

APR 27 2021

CITY OF PROVIDENCE  
ZONING BOARD OF REVIEW

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

Check Each Type Zoning Relief Sought:

<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>

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:** Denorah Reynoso

Address 102 Wesleyan ave

Zip Code 02907

E-mail Denorah.reynoso@yahoo.co  
Phone 774-322-5181  
*Home/Office*

774-322-5181  
*Mobile (Cell)*

**Owner:** Anibal tillett

Address 53 avrualt st

Zip Code 02908

E-mail Info@rihelp.net  
Phone 401-640-4046  
*Home/Office*

*Mobile (Cell)*

**Lessee:** Denorah Reynoso

Address 102 Wesleyan ave

Zip Code 02907

E-mail Denorah.Reynoso@yahoo.co  
Phone: 774-322-5181  
*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:** 508 prairie ave providence ri 02905  
*Street Address*

2. **Zoning District(s):** \_\_\_\_\_  
**Special purpose or overlay district(s):** \_\_\_\_\_

3a. **Date owner purchased the Property:** October 18, 2012

3b. **Month/year of lessee's occupancy:** 02/01/2021

**3. Dimensions of each lot:**

Lot #	80-000	Frontage	22 ft	depth	41 ft	Total area	902	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:**

<b>Principal Structure:</b>	<b>Total gross square footage</b>	902
Footprint _____	Height 9 ft	Floors _____

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

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

**6a. Existing Lot coverage:** (include all buildings, decks, etc.) \_\_\_\_\_

**6b. Proposed Lot coverage:** (include new construction) \_\_\_\_\_

**7a. Present Use of Property (each lot/structure):**  
Vacant \_\_\_\_\_

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

**8. Proposed Use of Property (each lot/structure):**  
Restaurant \_\_\_\_\_  
\_\_\_\_\_

**9. Number of Current Parking Spaces:** 0 \_\_\_\_\_

**10. Describe the proposed construction or alterations (each lot/structure):**  
Move middle wall foward  
\_\_\_\_\_  
\_\_\_\_\_

**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:**

2000 D	Relationship to variances and special use permit
1202	Neighborhood commercial establishment
_____	_____

**13. Explain the changes proposed for the Property.**

Move middle wall forward for more back space

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*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):**

Anibal tillett

Type Name

  
Signature

Type Name

Signature

**Applicant(s):**

Denorah Reynoso

Type Name

  
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.  
2000 D Relationship to variance and special use permit  
1202. Neighborhood commercial establishment

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2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property.  
Proposed special use will be and maintain quiet, clean and respectful to the community.

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3. State all facts that demonstrate that the proposed special use will not significantly devalue neighboring property.  
Proposed special use will not devalue the neighboring property in fact bring business and value to the community,

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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 proposed special use will not injure the community due to strict maintenance and assure a clean well managed business for the entire community.

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**IF THE APPLICANT IS AN EDUCATIONAL OR HEALTH CARE INSTITUTION,  
COMPLETE PAGES 10 AND 11 BELOW**





