

3. Dimensions of each lot:

Lot # <u>51</u>	Frontage <u>5</u>	depth <u>35</u>	Total area <u>3,060</u> sq. ft.
Lot # <u>55</u>	Frontage <u>40'</u>	depth <u>84'</u>	Total area _____ sq. ft. Undeveloped
Lot # _____	Frontage _____	depth _____	Total area _____ sq. ft.

4. Size of each structure located on the Property:

Principal Structure:	Total gross square footage	<u>1,288</u>
Footprint <u>1,288</u>	Height _____	Floors <u>2</u>

Accessory Structure:	Total gross square footage	<u>N/A</u>
Footprint <u>N/A</u>	Height <u>N/A</u>	Floors <u>N/A</u>

5. Size of proposed structure(s):	Total gross square footage:	<u>N/A</u>
Footprint <u>N/A</u>	Height <u>N/A</u>	Floors <u>N/A</u>

6a. Existing Lot coverage: (include all buildings, decks, etc.) TBD

6b. Proposed Lot coverage: (include new construction) N/A 81.4% Lot 55

7a. Present Use of Property (each lot/structure):
Lot 51 - Commercial; Lot 55 - Undeveloped

7b. Legal Use of Property (each lot/structure) as recorded in Dept. of Inspection & Standards:
Social Club and Dwelling

8. Proposed Use of Property (each lot/structure):
Neighborhood Commercial Establishment

9. Number of Current Parking Spaces: 6 spaces on Lot 55

10. Describe the proposed construction or alterations (each lot/structure):
Lot 51: No proposed construction or alteration
Lot 55: Outdoor restaurant seating

11. Are there outstanding violations concerning the Property under any of the following:

- Zoning Ordinance
- RI State Building Code
- Providence Housing Code

12. List all Sections of the Zoning Ordinance from which relief is sought and description of each section:

<u>2000.D.</u>	<u>Special Use Permit for Expansion of Legal Pre-Existing Nonconforming Special Use</u>
_____	_____
_____	_____
_____	_____
_____	_____

13. Explain the changes proposed for the Property.

Please see Exhibit A, attached hereto.

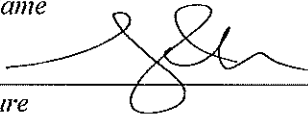
The undersigned acknowledge(s) and agree(s) that members of the Zoning Board of Review and its staff may enter upon the exterior of the Property in order to view the Property prior to any hearing on the application.

The undersigned further acknowledge(s) that the statements 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 Acts. Owner(s)/Applicant(s) are jointly responsible with their attorneys for any false statements.

Owner(s):

Jason Shechtman


Type Name



Signature

Off Broadway Properties, LLC

Type Name



Signature

Applicant(s):

Courtland Club Inc.

Type Name



Signature

Type Name

Signature

All requirements listed and described in the Instruction Sheet must be met or this application will not be considered complete.

APPENDIX B

APPLICATION(S) FOR SPECIAL USE PERMIT

1. Identify the section(s) of the Ordinance that provides for the special use permit.
Section 103.B.1; Section 1201 Use Table; Section 2000.D

2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property.
As set forth in Exhibit A of the Application, the Property has historically been used as a social club with a restaurant component since before the effective date of the ordinance and has remained as such to current day. Accordingly, as the use will continue to be used as a social club with a restaurant component, the expansion of the use will not alter or substantially injure the use and enjoyment of the neighboring property. The existing use will remain the same and the expansion of the use will allow the community to enjoy an undeveloped lot.

3. State all facts that demonstrate that the proposed special use will not significantly devalue neighboring property.
As set forth above, the proposed use of a Neighborhood Commercial Establishment allows for a restaurant use. Lot 51 has been used as a social club, including a restaurant, since the effective date of the Ordinance. The Applicant now seeks to expand the use to lot 55.
As the use remains the same as what is presently there, there will not be a significant devaluation of neighboring properties

4. State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community.
The expansion of the present use of the property will not be detrimental or injurious to the health or welfare of the community as it only seeks to provide additional seating for Courtland Club as a result of the Rhode Island Commerce Take it Outside Initiative Grant
Expanding outdoor seating will allow the Applicant to provide patrons a safer experience in accordance with the Rhode Island COVID-19 guidelines for restaurants.

