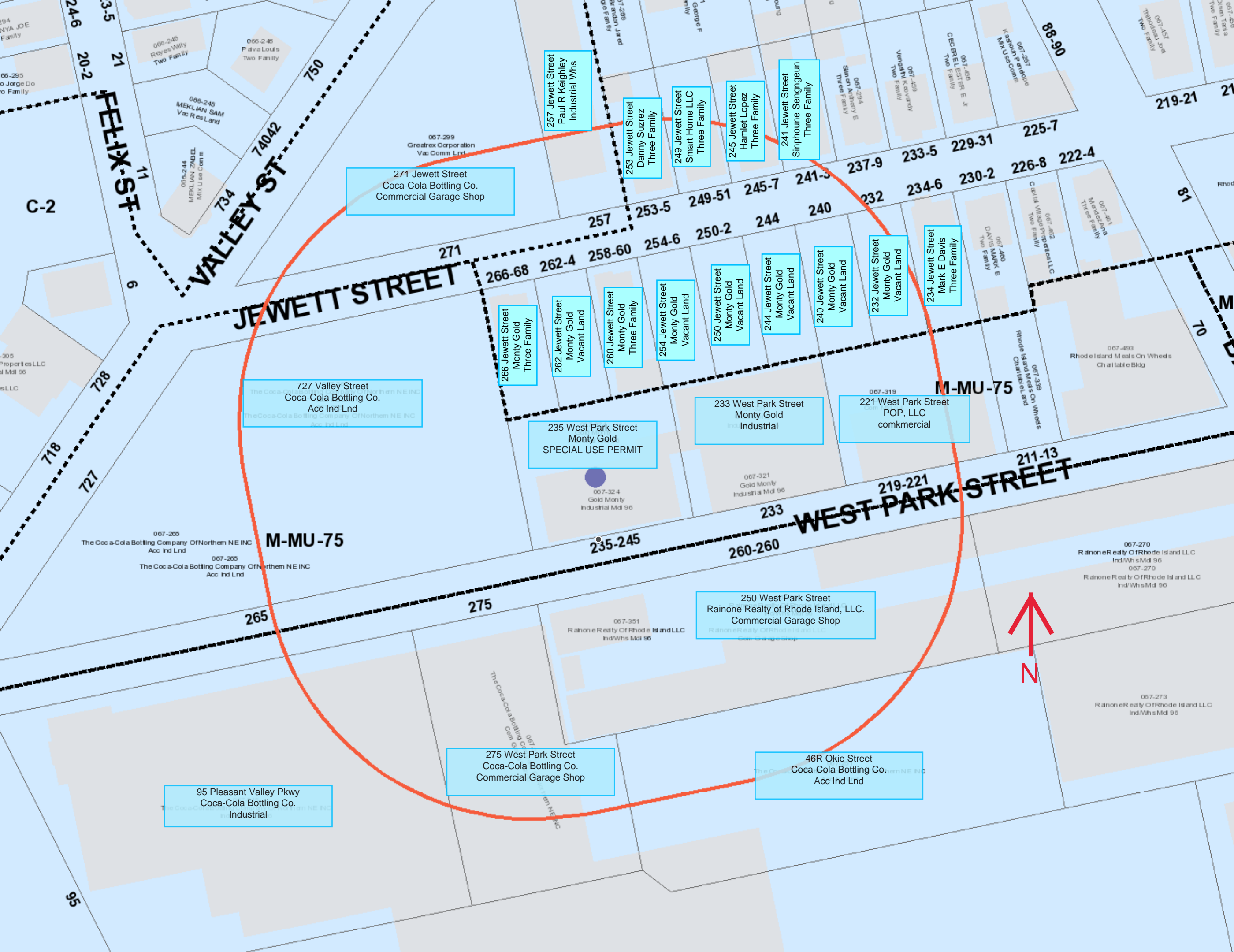
RESTAURANT HOURS

	Open		Close
Sunday	12:00 PM	to	11:00 PM
Monday	12:00 PM	to	11:00 PM
Tuesday	12:00 PM	to	11:00 PM
Wednesday	12:00 PM	to	11:00 PM
Thursday	12:00 PM	to	11:00 PM
Friday	12:00 PM	to	11:00 PM
Saturday	12:00 PM	to	11:00 PM



