

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

OCTOBER 9, 2024

*Application Type*

Special Use Permit

*Neighborhood*

Charles

*Applicant*

Hector Cabrera, Applicant and DMJ Services, Owner

*Parcel*

AP 72 Lot 484

*Address*

135 Flora Street

*Parcel Size*

± 19,188 SF

*Zoning District*

R-4

*Variance Requested*

Special Use Permit for parking lot

## 135 FLORA STREET



Location Map

Proposed plan

### SUMMARY

#### Project Description

The applicant is seeking a special use permit pursuant to Table 12-1 and Section 1202.V.2. of the City of Providence Zoning Ordinance, to establish the property as a Principal Use Parking Lot.

#### Discussion

The applicant is proposing to develop the vacant lot into a 43 space parking lot. The zoning ordinance provides for parking lots in certain zones if the applicant can meet the special use permit criteria. This includes determining that granting the special use permit will not injure the use and enjoyment of, nor significantly devalue neighboring property. The parking lot should not be detrimental or injurious to the general health and welfare of the community.

Per the plan, the lot will be fenced from neighboring property and landscaped with internal plantings and a five foot

planting strip a required by the ordinance.

The Board should consider the impacts of the use on surrounding property and make a determination of conformance with the special use permit criteria by obtaining more information on the hours of operation, expected users of the lot and management procedures. The applicant should demonstrate that the operation will not affect neighboring property and will be properly managed. If the Board finds that the development will conform to special use permit criteria, the DPD would not object to granting the requested relief.

#### Recommendation

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

