

3. Dimensions of each lot:

Lot #	174	Frontage	46.42'	depth	100' +/-	Total area	4,756	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	_____
Footprint	16,325 SF	Height _____ Floors _____

Accessory Structure:	Total gross square footage	_____
Footprint	400 SF	Height _____ Floors _____

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

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

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

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

7b. Legal Use of Property (each lot/structure) as recorded in Dept. of Inspection & Standards:
Neighborhood Commercial Establishment - Restaurant. _____

8. Proposed Use of Property (each lot/structure):
Neighborhood Commercial Establishment - Restaurant.
Outdoor dining. _____

9. Number of Current Parking Spaces: 2 _____

10. Describe the proposed construction or alterations (each lot/structure):
None - outdoor dining.

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:

Sect. 1201 and table 12-1	Outdoor dining requires special use permit.
_____	_____
_____	_____
_____	_____

APPENDIX B

APPLICATION(S) FOR SPECIAL USE PERMIT

1. Identify the section(s) of the Ordinance that provides for the special use permit.
Sect. 1201, Table 12-1; Sect. 1202(U) - principal use standards for outdoor dining.

2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property.
Applicant will comply with provisions of Sect. 1202(U). The property is located in area of Admiral Street that is commercial in nature. Applicant has a history of being a good neighbor without complaints at existing location.

3. State all facts that demonstrate that the proposed special use will not significantly devalue neighboring property.
The restaurant use is an existing use and there is no support that outdoor dining will result in the devaluation of surrounding properties. In fact, the remodeling and improvement to the property will likely cause an increase in surrounding property values.

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 applicant has a history of providing a community restaurant with a unique and enjoyable experience to patrons that will benefit the health and welfare of the community.

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

Attachment

Los Andes Brasas, LLC
712 Admiral Street
R-3 Zoning District

1202 PRINCIPAL USE STANDARDS

Where applicable, principal uses are required to comply with all use standards of this section, whether a permitted or special use, in addition to all other regulations of this Ordinance.

U. Outdoor Dining

1. Outdoor dining shall not interfere with any pedestrian access or parking spaces and aisles.

Tables will be located at rear of property as depicted in submitted plans. There will be no dining on sidewalks or parking areas.

2. Outdoor dining areas shall be located on private property unless an encroachment permit is approved to allow outdoor dining in the public right-of-way, per Section 1914. The encroachment permit shall include a plan that illustrates where outdoor dining furniture will be located within the public right-of-way.

All outdoor dining will be located on private property.

3. The Director of Public Works may require such seating areas to be delineated through paint or structures to prevent unauthorized encroachments.

The Applicant will comply with any such requirements; however, tables will be well within private property in areas depicted in submitted plans.

4. An outdoor dining area for an establishment shall be as continuous as possible by locating the outdoor dining area in a single portion of an establishment's frontage.

Not applicable. The outdoor dining area will be confined to the rear portion of the lot.

5. When a structure is required to be constructed at a build-to line, the structure may have up to 50% or 60 linear feet of the front façade, whichever is less, designated as outdoor dining within a maximum setback of 25 feet from the required build-to line.

Not applicable. The outdoor dining area will be confined to the rear portion of the lot.

6. Outdoor Dining in the R-3 and R-4 zones shall only be permitted by special use permit for Neighborhood Commercial Establishments and shall cease operation by 10 P.M. Any outdoor dining located in zones besides the R-3 and R-4 zones, within 200 feet of a residential district lot line, shall cease operation by 11 P.M. This provision shall not apply to sidewalk seating on Atwells Avenue between Bradford Street and Harris Avenue.

The Property is located in the R-3 zoning district and the legal use of the property is Neighborhood Commercial Establishment-Restaurant. Applicant has applied for a special use permit and will cease operation by 10 p.m.

