



Record No: ZBR-26-11

Zoning Board of Review Application

Status: Active

Submitted On: 4/7/2026

Primary Location

78 Fountain St Unit 108
Mathewson St
Providence, RI 02903

Owner

78 Fountain Street BAC, LLC

[Redacted]
[Redacted]

Applicant

Tauane Alves

[Redacted]
[Redacted]
[Redacted]

Owners and Applicants Information

Who is Submitting this Application?*

Applicant

Owners Name*

78 Fountain Street BAC LLC

Owner Mailing Address*

[Redacted]

Owner Email*

[Redacted]

Owner Phone*

[Redacted]

Name of Applicant, if different than owner ?

Tauane Alves

Applicant Mailing Address, if different than owner

[Redacted]

Applicant Email, if different than owner

[Redacted]

Applicant Phone, if different than owner

[Redacted]

Attorney Name

Attorney Mailing Address

Attorney Email

Attorney Phone**Owner Attestation and Signature Page* ?**

Zooning owner atestation.pdf

For fillable pdf of the Owner Attestation and Signature Page please visit the Applications and Forms section of our website: <https://www.providenceri.gov/inspection/boards-of-review/>

Type of Application

Application Type*

Special Use Permit

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)*

Table 12-1, Section 1202.B (Use Standards for Special Use Permits) and Section 1901 (Special Use Permits) of the Providence Zoning Ordinance.

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

Interior build-out for a luxury, appointment-based pet grooming facility (Pet Care Spa), including minor interior modifications such as the addition of partition walls to define functional areas. An existing wall will be utilized to separate service zones, with the rear area designated for wash stations and drying, and the main area for grooming services. Additional spaces include a small staff break room (not a full kitchen) and a private office. Glass partitions will be installed along the front grooming area to provide visibility into operations. No demolition, structural, or exterior changes are proposed.

Subject Property Information

Address of Subject Property*

108 Mathewson St, Providence, RI 02903

Plat*

25

Lot(s)* ?

465

Existing Zoning Use of the Property*

Other

Other Existing Zoning Use*

Dwelling - Multi-Family, Mixed-Use commercial

Base Zoning District*

D-1 Downtown District

Base Zoning District 2 (if applicable)

—

Overlay Zoning District (if applicable)

DD Downcity Overlay District

Overlay Zoning District 2 (if applicable)

—

Overlay Zoning District 3 (if applicable)

—

Date Owner Purchased the Property*

01/01/2020

Start Date of Lessee's Occupancy

03/06/2026

Are there outstanding violations concerning the Property under the City of Providence Zoning Ordinance?*

No

Are there outstanding violations concerning the Property under the RI State Building or Property Maintenance Code(s)?*

No

Buildings & Structures

Existing or Proposed Structure*	Type of Building or Structure*
Existing	Principal Structure
Principal Structure Type (if applicable)	Please describe the accessory structure (if applicable) ?
Mixed-Use Residential and Commercial	
Area of Footprint	Overall Height Above Average Grade
—	—
Number of Stories	Existing Number of Dwelling Units
—	—
Proposed Number of Dwelling Units	Front Setback
—	—
Interior Side Setback	Corner Side Setback
—	—
Rear Setback	
—	

Appendix B: Application for Special Use Permit

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):*

The proposed use is permitted under Section 1202.B (Use Standards for Special Use Permits) and Section 1901 (Special Use Permits) of the Providence Zoning Ordinance.

The proposed Animal Care Facility complies with the applicable Use Standards as follows:

- **Compatibility with surrounding area:** The property is located in the D-1 Downtown District, a commercial area where service-oriented businesses are appropriate. The proposed use is consistent with surrounding commercial uses.
- **Traffic and circulation:** The business operates on an appointment-only basis, which limits the number of clients at any given time and minimizes traffic, congestion, and demand on parking.
- **Noise and impacts:** All grooming activities take place indoors within a fully enclosed space. Noise levels are minimal and consistent with standard commercial activity, and no outdoor operations are proposed.
- **Health and safety:** The facility will comply with all applicable local and state health, safety, and sanitation regulations. Proper cleaning, ventilation, and waste disposal procedures will be implemented.
- **Environmental impact:** No hazardous materials are used, and the operation does not produce any emissions, odors, or waste that would negatively impact the surrounding area.
- **Site and structural compliance:** The project consists solely of interior improvements. There are no changes to the building footprint, no structural modifications, and no exterior alterations.
- **Compliance with Section 1202.B – Animal Care Facility Use Standards:**
 - Exterior exercise areas: No exterior exercise areas are proposed. All activities will occur within the enclosed interior space.
 - Overnight boarding: The facility will not provide overnight boarding. All services are appointment-based grooming only.

- Sanitary conditions: All animal areas will be maintained in a clean, dry, and sanitary condition at all times, in compliance with all applicable health and safety regulations.

Based on the above, the proposed use is in full conformance with the applicable Use Standards for a Special Use Permit.

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:*

The proposed use will not substantially injure the use and enjoyment of neighboring properties nor significantly devalue surrounding properties. The business operates on an appointment-only basis, minimizing traffic and noise. All activities occur within an enclosed indoor environment, and the facility is designed to maintain a clean, quiet, and professional atmosphere consistent with surrounding commercial uses.

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:*

The proposed use will not be detrimental or injurious to the health, safety, or welfare of the community. The facility will operate in compliance with all local health, safety, and sanitation regulations. The business promotes responsible pet care within a controlled and low-stress environment, with no adverse impact on the surrounding area.

CITY OF PROVIDENCE ZONING BOARD OF REVIEW

DEPARTMENT OF INSPECTION + STANDARDS

444 Westminster Street, 1st Floor, Providence, Rhode Island 02903

**ATTESTATION/OWNER AUTHORIZATION FOR
APPLICATION FOR VARIANCE AND/OR SPECIAL USE PERMIT**

ATTESTATION

The undersigned acknowledge(s) that the statements in the application 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 attorney(s), if any, for any false statements. As indicated in the application instructions, neither the application nor this attestation may be signed by an attorney on behalf of their client(s).**

The undersigned further 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.

