

**From:** [Osman Cortave](#)  
**To:** [Thompson, Alexis](#)  
**Subject:** 51+55 Courtland st Providence  
**Date:** Thursday, December 3, 2020 6:47:42 PM

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Dear Alexis and member of the Zoning Board of Review,

I would like to submit a comment for the matter of 51+55 Courtland St in Providence. My statement is as follows:

To Whom it may Concern,

My name is Osman and I'm the owner of 54 Courtland Street, located directly across from 51 Courtland St (Courtland Club), as well as two other properties in the immediate area. I believe healthy communities and neighborhoods are anchored by quality small local businesses that build community and activate the area. I see Courtland Club as a business that values more than just financials, and one that believes in community, creativity, and introducing quality offerings to the neighborhood. As a city we should encourage more small businesses like this inside of our neighborhoods, creating vibrancy, promoting walkability, and overall improving livability and quality of life.

Courtland Club is a great example of a business serving alcohol responsibly and one that operates with the belief of being a good neighbor. Having visited Courtland Club on several occasions, I know they create an ambiance that promotes positivity, community, and quality. I fully support them taking their programming and offerings outdoors and continuing to be an asset to the neighborhood

Moreover, I think the current Covid-19 climate has shown us the importance and value of our community spaces. The proposed changes would further create a space for neighborhood happenings and community gathering. Additionally, this is a fragile time for local businesses in our City and State, and we should do everything in our power to support them. In this case, allowing this business to expand their capacity in a safe way in order for them to thrive during and post the current pandemic.

If you have any questions at all, please don't hesitate to reach out.

Respectfully,  
Osman Cortave  
54 Courtland St  
Resident of Providence

Best,  
Osman Cortave  
617.997.3436

57 RING STREET LLC  
178 Broadway  
Providence, RI 02903

Mr. Marc Greenfield  
Chairman  
Providence Zoning Board of Review  
444 Westminster St  
Providence RI 02903

December 4, 2020

RE: Courtland Club Application for Special Use

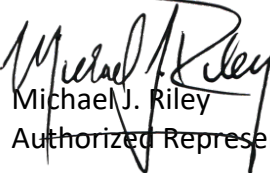
Dear Mr. Greenfield,

We write to you today in response to notice of the hearing on the application of the Courtland Club—the subject land being within 200’ from our property located at 57-59 Ring Street, Providence. Please allow this letter to serve as a letter in support of granting the application of the Courtland Club before the board.

The Courtland Club has operated on Courtland Street for the past years. Over that time, the Courtland Club has been a driving force in the revitalization of the immediate surrounding area and major contributor to the local culture here in Providence.

The Courtland Club has been a wonderful and thoughtful neighbor and we are confident that the granting of the requested relief will improve the surrounding area.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Michael J. Riley". The signature is stylized and written over the printed name and title.

Michael J. Riley

Authorized Representative

Dear City of Providence Zoning Board of Review,

I am writing to you today as a resident of Courtland Street.

Before COVID, Courtland Club was my happy place, a place to go relax, enjoy company and food right in my neighborhood, which is exactly what its intended purpose is. Courtland Club is not only a safe place for the neighborhood, but a necessary one. With everything going on in the world, we must preserve places that bring us joy to the fullest extent, and in the current and uncertain future climate, that means creating sustainable outdoor spaces

Please, I strongly encourage you today to approve a permanent patio on their premise so we may all still enjoy what is left in the world to enjoy. The neighborhood thanks you in advance.

Thank you,

Abigail Prager  
64 Courtland Street, Providence, RI 02909

A handwritten signature in black ink, appearing to read 'Abigail Prager', with a long, sweeping horizontal line extending to the right.

City of Providence Zoning Board of Review

To whom it may concern:

I live across the street from Courtland Club and I am writing in support of their plans for patio expansion. They are an invaluable asset to the neighborhood that I have called home for 8 years. A patio would be a wonderful addition to the Club and the community. It would allow them to expand the outdoor services needed to survive Covid-19s devastation of Providence's lauded service industry, to which they are central. Even post-COVID it will be a nice place for us to gather and enjoy year round, but especially in the warmer weather months.

