

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JUNE 5, 2024

*Application Type*

Special Use Permit

*Neighborhood*

Federal Hill

*Applicant*

Courtland Club Inc, Applicant  
Jason Shechtman and Off  
Broadway Properties LLC Owner

*Parcel*

AP 33 Lot 557 and 229

*Address*

51-55 Courtland Street

*Parcel Size*

± 5,303 SF (combined)

*Zoning District*

R-3

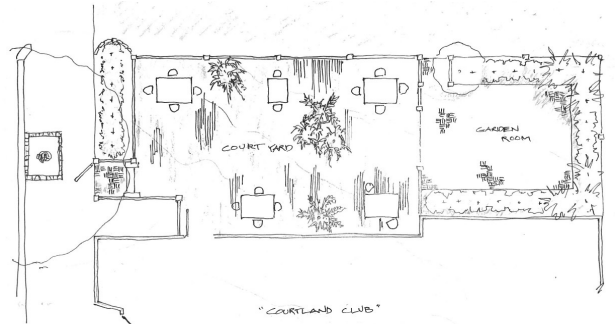
*Variance Requested*

Special Use Permit after  
expiration of probationary period

## 51-55 COURTLAND STREET



Location Map



Sketch of patio

### SUMMARY

#### Project Description

The applicant is requesting a special use permit pursuant to Sections 103.B.1. and 2000.D. of the Providence Zoning Ordinance, to expand the existing Neighborhood Commercial Establishment by adding a patio for outdoor seating of approximately 950sf. This application is not for a new patio but to maintain what was approved and built pursuant to ZBR Resolution No. 2020-26.

#### Discussion

The applicant received a special use permit in December 2020 to expand a neighborhood commercial establishment consisting of a social club with a restaurant component, with an outdoor patio adjacent to the building. The board granted the relief for a three year probationary period, which the applicant is requesting to make permanent.

The Board should review the applicant's performance in conforming to the special use permit criteria, including the effects on neighboring property and its impact of the surroundings. The Board should also consider the applicant's performance in curbing the propagation of noise and disturbance from the property. The Board should grant the requested

relief should it find the applicant's performance satisfactory.

#### Recommendation

Based on the foregoing discussion, the DPD recommends that the special use permit be granted subject to the Board's review of the applicant's performance.