Address, Plat, and Lot of Subject Property: 108 Mathewson st, Providence RI

Owner(s)

Name:

Saura S. Boule as agent
for owners VP

Signature:

Saura S. Boule

Date:

4/6/2026

Applicant(s)

Name:

Tauane Alves

Signature:



Date:

04/03/2026

OWNER AUTHORIZATION

To be completed if the online application is being filled out and submitted by someone other than the Owner of the subject property.

This is to certify that I Laura Boule

authorize Tauane Alves to submit this Zoning Board

of Review Application on my behalf for the property located at 108 Mathewson St.
Providence RI 02903

By signing this letter, I understand that I, or my attorney, must be present at the Zoning Board Meeting at which my application is scheduled to be heard.

Property Owner Name:

78 Fountain St BAC LLC

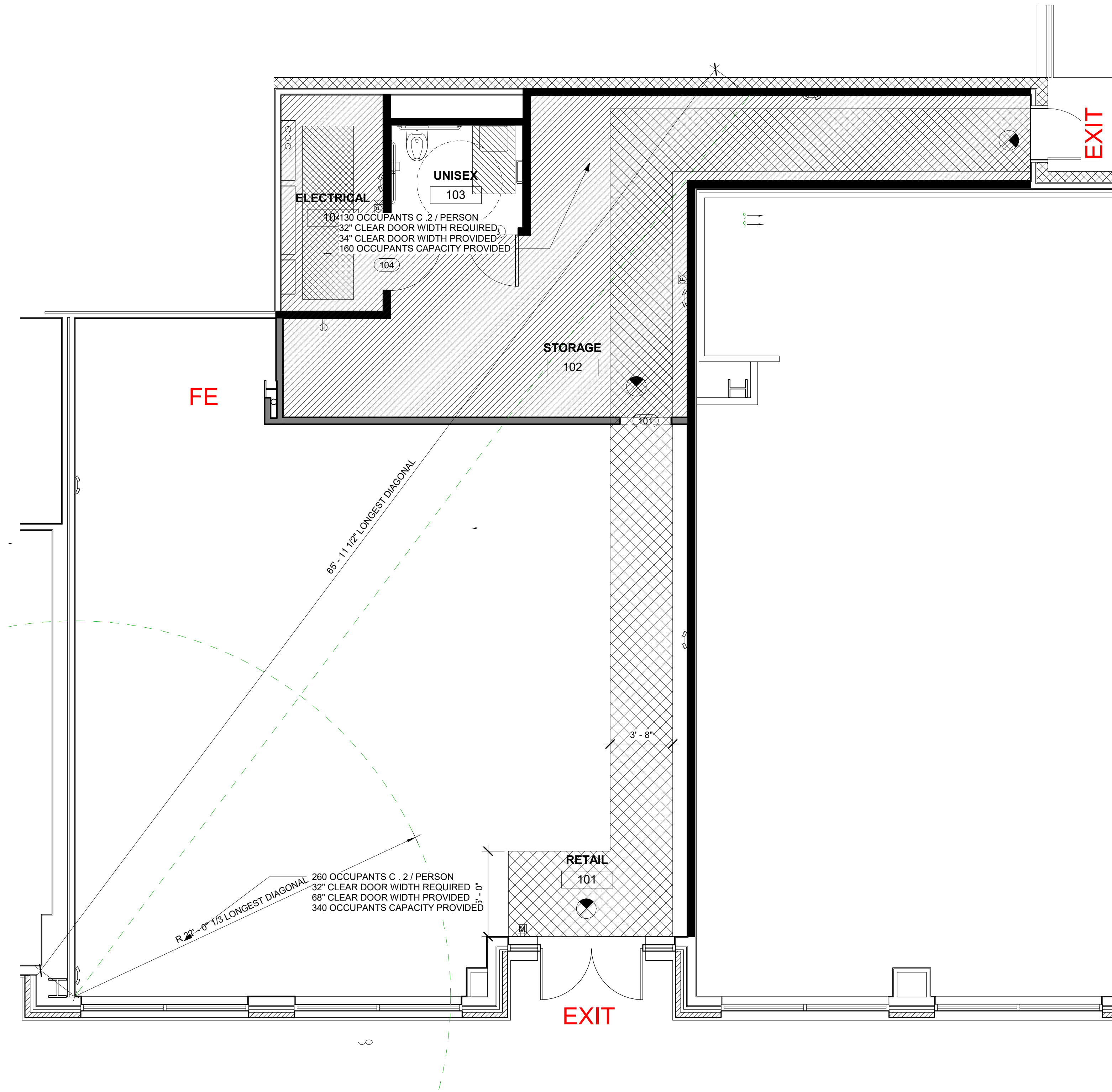
Date: 4/6/26

Property Owner Signature:

Saura S. Boule as agent for
78 Fountain street BAC LLC



209 West Central Street
 Suite 309
 Natick, MA 01760
 O 617.520.4950
 M 617.792.6162
 shane@mulrooneyAD.com



1 LIFE SAFETY PLAN
 1/4" = 1'-0"

OCCUPANT LOAD TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES FOR PER OCCUPANT					
USE	HATCH	OCCUPANCY LOAD FACTOR (PERSON/SF)	GROSS SF	OCCUPANTS	ADJUSTED OCCUPANTS
MERCANTILE / STOCK AND SHIPPING AREA		300 GROSS	479 SF	2	2
MERCANTILE		60 GROSS	1,279 SF	22	22
TOTAL ADJUSTED OCCUPANT LOAD				24	24

