

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

DECEMBER 14, 2022

Application Type

Special Use Permit

Neighborhood

Valley

Applicant

ECAS, Applicant
Teatro Group LLC, Owner

Parcel

AP 27 Lots 90 and 95

Address

681 Valley Street

Parcel Size

± 13,911 SF total

Zoning District

M-MU 75

Variance Requested

Special use permit for live entertainment ancillary use

681 VALLEY STREET



Location Map



View from Valley Street

SUMMARY

Project Description

The applicant is seeking a special use permit pursuant to Table 12-1 and Sections 1202.Q. and 2000.D. of the Providence Zoning Ordinance, to establish a black box theater for Teatro ECAS as a Live Performance Venue in a space that was formerly a Nightclub.

Discussion

The subject lots are occupied by commercial buildings that have been used for a number of purposes including a nightclub. The special use permit is being requested to allow for ancillary entertainment in the form of live theater.

Based on the application, the proposed use would be less intense than that of the surroundings, what previously existed on site, and will not affect any residences. Given the composition of the neighborhood and the prior uses of the building, it is the DPD's opinion that the proposed use would not negatively affect neighboring property or be detrimental to the neighborhood's character. The applicant has submitted a noise abatement plan, a security plan as well as information on occupancy loads and the size of the establishment as required by section 1202.Q of the ordinance. The DPD does not object to granting the special use permit should the board find the

submissions would meet the intent of the ordinance.

Recommendation

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