height 9 ft

depth 41 ft

length 22 ft

Denorah Reynoso  
102 Wesleyan Ave  
Providence RI 02907  
774-322-5181





Marriet St

Prairie Ave

Mystic St


Prairie Ave




Expert Wireless

Gallup St

Gallup St

Peluche Carwash & Mechanics 

 Aurora Restaurant Corp

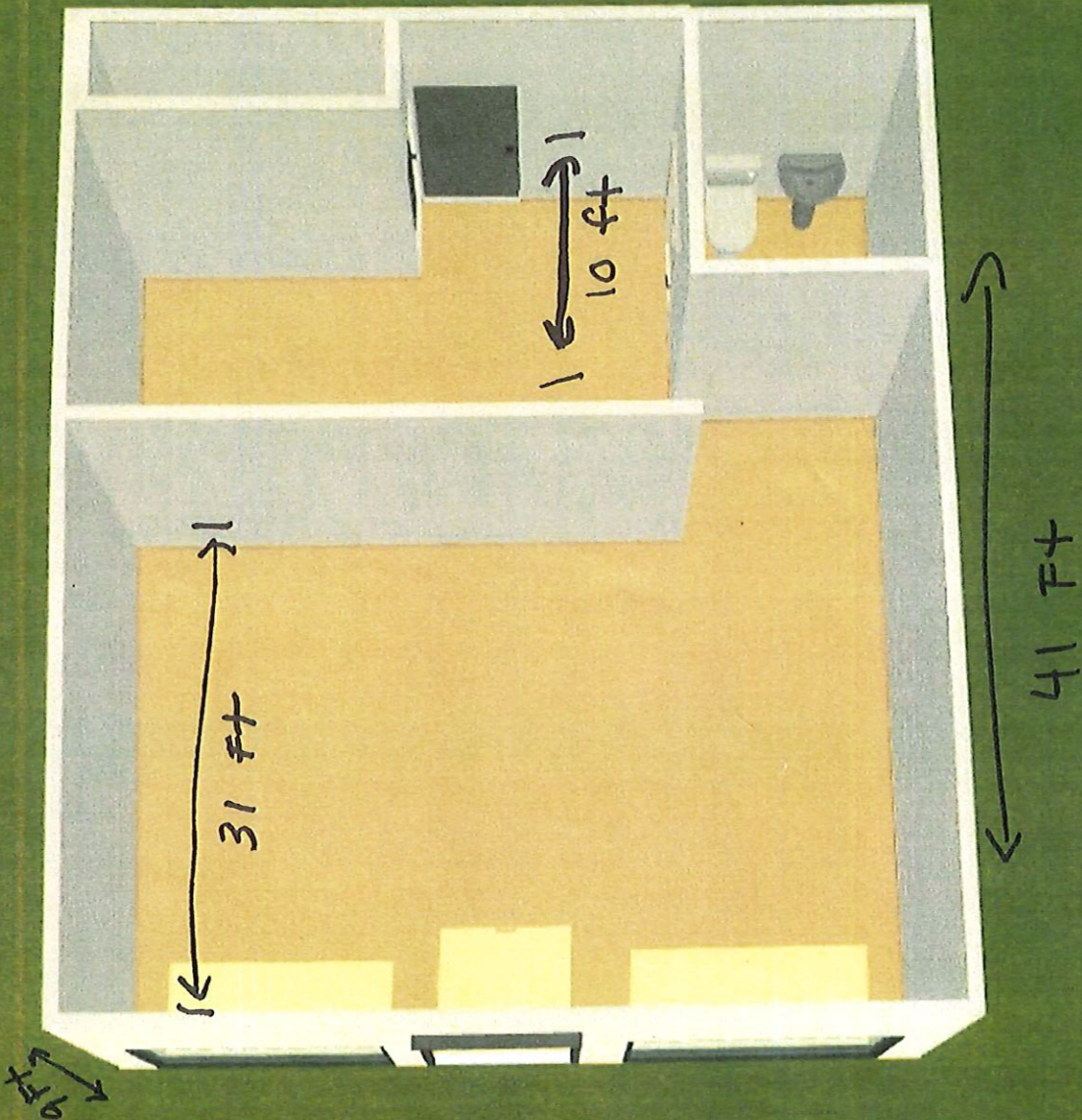


Prairie Ave

Colfax St

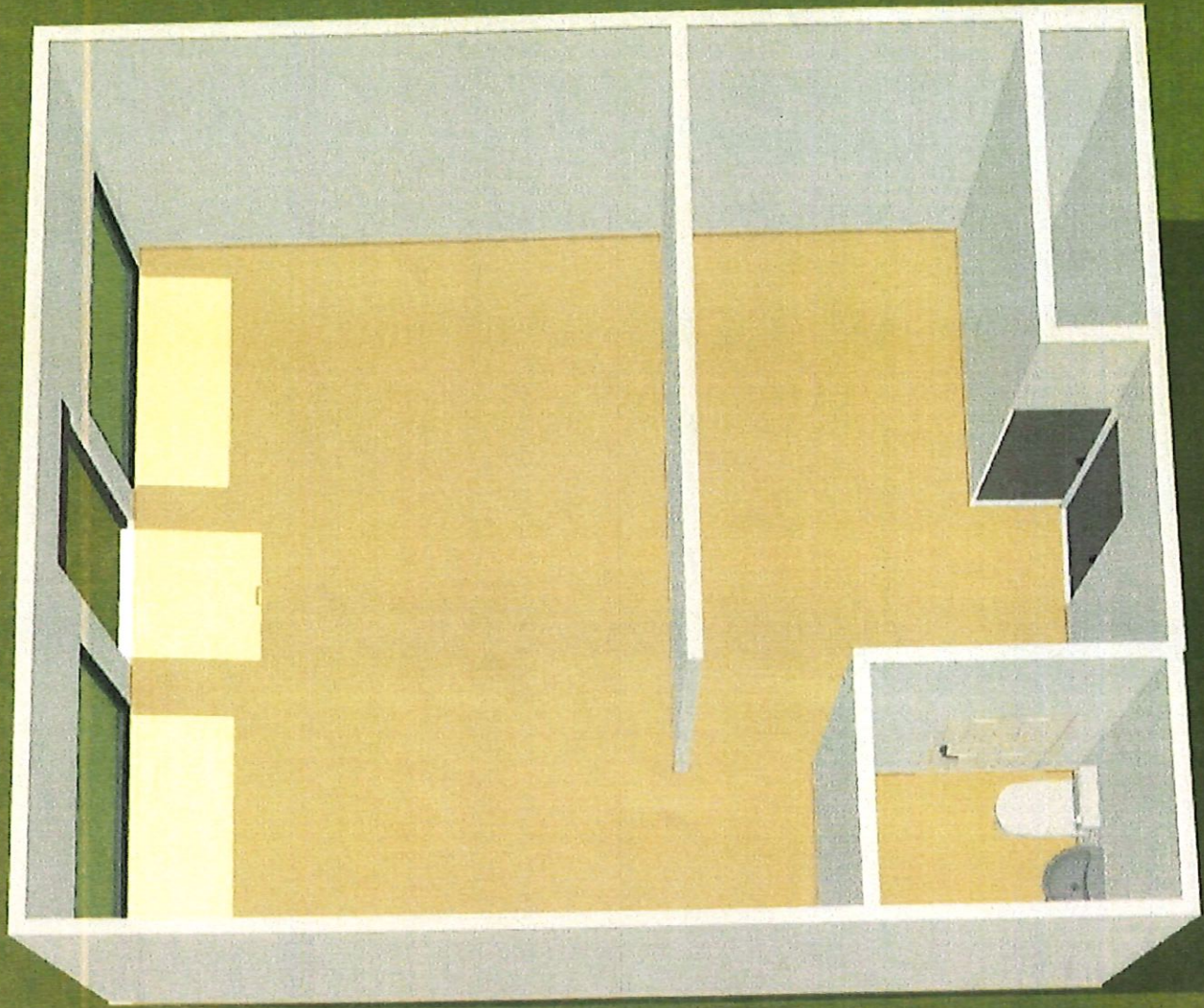
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Denorah Reinoso  
102 westeyan Ave  
Providence RI 02907  
774-322-5181