RETAIL SHELL AND CORE FIT UP

NORDBLOOM
 78 FOUNTAIN ST, PROVIDENCE RI 02903

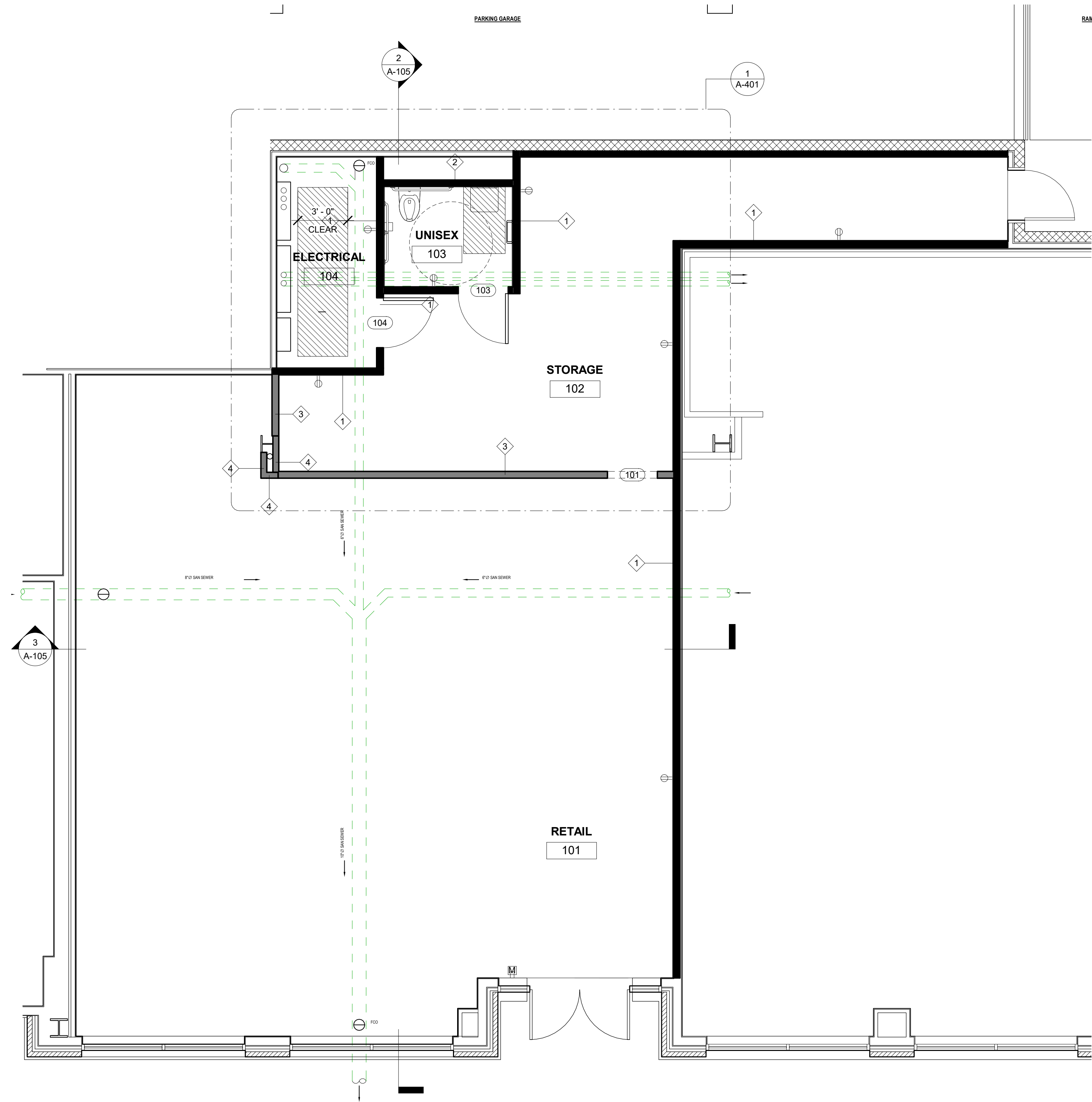
LIFE-SAFETY PLAN

A-010

Scale As indicated
 PROJECT NUMBER 23005
 DATE 04.17.2023
 FOR CONSTRUCTION



209 West Central Street
Suite 309
Natick, MA 01760
O 617.520.4950
M 617.792.6162
shane@mulrooneyAD.com



CONSTRUCTION + POWER TEL DATA
PLAN
1/4" = 1'-0"

