

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

INSPECTION & STANDARDS
RECEIVED

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

MAR 15 2024

Check Each Type Zoning Relief Sought:

- ☐ Variance – Use*
☐ Variance – Dimensional*
☒ Special Use Permit**

* Attach APPENDIX A to apply for a Use or Dimensional Variance

** Attach APPENDIX B to apply for a Special Use Permit

If a section of the application is not applicable, please indicate this by using N/A in that field.

Applicant: MARIA GIRON Applicant Mailing Address
Email: WHREALESTATERI@GMAIL.COM Street: 516 PLAINFIELD ST
Phone: 401.332.7336 City, State, Zip: PROVIDENCE RI 02909

Owner: MARIA GIRON Owner Mailing Address
Email: WHREALESTATERI@GMAIL.COM Street: 516 PLAINFIELD ST
Phone: 401.332.7336 City, State, Zip: PROVIDENCE RI 02909

Lessee: NA Lessee Mailing Address
Email: _____ Street: _____
Phone: _____ City, State, Zip: _____

Attorney: _____ Attorney Mailing Address
Email: _____ Street: _____
Phone: _____ City, State, Zip: _____

Does the proposal require review by any of the following:

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

1. Street Address of Subject Property: 516 PLAINFIELD ST PROVIDENCE RI 02909
Plat and Lot Numbers of Subject Property: 108-96

2. Base Zoning District(s): R3 ZONE

Overlay District(s): _____

3a. Date owner purchased the Property: 02/24/2014

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

4. Dimensions of each lot:

Lot # <u>96</u>	Width _____	Depth _____	Total area <u>4676</u> sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.

5a. Size of existing structure(s) located on the Property:

Principal Structure:

Area of Footprint 1302 SQUARE FEET

Overall Height _____

of Stories 3

Accessory Structure:

Area of Footprint NA

Overall Height _____

of Stories _____

5b. Size of proposed structure(s) located on the Property:

Principal Structure:

Area of Footprint 1302 SQUARE FEET

Overall Height _____

of Stories 3

Accessory Structure:

Area of Footprint _____

Overall Height _____

of Stories _____

6a. Existing Lot Coverage:

Building Coverage (area of all roofed structures) 1302

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 4676

Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) 3374

Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 0

6b. Proposed Lot Coverage:

Building Coverage (area of all roofed structures) 1302

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 4676

Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) 3374

Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 0

7a. Present Zoning Use of the Property: 2 FAMILY AND A SALON

7b. Legal Zoning Use of the Property as recorded in the Dept. of Inspection & Standards:

2 FAMILY AND A SALON

8. Proposed Zoning Use of the Property: restaurant – Neighborhood Commercial establishment and 2 family

9. Number of Parking Spaces:

of existing spaces 12 # of proposed spaces 12

10. Are there outstanding violations concerning the Property under any of the following:

____ Zoning Ordinance ____ RI State Building or Property Maintenance Code(s)

11a. List all Zoning Ordinance Sections from which a variance is sought:

<u>Section Number</u>	<u>Section Title + Quantity of relief, if applicable (eg. 4' setback where 6' required)</u>
1202.T	Neighborhood commercial establishment

11b. Identify the section(s) of the Zoning Ordinance that provide for the special use permit, and list all section(s) which provide Use Standards for the proposed Special Use(s):

<u>Section Number</u>	<u>Section Title</u>
1202.T	Neighborhood commercial establishment

12. Summarize any changes proposed for the Property (use, construction/renovation, site alteration):

There will be no structural changes to the building, the only change will be converting the first floor unit from an existing salon to a small restaurant with a kitchen hood.

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. As indicated on the instructions page, this application may not be signed by an attorney on behalf of their client(s).***

Owner(s):

Maria Giron

Type Name

Maria Giron

Signature



Type Name

Signature

Applicant(s):

Maria Giron

Type Name

Maria Giron

Signature



Type Name

Signature

All applicable requirements listed and described on the Instruction Sheet shall be met or this application will not be considered complete.

APPENDIX B

APPLICATION FOR SPECIAL USE PERMIT

In accordance with Rhode Island General Laws § 45-24-42(b), Section 1901 of the Zoning Ordinance requires that the Applicant for a special use permit demonstrate:

1. That the proposed special use is set forth in the ordinance and complies with the applicable use standards for the authorization of a special use permit;
2. That the proposed special use will not substantially injure the use and enjoyment of nor significantly devalue neighboring property; and
3. That the proposed special use will not be detrimental or injurious to the general health or welfare of the community.

