RECOMMENDATION TO THE ZONING BOARD OF REVIEW

DECEMBER 11, 2024

Application Type

Dimensional Variance

Neighborhood

Lower South Providence

Applicant

Chosen Generation LLC

Parcel

AP 54 Lot 522

Address

148 Rugby Street

Parcel Size

± 1,264 SF

Zoning District

R-3

Variance Requested

Minimum pervious surface requirement

Or

Relief from minimum pervious coverage and parking requirement



Updated: December 10, 2024

148 RUGBY STREET





Location Map

Provided image of site

SUMMARY

Project Description

The applicant is seeking relief from the City of Providence Zoning Ordinance Table 4-1 for minimum required pervious surface, OR from Table 4-1 and Table 14-1 for a combination of relief from parking requirements and minimum pervious surface requirements. The applicant proposes a new single-family home with 671 square feet of pervious surface where 1000 square feet are required.

Discussion

The subject lot is undersized and vacant, measuring 1,264 SF where 1,000 SF of pervious surface is required. Relief from the impervious surface requirement, which is mostly accounted for by the proposed house and parking space is requested. When considering the house and a

parking space, relief from 33% of the impervious coverage requirement (671 SF pervious) is required. Relief from 15% of the requirement (850 SF pervious) is required without the parking space included. The DPD is amenable to granting relief from 15% of the requirement, which is in line with what can be granted through an administrative modification and represents the least relief necessary. The applicant may obtain an onstreet parking permit or make other arrangements to meet the parking requirement.

Recommendation

Based on the foregoing discussion, the DPD recommends that the Board grant relief from provision of 15% of the pervious coverage requirement and one parking space.