

APR 12 2022

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: DAN SAFFER

Address 93 ALDEN AVE WARWICK, RI

Zip Code 02889

E-mail dansaffer@gmail.com

Phone 401-954-4811

Home/Office

401-954-4811

Mobile (Cell)

Owner: FOXPOINT REAL ESTATE

Address 808 MAIN STREET

Zip Code 01890

E-mail _____

Phone 401-954-4811

Home/Office

Mobile (Cell)

Lessee: WEST SHORE COFFEE BAR

Address 2291 WEST SHORE RD WARWICK,

Zip Code 02889

E-mail westshorecoffeebar@gmail.coi

Phone: 401-921-2999

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:** 60 GANO STREET

Street Address

R-2

2. **Zoning District(s):** _____

Special purpose or overlay district(s): _____

3a. **Date owner purchased the Property:** 06/18/2019

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

3. Dimensions of each lot:

Lot # 1	Frontage 51'	depth 8'	Total area 408	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	960
Footprint 960 SQFT	Height 14'	Floors 960

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

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

6a. Existing Lot coverage: (include all buildings, decks, etc.) 960SQFT _____

6b. Proposed Lot coverage: (include new construction) 960SQFT _____

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

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

8. Proposed Use of Property (each lot/structure):
RESTAURANT - as to comply with USE STANDARDS for an NCE in section 1202.T : e. : a coffee shop/ eatery that will serve food from 7am to 5pm daily , with no alcohol beverages or entertainment

9. Number of Current Parking Spaces: 3 _____

10. Describe the proposed construction or alterations (each lot/structure):
Build out interior building for coffee shop use.

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:

Article -4	(400) R-2 limited non-residential uses, which are compatible with surrounding r
table 12-1	1202.T - Neighborhood Commercial Establishment
section 120:	e. Restaurant (Live Restaurant -Ancillary use prohibited)

13. Explain the changes proposed for the Property.

Changes to the interior of the property include: a stationary bar/countertop shall be installed running the length of the open serving area for patrons to sit and drink coffee. Proper sinks and water outlets will be installed for food prep and hand sanitation guidelines. A public restroom with allowable room to address handicap accessibility shall be installed as well. Proper doors and windows shall replace old ones to offer proper coherence to public safety. Walls for rooms will be put in place to accommodate employees from the public, such as a work office and prep area.

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):

FOXPOINT REAL ESTATE

DAN SAFFER

Type Name

Type Name

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.
Table 12-1, Section 1202.T e: RESTAURANT

2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property.
Has been a commercial property since built . Coffee shop opens in morning and closes early evening.

3. State all facts that demonstrate that the proposed special use will not significantly devalue neighboring property.
existing commercial building . Has been an eyesore / abandoned for almost five years.

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.
utilization of an abandoned building . Increasing the values of neighboring properties. A place that helps community involvement.

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

BARGAIN AND SALE DEED

That RESERVOIR ADVENTURES, LLC, a Rhode Island Limited Liability Company, of 400 Reservoir Avenue, Suite 2H, Providence, Rhode Island, for consideration paid, grants to Fox Point Real Estate LLC a Rhode Island Limited Liability Company, 50 Kennedy Plaza, Suite 1500, Providence, Rhode Island the following described real estate:

Doc No: 00184334
Book: 11865 Page: 111

Meaning and intending to convey and hereby conveying the same premises in Deed Book 11447 at Page 40 as recorded in the Land Evidence Records for the City of Providence, County of Providence, State of Rhode Island, to which reference may be had for a more particular description.

The purpose of the within conveyance is to effect a transfer solely from tax title conveyed by John A. Murphy, Tax Collector for the City of Providence in the County of Providence, State of Rhode Island, duly recorded in the Recorder of Deeds' Office of the City of Providence in Deed Book 11447 at Page 40.

