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July 8, 2022

Mr. Jason Pezzullo
Planning Director
869 Park Avenue
Cranston, RI 02910

RE: Dulce Vida
804 Reservoir Avenue

Dear Jason:

I represent Ingrid Guzman, the owner of Dulce Vida, an event planning business that has relocated to the former Rainbow Bakery building on Reservoir Avenue.

This is a wonderful minority owned venture and Ingrid is well-respected in the local Rhode Island hospitality and event planning community. Now that our state is emerging from the corona virus pandemic, clients and patrons are engaging her services.

Ingrid is a sole proprietor without employees. She occasionally has some help with events. The existing zoning C-1 zoning of the property allows for her business or professional office space. As part of her business, she works with couples or families planning showers, parties or weddings at major events around the state.

She also would like to be able to host small events for clients who cannot afford a large venue at the Reservoir Avenue space. These would be small events hosting approximately 20-40 people. The space is only 1600 square feet.

I view this as a personal service establishment given the attention to detail she provides. However, she has been advised the actual event holding would require a variance from the Zoning Board of Review. You have raised the issue of Development Plan Review Committee ("DPRC") approval.

I do not believe this warrants that level of scrutiny and would ask that the matter be submitted to the DPRC for a jurisdictional determination. I would ask that it be placed on your next meeting agenda on July 20, 2022.

There is a substantial delay in obtaining a formal survey. I am enclosing plans for the tenant space. I believe everyone is familiar with the building and existing parking on Ivanhoe Street side, perpendicular to the building.

Jason Pezzullo
July 8, 2022
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If you have any questions, please feel free to contact me.

Very truly yours,

TAFT & McSALLY LLP

A handwritten signature in black ink, appearing to read 'RDM', with a long, sweeping horizontal flourish extending to the right.

Robert D. Murray

RDM/mk

cc: DPRC members w/ enclosure
Ingrid Guzman