Eamon McGlynn  
54 Courtland Street Apt 1

December 6<sup>th</sup>, 2020

To Whom it May Concern,

I live at 57 Ring St, Providence, and as a neighbor of Courtland Club, I'd like to say that I support them in expanding to create a permanent outside patio area. With the current climate in our city, I think that it's crucial for our small businesses to do anything they can to stay open during these difficult times.

Courtland Club has been a great addition to this area, and I fully support them opening up the new patio. I have never had issues with noise or ruckus coming from this establishment, including this summer with the temporary patio that the City permitted, and trust that it still wouldn't with the new permanent one. They are a wonderful small business that only enhances this neighborhood.

Thank you for your time,

A handwritten signature in black ink, appearing to read 'Elizabeth Dalpe', with a long horizontal flourish extending to the right.

Elizabeth Dalpe

Fitzroy Lawrence Jr.  
462 Washington Street – Unit #2301  
Woburn, MA 01888

Zoning Board of Review  
City of Providence  
25 Dorrance Street  
Providence, RI 02903

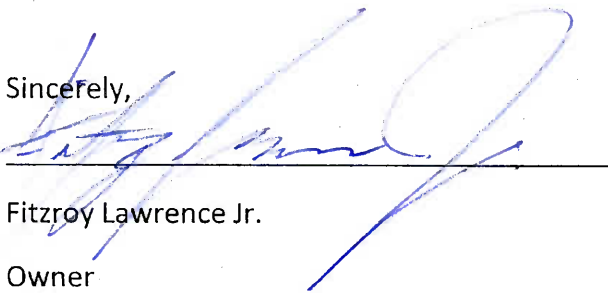
To The Zoning Board of Review:

My name is Fitzroy Lawrence Jr. and I am the current owner of both 47 & 47 ½ Courtland Street in Providence, along with my wife Gabriela Lawrence-Soto. I would like to express my full support and approval of the proposed patio expansion for Courtland Club, located next door at 51 & 55 Courtland Street.

Since the Courtland Club was established over 3 years ago, Jason and his team have been great neighbors and outstanding members of the community. They have taken the extra mile to run their establishment with as little impact to the rest of the neighborhood as possible. Our tenants and I have a very open line of communication with Courtland Club for all matters. I have also personally witnessed how well they have engaged other neighbors and have shared that same level of appreciation & respect.

The proposed patio expansion would be an excellent addition for the community. It is a brilliant use of the open space available, and will provide another outdoor venue for neighbors to use during this current health crisis, and in the future.

Sincerely,



Fitzroy Lawrence Jr.

Owner

47 Courtland Street, Providence RI  
47 ½ Courtland Street, Providence RI

December 6, 2020

Dear Zoning Board,

I live at 51 Courtland Street, upstairs from Courtland Club.

Courtland Club has become a staple of our community. We here in the neighborhood have found them to be a blessing - they have provided jobs for many locals while also being a location that is easily accessible by our community.

While they were closed earlier this year when COVID struck, I felt that we were losing one of the gems of our community. It has helped unite many of us in the neighborhood who did not previously know each other. It is almost like Courtland Club is one of the neighbors itself.

Additional outdoor dining would be a heaven send. Courtland Club has beautified the neighborhood and a new permanent patio in the parking lot would be a welcome addition.

As an active community member I have been involved in the improvement of the Bell Street dog park. Like the dog park, Courtland Club adds true value to our community. I am hopeful the board will grant the club the opportunity to bring back the atmosphere while providing a safe environment as they observe all the safety suggestions the city and state have put in place.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'Ignacio Quiles', written in black ink.

