

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

APRIL 12, 2023

Application Type

Special Use Permit

Neighborhood

Elmhurst

Applicant

Los Andes Brasas LLC, Applicant
La Brasa Realty LLC, Owner

Parcel

AP 118 Lot 174

Address

712 Admiral Street

Parcel Size

± 4,756 SF

Zoning District

R-3

Variance Requested

Special use permit for outdoor dining at neighborhood commercial establishment

712 ADMIRAL STREET



Location Map



View of proposed outdoor dining area

SUMMARY

Project Description

The applicant is seeking a special use permit pursuant to Table 12-1 and Section 1201.U. of the City of Providence Zoning Ordinance, to establish Outdoor Dining at an existing Neighborhood Commercial Establishment - Restaurant.

Discussion

The applicant is proposing to provide outdoor seating in the rear yard of a neighborhood commercial establishment that operates as a restaurant.

According to provided plans, all seating will occur on an outdoor deck located within the lot and will not require encroachment permits or interfere with sidewalk movement and pedestrian access. Per the ordinance, all outdoor dining activity is required to cease by 10 pm. The outdoor dining area will be adjacent to two residential lots. The DPD would not object to granting the requested relief, provided the applicant demonstrates measures to minimize the effects of the activity on neighboring property.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted subject to the applicant demonstrating to the board's satisfaction, that the outdoor activity will not have a negative effect on neighboring property.