RETAIL SHELL AND CORE FIT UP

NORDBLOOM
78 FOUNTAIN ST, PROVIDENCE RI 02903

CONSTRUCTION + POWER TEL DATA
PLAN

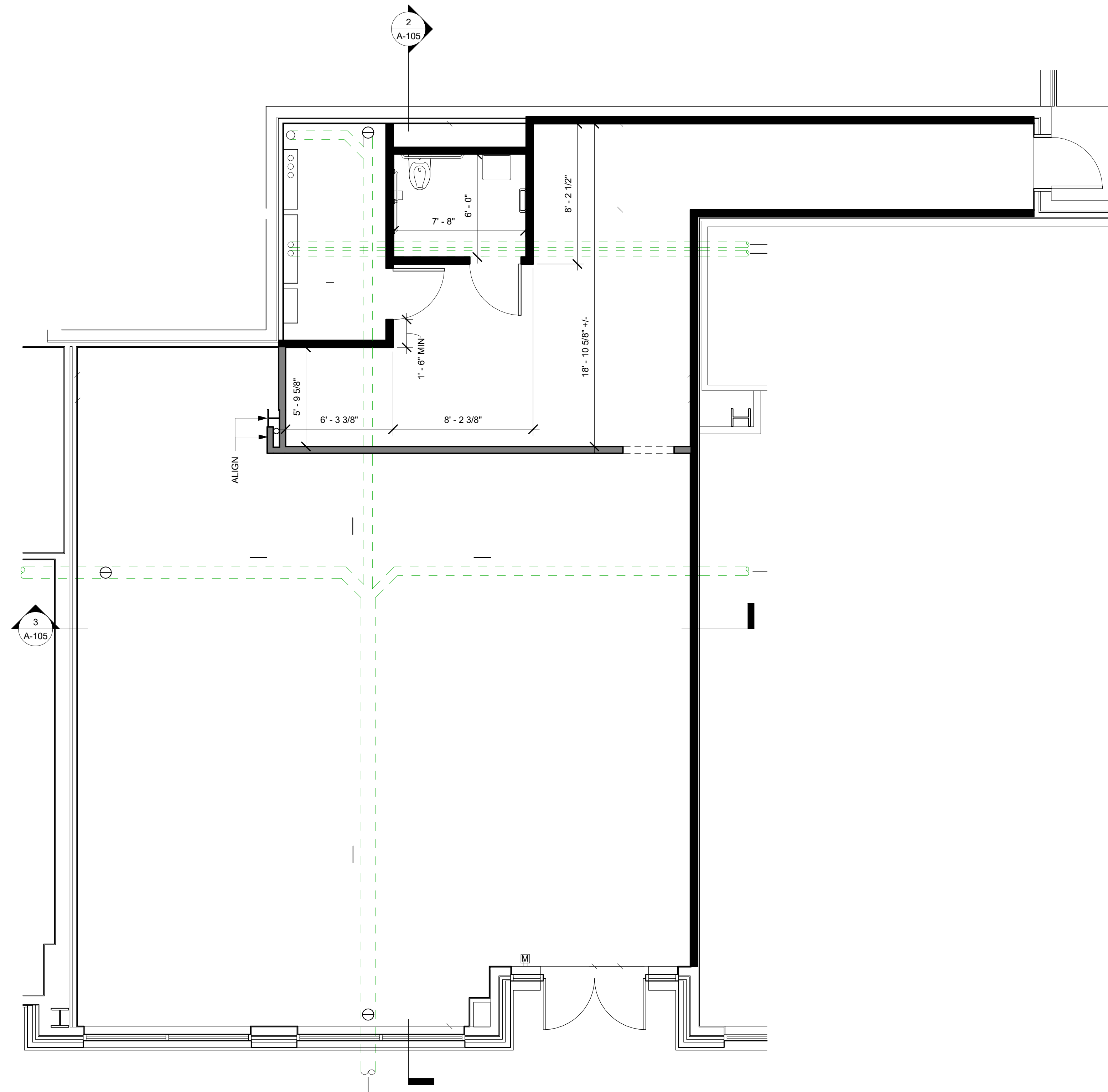
A-102

Scale 1/4" = 1'-0"
PROJECT NUMBER 23005
DATE 04.17.2023

FOR CONSTRUCTION



209 West Central Street
Suite 309
Natick, MA 01760
O 617.520.4950
M 617.792.6162
shane@mulrooneyAD.com



1 DIMENSION PLAN
1/4" = 1'-0"

RETAIL SHELL AND CORE FIT UP

NORDBLOOM
78 FOUNTAIN ST, PROVIDENCE RI 02903

DIMENSION PLAN

