

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MAY 8, 2024

Application Type

Dimensional Variance

Neighborhood

Olneyville

Applicant

1917 Westminster Street LLC

Parcel

AP 35 Lot 301, 302, 313 and 318

Address

1917 Westminster Street

Parcel Size

± 30,577 SF total

Zoning District

C-2

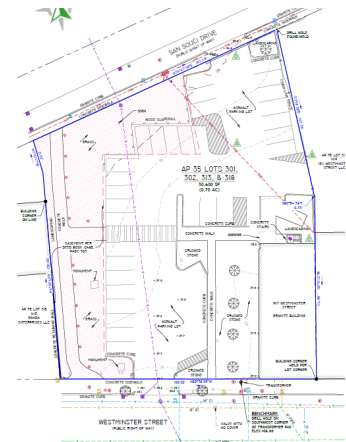
Variance Requested

Dimensional variance for screening requirements for transitional center

1917 WESTMINSTER STREET



Location Map



Site plan

SUMMARY

Project Description

The applicant is seeking a dimensional variance seeking relief from 220 linear feet of screening required for a drive through facility pursuant to 1202.J.3 of the ordinance.

Discussion

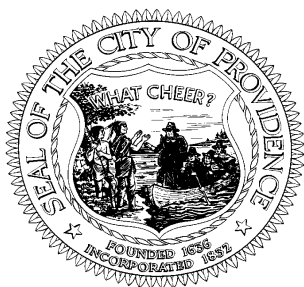
The subject property is accessible from Westminster Street in Olneyville Square and San Souci Drive in the rear. A drive through facility operated by the bank requires that the lot be screened on the side and rear lot lines, from which relief is being requested.

Screening of drive through facilities is intended to buffer the use from neighboring property. However, as the site does not directly abut any property to the rear, a need for screening is not critical. The lot is separated from the building to the west by a landscaping strip and a walkway, which reduces the need for

additional separation through screening. For these reasons, the DPD would not object to granting the requested relief.

Recommendation

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



Updated: May 2, 2024