LIVE ENT. HOUS

	Open		Close
Sunday	1:00 PM	to	2:30 AM
Monday	1:00 PM	to	2:30 AM
Tuesday	1:00 PM	to	2:30 AM
Wednesday	1:00 PM	to	2:30 AM
Thursday	1:00 PM	to	2:30 AM
Friday	1:00 PM	to	2:30 AM
Saturday	1:00 PM	to	2:30 AM



271 Jewett Street
Coca-Cola Bottling Co.
Commercial Garage Shop

727 Valley Street
Coca-Cola Bottling Co.
Acc Ind Lnd

235 West Park Street
Monty Gold
SPECIAL USE PERMIT

233 West Park Street
Monty Gold
Industrial

221 West Park Street
POP, LLC
comkmercial

250 West Park Street
Rainone Realty of Rhode Island, LLC.
Commercial Garage Shop

275 West Park Street
Coca-Cola Bottling Co.
Commercial Garage Shop

46R Okie Street
Coca-Cola Bottling Co.
Acc Ind Lnd

95 Pleasant Valley Pkwy
Coca-Cola Bottling Co.
Industrial

266 Jewett Street
Monty Gold
Three Family

262 Jewett Street
Monty Gold
Vacant Land

260 Jewett Street
Monty Gold
Three Family

254 Jewett Street
Monty Gold
Vacant Land

250 Jewett Street
Monty Gold
Vacant Land

244 Jewett Street
Monty Gold
Vacant Land

240 Jewett Street
Monty Gold
Vacant Land

232 Jewett Street
Monty Gold
Vacant Land

234 Jewett Street
Mark E Davis
Three Family

257 Jewett Street
Paul R Keighley
Industrial Whs

253 Jewett Street
Danny Suarez
Three Family

249 Jewett Street
Smart Home LLC
Three Family

245 Jewett Street
Hamlet Lopez
Three Family

241 Jewett Street
Sinphoune Senggeun
Three Family

FELIX ST
24-6
3-5
21
20-2
C-2
728
718
727

VALLEY ST
74042
750
734
734
066-245
MEKLIAN SAM
Vac Res Land
066-245
MEKLIAN SAM
Vac Res Land
066-244
MEKLIAN SAM
Mix Use Comm

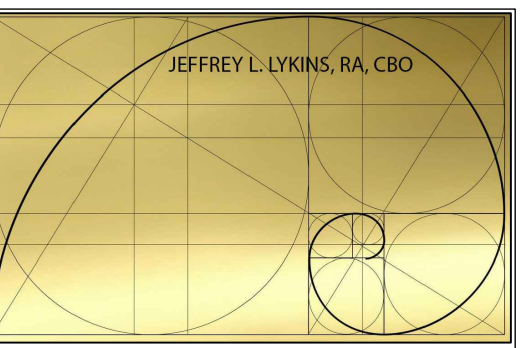
JEWETT STREET
271
257
253-5
249-51
245-7
241-3
237-9
233-5
229-31
225-7
226-8
222-4

M-MU-75

M-MU-75

WEST PARK STREET
211-13
219-221
233
260-260





235 WEST PARK STREET
PROVIDENCE, RI 02908

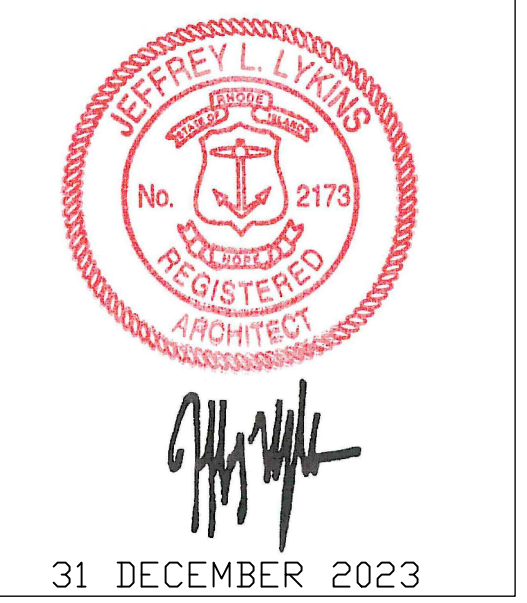
RENOVATION FOR A LIVE ENTERTAINMENT VENUE (INTERIOR BUILD-OUT)