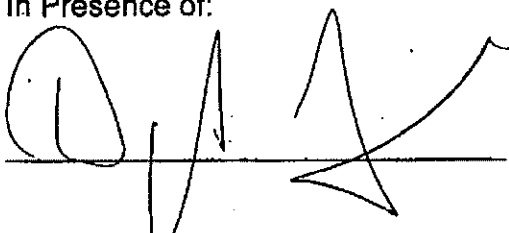
The grantors make no covenants in regard to said granted premises, and none are to be implied.

The consideration for this deed is such that no documentary stamps are required.

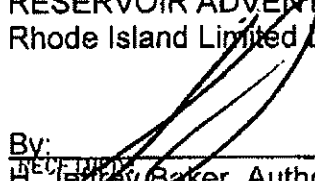
This transfer is a no consideration transfer and no withholding is required under R.I.G.L. 44-30-71.3.

IN WITNESS WHEREOF, RESERVOIR ADVENTURES, LLC, a Rhode Island Limited Liability Company has hereunto subscribed its hands and seals this 22nd day of September, 2017.

In Presence of:



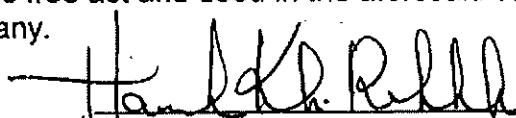
RESERVOIR ADVENTURES, LLC, a Rhode Island Limited Liability Company

By: 
H. Jeffrey Baker, Authorized Member

STATE OF CONNECTICUT
COUNTY OF NEW HAVEN

Providence
Received for Record
Oct 27 2017 at 12:11P
Document Num: 00184334
John A Murphy
Recorder of Deeds

In Branford on the 22nd day of September, 2017, before me personally appeared H. JEFFREY BAKER, in his capacity as Authorized Member of RESERVOIR ADVENTURES, LLC, a Rhode Island Limited Liability Company, to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument by him executed to be his free act and deed in the aforesaid capacity, and the free act and deed of said Company.