Denorah Reynoso  
102 Wesleyan Ave  
Providence RI 02907  
774-322-5181

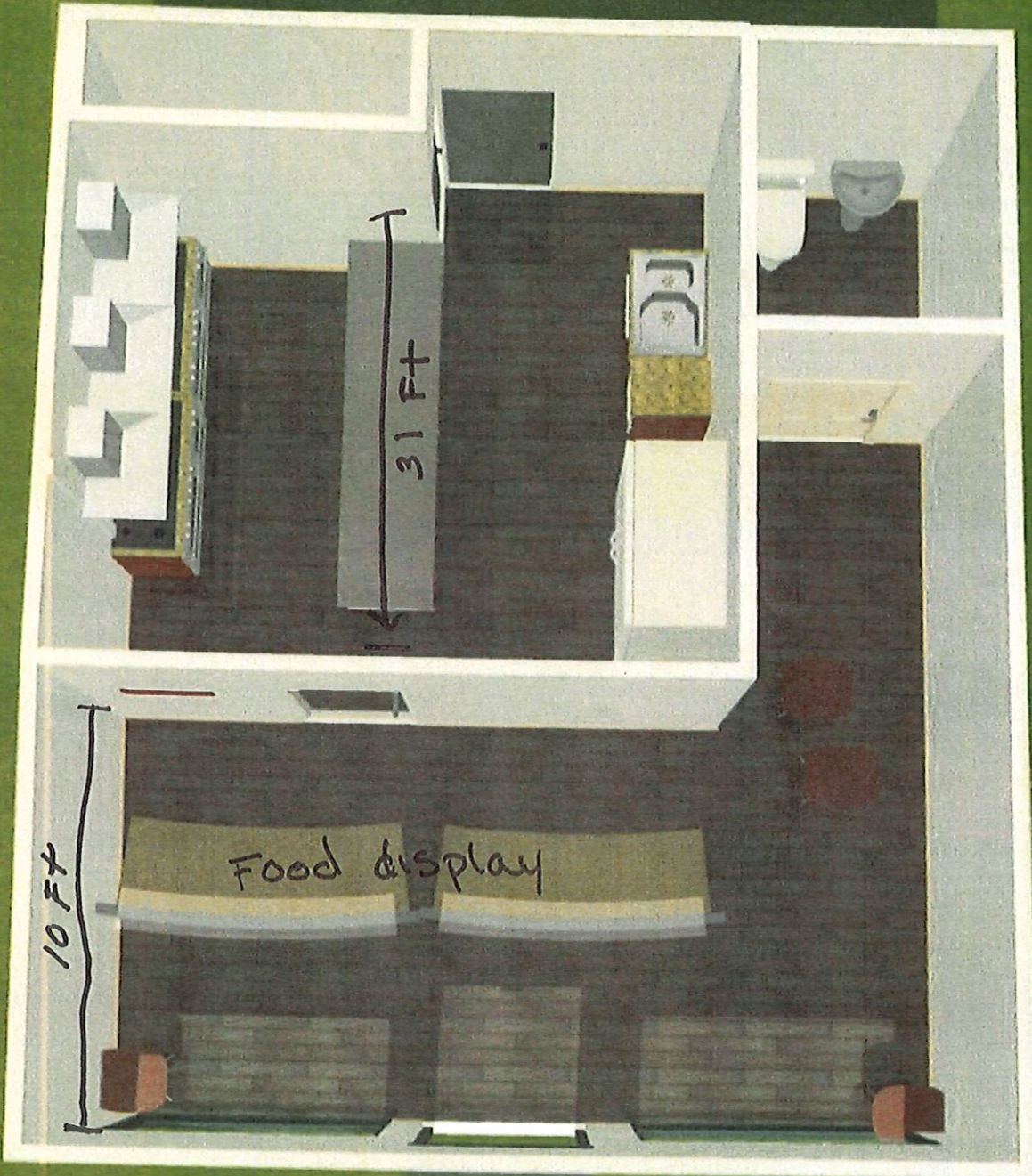
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Denorah Reynoso  
108 Wesleyan Ave  
Providence RI 02907  
774-322-5181  
~~x b b~~