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: 067-0324-0000
DISTRICT: M-MU-75
LEGAL USE: OFFICE
PROPOSED USE: LIVE ENTERTAINMENT VENUE

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



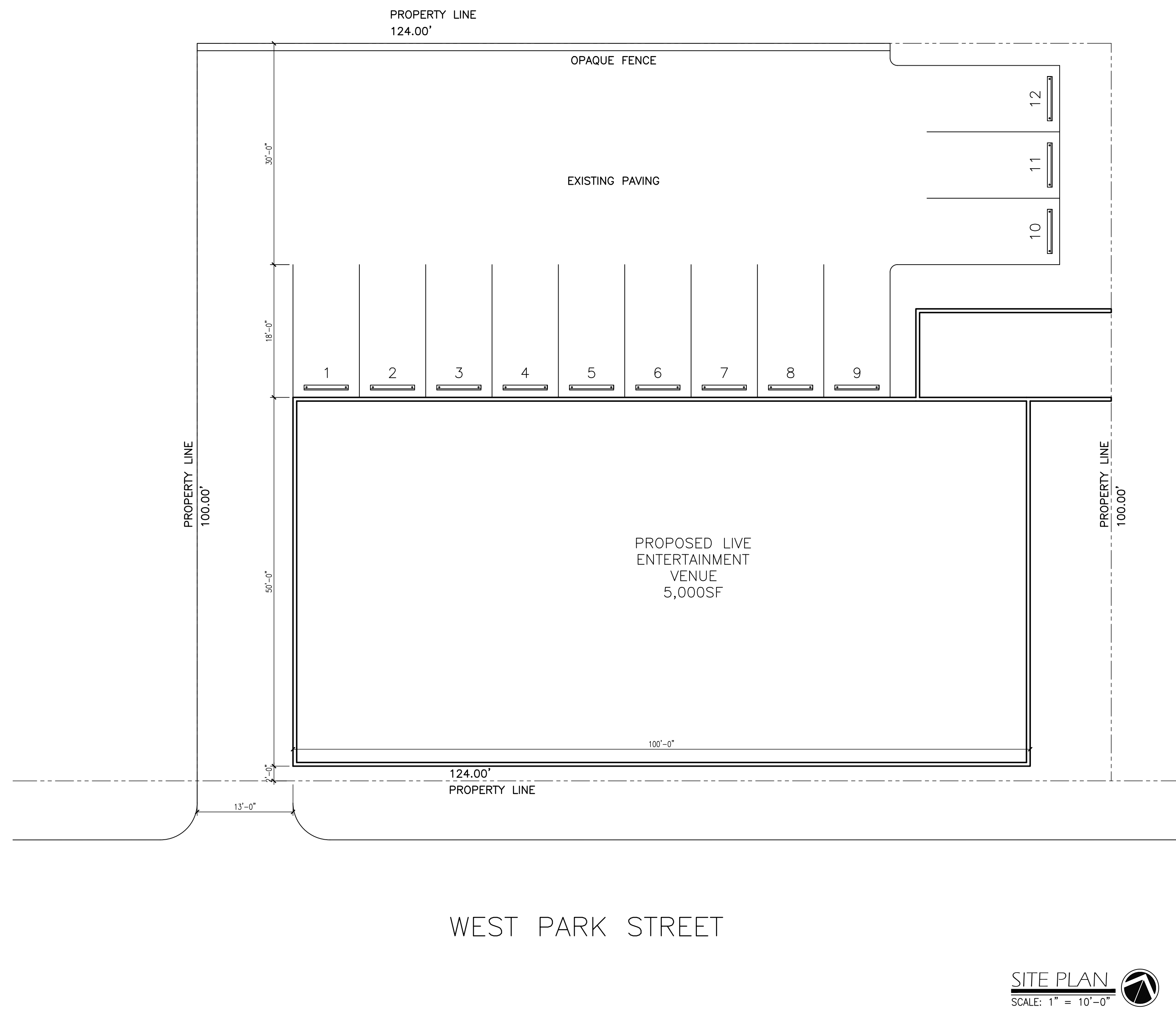
REVISIONS:	

