

DEC 15 2022

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

Check Each Type Zoning Relief Sought:

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: ANA CRISTINA PEREZ

Address 39 COMMODORE ST PROV, RI
Zip Code 02904

E-mail LAPODEROZA8015@GMAIL.COM
Phone 401.280.6242
Home/Office

401.280.6242
Mobile (Cell)

Owner: ANA CRISTINA PEREZ

Address 39 COMMODORE ST PROV, RI
Zip Code 02904

E-mail LAPODEROZA8015@GMAIL.COM
Phone 401.280.6242
Home/Office

401.280.6242
Mobile (Cell)

Lessee: _____

Address _____
Zip Code _____

E-mail _____
Phone: _____
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:** 896 ATWELLS AVENUE AP 63 LOT 169
Street Address
R-3

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

3a. **Date owner purchased the Property:** JUNE 2018

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

3. Dimensions of each lot:

Lot # 169	Frontage 40.45'	depth 85' +/-	Total area 3388	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	2552 SF
Footprint 32' X 39.5'	Height 14'	Floors 1

Accessory Structure:	Total gross square footage	80 SF
Footprint 8' X 10'	Height 8'	Floors 1

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

6a. Existing Lot coverage: (include all buildings, decks, etc.) 77%

6b. Proposed Lot coverage: (include new construction) 77%

7a. Present Use of Property (each lot/structure):
RESTAURANT & CAFE

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

8. Proposed Use of Property (each lot/structure):
RESTAURANT & CAFE

9. Number of Current Parking Spaces: 2

10. Describe the proposed construction or alterations (each lot/structure):
RECORD THE USE AS A NEIGHBORHOOD COMMERCIAL ESTABLISHMENT; RESTAURANT & CAFE. NO RENOVATIONS PROPOSED.

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:

1202 T	PRINCIPAL USE STANDARDS: NEIGHBORHOOD COMMERCIAL ESTABLISHMENT
_____	_____
_____	_____

13. Explain the changes proposed for the Property.

THE PROPOSAL IS TO RECORD THE EXISTING RESTAURANT & CAFE USE AS A NEIGHBORHOOD COMMERCIAL ESTABLISHMENT WHICH IS A PERMITTED USE AND MEETS ALL OF THE CRITERIA OUTLINED IN SEC. 1202 T. THE PREVIOUS WAREHOUSE USE WAS ABANDONED YEARS AGO WITHOUT THE BENEFIT OF A PERMIT. WE HOPE TO RECTIFY THE OVERSIGHT WITH THIS ENDEAVOR.

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):

ANA CRISTINA PEREZ

Type Name

Ana Perez

Signature

Type Name

Signature

Applicant(s):