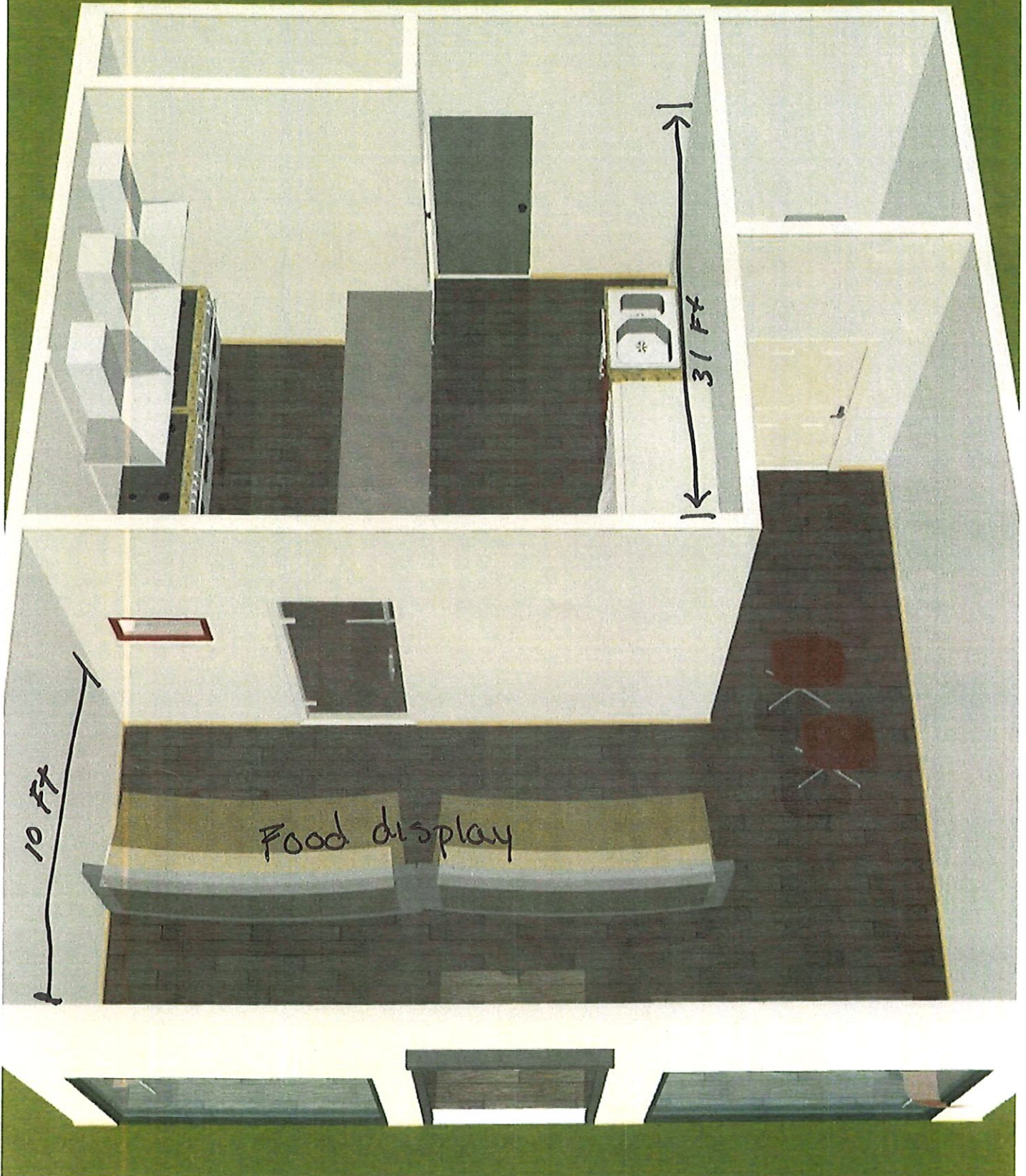




Denorah Reynoso  
107 Wesleyan Ave  
Providence RI 02907  
774-322-5181  
~~XXXXXXXXXX~~



Denorah Reynolds  
102 Westeyan Ave.  
Providence RI 02907  
774-322-5181  
x ~~1234~~









Denora h Reynolds  
102 Wesleyan Ave  
Providence RI 02907  
774-322-5181



Hood



Fryers

Flat top

6 Range stove

Basement

Back door

Refrigerator

washing station

toilet

sink





thurbers Ave



Denorah Reynolds  
102 Wesleyan Ave  
Providence RI 02902  
774-322-5181

~~Denorah Reynolds~~







thurburs Ave



Prairie Ave

public st

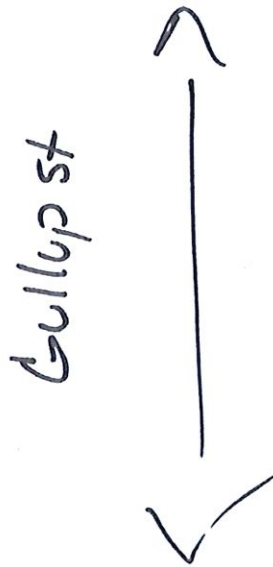
Denorah Reynolds  
102 Wesleyan Ave  
Providence RI 02907  
794-322-5181