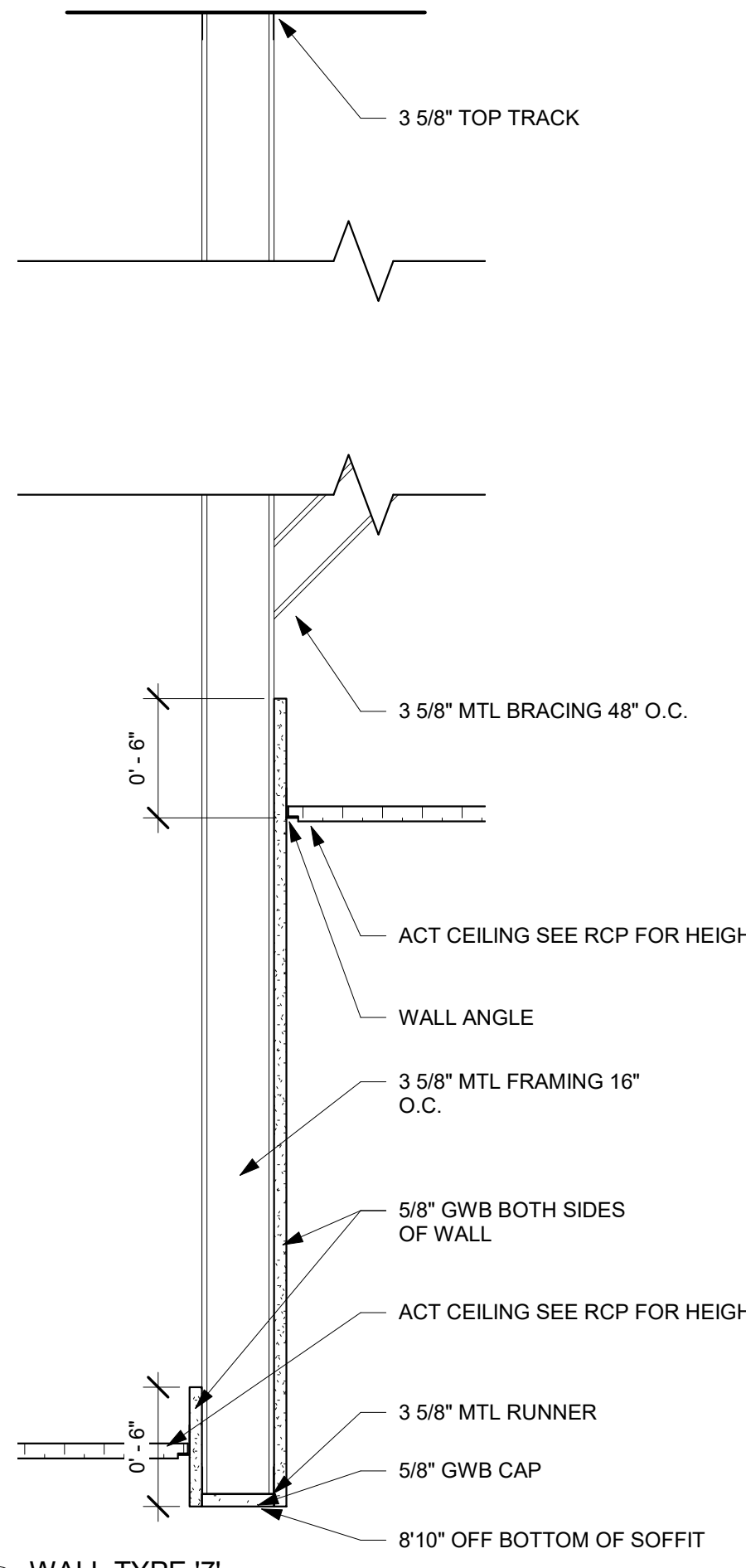
A-103

Scale 1/4" = 1'-0"
PROJECT NUMBER 23005
DATE 04.17.2023

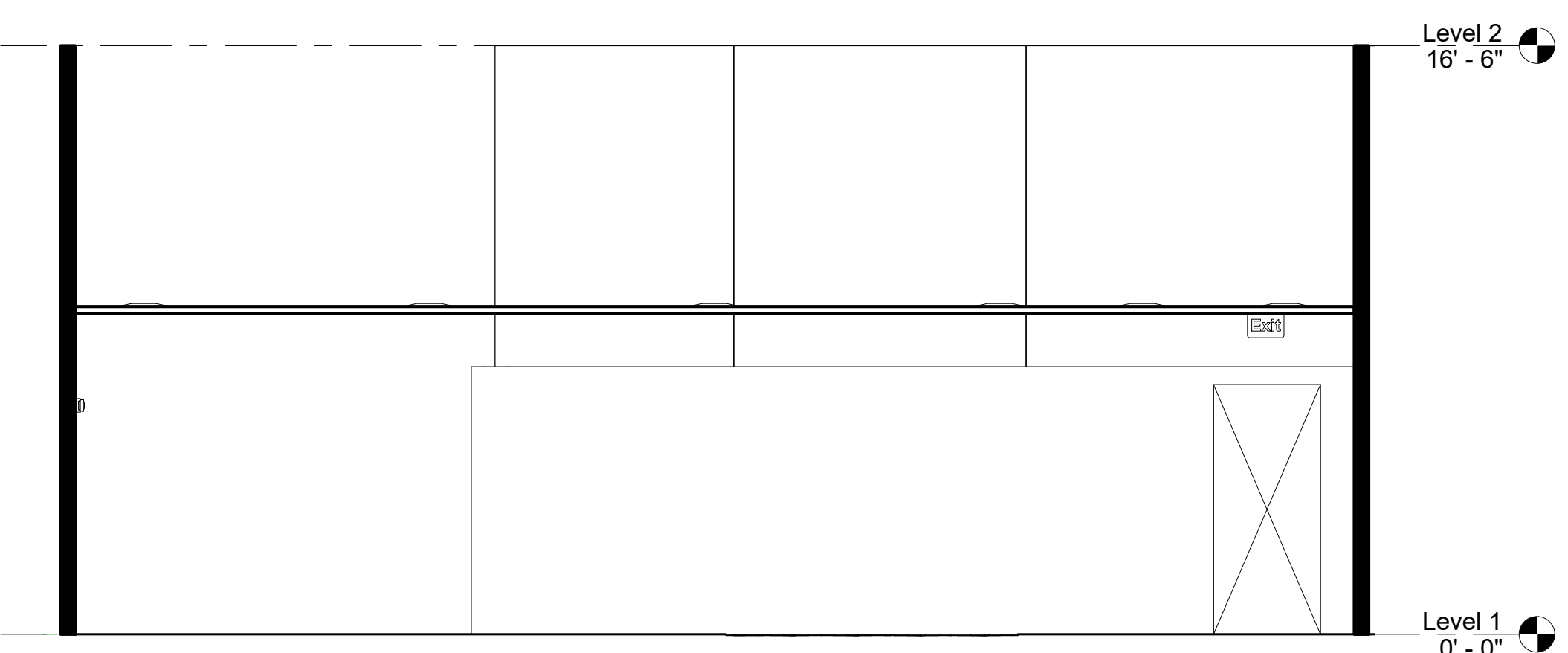
FOR CONSTRUCTION



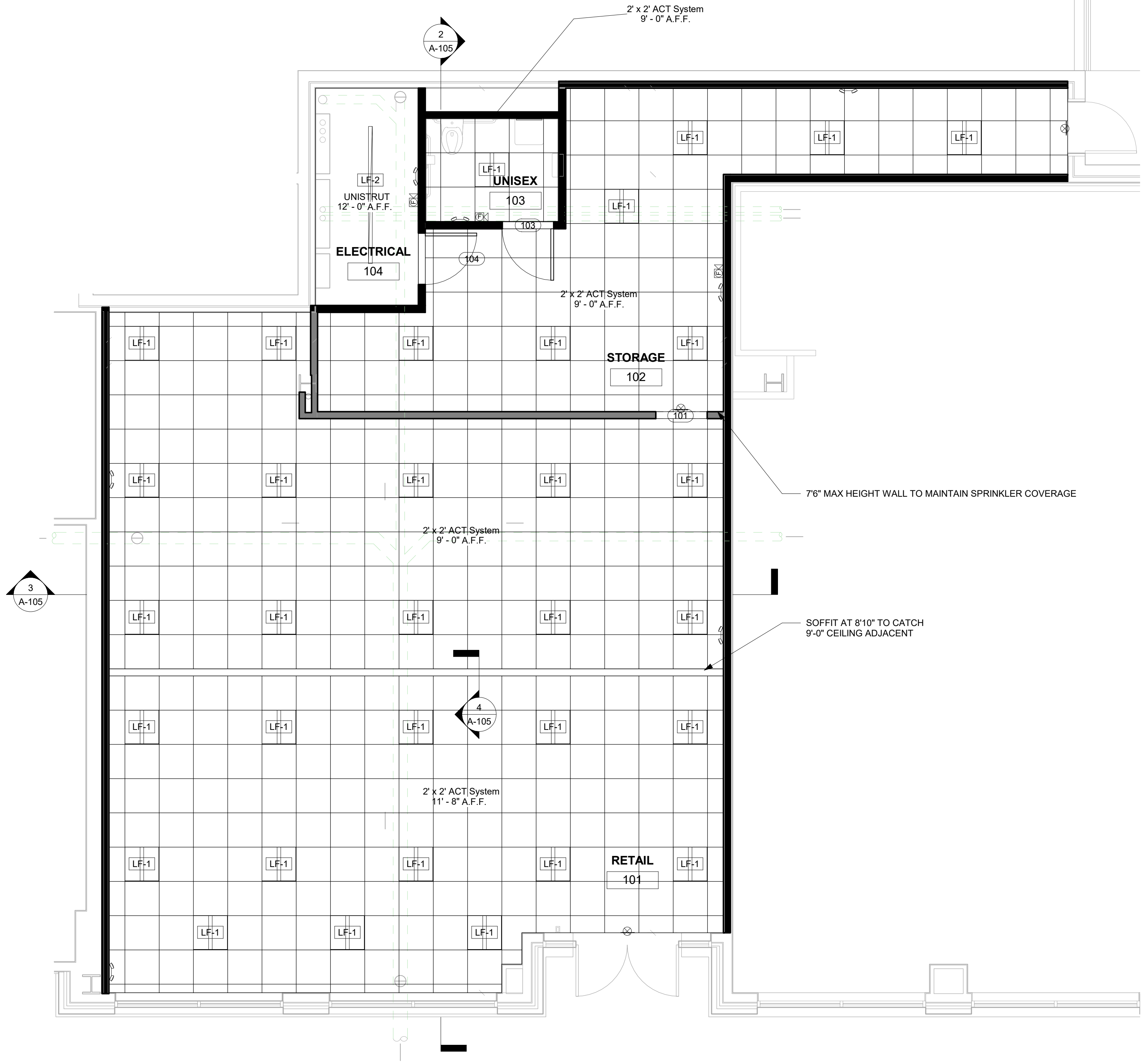
209 West Central Street
Suite 309
Natick, MA 01760
O 617.520.4950
M 617.792.6162
shane@mulrooneyAD.com



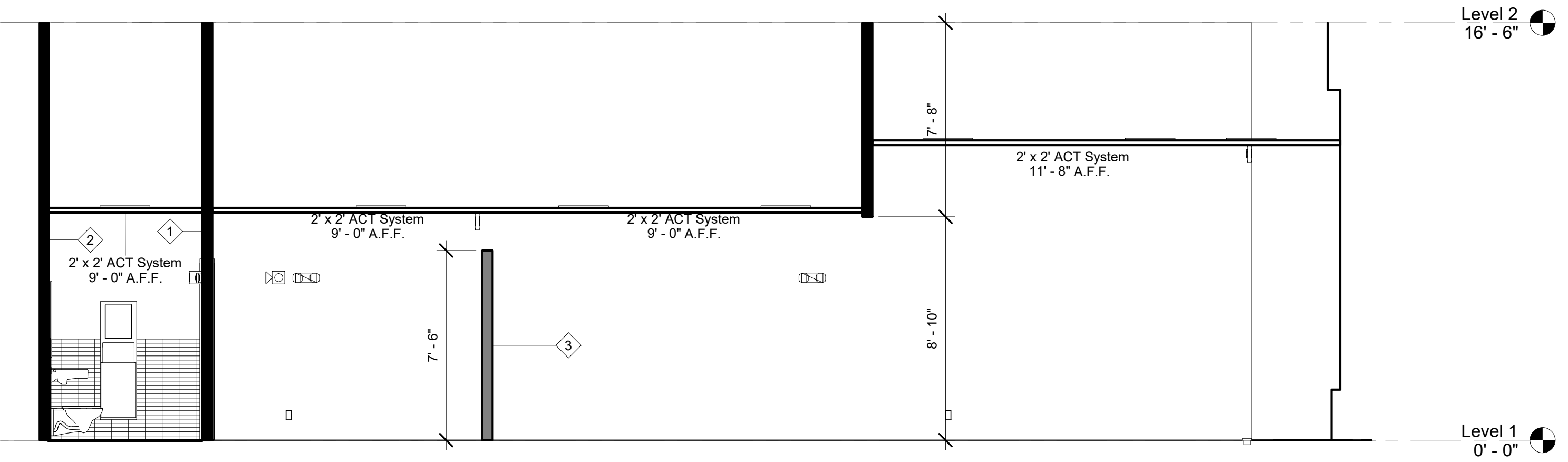
4 WALL TYPE '7'
1 1/2" = 1'-0"



3 RETAIL SPACE CROSS SECTION B
1/4" = 1'-0"



1 REFLECTED CEILING PLAN
1/4" = 1'-0"



2 RETAIL SPACE CROSS SECTION A
1/4" = 1'-0"

CEILING FINISHES LEGEND		
TYPE	SPECIFICATION	NOTES
ACT-1	MANUF: ARMSTRONG CEILING STYLE: OPTIMA SQUARE TEGULAR 3251 GRID: SUPRAFINE XL SQUARE TEGULAR 9/16" COLOR: WHITE SIZE: 24"x24" TRIM: 4" AXIOM TRIM AT PERIMETER AS REQUIRED	

LIGHT FIXTURE LEGEND		
TYPE	SPECIFICATION	NOTES
LF-1	MANUF: COOPER LIGHTING STYLE: METALUX 22EN LED SPEC 22EN-LD2-43-UNV-L835-CD1-U	
LF-2	MANUF: COOPER LIGHTING STYLE: METALUX SNLED LENSED SPEC 8T-SNLED-LD5-LW-UNV-L835-1-U-AYC-CHAIN/SET	