ZONING:
CLASSIFICATION = R-3

PREPARED FOR:
LOS ANDES BRASAS, LLC
712 ADMIRAL STREET
PROVIDENCE, R.I.
02908

FLOOD DATA:
ENTIRE PARCEL IS NOT LOCATED IN ANY FLOOD ZONE ON
FIRM COMMUNITY PANEL 44007C0302H EFFECTIVE 10/02/2015

REFERENCES:

- 1.) CITY OF PROVIDENCE ASSESSORS PLAT NO. 118
- 2.) CITY OF PROVIDENCE DEED BOOK/PAGE;
13481/117, 13097/102, & 12706/287
- 3.) CITY OF PROVIDENCE STREET LINE PLANS;
ZELLA STREET AND ADMIRAL STREET
- 4.) CITY OF PROVIDENCE RECORD PLAT CARD 1000
"RIVER AVENUE PARK" - 1912

SURVEY CERTIFICATION:

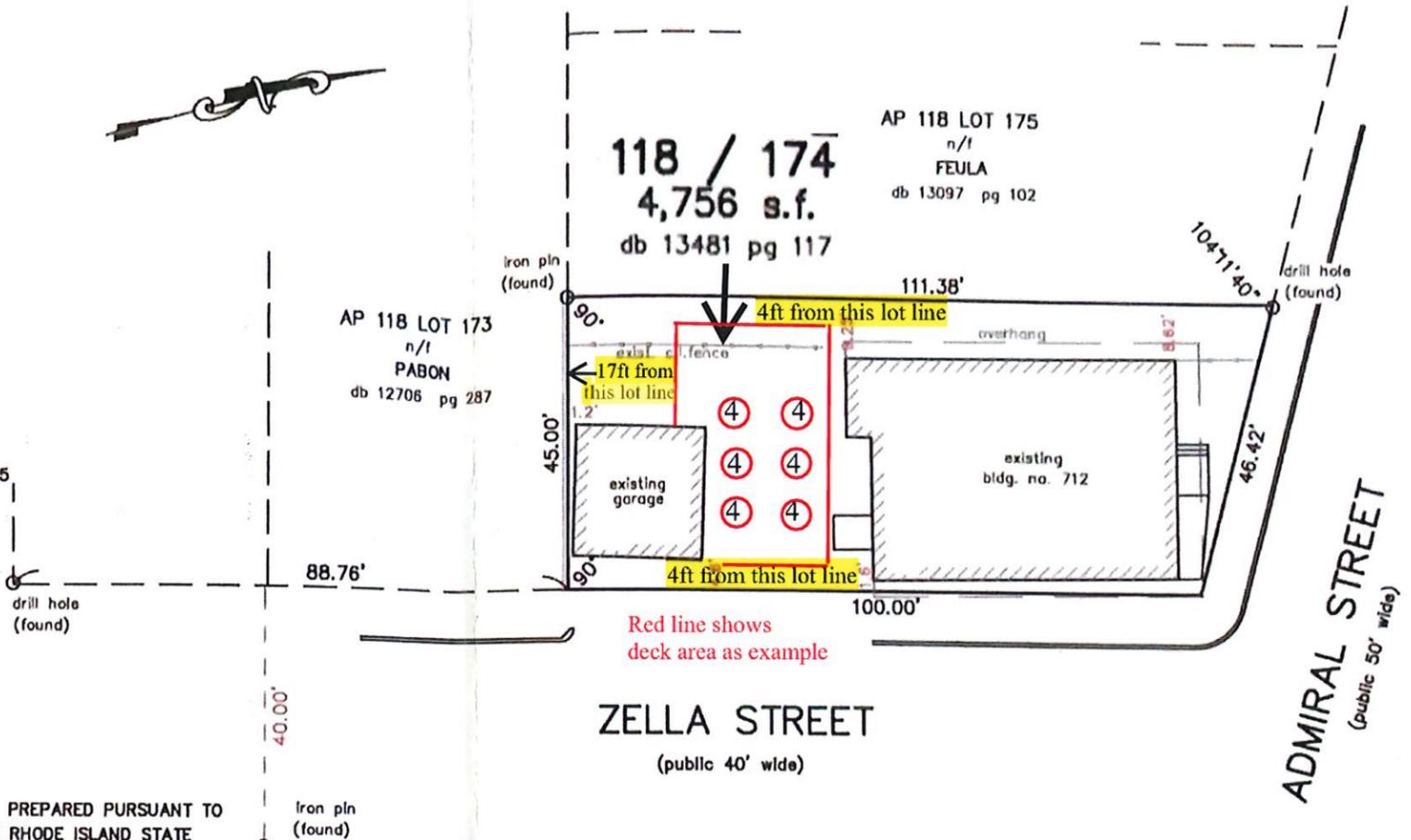
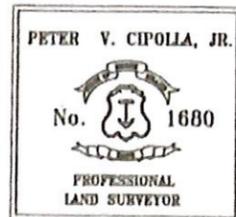
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION - PLANIMETRIC	CLASS II