**IF THE APPLICANT IS AN EDUCATIONAL OR HEALTH CARE INSTITUTION,
COMPLETE PAGE 10 BELOW**

**Courtland Club Inc.
51 & 55 Courtland Street, Providence**

Application for Special Use Permit

Exhibit A

Ownership Background

- Lot 51:
 - Owner Name: Off Broadway Properties LLC
 - Owner Address: 1080 Main St., Pawtucket, RI 02860
 - Owner E-mail: js@courtlandclub.com
 - Owner Phone: 401-227-9300
- Lot 55:
 - Owner Name: Jason Shechtman
 - Owner Address: 51 Courtland Street, Providence RI 02909
 - Owner E-mail: JS@courtlandclub.com
 - Owner phone: 401-227-9300

13. Explain the changes proposed for the Property.

Courtland Club, Inc. (the “Applicant”) is the tenant of the properties located at 51 and 55 Courtland Street, Providence, Rhode Island. Lot 51 consists of a commercial structure operated by the Courtland Club, a social club and restaurant. Lot 55 is an undeveloped parking lot abutting lot 51. Upon approval of the Special Use Permit, the Applicant will seek to merge the lots. As the Applicant will merge the two lots, the lots are herein referred to collectively as the “Property”.

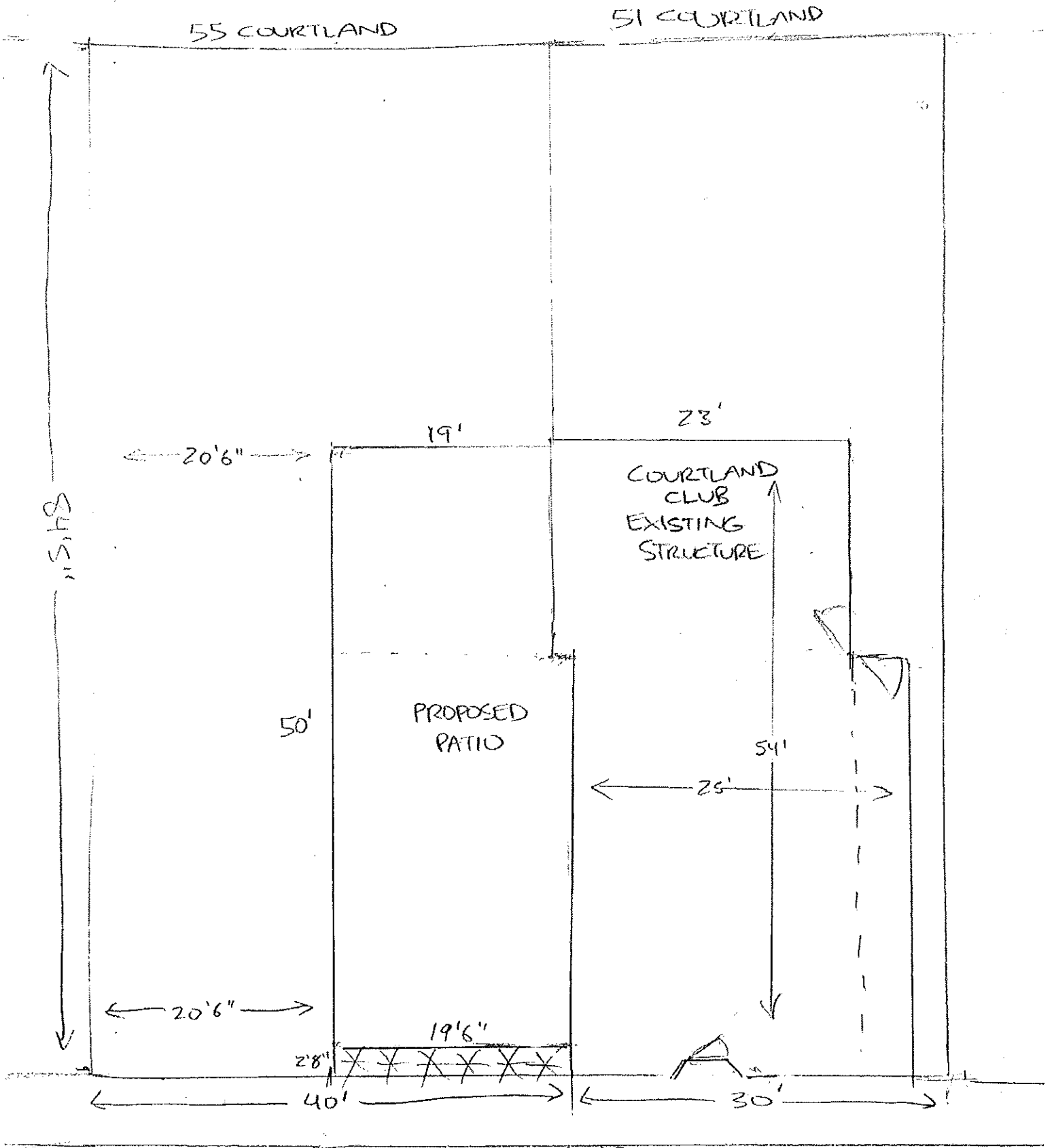
The Property currently sit within the Residential-3 District. Based on Department of Inspection and Standards permit history, it appears that the use of the property has always been a social club with a restaurant component since before the effective date of the Providence Zoning Ordinance (the “Ordinance”). Therefore, the Property is considered a pre-existing nonconforming use. It is the Applicant’s position, however, that the Property is deemed a lawful Neighborhood Commercial Establishment use pursuant to the transition rules under Section 103.B.1 of the Ordinance. Section 103.B.1. states:

“If a structure or land is used in a manner that was classified as a permitted use prior to the effective date of this Ordinance, and now that use is classified as a special use as of the effective date of this Ordinance, that use is deemed a lawful special use. Any subsequent addition, enlargement, or expansion of that use shall conform to the procedural and substantive requirement of this Ordinance for special uses”

As the Property was used as a social club with a restaurant prior to the effective date of the Ordinance, and the NCE use is now permitted as a special use under the Ordinance, the Property would be considered a lawful special use.

Accordingly, as the Applicant now seeks to expand the special use to Lot 51, the Applicant seeks a special use permit pursuant to Section 2000.D. of the Ordinance.

SITE PLAN
11/10/2020



NOVEMBER 10, 2020

December 1, 2020

VIA E-MAIL

City of Providence
Zoning and Building Board of Review
444 Westminister Street
Providence, RI 02903
Attention: Alexis J. Thompson

Re: *Courtland Club, Inc. (the "Applicant")*

Dear Alexis:

In advance of the Zoning Board of Review hearing scheduled for December 9, 2020, please find attached Applicant's hearing materials as follows:

- (1) Revised site plan and photographs showing examples of the design inspiration for the proposed patio; and
- (2) Narrative of the history of social club and food/beverage service on 51 Courtland Street and related materials.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