ANA CRISTINA PEREZ

Type Name

Ana Perez

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

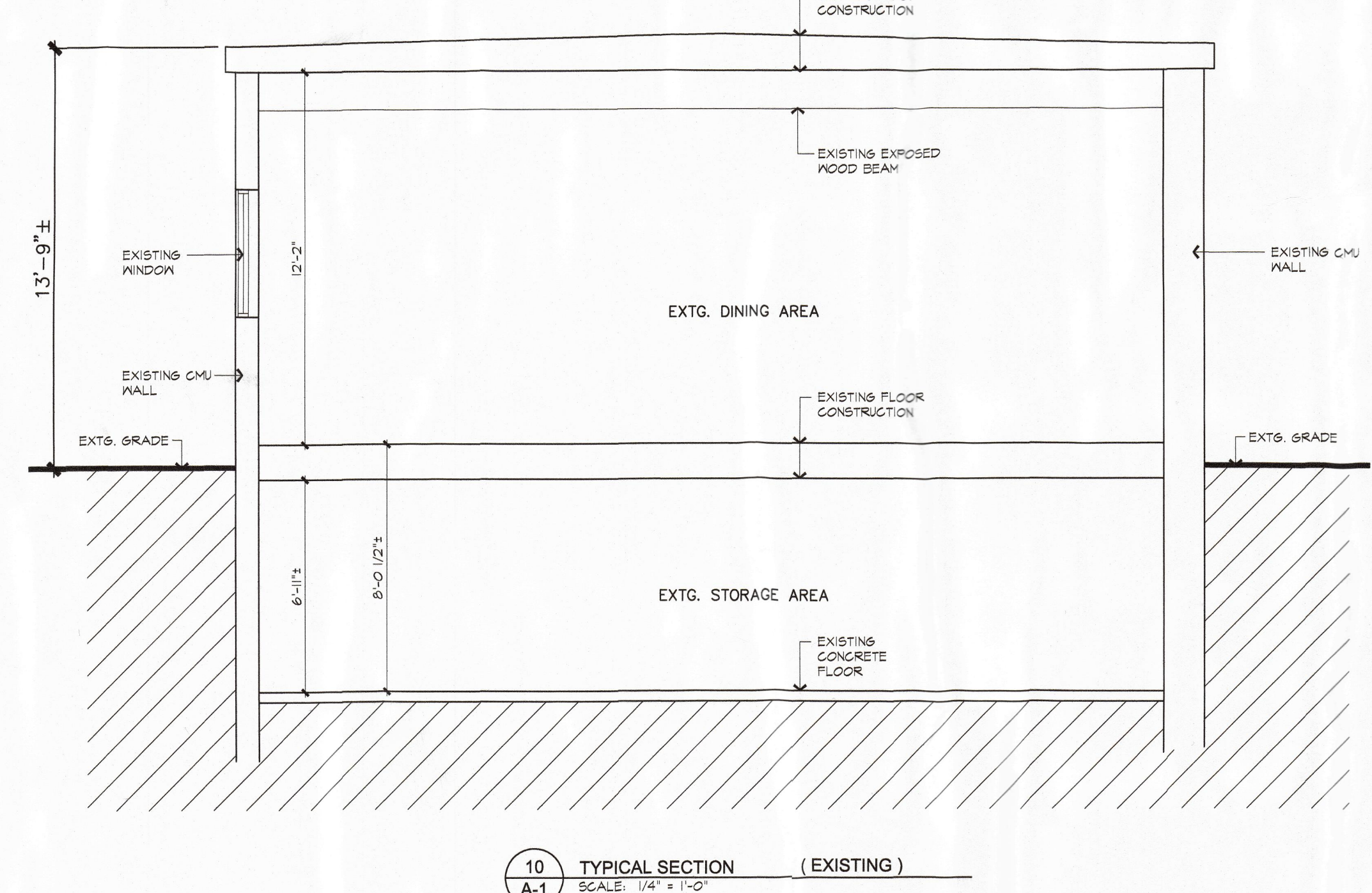