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

PERFORM A CLASS 1 PROPERTY SURVEY

BY: *Peter V. Cipolla, Jr.*
PETER V. CIPOLLA, JR. - RIPLS # 1680
COA # LS-A64



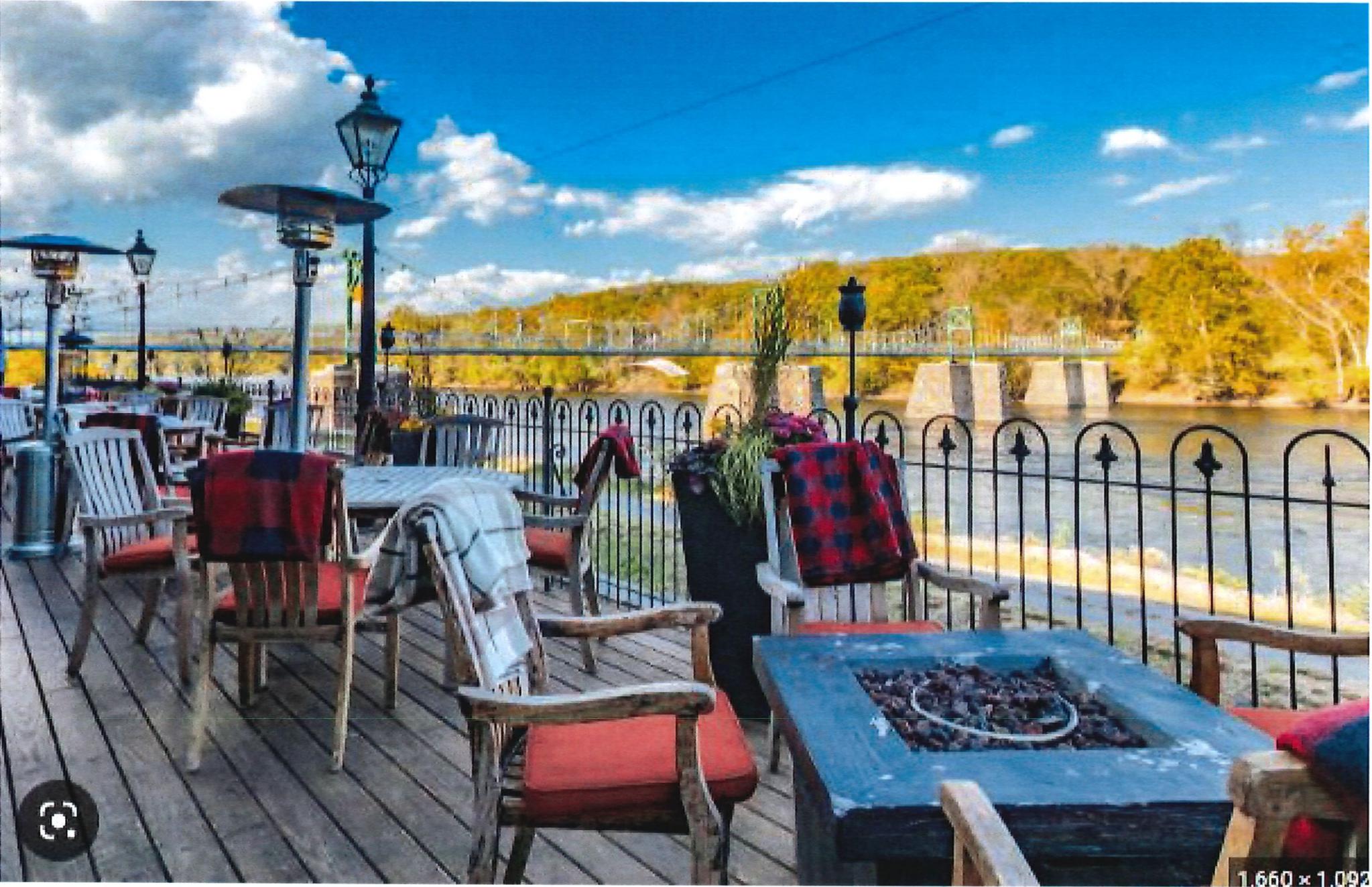
NOTE:
④ Outdoor Dining Area; see proposed examples of decking,
submitted herewith.