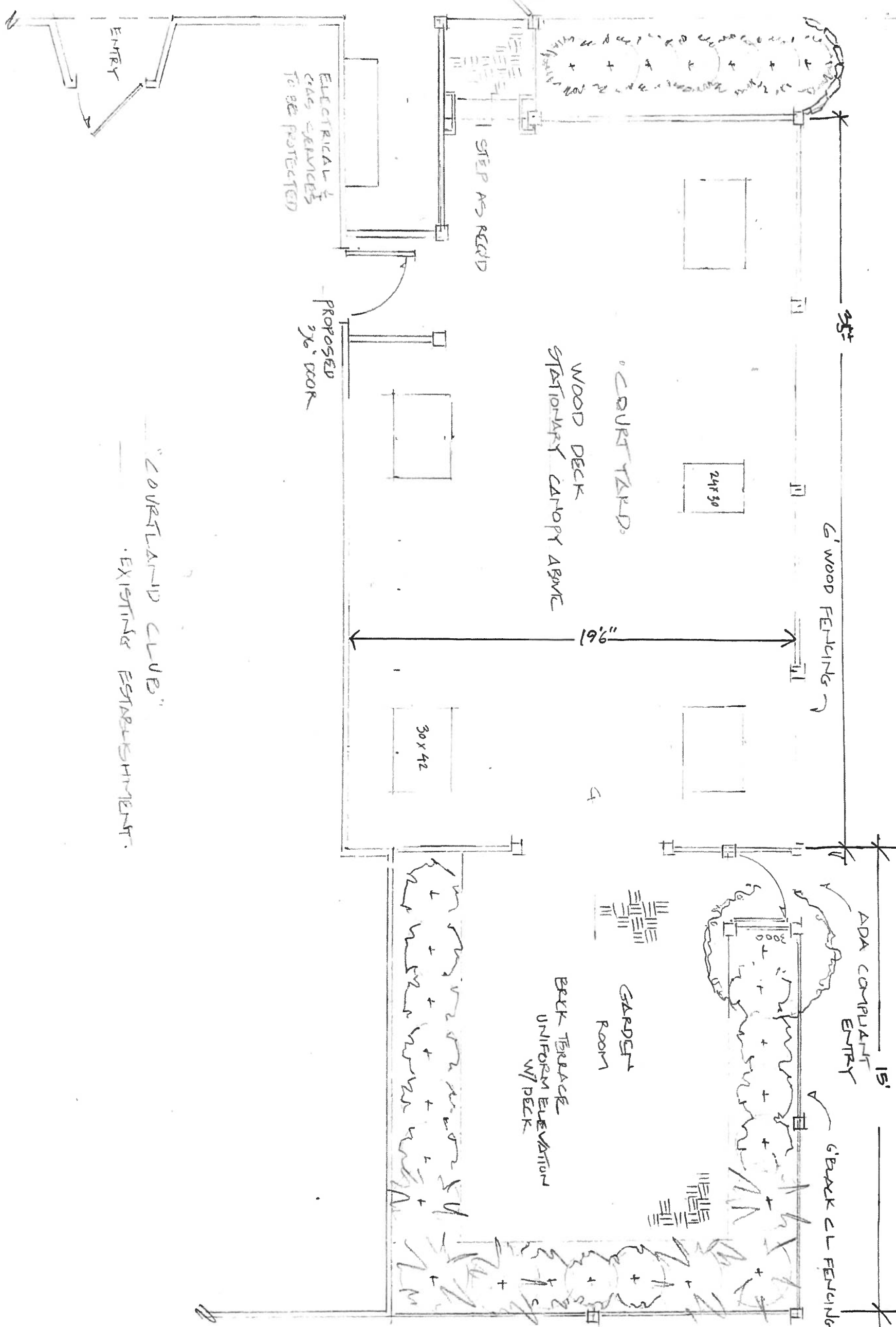
/s/ Christine DiBiase

CHRISTINE M. DIBIASE
cdibiase@apslaw.com

Enclosures

cc: Jason Shechtman
Robert I. Stolzman, Esq.

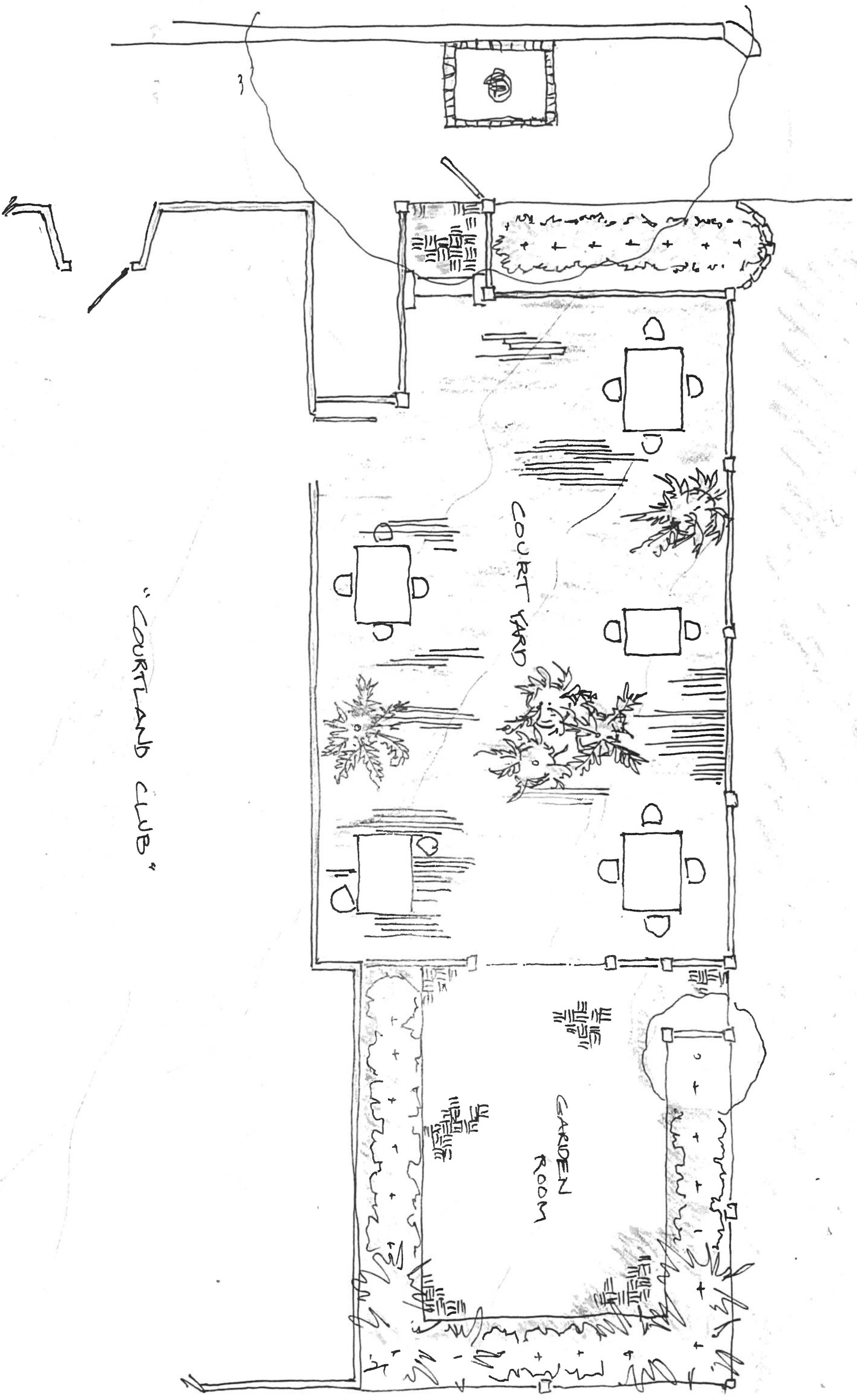
WOODLAND CLUB
S - D E B A J K
V O O K L A Z D O W T



