

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

AUGUST 14, 2024

Application Type

Dimensional Variance

Neighborhood

Federal Hill

Applicant

Daniel Hornby, Applicant and Eliane Investments, Owner

Parcel

AP 32 Lot 110

Address

414 Broadway

Parcel Size

± 3,355 SF

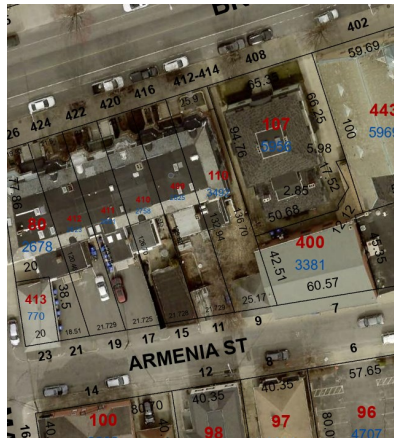
Zoning District

R-P

Variance Requested

Relief from the parking requirement

414 BROADWAY



Location Map



View from Broadway

SUMMARY

Project Description

The seeking relief from Table 14-1 of the City of Providence Zoning Ordinance for residential parking requirements. The applicant proposes to convert the existing lower level to a 4th dwelling unit on a site that only has 2 existing parking spaces, therefore requiring relief of 2 parking spaces.

Discussion

The subject property is located in the R-P zone and contains three dwelling units in addition to an office in the lower level, which the applicant is proposing to convert to a fourth dwelling unit. Two parking spaces are available and relief for two is requested to meet the parking requirement. No changes to the building's exterior or additions are proposed.

The property's character is unique as the lot is composed of a portion of a building with a lot line passing through it with no space for additional parking. The building's location is in proximity to a bus line, bike lane and within walking distance to Downtown. Given the alternatives to driving, the relief requested is not expected to increase demand for parking, and is not expected to have a negative effect on the character of the surrounding area or on neighboring property. Denial of the relief could be considered a

hardship as it would prevent any change to the property.

Recommendation

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