RETAIL SHELL AND CORE FIT UP

NORDBLOOM
78 FOUNTAIN ST, PROVIDENCE RI 02903

REFLECTED CEILING PLAN

A-105

Scale As indicated
PROJECT NUMBER 23005
DATE 04.17.2023
FOR CONSTRUCTION

Autodesk Docs/23005 78 Fountain Street Tenant Shell and Core Fit Up CD/23005 78 Fountain Street Retail Shell and Core Fit Up CD.rvt

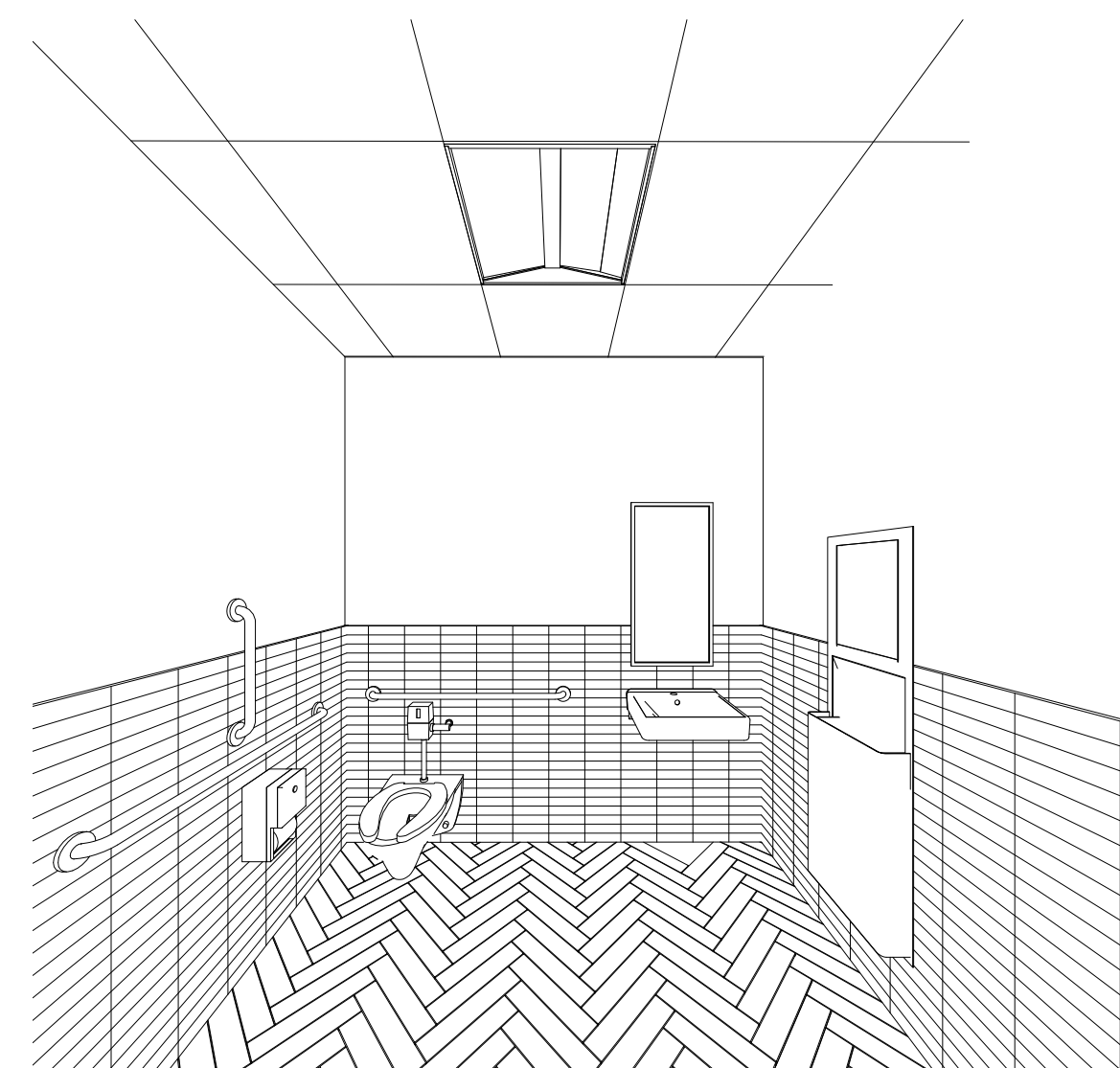


209 West Central Street
Suite 309
Natick, MA 01760
O 617.520.4950
M 617.792.6162
shane@mulrooneyAD.com

FINISHES SCHEDULE		
FLOOR FINISHES		
TYPE	SPECIFICATION	NOTES
PC-1	PROD: POLISHED CONCRETE FINISH: CLEAR SEALANT	
T-1	MANUF: CROSSVILLE STYLE: NEST COLOR: MEDITATIVE OLIVE AV367 SIZE: 3' X 15' X 10.5MM INSTALL: HERRINGBONE	

WALL FINISHES		
TYPE	SPECIFICATION	NOTES
PT-1	MANUF: BENJAMIN MOORE STYLE: ULTRA SPEC 500 EGGSHELL N538 COLOR: DECORATOR'S WHITE OC-152	GENERAL WALL COLOR AT ALL GWB WALLS WITHIN SCOPE OF WORK
PT-2	MANUF: BENJAMIN MOORE STYLE: ULTRA SPEC 500 SEMI-GLOSS N539 COLOR: WROUGHT IRON 2124-10	TRIM AND DOOR FRAME COLOR, U.N.O.
PT-3	MANUF: BENJAMIN MOORE STYLE: ULTRA SPEC 500 FLAT N536 COLOR: WHITE	CEILING PAINT AT ALL SOFFITS
T-2	MANUF: CROSSVILLE STYLE: SWATCHES COLOR: COTTON GLOSS NEC01 SIZE: 2' X 8" INSTALL: COMMON BOND	TILE TO RUN TO STRAIGHT TO FLOOR