~~XXXXXXXXXX~~





prairie Hve



broad st

Derorah Reynolds  
102 Wesleyan Ave  
Providence RI 02907  
774-322-5181

~~\_\_\_\_\_~~



prairie ave

Gullup st

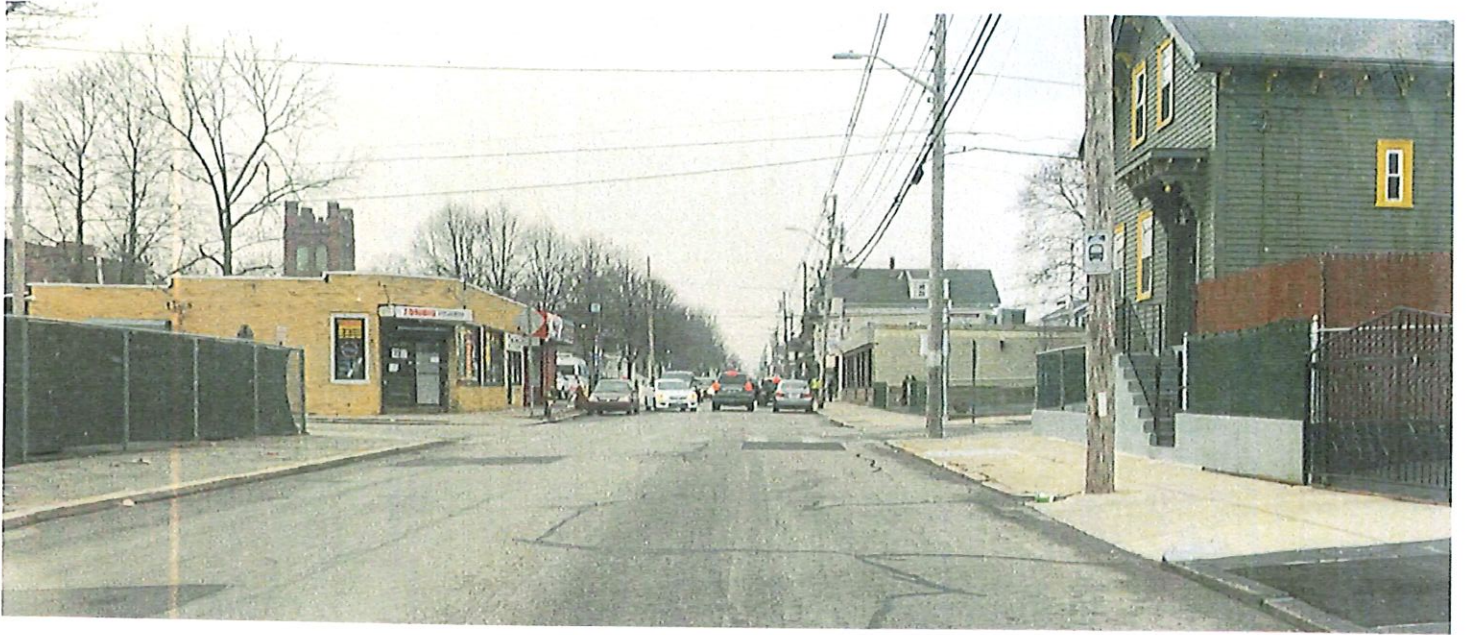


broad st

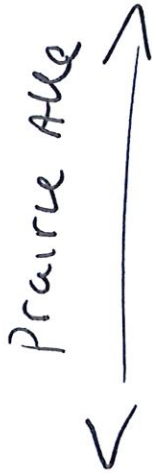
Denorah Reynolds  
102 Westeyan Ave  
providence RI 02907  
774-322-5181

x ~~XXXXXXXXXX~~





Public st



Thurbers Ave

Denorah Reynolds

102 Wesleyan Ave

Providence RI 02907

774-322-5181







Public st



Thurbers Ave

Denora Reynolds  
102 Wesleyan Ave  
Providence RI 02907

774-322-5181

x ~~\_\_\_\_\_~~





Public St

Prairie Ave



Thurbers Ave

Denorah Reynoso  
102 Wesleyan Ave  
Providence RI 02907  
774-322-5181

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## 508PrairieAve\_AbuttersList

PLAT	LOT	ADDRESS	OWNER	OWNER'S ADDRESS	CITY	PROVIDENCE	ZIP CODE	OWNER 2	OWNER 2'S ADDRESS	CITY	STATE	ZIP CODE	USES
054	7	25 Mystic St	Pentecostal Church Of God Inc	25 MYSTIC ST	PROVIDENCE	RI	02905-1703		MYSTIC ST				Religious Mdl 94
054	261	119-121 Colfax St	Barbara Jordan I LP	909 Third Ave, 21st Floor	New York	NY	10022		Third Ave, 21st Floor				8 Law 03 Multi Fam
054	259	113 Colfax St	Fannie Mae a/k/a Federal National		Dallas	TX	75265-0043						Three Family
054	258	111 Colfax St	Gant Diana M	111 COLFAX ST	PROVIDENCE	RI	02905-1726		COLFAX ST				Single Family
054	257	105 Colfax St	Disla Jhoan Brito	105 Colfax St	Providence	RI	02905		Colfax St				Two Family
054	81	516 Prairie Ave	Rodriguez Pedro A	516 Prairie Ave	Providence	RI	02905		Prairie Ave				Retail
054	902	114 Gallup St	BAYSAH MAGGIE N	114 GALLUP ST	PROVIDENCE	RI	02905-1729		GALLUP ST				Single Family
054	901	110 Gallup St	Reyero Linda D	110 Gallup St	Providence	RI	02905		Gallup St				Single Family
054	900	104 Gallup St	Gbellal James T	104 Robinson St	Providence	RI	02905	Gbellal Martha K	104 Robinson St	Providence	RI	02905	Single Family
054	80	508 Prairie Ave	Tillett Anibal A	53 Ayrault St	Providence	RI	02908		Ayrault St				Retail
054	79	512 Prairie Ave	Tillett Anibal A	5 Alden St	Johnston	RI	02919		Alden St				Mix Use Comm
054	78	113 Gallup St	Estate LLC Aguilera's Real	113 Gallup St	Providence	RI	02905		Gallup St				Two Family
054	77	111 Gallup St	OCONNOR JOYCE A	105 GALLUP ST	PROVIDENCE	RI	02905-1728		GALLUP ST				Vac Res Land
054	76	105 Gallup St	OCONNOR JOYCE A	105 GALLUP ST	PROVIDENCE	RI	02905-1728		GALLUP ST				Three Family
