

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MAY 11, 2022

Application Type

Special Use Permit

Neighborhood

Fox Point

Applicant

Dan Saffer, Applicant and
Foxpoint Real Estate, Owner

Parcel

A.P. 17 Lot 513

Address

60 Gano Street

Parcel Size

± 3,000 SF

Zoning District

R-2

Variance Requested

Special use permit for neighborhood commercial establishment

60 GANO STREET



Location Map



View from Gano St

SUMMARY

Project Description

The applicant is requesting a special use permit pursuant to Table 12-1 and Sections 1202.T. and 2000.D. of the Providence Zoning Ordinance, to establish a Restaurant as a Neighborhood Commercial Establishment in an existing non-residential structure that was formerly a Retail Goods Establishment.

Discussion

The applicant is proposing to operate a restaurant in a currently vacant building that operated as a commercial use through a variance. A special use permit for a neighborhood commercial establishment is requested as the building is non-residential in nature.

As the building has been used for non-residential uses prior to the effective date of the ordinance, it may operate as a neighborhood commercial establishment if it meets the special use permit criteria. As the building is non-residential in nature, was formerly used as a Retail Goods Establishment, and has been vacant for five years, the effect of a change to a restaurant is not expected to have a negative effect on neighborhood character or devalue neighboring property.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted.

