

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

DECEMBER 11, 2024

Application Type

Dimensional Variance

Neighborhood

Upper South Providence

Applicant

SWAP

Parcel

AP 46 Lot 287

Address

225 Public Street

Parcel Size

± 3,338 SF

Zoning District

R-3

Variance Requested

1. Relief from front setback requirement
2. Relief from front yard impervious coverage requirement

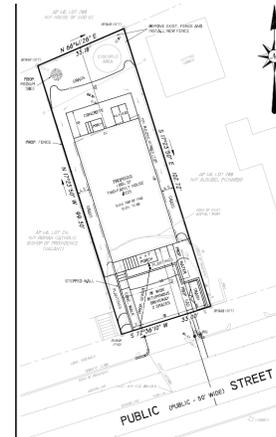


Updated: December 10, 2024

225 PUBLIC STREET



 Location Map



Proposed site plan

SUMMARY

Project Description

The applicant is seeking relief from Table 4-1 of the City of Providence Zoning Ordinance for minimum front setback and maximum front yard impervious surface. The applicant proposes a new 2-family dwelling utilizing the existing paved parking area at the front of the lot, resulting in a front setback of 25' where 15.67' feet are the maximum permitted and a front yard impervious coverage of 56% where 33% is the maximum permitted.

Discussion

The subject lot is unique as its length (102') is 3 times as much as its width (33') and has a grade differential of approximately eight feet from the front to the rear. The front of the lot is paved and has been used for parking. The applicant proposes to continue parking here and set the house behind the

parking area requiring relief from the front setback requirement.

The DPD is not opposed to granting relief as the request is related to the lot's unique character. Removal of the paving could be considered more than an inconvenience as it would require a redesign of the site. The lot's narrow width would restrict the house's design if parking were provided in the side yard, which relates to the lot's unique character. The site will comply with the overall impervious coverage, and rear yard coverage requirements.

Recommendation

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