054	75	101 Gallup St	OCONNOR JOYCE A	105 GALLUP ST	PROVIDENCE	RI	02905-1728		GALLUP ST				Vac Res Land
054	74	97 Gallup St	Barbara Jordan I LP	909 Third Ave, 21st Floor	New York	NY	10022		Third Ave, 21st Floor				8 Law 03 Multi Fam
054	1	500 Prairie Ave	Lipodo Orocluwa A	500 Prairie Ave	Providence	RI	02905		Prairie Ave				Single Family
054	3	13 Mystic St	Tillett Anibal A	132 Old River Rd	Lincoln	RI	02865		Old River Rd				Two Family
054	4	17 Mystic St	Barbara Jordan I LP	909 Third Ave, 21st Floor	New York	NY	10022		Third Ave, 21st Floor				Vac Res Land
053	104	133 Colfax St	Barbara Jordan I LP	909 Third Ave, 21st Floor	New York	NY	10022		Third Ave, 21st Floor				8 Law 03 Multi Fam
048	647	492 Prairie Ave	Taylor Adrienne P	492 Prairie Ave	Providence	RI	02905		Prairie Ave				Single Family
053	103	129 Colfax St	ARTESANI WILLIAM A Jr	23 CHANDLER ST	NORTH PROVIDENCE	RI	02911-2210		CHANDLER ST				Vac Res Land
053	102	523 Prairie Ave	Castillo Luis	523 Prairie Ave	Providence	RI	02905	TL Equities LLC	805 Prairie Ave	New York	NY	10158	Retail
053	98	138 Gallup St	E & E Properties Inc.	49 Gray St	Providence	RI	02907		Gray St				Vac Res Land
053	99	134 Gallup St	E & E Properties Inc.	49 Gray St	Providence	RI	02907		Gray St				Vac Res Land
053	101	515 Prairie Ave	E & E Properties Inc.	49 Gray St	Providence	RI	02907		Gray St				Com Garage Shop
048	646	488 Prairie Ave	Barbara Jordan I LP	909 Third Ave, 21st Floor	New York	NY	10022		Third Ave, 21st Floor				8 Law 03 Multi Fam
048	587	10 Mystic St	Summoh Erasma	10 Mystic St	Providence	RI	02905		Mystic St				Single Family
048	586	14 Mystic St	S-Providence Residential, LLC	619 Centre St	Boston	MA	02130		Centre St				Single Family
048	585	22 Mystic St	EPN Housing Partners	1700 Seventh Ave Suite 2000	Seattle	WA	98101		Seventh Ave Suite 2000				Vac Res Land
054	2	504 Prairie Ave	De Jesus Cruz Wenceslao	504-506 Prairie Ave	Providence	RI	02905		Prairie Ave				Three Family
048	1195	200 Gordon Ave	Oxford Preservation Associates LP	40 Court Street Suite 700	Boston	MA	02108		Court Street Suite 700				8 Law 94 Com
048	1195	200 Gordon Ave	Oxford Preservation Associates LP	40 Court Street Suite 700	Boston	MA	02108		Court Street Suite 700				8 Law 94 Com
048	1195	200 Gordon Ave	Oxford Preservation Associates LP	40 Court Street Suite 700	Boston	MA	02108		Court Street Suite 700				8 Law 94 Com