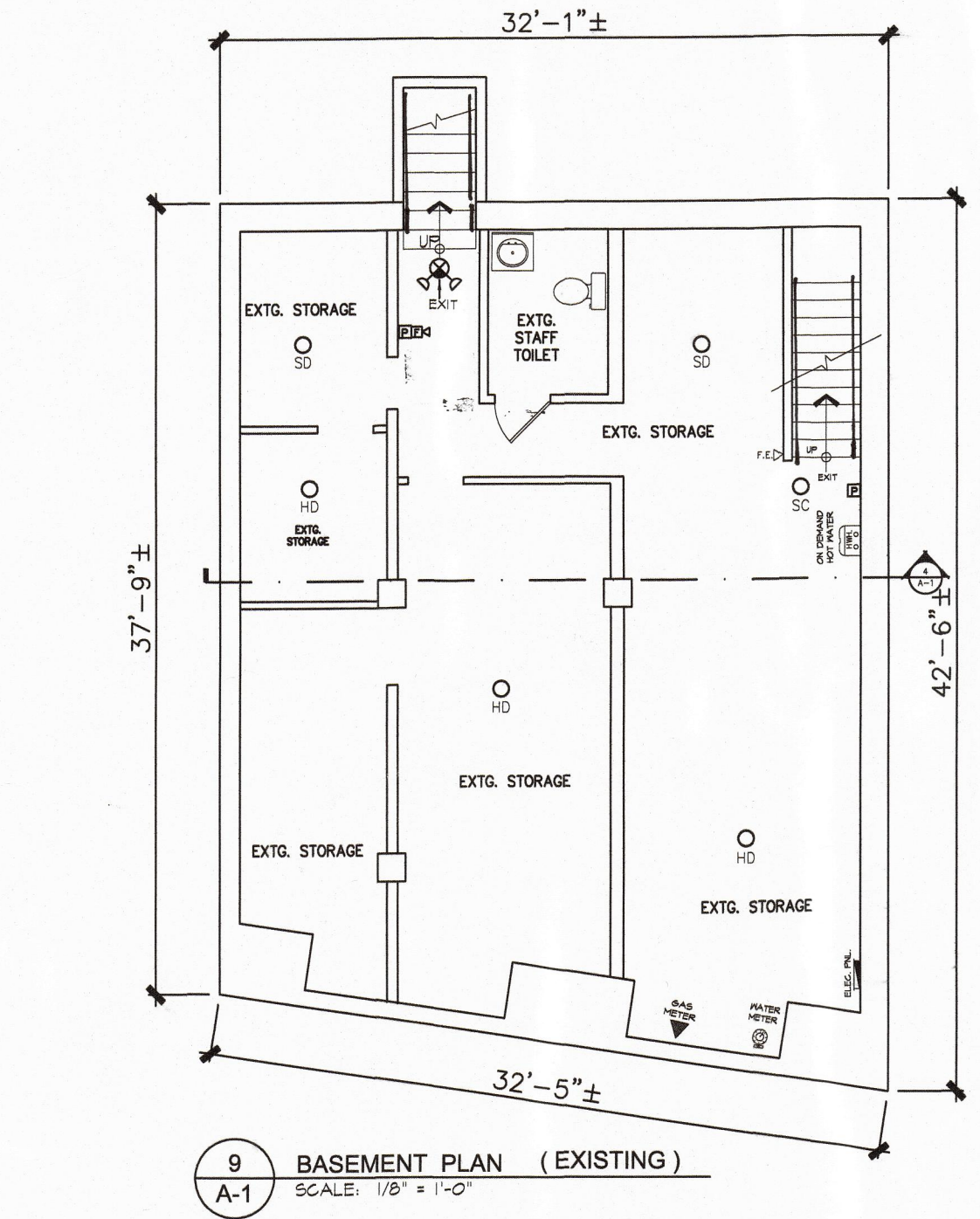
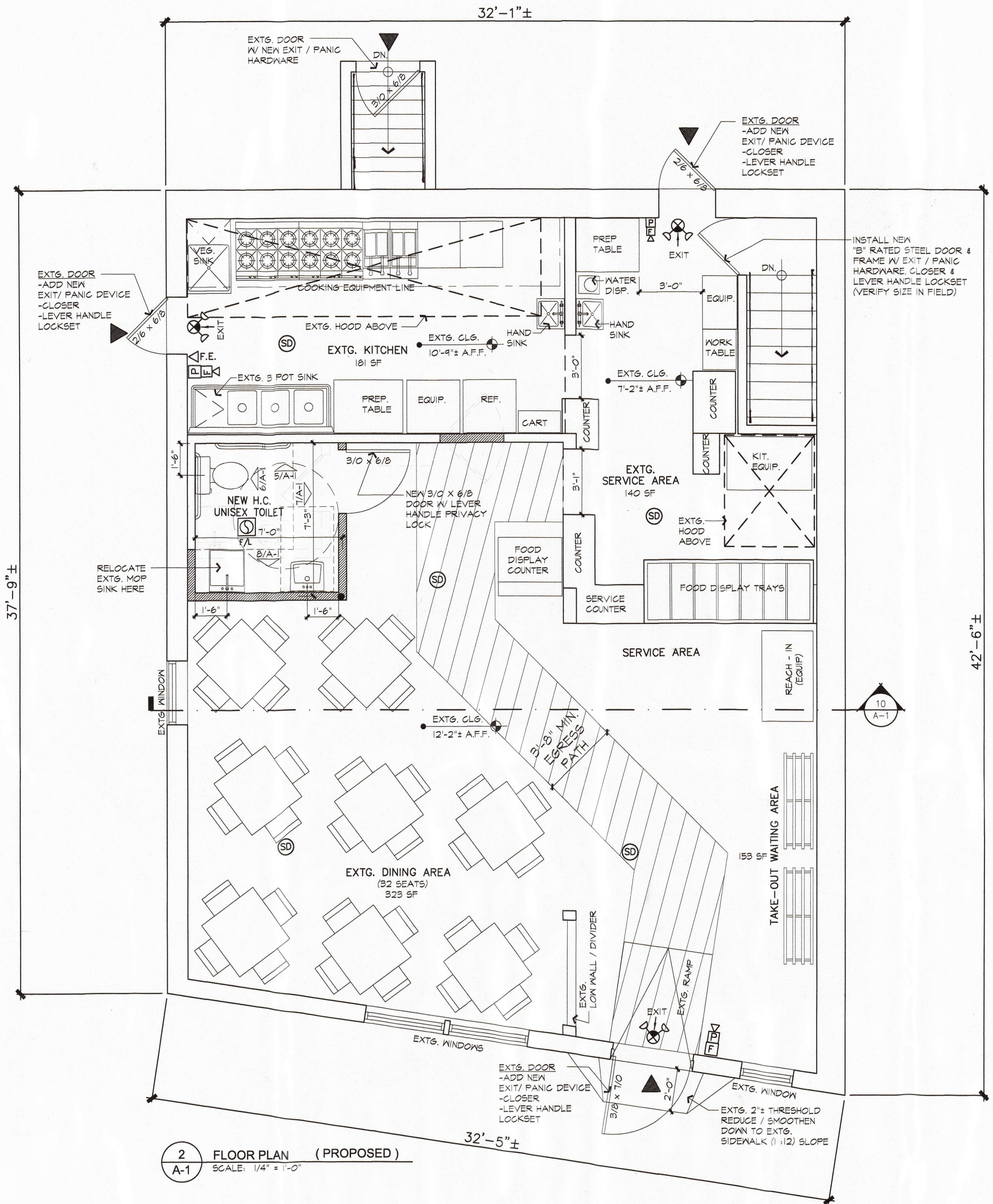
