

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

NOVEMBER 9, 2022

Application Type

Dimensional Variance

Neighborhood

Mt Pleasant

Applicant

Abraham Nunez, Applicant
Smart Homes LLC, Owner

Parcel

AP 64 Lot 844

Address

28 Mt. Pleasant Ave

Parcel Size

± 3,276 SF

Zoning District

R-3

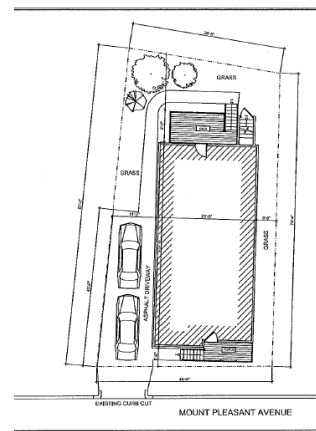
Variance Requested

Dimensional variance from lot size requirement to construct a two family dwelling

28 MT PLEASANT AVE



Location Map



Proposed site plan

SUMMARY

Project Description

The applicant is seeking relief from Table 4-1 of the City of Providence Zoning Ordinance requiring 3,500 SF of lot area to build a 2-family dwelling in an R-3 zoning district. The subject property has 3,276 SF of lot area, therefore the applicant requires relief of 224 SF.

Discussion

The subject lot is vacant and measures approximately 3,276 SF. The applicant had applied for an administrative modification from the 3,500 SF requirement to construct a two family dwelling as the lot size is within 10% of the minimum, but an objection was received from an abutter.

The subject property is unique as the lot's area is within 10% of the 3,500 SF minimum required for a two family dwelling. The applicant is seeking relief as the modification was appealed, not due to a physical or economic disability.

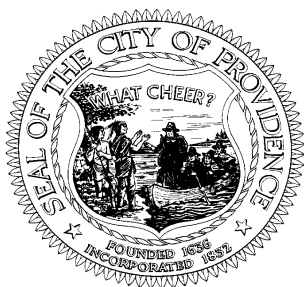
The future land use map of the comprehensive plan identifies this area as one intended for medium density residential development, characterized by one to three family dwellings on lots that measure between 3,200 to 5,000 SF. The development would conform to the intent of

the comprehensive plan, should the requested relief be granted.

Given the unique characteristics of the property, the relief requested would be the least necessary to allow for development of a two family dwelling.

Recommendation

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



Updated: November 7, 2022