Please provide the following information:

1. **Indicate the Ordinance section(s) which provide Use Standards for the proposed Special Use(s); and State all facts that demonstrate that the proposed special use will be in conformance with the Use Standards for the proposed Special Use(s):**

This property is already zoned commercial and the only change will be the type of business on the first floor being an existing salon which will be converted to a small restaurant

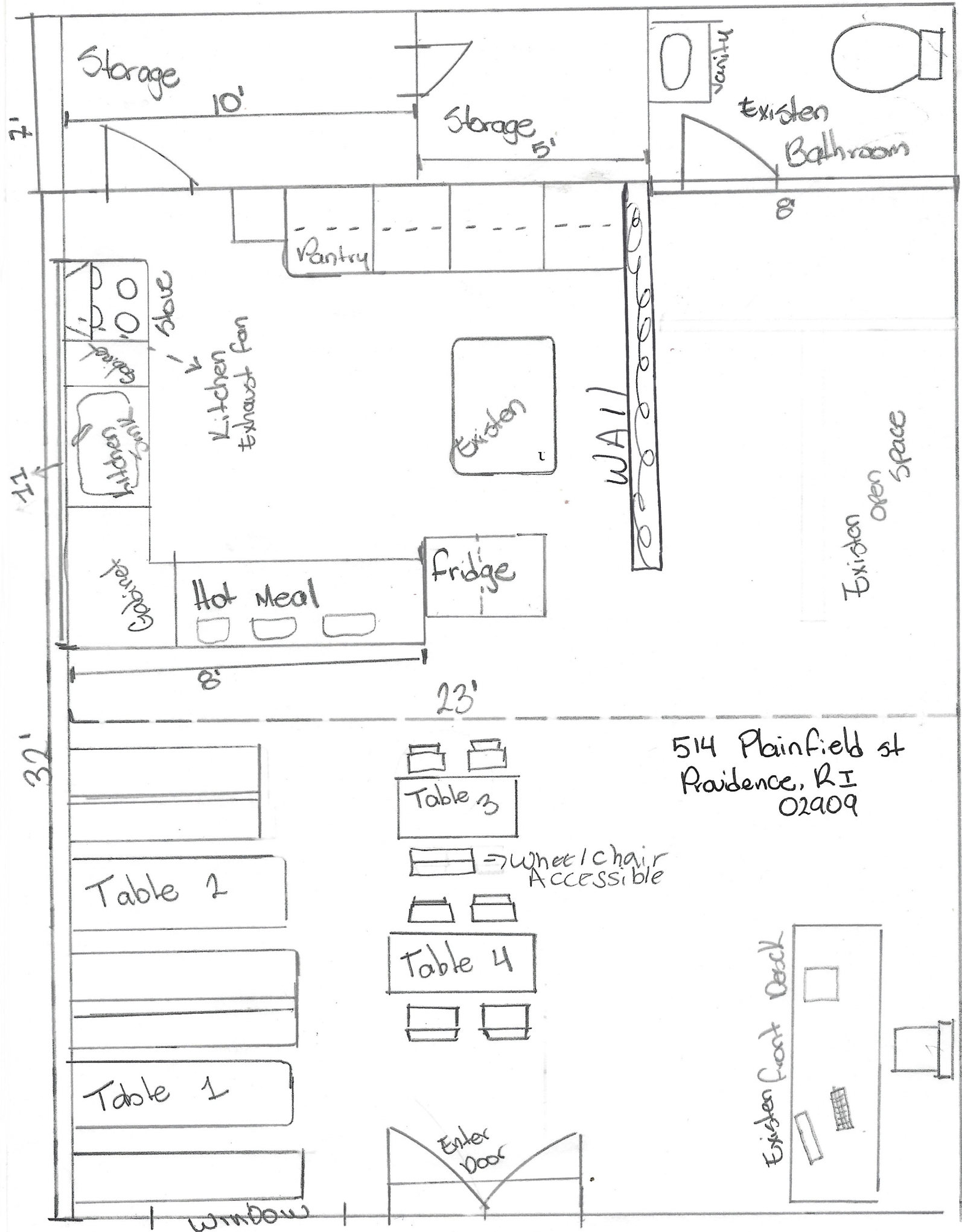
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2. **State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property and will not significantly devalue neighboring property:**

This property is located on a main road filled with restaurants and other types of businesses surrounding it, this will not have a negative impact on the neighboring properties.

-
3. **State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community:**

This property is located on a main road filled with restaurants and other types of businesses surrounding it, this will not have a negative impact on the neighboring properties.