TRIMS AND ACCESSORIES		
TYPE	SPECIFICATION	NOTES
VB-1	MANUF: JOHNSONITE STYLE: 4" COVE BASE DC-63 COLOR: BURNT UMBER	FOR USE WITH POLISHED CONCRETE FLOORING
TB-1	MANUF: CROSSVILLE STYLE: NEST COLOR: MEDITATIVE OLIVE PROD: 6' X 18" BULLNOSE BASE	BASE AT GWB WALL WITHIN WASHROOM
TR-1	MANUF: SCHLUTER STYLE: SCHIENE COLOR: STAINLESS STEEL	TRIM AT TOP OF WALL TILE
TR-2	MANUF: ASSA ABLOY STYLE: HALF SADDLE THRESHOLD COLOR: PEMKO 227 SIZE: 4' X 1/2"	TRIM AT WASHROOM THRESHOLD BETWEEN TILE AND POLISHED CONCRETE
G-1	MANUF: LATICRETE STYLE: SPECTRALOCK PRO PREMIUM GROUT COLOR: DUSTY GREY 60 SIZE: 1/8" MAXIMUM GROUT JOINT	FLOOR TILE AND WALL TILE GROUT COLOR



2 WASHROOM VIEW



1 FINISHES PLAN
1/4" = 1'-0"

RETAIL SHELL AND CORE FIT UP

NORDBLOOM
78 FOUNTAIN ST, PROVIDENCE RI 02903

FINISHES PLAN

A-106

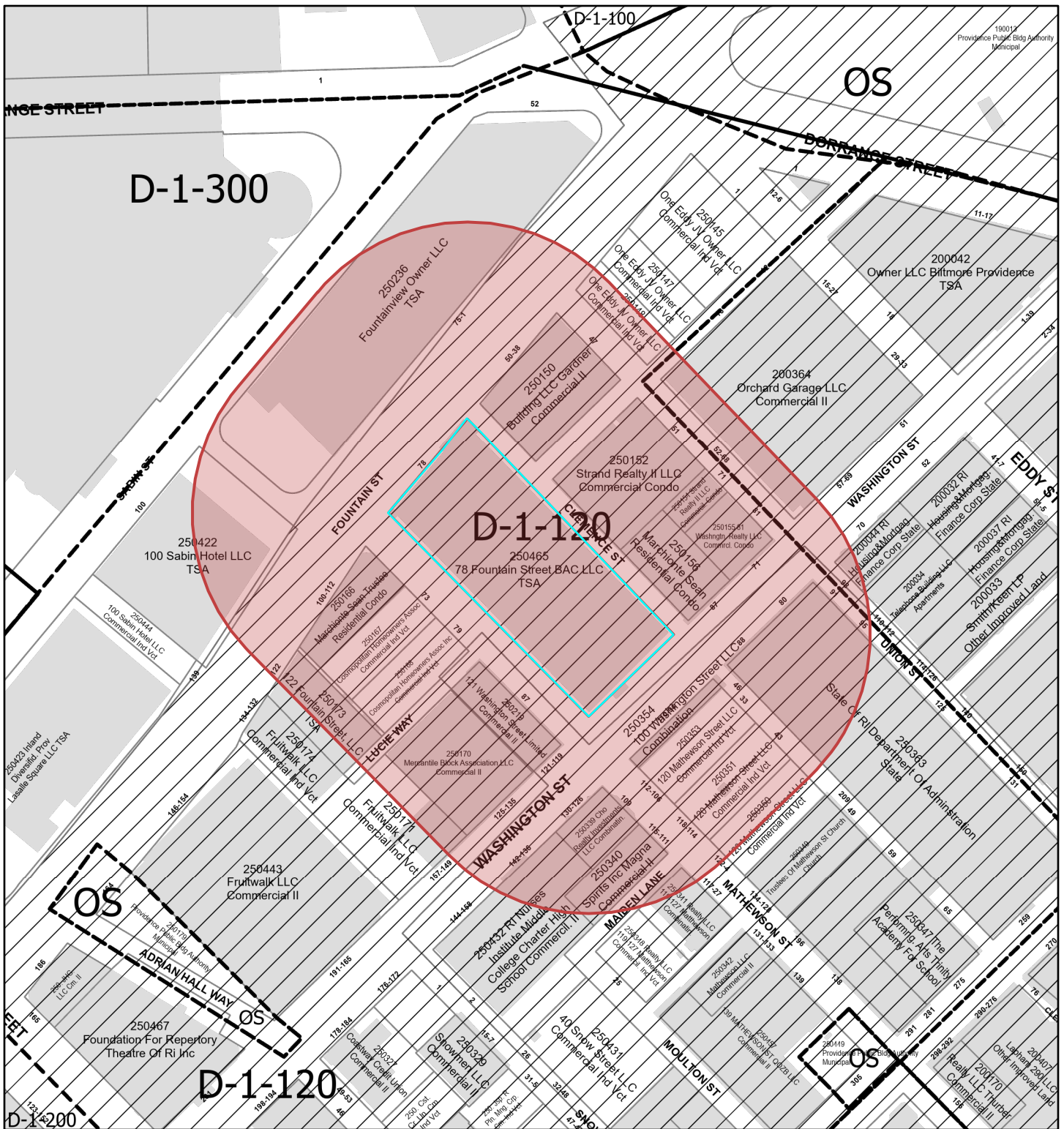
Scale As indicated
PROJECT NUMBER 23005
DATE 04.17.2023

FOR CONSTRUCTION





78 Fountain - Radius Map



4/14/2026, 9:06:44 AM

1:2,303

- Override 1
- Override 1
- Plat Boundaries
- Zoning
- Buildings
- Parcels
- Zoning Overlay Districts