Ignacio Quiles

**JACQUELINE A. LACHAPELLE  
NATHANIEL R. COOK  
48 COURTLAND STREET  
PROVIDENCE, RI 02909  
TEL # 401-621-9584**

December 7, 2020

Providence Zoning Board of Review  
444 Westminster Street  
1st Floor Conference Room  
Providence, RI 02903

Re: The Courtland Club, Inc.  
51 Courtland Street and 55 Courtland Street  
Providence, RI 02909

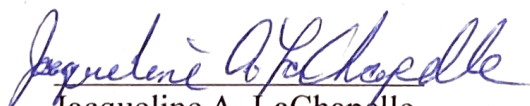
Dear Sir/Madam,

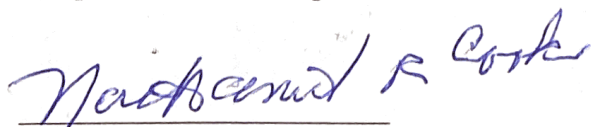
Please be advised we are the property owners and residents of 48 Courtland Street, Providence, RI 02909 and have been for the past 27 years. Our home is directly across the street from the Courtland Club, Inc. and we are in favor of the proposed addition of a patio to serve their patrons. The Courtland Club, Inc. is a terrific and exciting new addition to our neighborhood. They not only offer food and drink but make their own homemade ice cream that is a delicious summer treat for all ages to enjoy.

One more item that may interest the Zoning Board of Review is that since the Courtland Club has opened their doors, we have never experienced any trouble because of them. The staff is always courteous to us and they makes sure that the clientel has the utmost respect to our neighborhood.

If you should have any questions, please call me at 401-621-9584. Thank you for your anticipated cooperation and consideration in this matter.

Very truly yours,

  
Jacqueline A. LaChapelle

  
Nathaniel R. Cook



**MARC S. POPKIN, ESQ.**

13 Luongo Memorial Square - Providence, RI 02903 - msp@popkinlaw.com - (310) 709-6806

December 6, 2020

To: City of Providence Zoning Board of Review  
From: Marc S. Popkin, Esq.  
Re: In Support of Courtland Club

I bought my first house in the West End of Providence, specifically because I wanted to be able to live, work, and build a home in one diverse, dynamic, walkable neighborhood. Indeed, what makes this neighborhood so successful is the proximate accessibility of numerous activities, all without the need for a car. This is how I want to live, and I'm not the only one who wants to live this way... spending less time driving and polluting, and more time connected into community.

*Courtland Club* is one of the neighborhood's small businesses that has found creative ways to help build community here. They have consistently been a thoughtful neighbor and partner to other local businesses, collaborating to help elevate each other in the industry. In addition to sourcing ingredients for their menu locally, through *Courtland Club*, I have also learned about local neighbors *The Industrious Spirit Company*, *The Black Leaf Tea and Culture Shop*, and various organizations to whom *Courtland Club* has donated proceeds to support during the COVID-19 pandemic. Even during a time when they themselves have been grappling with similar economic challenges, the *Courtland Club* team has done their part as neighbors and community members.

Undoubtedly, 2020 has been a devastating year for small businesses, and I worry about the ability of my favorite local businesses to survive. What I support and hope for *Courtland Club* is a similar model of adaptation in this uncertain context. *Courtland Club* has shown they can be responsive to change, transforming into a cookie-and-cocktail takeaway establishment this past summer, only expanding their menu and service as they were safely able to do so. Local neighbors like the *Avery* cocktail lounge and *Big King* restaurant are imperative zoning exceptions to the otherwise residential three-family norm in and around Luongo Memorial Square. In the transition to warmer months during the pandemic, these neighbors took advantage of outdoor patio seating as a safe way to drink and dine out while reconnecting with neighbors. This type of interaction is why I wanted to live in this neighborhood! It's fun, exciting, and convenient.

With winter and the uncertainty of the hospitality industry upon us, I believe we need to allow our vital local businesses to be creative and modify their approaches to doing business that can ensure their viability and safety of patrons. Accordingly, I am in full favor of *Courtland Club* moving forward with its plan to construct a tasteful permanent four-season out-door space that will allow us to enjoy one of Providence's finest establishments. *Courtland Club* is a jewel in our community, offers a platform for small-business collaboration, and is essential to continued economic development locally. Let us continue to safeguard its success and the safety of everyone throughout this devastating pandemic and beyond.

Sincerely,



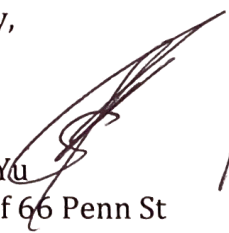
City of Providence – Zoning Board of Review

December 7, 2020

To Whom It May Concern:

As a neighbor of Courtland Club, I write this letter in support of their plans to expand their footprint and build a permanent patio in their neighboring parking lot. This would be a welcome and appropriate addition to our block and neighborhood.

