

OCT 31 2022

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

Check Each Type Zoning Relief Sought:

| | |
|-------------------------------------|-------------------------|
| <input type="checkbox"/> | Variance – Use * |
| <input type="checkbox"/> | Variance – Dimensional* |
| <input checked="" type="checkbox"/> | 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: Gregory's Optical

Address 263 Wickenden Street, Providence RI
Zip Code 02903

E-mail c/o kmorris@darroweverett.com

Phone 401-453-1200 X286

Home/Office

401-374-1363

Mobile (Cell)

Owner: Cheryl J. Dumont Trustee

Address 91 Hope Street, Providence, RI
Zip Code 02903

E-mail _____

Phone _____

Home/Office

Mobile (Cell)

Lessee: NA

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: 91 Hope Street
Street Address

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

3a. Date owner purchased the Property: 4/21/2021

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

3. Dimensions of each lot:

| | | | | |
|-----------|-------------|----------|------------------|---------|
| Lot # 153 | Frontage 50 | depth 50 | Total area 2,508 | 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 1,092 | Height 25ft +/- | Floors 2 |

| | | |
|-----------------------------|-----------------------------------|--------------|
| 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.) 70%+/- _____

6b. Proposed Lot coverage: (include new construction) 70%+/- _____

7a. Present Use of Property (each lot/structure):
hair salon with dwelling unit _____

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

8. Proposed Use of Property (each lot/structure):
optical retail store with dwelling unit _____

9. Number of Current Parking Spaces: 3 spaces _____

10. Describe the proposed construction or alterations (each lot/structure):
minor construction for retail space _____

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 | Neighborhood Commercial Establishment (Retail Goods Establishment) - requires |
| and Table 12-1 | special use permit |
| Sect. 1202.T. | Neighborhood Commercial Establishment |
| Sect. 2000.D. | Relationship to Variances and Special Use Permits (present use hair salon permitted by special use.) |

13. Explain the changes proposed for the Property.

Gregory's Optical will be relocating from 263 Wickenden Street to 91 Hope Street.

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):

Cheryl J. Dumont, Trustee
Type Name
Cheryl J. Dumont, Trustee
Signature

Type Name

Signature

Applicant(s):

Gregory's Optical
Type Name
Neil Sirots
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

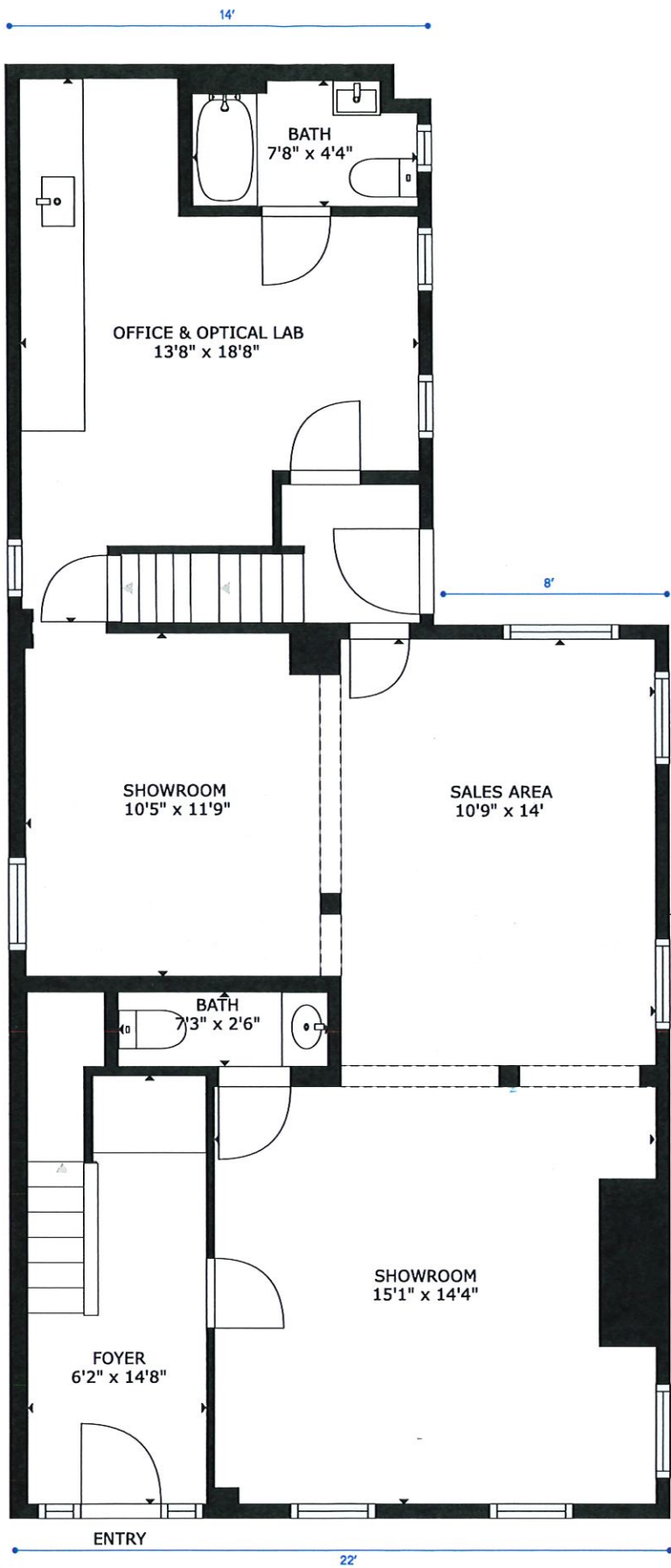
1. Identify the section(s) of the Ordinance that provides for the special use permit.
Section 1201 and Table 12-1; Section 1202(T) - principal use standards for neighborhood commercial establishment.
Section 2000(D) requires special use permit for change of use of hair salon.

2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property.
Gregory's Optical has been operating at 263 Wickenden Street since 1989. The store has operated harmoniously at its current location and generates very little vehicular traffic. Gregory's Optical provides a necessary service to the neighborhood and is an asset to the community.

3. State all facts that demonstrate that the proposed special use will not significantly devalue neighboring property.
On the contrary, the proposed retail use is similar to the existing hair salon use in that it will provide services and eye-wear products largely to the surrounding neighborhood and is a well-respected business in the community.

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 establishment serves the neighborhood and the larger area and, in fact, promotes the improvement of health and welfare of the community.

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



GREGORY'S OPTICAL
PROPOSED USE DIAGRAM

91 HOPE ST
PROVIDENCE, RHODE ISLAND 02906

GROSS INTERNAL AREA
 BASEMENT: 764 sq. ft, FLOOR 1: 889 sq. ft
 FLOOR 2: 870 sq. ft, FLOOR 3: 224 sq. ft
 TOTAL: 2747 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



3 PARKING SPACES

SIDEWALK

CURB CUT

HOPE STREET

