

January 12, 2021

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Mr. Chairman, Honorable Members,

I have inspected the property located at 245 Carpenter Street (AP 28 Lot 933). The purpose of my inspection and subsequent research was to determine what effect, if any, there would be on the City in general and the neighborhood specifically if the Zoning Board of Review grants the petitioner's request to allow re-use of the existing 504 square foot (SF), one level, former social club as a sandwich shop and construction of an outdoor, 270 SF uncovered patio for outside dining. The patio will be located to the rear of the existing structure in a fully fenced backyard. Lighting will be designed as so as to not impact neighboring properties.

245 Carpenter Street, AP 28 Lot 933 is a 2,048 SF, rectangular shaped parcel with 34' of frontage on Carpenter Street. The parcel is at street grade and serviced by all utilities and falls within an R-3 zone.

The subject is located on Carpenter Street between Knight Street and Battey Street at the terminus of West Fountain Street in the Luongo Square area. The subject neighborhood is characterized by a mix of property types and uses including 2-3 unit buildings, mixed-use structures and multi-units. Within two blocks of the subject, there are several drinking and dining establishments including the Avery, Big King and Bucktown. 245 Carpenter Street was occupied for many years by the Decatur Club, a neighborhood social club.

Under Section 103B.1 of the Zoning Ordinance, 245 Carpenter Street should be classified as a Neighborhood Commercial Establishment (NCE).

The subject is a pre-existing, non-conforming use and as such the proposed expansion is permitted under 103.B.1. “Any subsequent addition, enlargement or expansion of the use shall conform to the procedural and substantive requirement of this Ordinance for Special Use”¹. Outside dining is allowed in an R-3 Zone by Special Use Permit.

The applicant needs a Special Use Permit to proceed with developing the patio for outdoor dining and I believe that they meet the requirements for the Board to grant their request.

1. The proposed use is allowed under Section 2000.D and 103.B.1
2. The subject has existed as a non-conforming commercial use for decades with no negative effect on surrounding uses and or values. Commercial use properties are common in the neighborhood.
3. Commercial use properties are typical in the subject neighborhood and their presence has not resulted in any diminution in value to surrounding properties.
4. The proposed use and expansion is allowed in the zone by Special Use Permit. The Decatur club as well as the Avery, Big King and Bucktown have operated in the area for decades with no detrimental impact on the public health or welfare. The applicant plans on limiting hours of operation from 10 a.m. to 7 p.m.

Granting the applicant’s request will not alter the general character of the neighborhood and is consistent with the goals and objectives of the Comprehensive Plan.