Notary Public

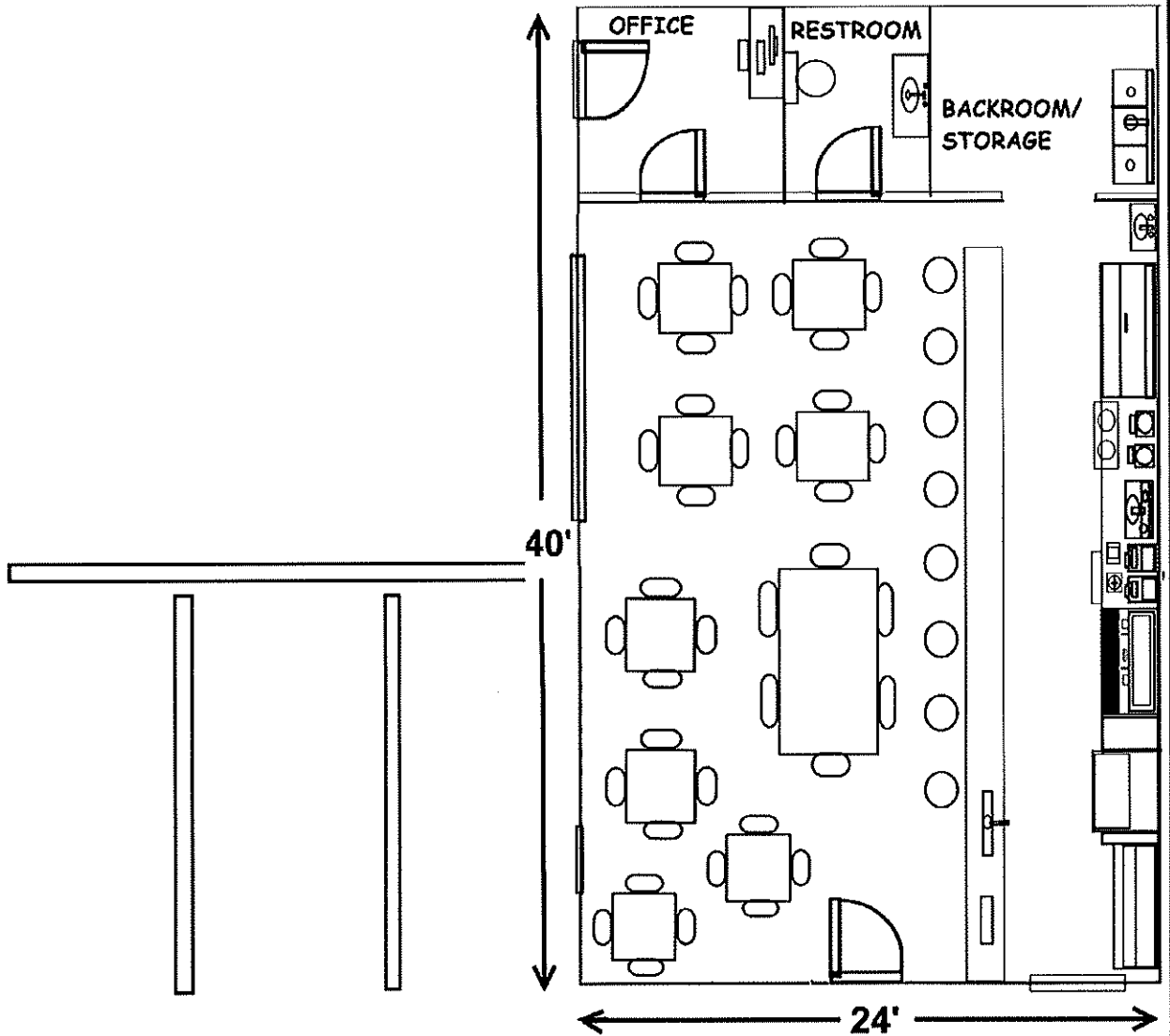
Properties address:
Plat 17, Lot 513
60 Gano Street
Providence, RI