SURVEY PLOT PLAN
A.P. 118 LOT 174
PROVIDENCE, R.I.
1" = 20' FEB. 20, 2023
PETER V. CIPOLLA, JR.
professional land surveyor
P.O. BOX 8862 - CRANSTON, R.I. - 02920

EXAMPLES OF PREVIOUS DECKING TO BE USED FOR OUTDOOR SEATING

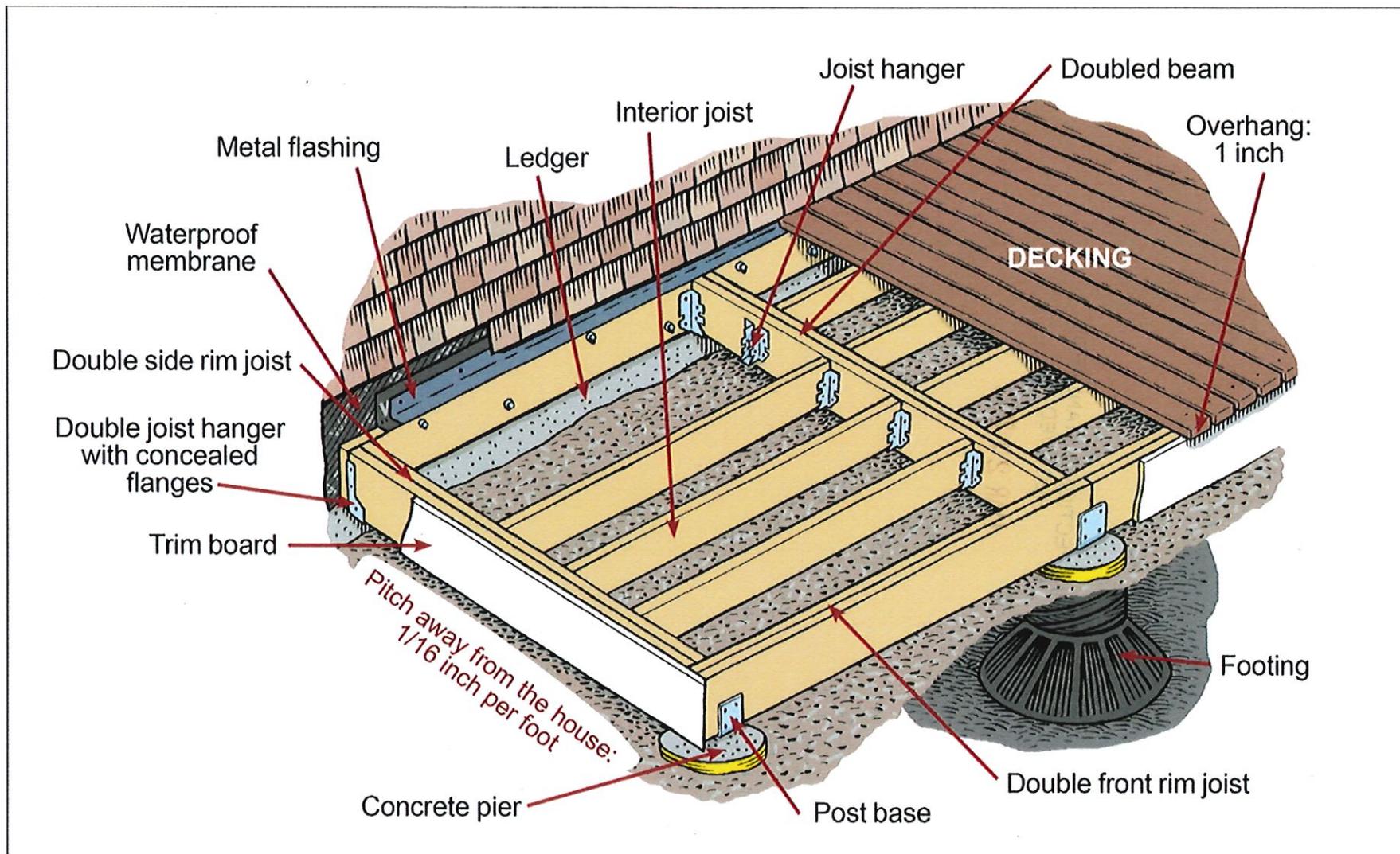






1.660 x 1.092

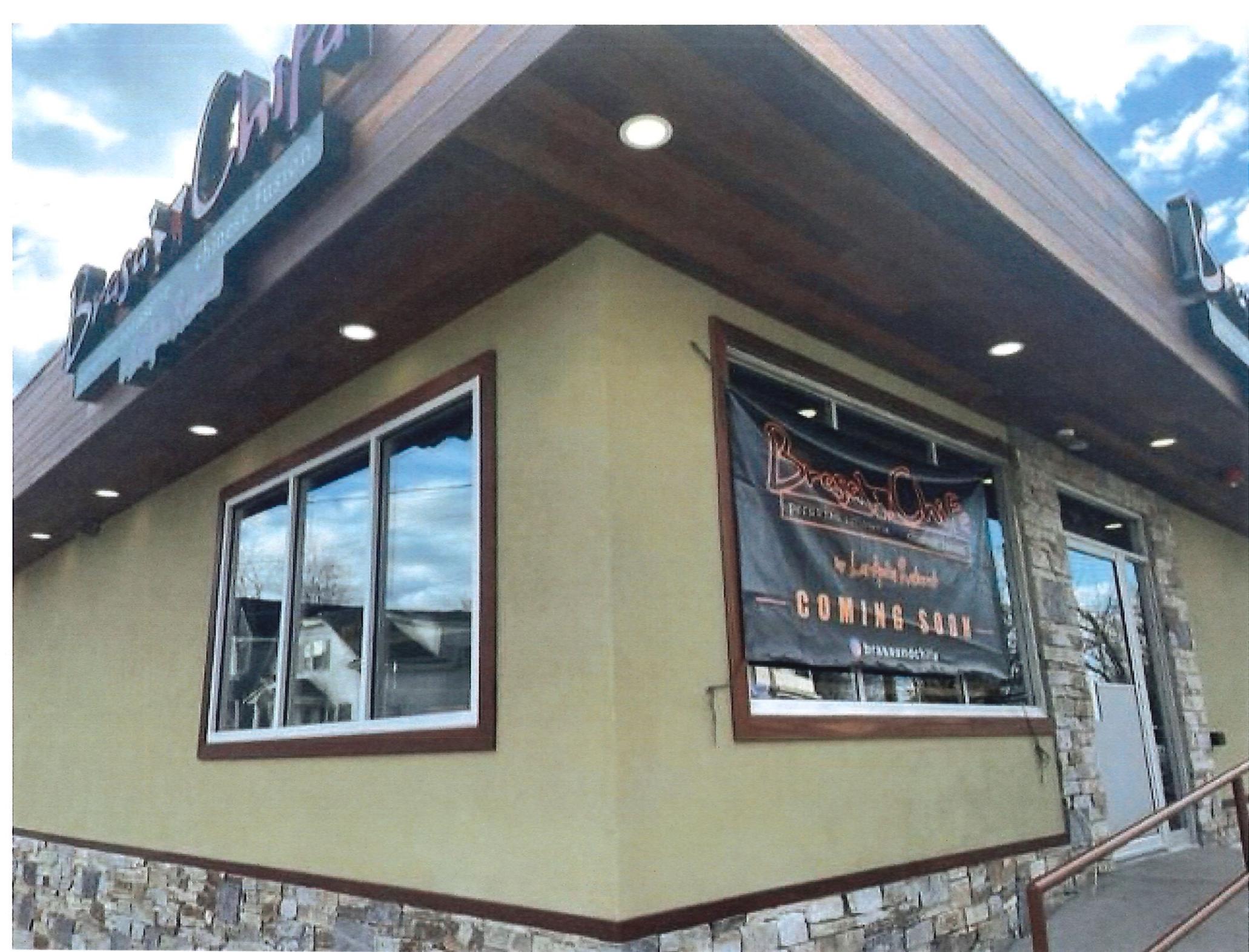




Decking to be installed to meet pervious requirements; spacing depends on type of wood, time of year, humidity at time of installation; to be confirmed by Building Official at installation.

Bright China
Chinese Fusion









HILLVIEW AVE

32 33 39 43

119-246 ANNE MILLER Single Family

119-250 Renard R Linn o J Single Family

119-251 WILLIAM JOSEFOWICZ Single Family

119-252 MICHELE MA RAO Single Family

119-254 Loraine Russo Single Family

119-255 STEPHEN C FARVA Single Family

119-257 ADEMO MARTONE Residential Vacant

119-440 ADRIANO MARTONE Single Family