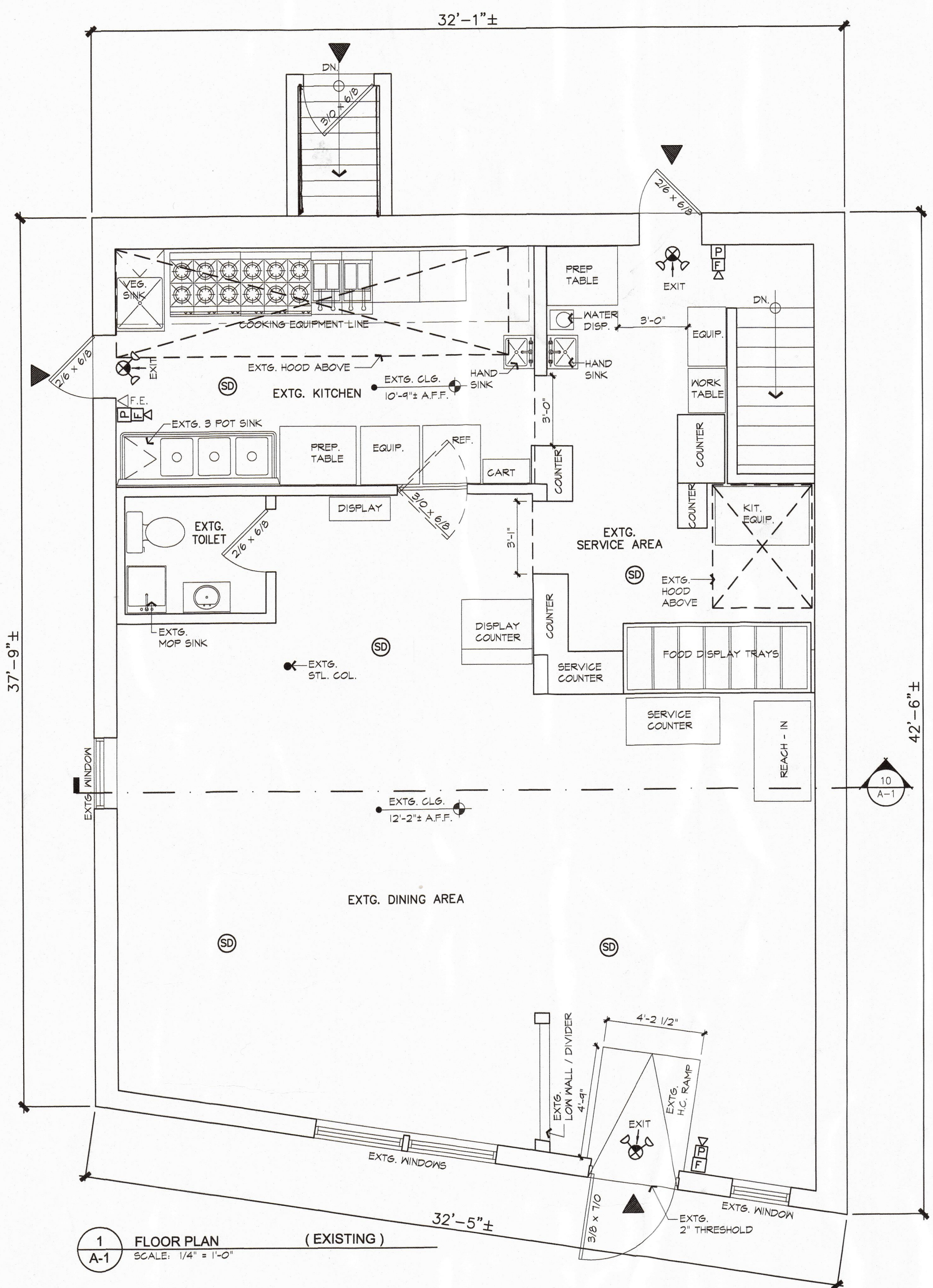
1. Identify the section(s) of the Ordinance that provides for the special use permit.
1202.T.2.E.

