



Record No: ZBR-26-13

Zoning Board of Review Application

Status: Active

Submitted On: 4/13/2026

Primary Location

251-255 Weybosset St
Providence, RI 02903

Owner

Snow Street Properties LLC
[Redacted]
[Redacted]

Applicant

Michael DiGioia
[Redacted]
[Redacted]
[Redacted]
[Redacted]

Owners and Applicants Information

Who is Submitting this Application?*

Owner

Owners Name*

Snow Street Properties LLC

Owner Mailing Address*

[Redacted]

Owner Email*

[Redacted]

Owner Phone*

[Redacted]

Name of Applicant, if different than owner

Bosset LLC

Applicant Mailing Address, if different than owner

[Redacted]

Applicant Email, if different than owner

[Redacted]

Applicant Phone, if different than owner


[Redacted]

Attorney Name

Attorney Mailing Address

Attorney Email

Attorney Phone

Owner Attestation and Signature Page* 



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For fillable pdf of the Owner Attestation and Signature Page please visit the Applications and Forms section of our website: <https://www.providenceri.gov/inspection/boards-of-review/>

Type of Application

Application Type*

Special Use Permit

Identify the section(s) of the Zoning Ordinance that provide for the special use permit, and list all section(s) which provide Use Standards for the proposed Special Use(s)*

Table 12-1 Use Matrix: Live Entertainment - Ancillary use requires a Special Use Permit in the D-1 Downtown District

Summarize any changes proposed for the Property (use, construction/renovation, site alteration):*

Live entertainment at 255 Weybosset st Providence Ri 02903

Subject Property Information

Address of Subject Property*

Plat*

255 Weybosset st Providence RI 02903

024-0424-0000

Lot(s)* ?

0424

Existing Zoning Use of the Property*

Restaurant - more than 3500sf GFA

Base Zoning District*

D-1 Downtown District

Base Zoning District 2 (if applicable)

—

Overlay Zoning District (if applicable)

DD Downcity Overlay District

Overlay Zoning District 2 (if applicable)

I-3E Educational Institutional Overlay District

Overlay Zoning District 3 (if applicable)

—

Date Owner Purchased the Property*

08/17/2017

Start Date of Lessee's Occupancy

11/01/2024

Are there outstanding violations concerning the Property under the City of Providence Zoning Ordinance?*

No

Are there outstanding violations concerning the Property under the RI State Building or Property Maintenance Code(s)?*

No

Lot Dimensions, Coverage Percentage, and Parking Information

Plat/Lot Number*

Plat : 024 lot : 0424 unit: 0000

Existing Lot Width*

63

Proposed Lot Width

—

Existing Lot Area*

25566

Proposed Lot Area

—

Existing Building Coverage ?

—

Proposed Building Coverage ?

—

Existing Total Impervious Coverage ?

—

Proposed Total Impervious Coverage ?

—

Existing Rear Yard Impervious Coverage ?

—

Proposed Rear Yard Impervious Coverage ?

—

Existing Front Yard Impervious Coverage ?

—

Proposed Front Yard Impervious Coverage ?

—

Number of Existing Parking Spaces

—

Number of Proposed Parking Spaces

—

Appendix B: Application for Special Use Permit

1. Indicate the Ordinance section(s) which provide Use Standards for the proposed Special Use(s); and State all facts that demonstrate that the proposed special use will be in conformance with the Use Standards for the proposed Special Use(s):*

Ordinance Section & Conformance with Section 1202.Q.2

The proposed use is governed by Providence Zoning Ordinance Table 12-1, which permits Live Entertainment Ancillary Use by Special Use in the D-1 Downtown District, and is specifically subject to the Use Standards outlined in Section 1202.Q.2.

The proposed operation fully complies with the requirements of Section 1202.Q.2 as follows:

- **Ancillary and Subordinate Use:**
Live entertainment will be clearly incidental and subordinate to the primary use of the premises as a cocktail lounge. Entertainment is intended to enhance the atmosphere and customer experience, not to function as a primary entertainment venue. Food and beverage service will remain the principal activity at all times.
- **Scale and Intensity:**
Entertainment will be limited in scope and size, consisting primarily of DJs, acoustic musicians, and small-format performances. No large-scale productions, ticketed concerts, or high-capacity events are proposed. The intensity of the use will remain consistent with a lounge environment.
- **Location Within the Premises:**
All entertainment activities will occur within the interior of the premises. There will be no outdoor stages or exterior amplification associated with the live entertainment component.
- **Noise Control and Mitigation:**
The establishment will implement active sound management practices to ensure compliance with applicable noise standards. This includes controlled amplification levels, proper speaker placement and

direction, and maintaining doors and windows closed during performances when necessary. These measures will prevent sound from adversely impacting neighboring properties.

