

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

DECEMBER 9, 2020

Application Type

Special Use Permit

Neighborhood

Federal Hill

Applicant

Courtland Club Inc, Applicant
Jason Shechtman and Off
Broadway Properties LLC Owner

Parcel

AP 33 Lot 557 and 229

Address

51-55 Courtland Street

Parcel Size

± 5,303 SF (combined)

Zoning District

R-3

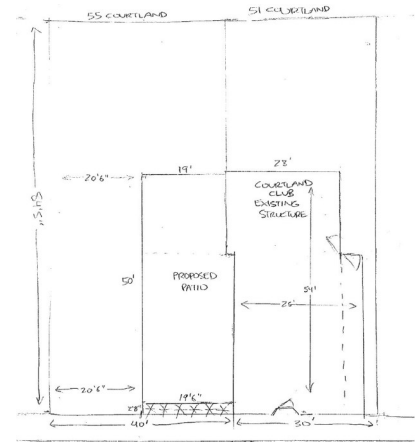
Variance Requested

Special Use Permit for expansion of neighborhood commercial use

51-55 COURTLAND STREET



Location Map



Proposed development plan

SUMMARY

Project Description

The applicant is requesting a special use permit pursuant to Sections 103.B.1. and 2000.D. of the Providence Zoning Ordinance, to expand the existing Neighborhood Commercial Establishment by adding a patio of approximately 950 SF for outdoor seating .

Discussion

The applicant is seeking a special use permit to expand a neighborhood commercial establishment, which is currently used as a social club with a restaurant component. The applicant is proposing to construct an outdoor patio adjacent to the building.

As the use was established prior to the effective date of the ordinance, the use can be expanded as a neighborhood commercial establishment if it meets the special use permit criteria. The facility operates within the existing building. By adding a patio, the activity will occur outside the building. In order to meet the special use permit criteria, the applicant should demonstrate that activity on the patio will not affect neighboring property—which is mostly residential—so as to not devalue it.

The applicant should demonstrate how effects of outdoor activity like noise, illumination and patron behavior on neighboring property will be

reduced. The applicant could employ enhanced screening and restrict noise generating activities like playing of music to reduce the impact of the business.

It appears that some parking may be lost as a result of the installation. The applicant should address the need for and availability of parking.

If the applicant can successfully demonstrate to the Board that the addition 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 proposed addition will not have a negative effect on neighboring property.

