

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MARCH 8, 2023

Application Type

Dimensional Variance

Neighborhood

Wanskuck

Applicant

NEF, LLC

Parcel

AP 30 Lot 717

Address

16 Virginia Lane

Parcel Size

± 3,600 SF

Zoning District

R-2

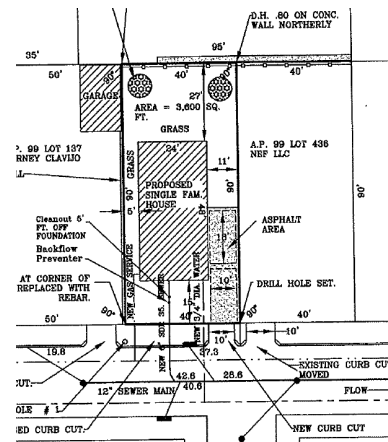
Variance Requested

Dimensional Variance for two family dwelling on 3,600 SF lot where 4,000 SF

16 VIRGINIA LANE



Location Map



Proposed development plan

SUMMARY

Project Description

The applicant is seeking relief from Table 4-1 of the City of Providence Zoning Ordinance requiring 4,000sf of lot area to build a 2-family dwelling in an R-2 zoning district. The subject property has 3,600 SF of lot area, therefore the applicant requires relief of 400 SF.

Discussion

The applicant had applied for an administrative modification which received an objection. Based on plans provided, it appears that the relief is requested due to the unique character of the property where the lot's size is within 10% of the 4,000 SF requirement for a two family dwelling, which makes it eligible for an administrative modification as opposed to a variance. Per the radius map, the neighborhood's character is made up of similar sized lots with some occupied by

buildings with more than one unit.

Therefore, granting the variance would not have a negative effect on neighborhood character. No dimensional relief would be required to develop the lot as proposed. Given the neighborhood's character, denial of the request would prevent the lot from being developed based on what can be accommodated on site which could be construed as more than an inconvenience.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted.