- **Compatibility with Surrounding Uses:**

The property is located within the D-1 Downtown District, an area characterized by a concentration of commercial, cultural, and entertainment uses. The proposed ancillary entertainment is consistent with the established character of the neighborhood and comparable to nearby venues, including those associated with the Providence Performing Arts Center.

- **Hours of Operation:**

Entertainment will occur during reasonable hours consistent with other downtown establishments and in accordance with any conditions set by the Board of Licenses and applicable ordinances.

- **Safety and Operational Management:**

The premises will comply with all fire, building, and occupancy codes. Staff will be trained to manage patron flow, prevent overcrowding, and ensure safe operations. Security personnel will be utilized as necessary during peak hours or special events.

2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property and will not significantly devalue neighboring property:*

1. Consistency with Existing Neighborhood Use

The property is located within a D-1 zoning district in downtown Providence, an area characterized by a mix of commercial, hospitality, entertainment, and cultural uses. The proposed live entertainment is ancillary to an existing hospitality use and is consistent with the established character of the surrounding area, including nearby restaurants, bars, and performance venues such as the Providence Performing Arts Center.

2. Ancillary and Controlled Nature of the Use

The live entertainment component is secondary and incidental to the primary use of the premises as a cocktail lounge. Entertainment will be limited in scale, duration, and intensity, and will not operate as a standalone nightclub or concert venue.

3. Noise Mitigation Measures

The premises are enclosed, and any entertainment will take place indoors with sound managed through appropriate equipment and operational controls. Doors and windows will remain closed during performances where necessary, and staff will monitor sound levels to ensure compliance with local noise ordinances.

4. Professional Management and Security

The establishment is operated by experienced management with a proven track record in the Providence hospitality industry. Staff and security personnel will be present to ensure orderly patron behavior, proper queuing, and safe ingress and egress, minimizing any potential disturbance to neighboring properties.

5. Hours of Operation and Oversight

Entertainment will occur during reasonable hours consistent with other nearby businesses and in compliance with all licensing requirements. The business will adhere to all conditions imposed by the Board and applicable city regulations.

6. No Adverse Impact on Property Values

The continued activation of a commercial storefront with a well-maintained, professionally operated business contributes positively to

the vibrancy and safety of the area. Active, well-managed uses in downtown districts are widely recognized as enhancing, not diminishing, surrounding property values.

7. Pedestrian and Traffic Considerations

The location is in a dense, walkable downtown area with existing infrastructure designed to accommodate pedestrian activity. The proposed use will not create unusual traffic congestion or parking demand beyond what is typical for the district

3. State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community:*

1. Compliance with All Applicable Codes and Regulations

The premises will operate in full compliance with all local and state regulations, including fire safety codes, building codes, health department requirements, and liquor licensing provisions. All required permits and inspections will be obtained and maintained.

2. Safe Building Design and Occupancy Controls

The property is equipped with appropriate life-safety systems, including fire alarms, emergency lighting, clearly marked exits, and occupancy limits established by the Fire Marshal. The layout allows for safe and efficient ingress and egress at all times.

3. Professional Management and Security Measures

The establishment will be staffed by trained personnel, including management and security staff, to monitor patron behavior, prevent overcrowding, and ensure a safe environment both inside and immediately outside the premises. Policies will be in place to prevent disorderly conduct and ensure responsible alcohol service.

4. Responsible Alcohol Service

All staff involved in alcohol service will be properly trained in responsible beverage service practices. Identification checks will be strictly enforced, and service will be refused to intoxicated individuals, reducing risks to public safety.

5. Controlled and Ancillary Nature of Entertainment

The live entertainment component is ancillary to the primary use as a cocktail lounge and will be limited in scale and intensity. It will not create conditions that would pose risks to public health or safety.

6. Noise and Disturbance Mitigation

Entertainment will occur within an enclosed space, and sound levels will be actively managed to comply with applicable noise ordinances. Operations will be conducted in a manner that minimizes impacts on nearby residents, businesses, and pedestrians.

7. Cleanliness and Sanitation

The premises will be maintained in a clean and sanitary condition at all times, with regular trash removal and adherence to health department

standards. This includes both interior spaces and the immediate exterior frontage.

8. Positive Contribution to Community Safety and Vitality

An active, professionally operated business contributes to increased foot traffic, natural surveillance, and overall vibrancy of the downtown area, which can deter crime and enhance public safety.