DRAWN BY: jll SCALE: AS NOTED
PROJECT No.: 22-008 DATE: 08/18/2022

SHEET NAME:
SITE PLAN

SHEET No.
C1.1

Date & Time: Aug 22, 2022 - 7:43pm



SITE PLAN
SCALE: 1" = 10'-0"

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235 WEST PARK ST.
PROVIDENCE, RI 02908

**NEW MIXED USE
BUILDING**

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: 067-0324-0000
DISTRICT: M-MU-75
LEGAL USE: OFFICE
PROPOSED USE: LIVE
ENTERTAINMENT VENUE



**ARCHITECT
JEFFREY LYKINS**

110-1/2 SOUTH KILLINGLY RD
FOSTER, RI 02825

TEL. 401 474-9901

JEFFREYLYKINS.ARCHITECT@GMAIL.COM

**EXISTING FIRST
FLOOR PLAN**

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

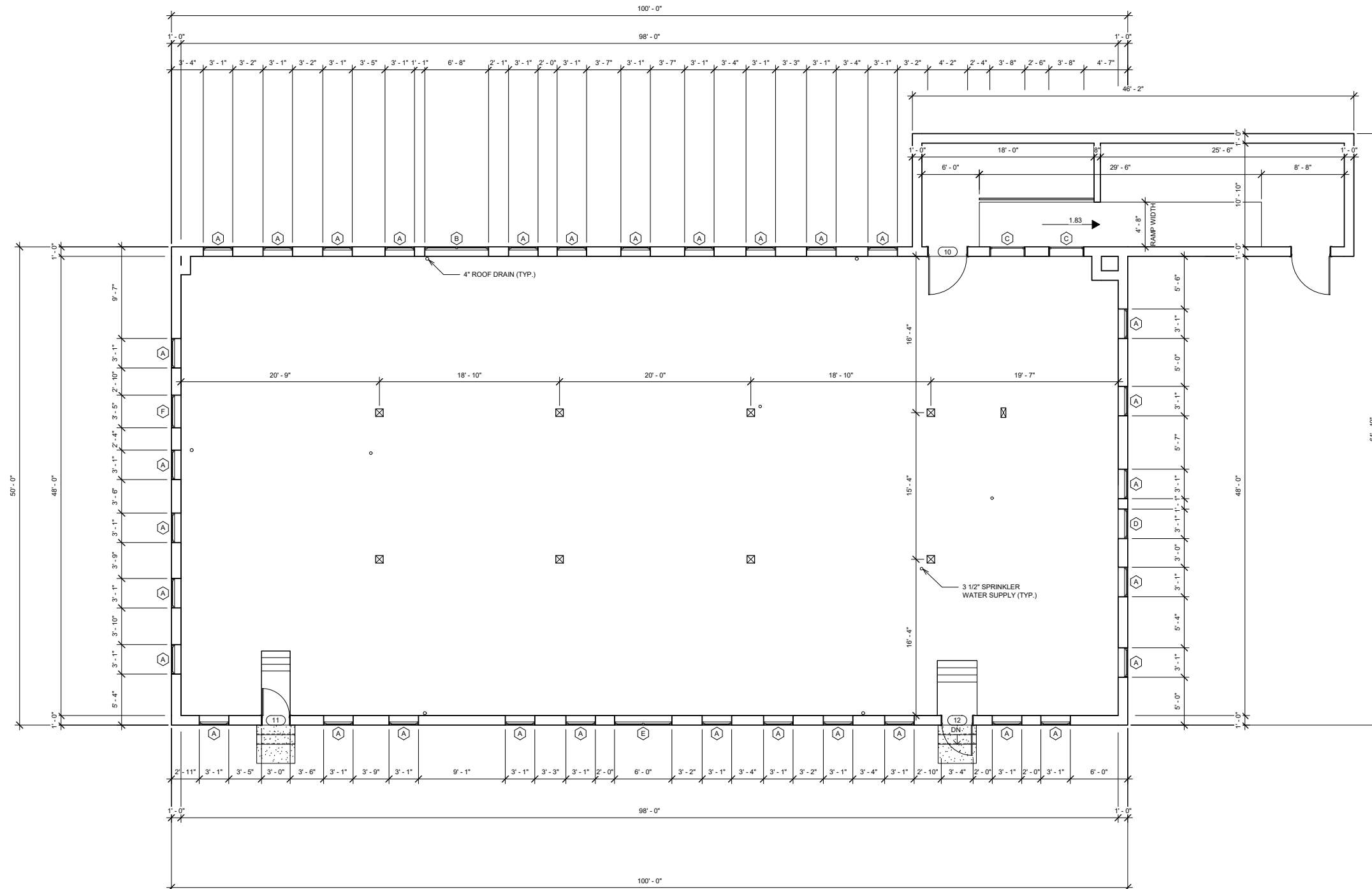
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Scale 3/16" = 1'-0"