2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property.
THE RESTAURANT HAS OPERATED AT THIS LOCATION FOR SEVERAL YEARS WITHOUT ANY CONFLICT TO THE HEALTH, SAFETY AND WELFARE OR NEGATIVE IMPACT TO THE NEIGHBORHOOD.

3. State all facts that demonstrate that the proposed special use will not significantly devalue neighboring property.
IT HAS AND WOULD CONTINUE TO ENHANCE THE NEIGHBORHOOD AND PROPERTY VALUES AS IT SERVES THE NEEDS OF THE NEIGHBORHOOD DAILY AND PROVIDES MUCH DESIRED PRODUCTS AND SERVICES.

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.
AS STATED ABOVE, THE RESTAURANT HAS OPERATED FOR SEVERAL YEARS IN HARMONY AND CARE FOR THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

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



RENOVATION OF EXISTING RESTAURANT SPACE (NO CHANGE OF USE)

USE GROUP: A-2 (ASSEMBLY)
 BUILDING CONSTRUCTION TYPE: 5B
 PROPOSED SEATING = 32
 PROPOSED TOILET FACILITY: 1 NEW H.C. UNISEX, 1 STAFF TOILET
 EXITS: 3 TOTAL (EXTG.) (2 STANDARD, 1 H.C. ACCESSIBLE)

OCCUPANT LOAD

1 DINING & TAKE OUT AREAS	476/15	31.7
2 KITCHEN (181 SF + 140 SF)	323/200	1.6
		33.3 TOTAL

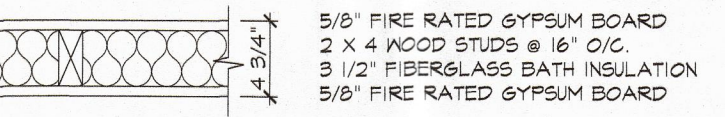
KEY:

- EXISTING CONSTRUCTION TO BE REMOVED, REPAIR OR REPLACE AS REQUIRED. ALL AREAS OF REMOVAL MATCH EXISTING (TYP.)
- EXISTING CONSTRUCTION TO REMAIN, REPAIR OR REPLACE AS REQUIRED. MATCH EXISTING (TYP.)
- NEW CONSTRUCTION MATCH EXISTING (TYP.)

NOTES:

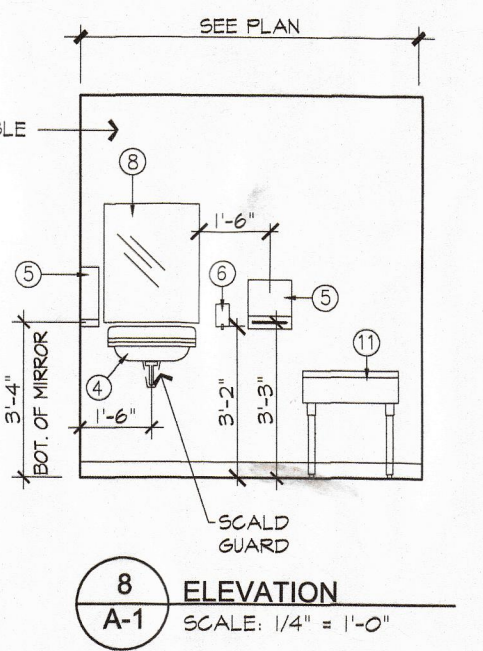
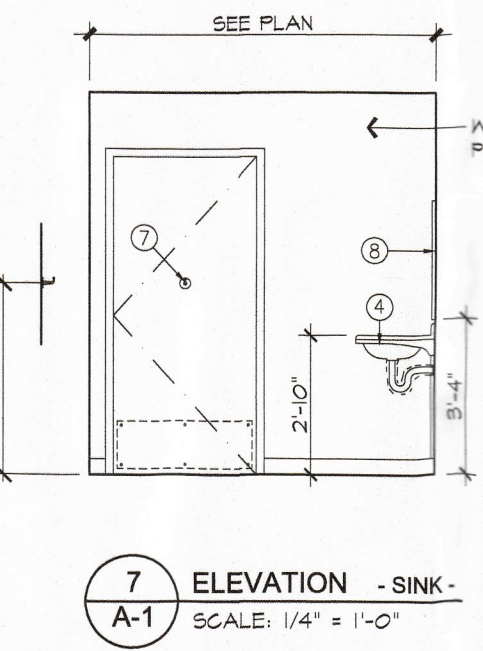
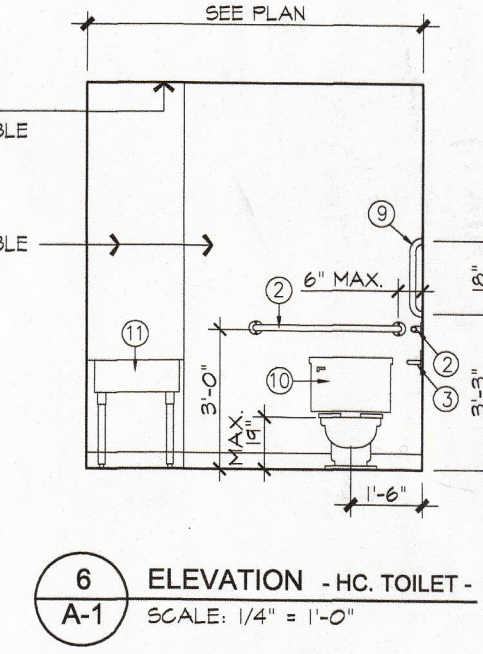
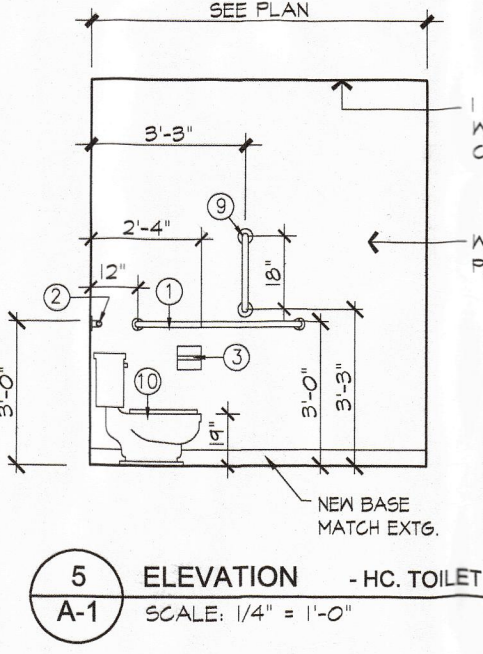
- PROVIDE HOOD BLOCKING BACK-UP FOR MOUNTING ALL ACCESSORIES
- PROVIDE SOLID BLOCKING INSIDE WALL FOR DOOR STOP LOCATIONS
- ADD 3/4" FIBERGLASS INSULATION AT ALL BATHROOM WALLS