CITY OF PROVIDENCE
DEPARTMENT OF INSPECTION • STANDARDS • ZONING DIVISION

ATTESTATION/OWNER AUTHORIZATION FOR
APPLICATION FOR ADMINISTRATIVE MODIFICATION

ATTESTATION

The undersigned acknowledge(s) that the statements in the application 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 Act. Owner(s)/Applicant(s) are jointly responsible with their attorney(s), if any, for any false statements. As indicated in the application instructions, neither the application nor this attestation may be signed by an attorney on behalf of their client(s).

Address, Plot, and Lot of Subject Property: 024-0424-0000

Owner(s)

Name:

Snow street properties LLC

Signature:



Date:

4/15/26

Applicant(s)

Name:

BOSSET LLC

Signature:



Date:

4/15/26

OWNER AUTHORIZATION

To be completed if the online application is being filed out and submitted by someone other than the Owner of the subject property.

This is to certify that I Michael DiGirola

authorize BOSSET LLC to submit this
Administrative Modification Application on my behalf for the property located at

255 Weybosset St Providence RI 02903

Property Owner Name:

Snow Street Properties LLC

Date: 4/15/26

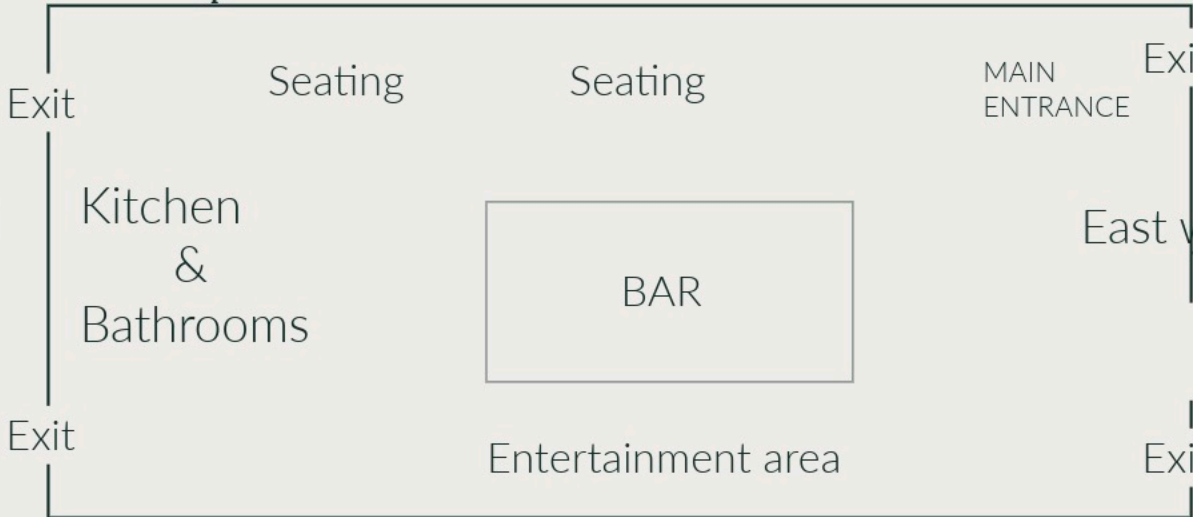
Property Owner Signature:



Bosset LLC

Shake & Speare

North Wall



West wall

East wall

Windows

South Wall

LIVE ENTERTAINMENT – ANCILLARY USE PLAN

255 Weybosset St | BOSSET LLC / Shake & Speare

Noise Abatement Plan

All live entertainment will be conducted indoors only. The building's masonry construction provides natural sound attenuation. Doors and windows remain closed during performances. Sound levels are actively monitored by management. No outdoor amplified music is proposed. Any incidental exterior noise will comply with Providence ordinances.

Security Plan

Trained security personnel will be present during entertainment hours. ID verification is conducted at entry. Security staff manage crowd flow, occupancy, and behavior. Cameras monitor entry/exit and interior areas. Staff coordinate with Providence Police if necessary.

Size & Configuration

The entertainment area is located within the interior of the establishment and remains secondary to the primary cocktail bar use. The layout maintains clear egress paths and does not alter the approved occupancy footprint.

Maximum Occupancy

Occupancy will comply with RI Fire Code and Certificate of Occupancy. Staff enforce capacity limits at all times. No events will exceed permitted occupancy.

Hours of Operation

Bar Operations: Sun–Thu 4PM–12AM | Fri–Sat 4PM–1AM

Live Entertainment: Weekdays 7PM–10PM | Weekends 8PM–11:30PM

Loading & Deliveries

Deliveries occur via curbside access on Weybosset St during off-peak hours. No loading dock is required. Operations minimize traffic and noise impact.

