Department of Planning and Development

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MAY 13, 2026

Application Type

Special Use Permit

Neighborhood

Downtown

Applicant

Michael DiGioia/Bosset, Applicant
Snow Street Properties LLC, Owner

Parcel

AP 24 Lot 424

Address

255 Weybosset Street

Parcel Size

± 8,557 SF

Zoning District

D-1-120; I-3E and Downcity Overlays

Variance Requested

- Special Use Permit to provide live entertainment

Updated: May 8, 2026

255 WEYBOSSET STREET

Location Map

View from Weybosset Street

SUMMARY

Project Description

The applicant is seeking a special use permit (SUP) pursuant to Zoning Ordinance Table 12-1 and Section 1202.Q. to provide Live Entertainment – Ancillary Use within a new restaurant.

Discussion

Entertainment is permitted Downtown through a special use permit per section 1202.Q of the ordinance. Downtown allows for a number of uses at a high intensity, including entertainment venues in proximity to the applicant. Per the application, the entertainment will occur within an existing bar and be subordinate to the main food and beverage function. The application includes plans for noise abatement, security, hours of operation and other details required by the ordinance.

The applicant is required to demonstrate compliance with the criteria in section 1202.Q of the ordinance to determine if the use can operate without affecting the use and enjoyment of neighboring property and that it would not be detrimental to the health and welfare of the community.

The DPD would not object to the Board granting the Special Use Permit based on their review of the applicant's measures to meet the SUP criteria.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted based on the Board's findings.