## Zoning Board of Review

### RESOLUTION NO. 9737

**Re: 508-510 Prairie Avenue**

April 29, 2013

At a meeting of the Zoning Board of Review (the "Board") held on Wednesday, March 6, 2013 the following Resolution was adopted regarding the application of Anibal A. Tillet ("Owner") and Estuardo A. Tillet ("Applicant").

WHEREAS, Anibal A. Tillet is the owner of real property identified as Lot 80 on the City of Providence Tax Assessor's Plat 54, also known as 508-510 Prairie Avenue (the "Property"), located in an R-3 Zone; and

WHEREAS, the Owner and Applicant (together "Applicants") seek a use variance within an R-3 Zone to establish a commercial use (Section 303, Use Code 42) within a residential zone, specifically, Use Code 42 of Section 303 of the Zoning Ordinance ("Ordinance"); a dimensional variance for relief from Section 607.1 (signage); and a special use permit for relief from Section 703.2 (parking); and

WHEREAS, on Wednesday, March 6, 2013 the Board held a hearing on the Application, after public notice duly given in compliance with the Ordinance; and

WHEREAS, on March 6, 2013, the Applicants appeared before the Board along with Marilyn Rojas (plan designer); and

WHEREAS, no written or oral objections to the Application were made in the record; and

WHEREAS, the Board reviewed, and the Chair read into the record the recommendation submitted by the Department of Planning and Development ("DPD"); and

WHEREAS, prior to March 6, 2013, the individual Board members inspected the Property and the surrounding neighborhood.