Neighborhood Compatibility

The use is designed to enhance the cultural and economic vitality of downtown while maintaining respect for surrounding properties. Noise, security, and operations are managed to prevent adverse impacts.

Crowd Flow & Safety

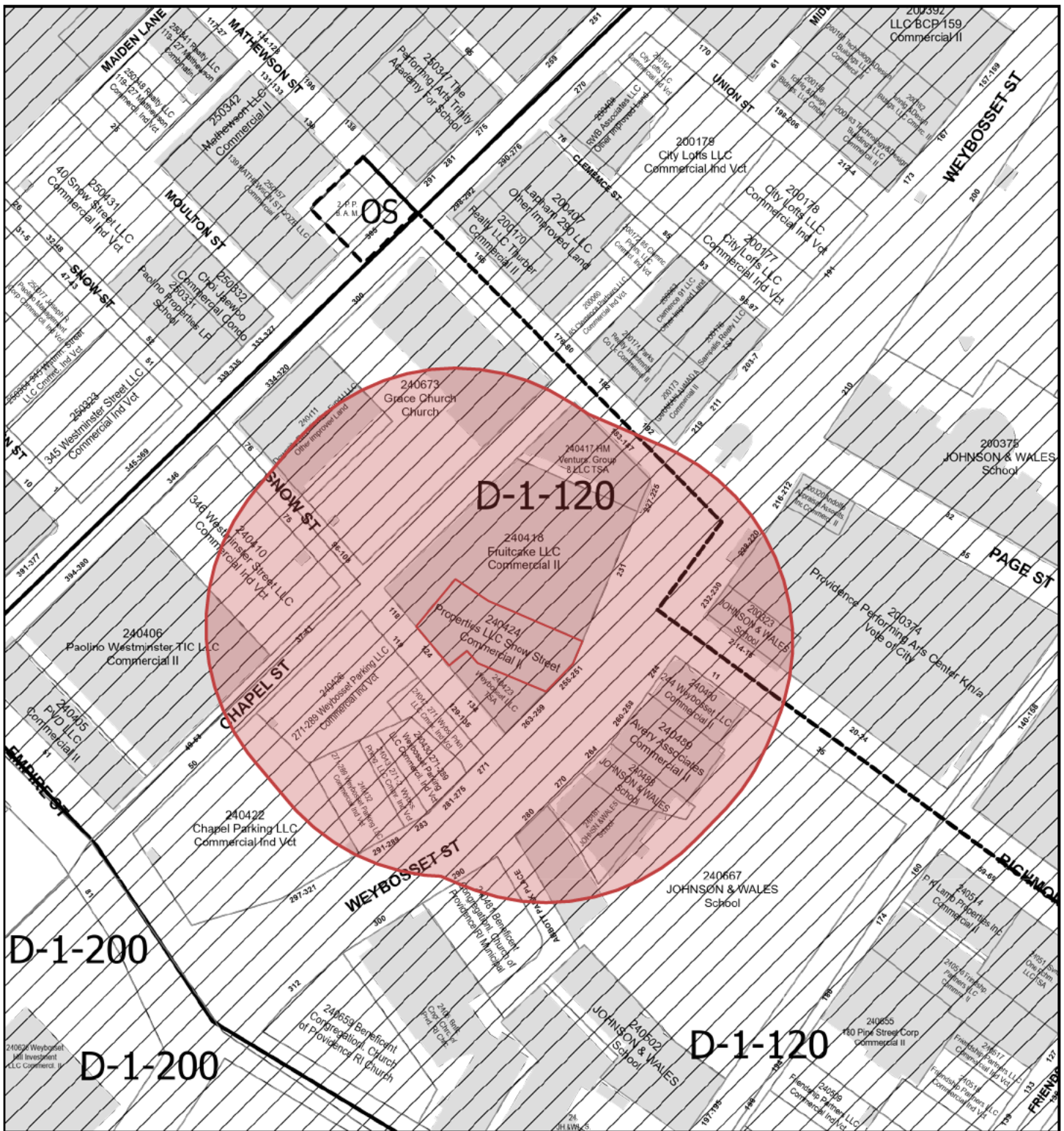
Entry and exit points are clearly defined and monitored. Staff guide orderly entry and dispersal. Emergency exits remain unobstructed at all times.

Compliance Statement

The proposed use meets all requirements for Live Entertainment – Ancillary Use. It is secondary to the primary use, controlled, and will not negatively impact public health, safety, or welfare.



Radius Map - 251-255 Weybosset Street



4/15/2026, 11:08:16 AM

1:2,152

- Override 1
- Override 1
- Plat Boundaries
- Zoning
- Parcels
- Buildings
- Zoning Overlay Districts

