

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

APRIL 8, 2026

Application Type

Special Use Permit

Neighborhood

Downtown

Applicant

Jermaine Winfield, Seventy One Richmond LLC

Parcel

AP 24 Lot 515

Address

71 Richmond Street

Parcel Size

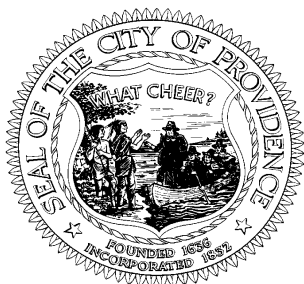
± 7,125 SF

Zoning District

D-1 120; I-3E Overlay

Variance Requested

- Special Use Permit for Nightclub



Updated: April 3, 2026

71 RICHMOND STREET



Location Map



View from Richmond Street

SUMMARY

Project Description

The applicant is seeking a special use permit pursuant to Zoning Ordinance Table 12-1 and Section 1202.Q. to allow expansion of an existing nightclub. The applicant proposes an interior renovation to add an additional 479 square feet to the existing nightclub space.

Discussion

The subject use is permitted Downtown through a special use permit per section 1202.Q of the ordinance. Per the application, the business will involve expansion of the interior space to continue a nightclub use. Per the ordinance, the applicant is required to provide plans for noise abatement, security, maximum occupant loads, hours of operation and details on the size and development of the site.

Demonstration of compliance with these criteria would determine if the applicant could operate the use without affecting the use and enjoyment of neighboring property and that it would not be detrimental to the health and welfare of the community.

The DPD would not object to the Board granting the Special Use Permit based on their review of the applicant's measures to meet the SUP criteria.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted subject to the Board's review of the application.