Sincerely,

  
Siu Lun Yu  
Owner of 66 Penn St

12/7/2020

December 7<sup>th</sup>, 2020

To: City of Providence Zoning Board of Review

My name is Tara Morris and I have been a homeowner on the West Side of Providence since 2015. I live here full time and run an AirBnB out of my first floor apartment. In the last five years I have watched this neighborhood come alive with some of the best restaurants, bars and gathering spots that the state has to offer. Thanks to these venues, such as Courtland Club, the energy on the West Side is welcoming, bustling, inclusive, and exciting. I love showing off the West Side to visiting friends who are always impressed by just how great the area is and how many great spots pepper every street.

I am writing to let you know that a permanent outdoor patio at Courtland Club will be yet another great step toward further vitality of the West Side. This is a great example of the type of amenities that we want in the neighborhood.

Thank you so much for your time and consideration,

A handwritten signature in black ink, consisting of the letters 'T' and 'M' in a stylized, cursive font, with a horizontal line underneath.

Tara Morris  
39 Harkness Street  
Providence, RI 02909

*William Devine & Kyleen Carpenter  
106 Courtland Street  
Providence, RI 02909  
wdevine@mac.com*

December 7, 2020

City of Providence - Zoning Board of Review  
Marc A. Greenfield, Chair  
J. Dorley Municipal Building  
444 Westminster Street  
Providence, RI 02903-3215

RE: COURTLAND CLUB, INC and JASON SHECHTMAN & OFF BROADWAY  
PROPERTIES, LLC. Special Use Permit Application

Chairman Greenfield:

I am writing in support of the above applicant regarding his application for a Special Use Permit to expand the Courtland Club by adding a patio for outdoor seating.

Since the Courtland Club has opened, it has been a welcome addition to the neighborhood. Mr. Shechtman runs his establishment as a true neighbor with the highest level of professionalism. He is very cognizant of the fact that he is located in a residential neighborhood, and the management of the business reflects that, he especially ensures that his guests are respectful of the neighborhood, as it relates to parking and noise levels for example. The Courtland Club is defined by its intimacy and warmth. A quiet refuge after a long week. There is no doubt that if this application to expand is approved that intimacy, warmth and professionalism will expand as well.

In consideration of the dark times we are in, and the devastating effect it has had on the service industry in our city, I trust that the Board recognizes that this small request gives us all a glimmer of hope that we will soon be on the path of rebuilding one of the city's most important economic engines.

Regards,

/s/William Devine

William Devine

December 8, 2020

City of Providence  
Attn: Zoning Board of Review  
J. Dorley Municipal Building  
444 Westminster Street  
Providence, RI 02903

Allen Pasini  
43 Courtland Street, Unit 3  
Providence, RI 02909

Re: 51 Courtland Street Special Use Permit

To whom it may concern:

I am writing today to express my support for the expansion of the Courtland Club, a neighborhood gathering place, that is proposing to add permanent outdoor seating to their venue.

Based on my experience living two buildings over from the Courtland Club, I cannot say enough about the professionalism, community spirit, and respect on display daily from this business. Small businesses like the Courtland Club are the backbone of the re-emergent and transforming neighborhood of Federal Hill, and the considerate and always-helpful manner in which the Courtland Club in particular operates (especially with regards to parking, noise levels, community outreach, etc.) are proof enough of the good intentions and sound practices of the staff there.

COVID-19 has bestowed many unforeseen hardships on our lives, but the rampant closure of small businesses, many of which are local community hubs like the Courtland Club, have been among the most acute. The addition of further outdoor seating for this venue bodes well for the present, when the nature of the pandemic leaves outdoor seating as the safest option, and well into the future as the Courtland Club continues to cement it's place as a meeting spot for the friends and families of Federal Hill.

It is with my highest regards that I recommend the approval of this Special Use Permit. The Courtland Club is one of the threads that ties the community together, and the expansion of their space would be a welcome addition to our neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Allen Pasini', written in a cursive style.

Allen Pasini  
Federal Hill Resident