Hannah D. Klein-Robbenhaar
NOTARY PUBLIC
MY COMMISSION EXPIRES 8/31/2021



0614

0555



GANO STREET

60 GANO STREET
PROVIDENCE, RI 02903

VERS. 1.0

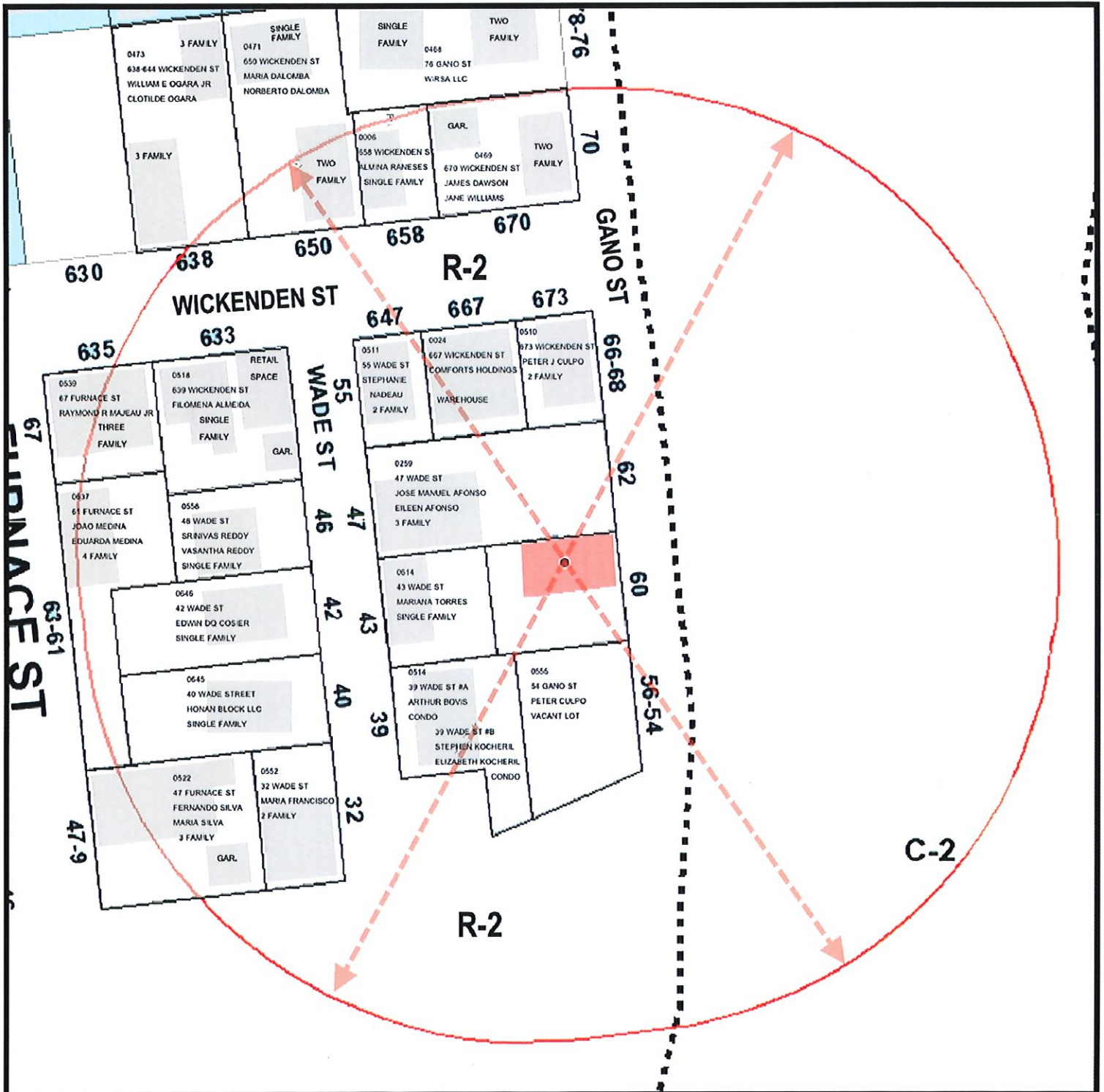
3/20/2022

WEST SHORE COFFEE BAR LLC

Richard C. LaPorte II 401-318-0441
2291 West Shore Rd Warwick, RI 02889

200 FOOT RADIUS MAP FOR :

60 GANO STREET PROVIDENCE, RI 02903



017/ 0514 / 0000 : 39 WADE STREET #B PROVIDENCE, RI 02903 - SINGLE CONDO

G. Stephen Kocheril
Elizabeth Kocheril
39 Wade St #B
Providence, RI 02903

017/ 0514 / 0000 : 39 WADE STREET #A PROVIDENCE, RI 02903 - SINGLE CONDO

ARTHUR G BOVIS
39 WADE ST #A
PROVIDENCE, RI 02903

017/ 0645 / 0000 : 40 WADE STREET PROVIDENCE, RI 02903

Honan Block LLC
30 Forest St
Providence, RI 0290

017/ 0555/ 0000 : 54 GANO STREET PROVIDENCE, RI 02903 - VACANT LAND

Peter J Culp
153 Albert Ave
Cranston, RI 02905

017/ 0646 / 0000 :42 WADE STREET PROVIDENCE, RI 02903 - SINGLE FAMILY

EDWIN DQ COSIER
42 WADE ST
PROVIDENCE, RI 02903

017/ 0614 / 0000 : 43 WADE STREET PROVIDENCE, RI 02903 - SINGLE FAMILY

MARIANA R TORRES
MARIANA C TORRES
43 WADE ST
PROVIDENCE, RI 02903

017/ 0613/ 0000 : LOT PROVIDENCE, RI 02903 - VACANT LAND

STATE OF RI DIVING
State Office Building
Providence, RI 02903

017/ 0522 / 0000 : 47 FURNACE STREET PROVIDENCE, RI 02903 - 3 FAMILY

FERNANDO A SILVA G For Life
MARIA A SILVA For Life
47 FURNACE ST
PROVIDENCE, RI 02903

017 / 0558 / 0000 :46 WADE STREET PROVIDENCE, RI 02903 - SINGLE FAMILY
SRINIVAS G REDDY
VASANTHA REDDY
46 Wade St
Providence, RI 02903

017/ 0637/ 0000 :61 FURNACE STREET PROVIDENCE, RI 02903 - 4 FAMILY
JOAO MEDINA
EDUARDA MEDINA
61 Furnace ST
Providence, RI 02903

