

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JANUARY 8, 2025

Application Type

Dimensional Variance

Neighborhood

Smith Hill

Applicant

AB Truck Trailer LLC

Parcel

AP 66 Lot 439

Address

93 Ayrault Street

Parcel Size

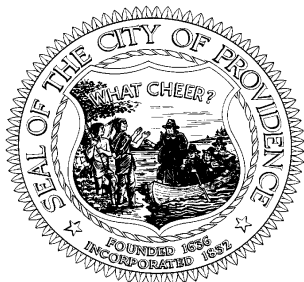
± 1,831 SF

Zoning District

R-3

Variance Requested


Relief from the parking requirement



Updated: January 3, 2025

93 AYRAULT STREET



 Location Map



Provided image of site

SUMMARY

Project Description

The applicant is seeking relief from the City of Providence Zoning Ordinance Table 14-1 for relief from parking requirements. The applicant proposes changing the use of an existing 2-family dwelling to a 3-family dwelling, while maintaining 2 parking spaces on the lot.

Discussion

The subject lot measures approximately 1,831 SF, where a three unit dwelling is permitted by right. Relief from the parking requirement is requested as only two spaces can be provided where three are required. Based on submitted plans, the lot cannot meet the parking requirement due to its size. Introduction of grass and a tree is proposed to reduce the amount of imper-

vious coverage. As the third unit has existed for a number of years, the DPD is amenable to granting relief as it would not result in a change to neighborhood's character and is not expected to affect surrounding property. The applicant may obtain an onstreet parking permit or make other arrangements to meet the parking requirement.

Recommendation

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