

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

NOVEMBER 8, 2023

393-399 WESTMINSTER ST

Application Type

Special Use Permit

Neighborhood

Downtown

Applicant

Ayodeji Tade, Applicant
Empire Financial Group LLC,
Owner

Parcel

AP 25 Lot 310

Address

393 Westminster Street

Parcel Size

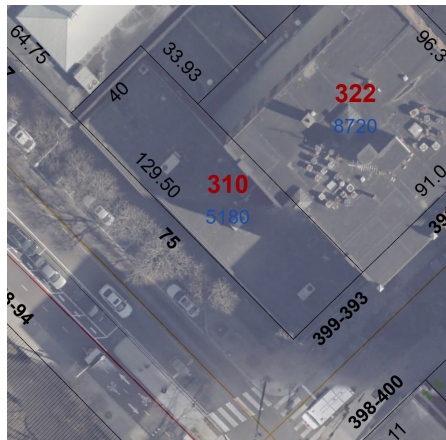
± 5,180 SF

Zoning District

D-1 120; Downtown District

Variance Requested

Special Use Permit for
Entertainment



Location Map



A view of the site from Westminister Street

SUMMARY

Project Description

The applicant is seeking a special use permit pursuant to Table 12-1 and Section 1202.Q. of the Providence Zoning Ordinance, to provide a Live Entertainment-Ancillary Use within a restaurant.

Discussion

The subject property is located Downtown on the second floor of a building that has a restaurant with entertainment on the first floor. The future land use map of the Comprehensive Plan describes Downtown as a vibrant area where a mix of compatible uses is encouraged to promote commercial and other business activity at the street level and residential, office, and commercial uses on the upper floors.

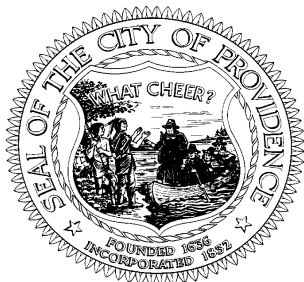
Based on this description, a restaurant with entertainment would be characteristic of intended development. However, the applicant is required to demonstrate that the proposed entertainment will not have a negative effect on the health and welfare of the community and will not devalue neighboring property. The subject property is located in proximity to other restaurants and businesses, some of which provide entertainment.

cease in addition to a noise reduction and security plan.

The application contains the submission requirements for a special use permit for entertainment. If the Board finds the proposed measures to be satisfactory, the DPD would not object to granting the requested relief.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted subject to the board finding that the measures taken by the applicant will be sufficient to meet the special use permit criteria.



Updated: November 6, 2023

Per the requirements of the ordinance, the applicant has provided a schedule of when entertainment will be provided and when it will