IF MORE ROOM IS NEEDED TO ANSWER ANY OF THE ABOVE QUESTIONS, PLEASE SUBMIT AN ADDENDUM TO THIS APPENDIX WITH COMPLETE RESPONSES.

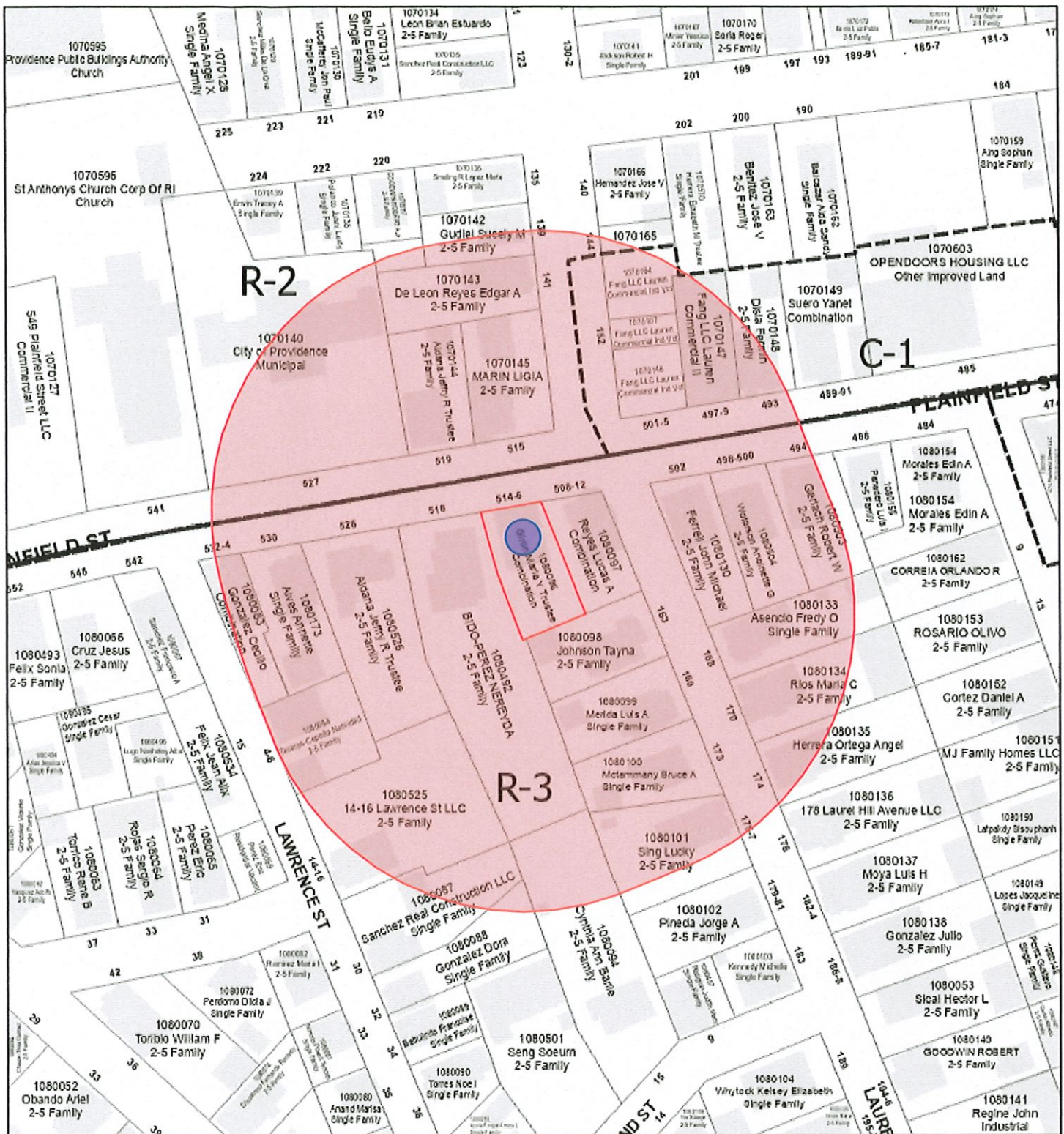






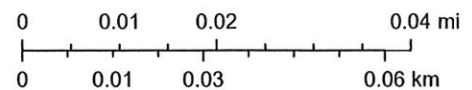


Radius Map 514 Plainfield



3/11/2024, 9:38:29 AM

1:1,678



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