017/ 0259 / 0000 : 47 WADE STREET PROVIDENCE, RI 02903 - 3 FAMILY
JOSE MANUEL F AFONSO
EILEEN M AFONSO
128 BROOK ST
PROVIDENCE, RI 02903

017/ 0539 / 0000 : 67 FURNACE STREET PROVIDENCE, RI 02903 - 3 FAMILY
RAYMOND R MAJEAU JR
67 FURNACE ST
PROVIDENCE, RI 02903

017 / 0518 / 0000 : 639 WICKENDEN STREET PROVIDENCE, RI 02903 - SINGLE FAMILY
ALMEIDA, FILOMENA
FOR LIFE
639 WICKENDEN ST
PROVIDENCE, RI 02903

017 / 0511 / 0000 :55 WADE STREET PROVIDENCE, RI 02903 - 2 FAMILY
NADEAU STEPHANIE
55 WADE ST
PROVIDENCE, RI 02903

017 / 0024 / 0000 : 667 WICKENDEN STREET PROVIDENCE, RI 02903 - IND/COMM WAREHOUSE
COMFORTS HOLDINGS LLC
PO Box 41057
Providence, RI 02940

017/0552/0000 : 32 WADE STREET PROVIDENCE, RI 02903 - 2 FAMILY
MARIA V FRANCISCO
32 WADE STREET
PROVIDENCE, RI 02903

017 / 0510 / 0000 : 673 WICKENDEN STREET PROVIDENCE, RI 02903 - 2 FAMILY

Peter J Culpo
153 Albert Ave
Cranston, RI 02905

017 / 0006 / 0000 :658 WICKENDEN STREET PROVIDENCE, RI 02903 - SINGLE FAMILY

RANESES ALMINA A
658 WICKENDEN ST
PROVIDENCE, RI 02903

017 / 0469 / 0000 :670 WICKENDEN STREET PROVIDENCE, RI 02903 - 2 FAMILY

JAMES DAWSON
JANE WILLIAMS
670 WICKENDEN ST
PROVIDENCE, RI 02903

017 / 0473 / 0000 : 638-644 WICKENDEN STREET PROVIDENCE, RI 02903 - 3 FAMILY

WILLIAM E OGDEN
CLOTILDE OGDEN
55 POND ST
REHOBOTH , MA 02769-1725

017/ 0471 / 0000 :646 WICKENDEN STREET PROVIDENCE, RI 02903 - 2 FAMILY

MARIA DALOMBA
NOBERTO DALOMBA
646 WICKENDEN ST
PROVIDENCE, RI 02903

017/0467/0000 : 82 GANO STREET PROVIDENCE, RI 02903 - SINGLE FAMILY

YAOPING HAN
JOEY ZHUOWEI GU
82 GANO STREET
PROVIDENCE, RI 02903

017/0468/0000 : 76 GANO STREET PROVIDENCE, RI 02903 - SINGLE FAMILY

Wirsa LLC
2 Meadow Cir
Barrington, RI 02806