NOW, THEREFORE, after consideration of the above, the Board makes the following:



## **FINDINGS OF FACT AND CONCLUSIONS OF LAW**

1. The Property consists of a 2,163 square foot lot improved with a one-level commercial building located in an R-3 (residential) Zone.
2. The Owner purchased the Property subsequent to a bank foreclosure. The building had been vacant for quite some time, and had not yielded any beneficial use. The building is a two-unit commercial building in an R-3 Zone and is set close to the street. There is no open space on the property to allow for parking. Accordingly, the subject land or structure has not yielded beneficial use, and cannot yield any beneficial use if it is required to conform to the provisions of the Ordinance.
3. The relief sought is due to the unique characteristics of the land and structure and not the general characteristics of the surrounding area. In addition to the history of lack of beneficial use, the Property contains two commercial units – 508 and 510 Prairie Avenue. 510 Prairie Avenue is currently a retail wireless store. Due to the configuration of the Property, the Applicants are not able to meet on-site parking requirements. There is ample street parking available.
4. The granting of the variance will not alter the general character of the surrounding area or impair the intent or purpose of the Ordinance or the Comprehensive Plan. This stretch of Prairie Avenue has commercial and residential uses in proximity, including a small restaurant and convenience store. The Comprehensive Plan encourages a degree of non-residential use that respects the nature of residential neighborhoods and is compatible with the surroundings. The use of a barbershop is not a large deviation from the adjacent retail use, and is probably a less intense use. The building is accessible to pedestrians.
5. There is no evidence offered that the relief sought is due to a physical or economic disability of the applicant.
6. The hardship is not the result of any prior action of the Applicants and does not result primarily from the desire of the applicant to realize greater financial gain. The Applicants purchased the Property within the past year and simply seek to put the property to use.
7. The dimensional signage relief sought is excessive and not the least relief necessary, especially for a small business in a residential zone.
8. The remaining relief requested (use variance and special use permit) are the least relief necessary based on the factors discussed herein.



**RESOLUTION**

BASED ON THE FOREGOING, IT IS THEREFORE **RESOLVED:**

With members YORK, VARIN, STROTHER, WOLF, GREENFIELD, and MARTINEZ participating in discussion and deliberation, and Mr. Martinez sitting as a non-voting alternate.

On a motion made by Mr. Strother, seconded by Mr. Varin, the Board voted unanimously (5-0) that the Applicants' request for a use variance is **APPROVED**.

On a motion made by Mr. Strother, seconded by Mr. Wolf, the Board voted unanimously (5-0) that the Applicant's request for a special use permit for relief from parking requirements is **APPROVED**.

On motion made by Mr. Strother, seconded by Mr. Wolf, the Board voted unanimously that the Applicant's request for dimensional relief for signage is **APPROVED AS MODIFIED: Signage is limited to a total of 40 square feet maximum. Applicants must remove any freestanding signs displayed at the Property.**

This approval must be realized in accordance with the specifications and plans presented by the Applicant and made a part of the record. A copy of said specifications and plans are hereby made a part of this Resolution and must be filed with the Department of Inspection and Standards by the owners or their representative.

By Order of the Zoning Board of Review.

  
\_\_\_\_\_  
MYRTH YORK  
CHAIR

MY:bat

**ATTENTION:** SECTION 906 UNDER THE ZONING 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 BUILDING PERMIT AND PROCEED WITH CONSTRUCTION; OR OBTAIN A LEGAL BUILDING PERMIT AND A CERTIFICATE OF OCCUPANCY WHEN NO CONSTRUCTION IS REQUIRED.

**NOTE:** THE ORIGINAL RESOLUTION IS ON FILE IN THE OFFICE OF THE ZONING BOARD OF REVIEW AND MUST BE OBTAINED BY THE OWNER OR HIS/HER/ITS REPRESENTATIVE AND RECORDED IN THE LAND EVIDENCE RECORDS OF THE CITY OF PROVIDENCE BEFORE THE ISSUANCE OF A BUILDING PERMIT. A COPY OF THE RECEIPT ACKNOWLEDGING THAT THE RESOLUTION HAS BEEN RECORDED MUST BE SUBMITTED TO THE OFFICE OF THE ZONING BOARD OF REVIEW AND TO THE DEPARTMENT OF INSPECTION AND STANDARDS BEFORE THE ISSUANCE OF A BUILDING PERMIT.

**MOTION TO APPROVE THE APPLICATION FOR A USE VARIANCE:**

Made by: Mr. Strother

Seconded by: Mr. Varin

Members voting in favor of the motion: York, Varin, Strother, Wolf and Greenfield

**MOTION TO APPROVE THE APPLICATION FOR A SPECIAL USE PERMIT:**

Made by: Mr. Strother

Seconded by: Mr. Wolf

Members voting in favor of the motion: York, Varin, Strother, Wolf and Greenfield

**MOTION TO APPROVE DIMENSIONAL VARIANCE AS MODIFIED BY THE BOARD, SUBJECT TO REMOVAL OF FREESTANDING SIGNS**

Made by: Mr. Strother

Seconded by: Mr. Wolf

Members voting in favor of the motion: York, Varin, Strother, Wolf and Greenfield



Anibal A. Tillett  
5 Alden Street  
Johnston, Rhode Island 02919

Estuardo A. Tillet  
34 Kimball Street  
Providence, Rhode Island 02908