

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JUNE 9, 2021

*Application Type*

Special Use Permit

*Neighborhood*

Lower South Providence

*Applicant*

Deborah Reynoso, Applicant and Anibal Tillett, Owner

*Parcel*

AP 54 Lot 80

*Address*

508 Prairie Ave

*Parcel Size*

± 2,163 SF

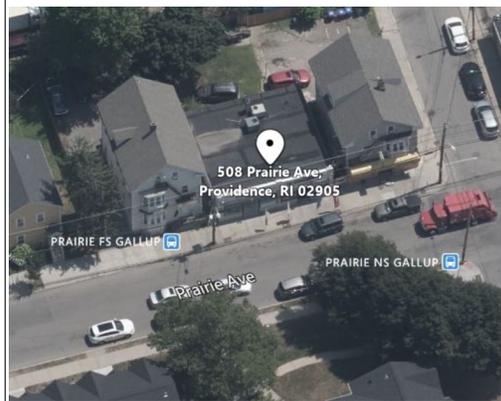
*Zoning District*

R-3

*Variance Requested*

Special use permit to convert barbershop that operates through variance to restaurant

## 508 PRAIRIE AVE



 Location Map

View from Prairie Ave

### SUMMARY

#### Project Description

The applicant is requesting a special use permit pursuant to Table 12-1 and Sections 1202.T. and 2000.D. of the Providence Zoning Ordinance, to establish a Restaurant as a Neighborhood Commercial Establishment in an existing non-residential structure that was formerly a Barbershop established by variance.

#### Discussion

The applicant is proposing to operate a restaurant in a currently vacant building that operated as a commercial use through a variance. A special use permit for a neighborhood commercial establishment is requested as the building is non-residential in nature.

As the building has been used for non-residential uses prior to the effective date of the ordinance, it may operate as a neighborhood commercial establishment if it meets the special use permit criteria. This area is zoned residential but the property is adjacent to other mixed use and commercial businesses that are of a similar scale to the proposed restaurant. As the building is non-residential in nature and in proximity to other commercial uses, the effect of a change to a restaurant is not expected to have a negative

effect on neighborhood character or devalue neighboring property.

#### Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted.

