

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JANUARY 13, 2020

*Application Type*

Special Use Permit

*Neighborhood*

Federal Hill

*Applicant*

Peter Kammerer, Applicant  
Timpano LLC, Owner

*Parcel*

AP 28 Lot 933

*Address*

245 Carpenter Street

*Parcel Size*

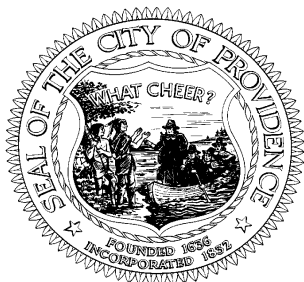
± 2,048 SF

*Zoning District*

R-3

*Variance Requested*

1. Special use permit for neighborhood commercial use
2. Special use permit for outdoor dining

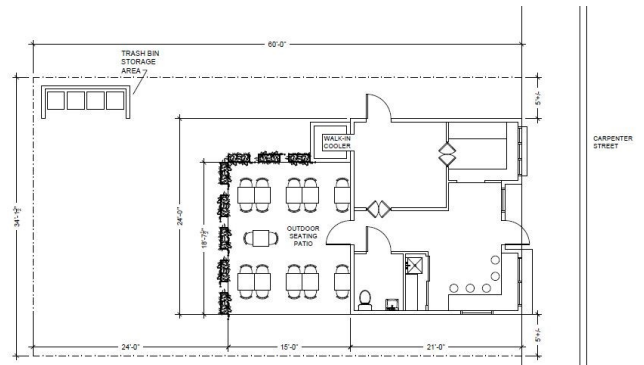


Updated: January 11, 2021

## 245 CARPENTER STREET



Location Map



Proposed development plan

### SUMMARY

#### Project Description

The applicant is seeking a special use permit pursuant to Table 12-1 and Sections 1202.T. and 1202.U. of the Providence Zoning Ordinance, to establish a Restaurant of less than 3500 SF GFA in an existing non-residential structure as a Neighborhood Commercial Establishment with a rear patio for outdoor seating.

#### Discussion

The applicant is proposing to operate a restaurant with outdoor dining as a neighborhood commercial establishment in a building that was formerly used as a social club. Special use permits for a neighborhood commercial establishment and outdoor dining are requested.

As the building has been used for non-residential uses prior to the effective date of the ordinance, it may operate as a neighborhood commercial establishment if it meets the special use permit criteria. This area is zoned residential but is in proximity to other restaurants and bars that are of a similar scale to what is being proposed. As the building has been a non-residential use, a change in use to a restaurant is not expected to have a negative effect on neighborhood character or devalue neighboring property.

In order to meet the special use permit criteria for outdoor seating, the applicant should demonstrate that outdoor activity will not affect neighboring property. This would include curbing the effects of outdoor activity like noise, illumination and patron behavior. As the site is zoned R-3, all outdoor activity shall cease by 10 pm.

If the applicant can successfully demonstrate to the Board that the restaurant's operation will have a limited impact on the surroundings and not affect neighboring property, the DPD would not object to granting the requested relief.

#### Recommendation

Based on the foregoing discussion, the DPD recommends that the special use permit be granted subject to the applicant demonstrating to the Board's satisfaction that the restaurant will not have a negative effect on neighboring property.