Respectfully submitted,



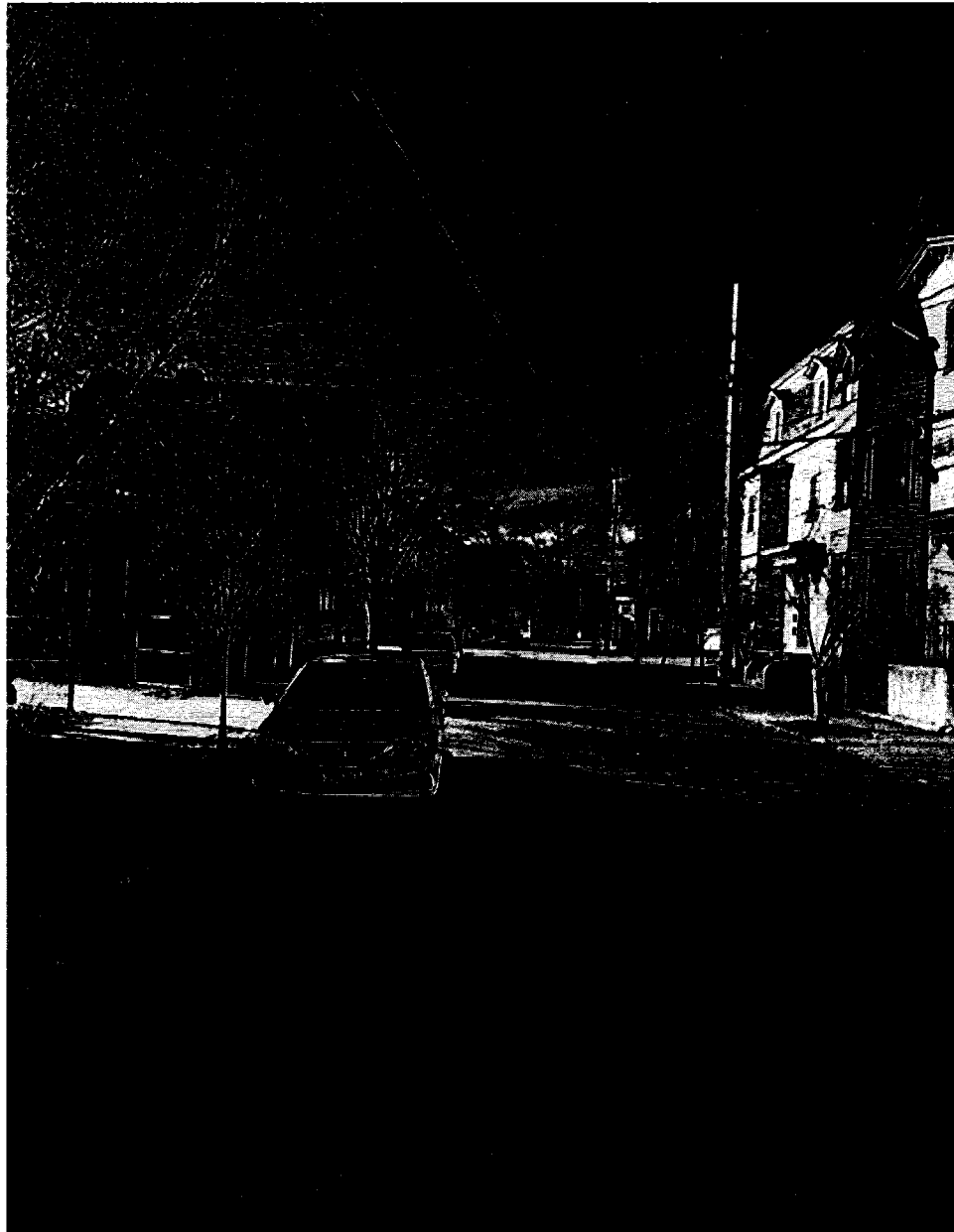
Peter M. Scotti, MAI

¹ Providence Zoning Ordinance, Section 101.B.1

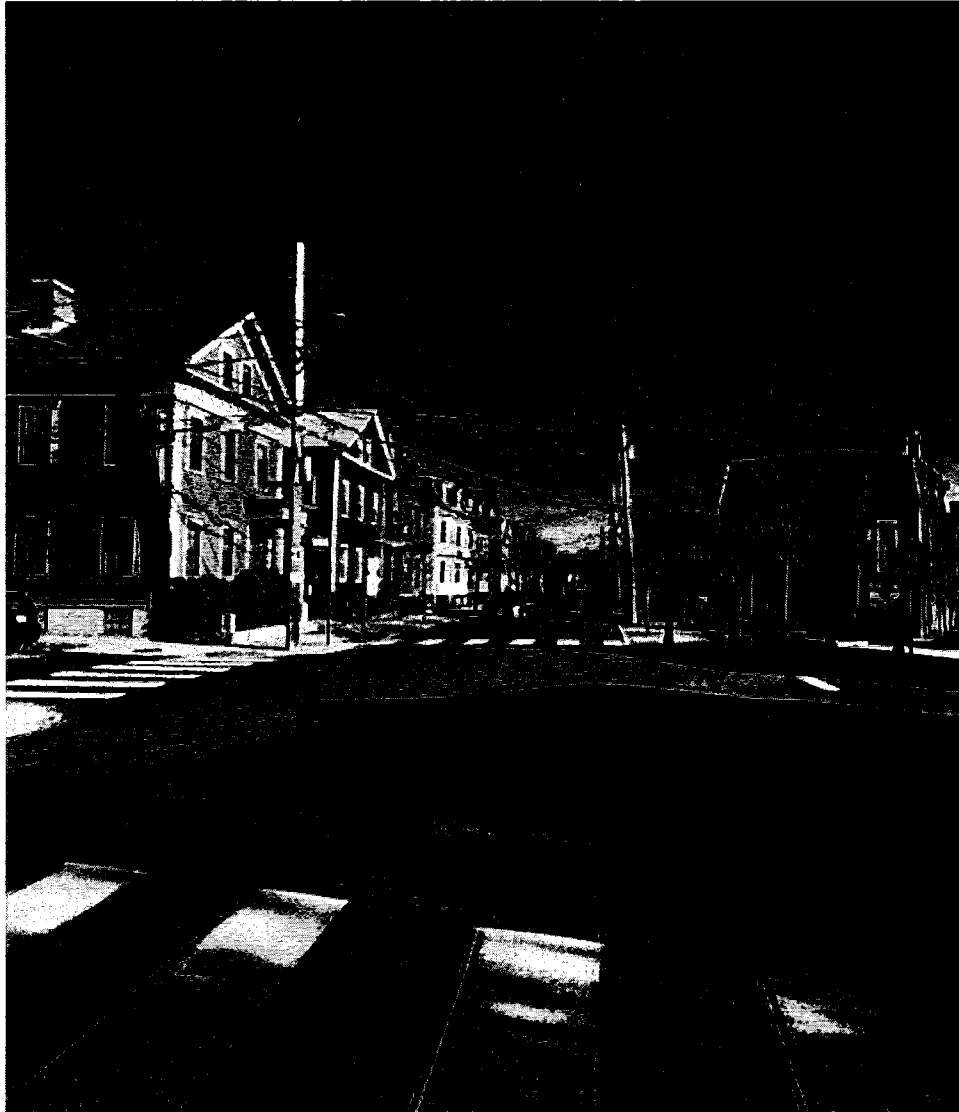
The Former Decatur Club



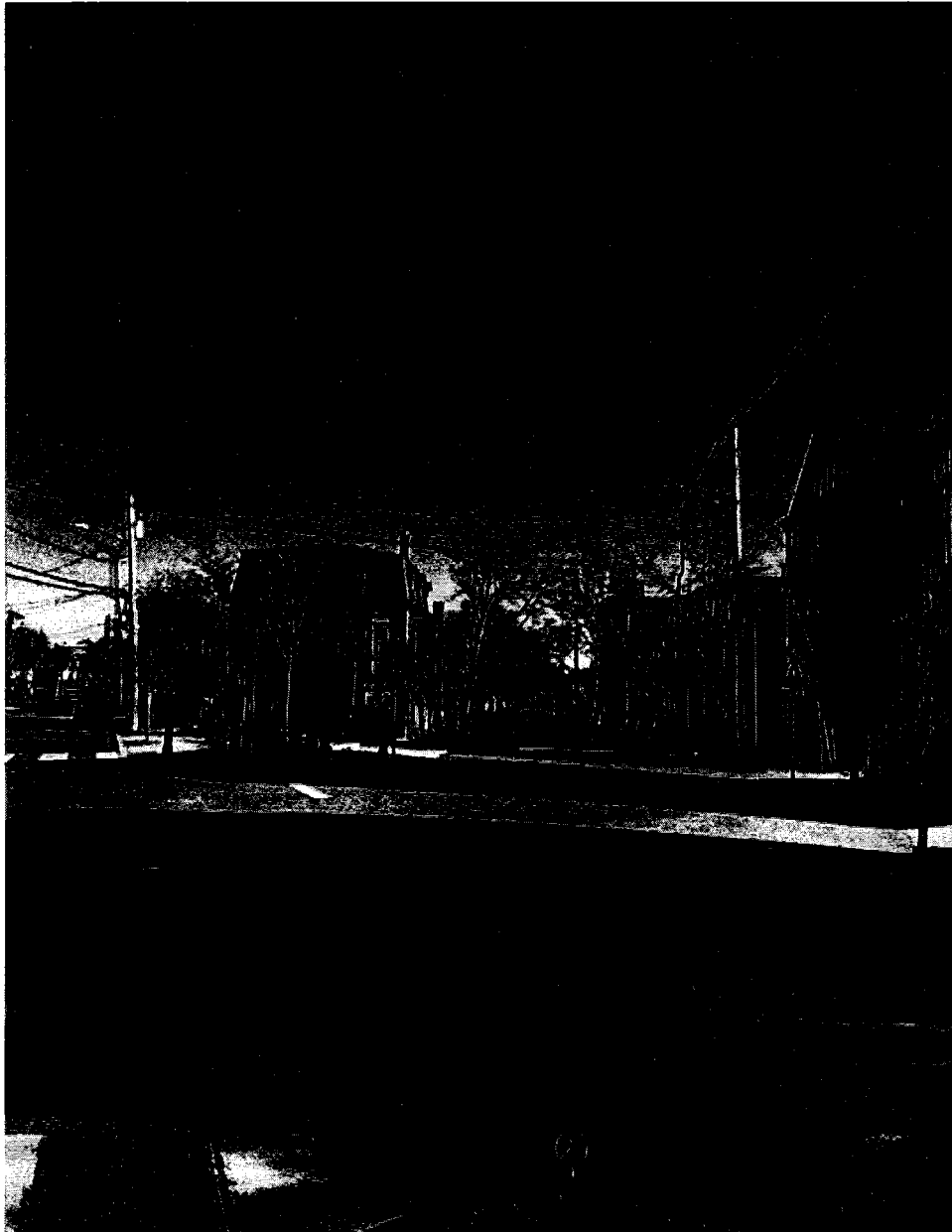
Carpenter Street Looking West



Carpenter Street Looking East



West Fountain Street Looking East



West Fountain Street Looking East, Bucktown on Left



Big King and Multi-units on Carpenter Street, ½ Block from Subject



The Avery at the Junction of Carpenter and West Fountain, ½ Block from Subject



Commercial Building Intersection of Knight and Carpenter Street, 1 Block from Subject