3 WALL TYPES
SCALE: 1" = 1'-0"



LIFE SAFETY DEVICES

- FAP FIRE ALARM PANEL
- F FIRE ALARM HORN/STROBE
- P FIRE ALARM FULL STATION
- ILLUMINATED EXIT SIGN
- EMERGENCY LIGHT W/ BATTERY PACK BACKUP
- EXIT SIGN W/ 2 EMERGENCY LIGHT & BATTERY BACKUP
- ELECTRICAL PANEL
- FIRE EXTINGUISHER
- HS FIRE ALARM HORN STROBE
- FAN & LIGHT COMBINATION
- SD SMOKE DETECTOR
- HD HEAT DETECTOR
- SC SMOKE / CARBON DETECTOR



GENERAL NOTES

- GENERAL CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS NECESSARY TO INSURE ISSUANCE OF AN OCCUPANCY PERMIT AT COMPLETION OF THE WORK. DO NOT START ANY CONSTRUCTION WITHOUT SECURING ALL REQUIRED PERMITS.
- CONTRACTOR SHALL MAINTAIN ALL INSURANCE REQUIRED BY THE OWNER AND OR GOVERNMENTAL AUTHORITIES AND SHALL PROVIDE PROOF OF SUCH INSURANCE AS REQUIRED.
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, CITY / TOWN REQUIREMENTS AND AS NOTED. WHERE CONFLICTS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL BE MET.
- CONTRACTOR SHALL BE RESPONSIBLE FOR BRACINGS ALL WORK DURING CONSTRUCTION.
- THESE DRAWINGS MAY NOT BE TO SCALE. REFER TO PLANS, SECTIONS AND DETAILS FOR DIMENSIONS. DO NOT SCALE DRAWINGS.
- THESE DRAWINGS ARE ONLY A PART OF THE CONSTRUCTION DRAWINGS. OTHER DRAWINGS ARE PROVIDED BY OTHERS AS DESIGN-BUILD.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE ELEVATIONS BEFORE COMMENCING CONSTRUCTION AND REPORT ANY DISCREPANCIES / SITE DEVIATION TO THE DESIGNER FOR CLARIFICATION BEFORE PROCEEDING.
- CONTRACTOR SHALL REVIEW THE DRAWINGS AND VERIFY ALL EXISTING SITE CONDITIONS. REPORT ERRORS, OMISSIONS AND REQUEST FOR CLARIFICATION BEFORE SUBMITTING BIDS. CHANGE ORDERS SHALL NOT BE ACCEPTED DURING CONSTRUCTION.
- REMOVE ALL CONSTRUCTION DEBRIS AND MAINTAIN A CLEAN CONSTRUCTION SITE THROUGHOUT ENTIRE CONSTRUCTION. PROPERTY SHALL BE TURNED OVER TO OWNER IN MOVE-IN CONDITION.
- THE CONTRACTOR SHALL VERIFY AND COORDINATE WITH OWNER ALL MATERIALS, COLOR, QUALITY AND MANUFACTURER OF ALL MATERIALS AND MATERIAL USED IN THIS PROJECT.

MARK	DESCRIPTION	MANUFACTURER	MODEL NUMBER	MT. HEIGHT	REMARKS
1	GRAB BAR	BOBRICK	B-5806 x 42"	36" TOP OF UNIT	HORIZONTAL BARS
2	GRAB BAR	BOBRICK	B-5806 x 36"	36" TOP OF UNIT	HORIZONTAL BARS
3	TOILET PAPER DISPENSER	BOBRICK	B-6885	27" C/L OF UNIT	
4	SINK (WALL HUNG)	AMERICAN STD.	CS21026	34" TOP OF RIM	
5	PAPER TOWEL DISPENSER	B-4262		34" BOT. OF UNIT	
6	SOAP DISPENSER	BOBRICK	B-195	38" BOT. OF UNIT	
7	COAT HOOK	BOBRICK	B-692	48" ATR. MAX.	MOUNT ON BACK OF DOOR
8	MIRROR	BOBRICK	B-165 24" x 36"	40" MAX. TO BOTTOM	
9	GRAB BAR	BOBRICK	B-5806 x 24"	38" BOT. OF UNIT	VERTICAL BARS
10	WATER CLOSET	AMERICAN STD.	2467016	16.5" TOP OF RIM	"GADET RIGHT HEIGHT" ELONGATED
11	MOP SINK	EXTG.	EXTG.	EXTG.	EXTG. RELOCATED