PARKING

"WOODLAND CLUB"
EXISTING ESTABLISHMENT.

L A D Y - 2 B



"COURTLAND CLUB"

EXAMPLES OF
PATIO DESIGN INSPIRATION











NARRATIVE

History of Club and Food/Beverage Service on 51 Courtland Street, Providence

Courtland Club is housed at 51 Courtland Street, a property that has always been used as a social club or food and beverage establishment, as documented in records on file with the City of Providence going back over 70 years.

The brick wall in the back of the space still has built-in baking ovens that date back to its food-service origins that go back to the 1920s. Directories housed at the RI State Archives detail that in 1928, RI's beloved Crugnale Bakery moved in, later followed by Parisi Bakery and Public Service Bakery Corp.

Chain of title acquired from the City of Providence Tax Assessor's office shows the building purchased by the social club Societa Maschile, Maria S.S. Incoronata di Puglia, Inc. in 1945. It was then bought by another social club, the San Bernardo Social Club of Rhode Island, in 1980. As evidenced in documents acquired from the Rhode Island State Archives, the former filed Articles of Association with the State in 1944 and the latter in 1950. A document found inside the Courtland Street building, and included in the following pages, points to a previous incarnation of SMSI having incorporated in 1909.

The current City of Providence Tax Assessment for the property identifies the building use as Indoor Club. Building Permits on file with the City from 1958, 1965 and 2006 all identify the structure as a "Club".

Lot

Street

3

557

Courtland

Richmond Land Co.

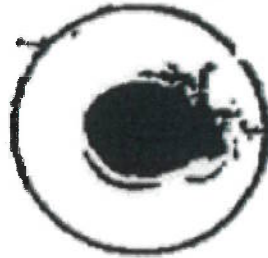
Angela Caprio

Whipple D. Crossman

DROPPED

Societa Maschile, Maria S. S. Incoronata di
uglia, Inc.

San Bernardo Social Club of Rhode Island
(DB 1219/411)



Date

JAN. 81

DEC. 7

APR.

MAY '21

JUN. 15 '4

4/8/80



VALERIO PIZZELLA
Post #13
AMVETS

AMVETS SOCIETY

Societa' di M. S. Maria SS. Incoronata di Puglia

MANDATO DI PAGAMENTO

No. _____

Providence, R. I., _____ 193_____

Si autorizza il Tesoriere di emettere un Check di

(\$ _____)

a favore di _____

Per _____

Il Segretario di Finanza

Il Presidente

Il Curatore