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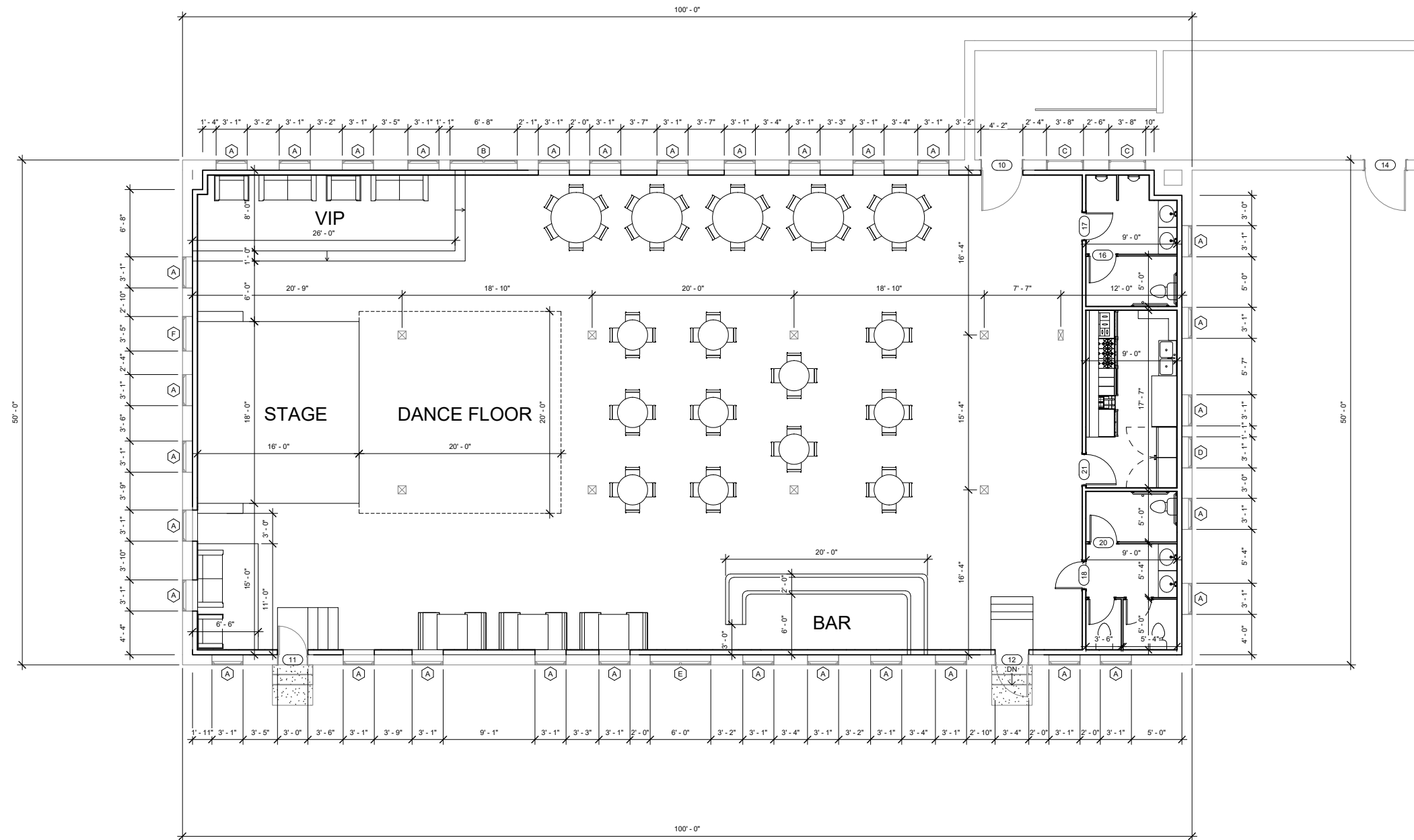