119-107 Ryan J Anderson Single Family

119-100 Kirk Robinson Single Family

119-169 Henry A Verano Trustee Residential Vacant

119-170 Henry A Verano Trustee Residential Vacant

119-171 Henry A Verano Trustee 2-5 Family

119-172 Capatationino Single Family

119-173 Fredy Pedron 2-5 Family

119-174 LaBrasa Real Comercial

119-175 Joseph A Paula 2-5 Family

119-176 Joseph A Paula 2-5 Family

119-177 Lizardo Romera 2-5 Family

ZELLA ST

46 40 39 52 54 58-60 61

119-145 Annabonnie Single Family

119-147 Jacob R Low 49 Single Family

119-149 Kenneth S Koenig Single Family

119-149 BRUCE G COOPER Trustee 2-5 Family

119-150 BRUCE G COOPER Trustee 2-5 Family

119-151 See City of Abate Single Family

119-152 Angelina Mestas Single Family

119-143 Arthur-Paul Petrosini Commercial Ind Vet

119-144 Lisa Sahn 2-5 Family

119-142 Arthur-Paul Petrosini Commercial Ind Vet

119-141 Adrienne Pincelli Apartments

CRANDALL S

23 17 15 14

119-119 Edm Kiss Residential Vac

119-117 Edm Kiss Single Fam

119-118 MARISSA A M SHIVE

119-112 R And M Enterprises

079-718 MARISSA A M SHIVE Comm. Ind Vet

R-3 3-5

115-259 STEPHEN P DE NUCCIO Single Family

115-256 Oddo Bango Single Family

079-531 ANGILO SQUARONE 2-5 Family

079-537 CARMELA P BERSICONE Single Family

079-1 Dawn Mattora Resident Vacant

079-311 Dawn Mattora 2-5 Family

079-2 Dawn Mattora Residential Vacant

079-246 JYROU AYLA Single Family

079-249 PAUL S ADAMO Single Family

079-240 Steven Madonico 2-5 Family

079-244 SALVATORE MICALE For Life 2-5 Family

079-243 BANGA A D PERLA Trustee Single Family

079-242 JAMES BANGA Single Family

079-650 Housing Authority Municipal

ADMIRAL ST

743 737 733 729 725-7 722-4 714 712 711-715 707 703 710 704 696 692 697 80 81 76 68-70 67-73