NOTES:

- MOUNT ALL TOILET ACCESSORIES IN STRICT ACCORDANCE WITH THE AMERICAN DISABILITIES ACT OR GOVERNING HANDICAP CODE
- PROVIDE HOOD BLOCKING BACK-UP FOR MOUNTING ALL ACCESSORIES
- S.C. TO VERIFY W/ OWNER FOR FIXTURES & FAUCETS TYPES

REVISIONS

NO.	DATE	REVISIONS

mag associates inc.
 architecture - planning - interiors
 61 Potter Street
 East Providence, RI 02914
 Tel: 401-455-6800
 magassociates@yahoo.com

4 EXTG. SITE PLAN
SCALE: 1" = 20'-0"

E.A. Design Ltd.
 570 Broad Street
 Providence, RI 02907
 Tel: 401-590-6800

Renovation of existing Restaurant

PRELIMINARY FOR REVIEW ONLY
8/26/2022

PLAT 63 LOT 169
896 ATWELLS AVE.
PROVIDENCE, RI.

Scale: AS NOTED
 Design: M.E.E.
 Drawn: M.E.E.
 Checked: A.M.
 Date: _____

For: _____

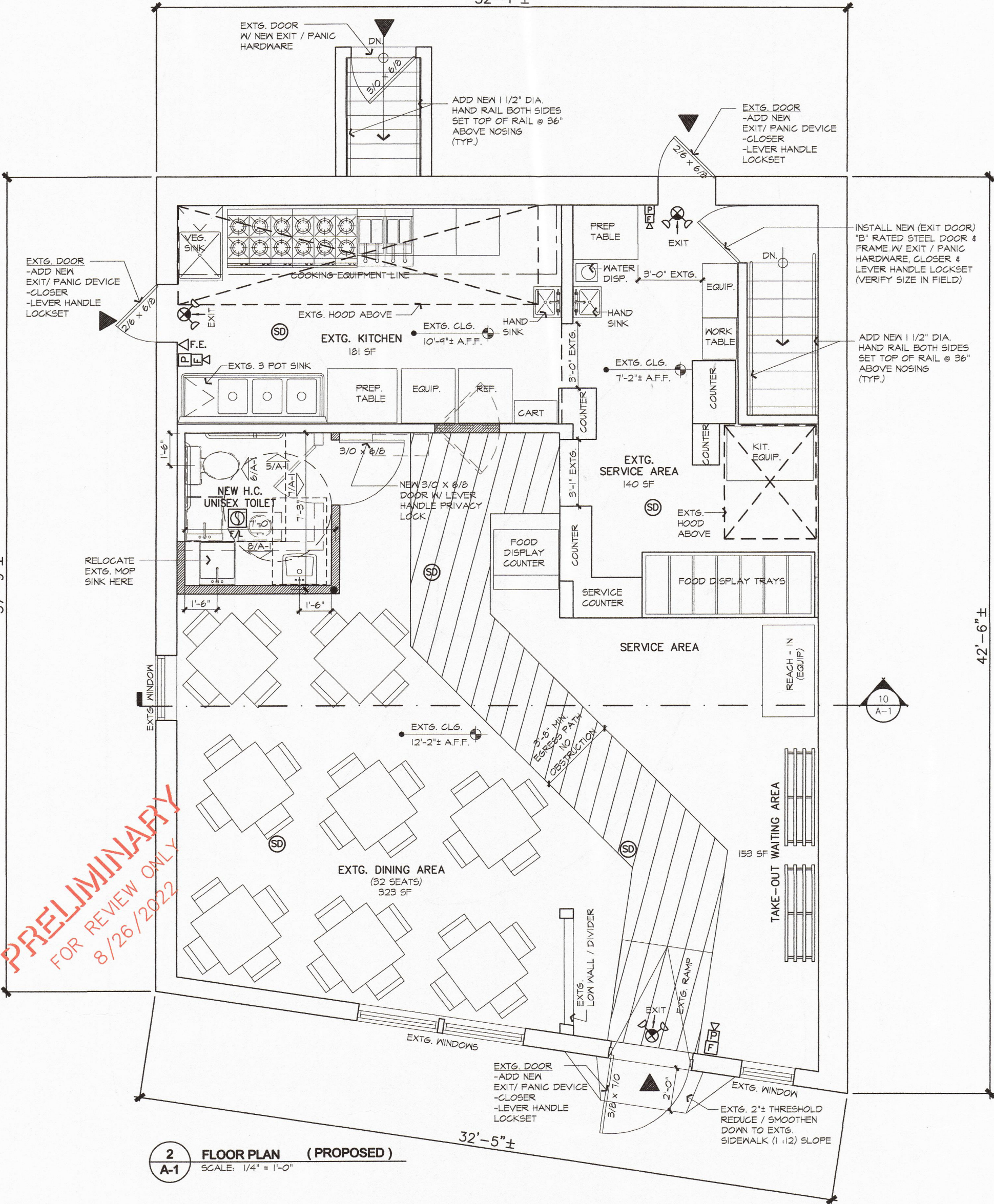
CONSTRUCTION
 REVIEW ONLY
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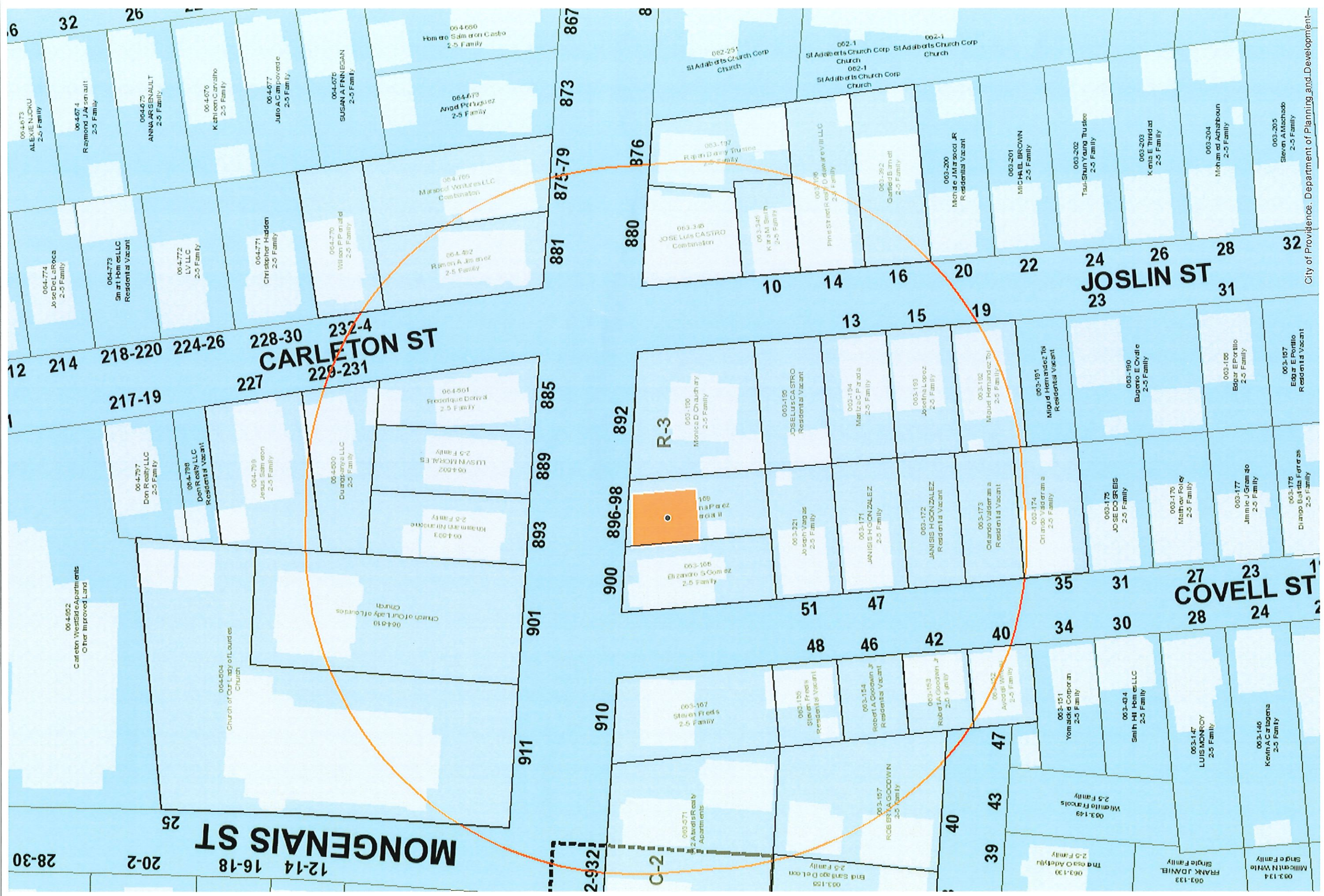
A-1
 EXISTING BASEMENT PLAN
 EXISTING FLOOR PLAN
 PROPOSED FLOOR PLAN
 SECTION, DETAILS & NOTES
 SITE PLAN
 Proj: #22-038 Sheet: 1 of 1

32'-1"±

37'-9"±

42'-6"±





PROVIDENCE, RHODE ISLAND

PROVIDENCE THE CREATIVE CAPITAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
JORGE O. ELO RZA, MAYOR | BONNIE NICKERSON AICP, DIRECTOR

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Data Source: Providence Geographic Information System
Date: 1/29/2022

City of Providence, Department of Planning and Development



