

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

OCTOBER 9, 2024

*Application Type*

Use Variance

*Neighborhood*

Upper South Providence

*Applicant*

Centro Liberacion y avivamiento

*Parcel*

AP 23 Lots 2, 3, 73, 763, 766

*Address*

2-10 Hayward Ave and 239-245 Pearl Street

*Parcel Size*

± 21,272 SF

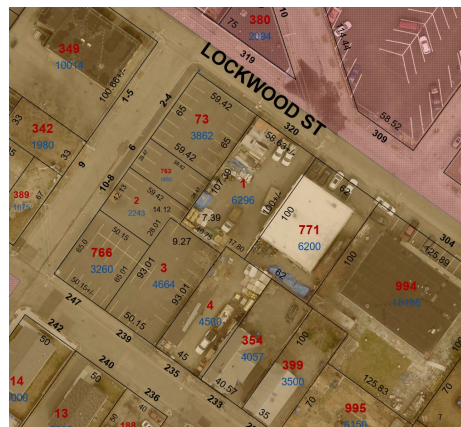
*Zoning District*

R-3

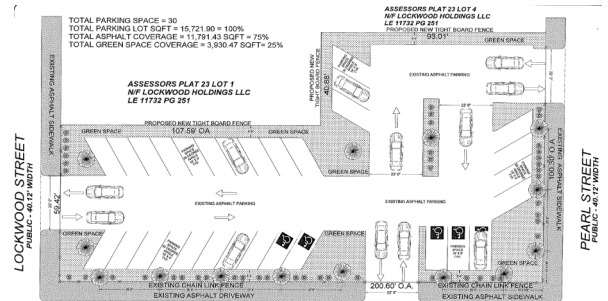
*Variance Requested*

Use variance to use site as parking lot

## 2-10 HAYWARD AVE AND 239-245 PEARL STREET



Location Map



Proposed plan

### SUMMARY

#### Project Description

The applicant is seeking a use variance pursuant to Table 12-1 of the City of Providence Zoning Ordinance, to establish the properties as a Principal Use Parking Lot.

#### Discussion

The granting of a use variance requires that the applicant demonstrate a lack of all beneficial use. The subject lots are zoned R-3 and may be used for a variety of residential development including one to three family dwellings with Accessory Dwelling Units (ADU) and rowhouses. The lots are located in an area that is being considered for rezoning to R-4, which would also allow for multifamily development. Given the available development options, it is unclear if a case can be

made for lack of beneficial use or existence of a hardship. In the absence of these conditions, the DPD cannot recommend for the requested relief.

#### Recommendation

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