1- EXISTING FIRST FLOOR PLAN
3/16" = 1'-0"

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1 2- PROPOSED FIRST FLOOR PLAN
3/16" = 1'-0"

235 WEST PARK ST.
PROVIDENCE, RI 02908

**NEW MIXED USE
BUILDING**

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OWNER:

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MG.OVERBOARD@GMAIL.COM

PARCEL ID: 067-0324-0000
DISTRICT: M-MU-75
LEGAL USE: OFFICE
PROPOSED USE: LIVE
ENTERTAINMENT VENUE



**ARCHITECT
JEFFREY LYKINS**

110-1/2 SOUTH KILLINGLY RD
FOSTER, RI 02825

TEL. 401 474-9901

JEFFREYLYKINS.ARCHITECT@GMAIL.COM

**PROPOSED FIRST
FLOOR PLAN**

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A102

Scale 3/16" = 1'-0"

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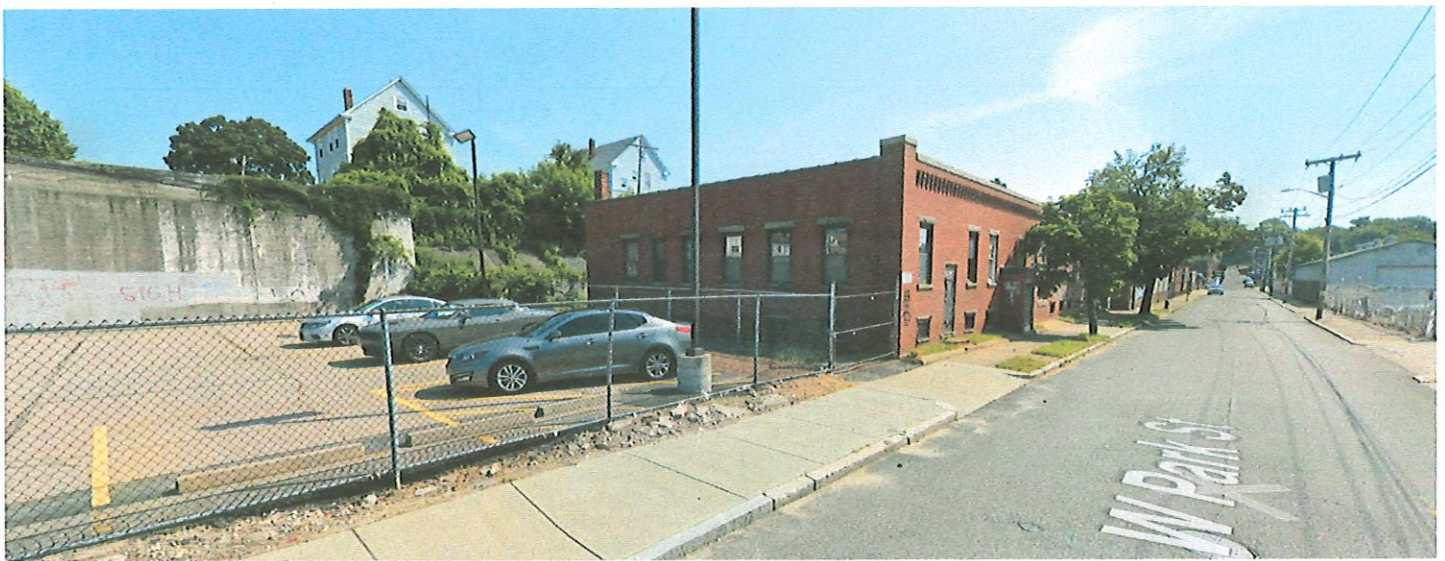
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Photographs of 235 West Park Street



235 West Park Street

Photographs of 235 West Park Street



235 West Park Street