

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MAY 12, 2021

Application Type

Dimensional Variance

Neighborhood

Fox Point

Applicant

Bahman Jalili, Applicant and Coastway Management LLC, Owner

Parcel

AP 16 Lot 389

Address

169 Transit Street

Parcel Size

± 3,843 SF

Zoning District

R-2

Variance Requested

Dimensional variance for minimum lot size to construct a two family

169 TRANSIT STREET



Location Map



View of the site

SUMMARY

Project Description

The applicant is seeking relief from the lot area requirement of Table 4-1 of the Providence Zoning Ordinance to build a 2-family dwelling on a lot with 3,843 SF of lot area where 4,000 SF are required.

Discussion

The subject lot is currently vacant and measures approximately 3,843 SF in the R-2 zone which is approximately 3.9 percent short of the 4,000 SF required to build a two family dwelling by right. This shortfall is eligible for an administrative modification as it is within 10 percent of the requirement. The applicant applied for one but was appealed.

Per the future land use map of the comprehensive plan—which states that it is not intended for parcel level analysis—this area is intended for one to two family dwellings on lots between 3,200 to 5,000 SF. The radius map indicates that the surrounding neighborhood conforms to this description as it is made up of one, two and three family dwellings on similarly sized lots. It is the DPD's opinion that a shortfall of 157 SF to maintain two dwelling units is not significant enough to affect neighborhood character or the intent of the comprehensive plan. The DPD would not object to the requested relief being granted.

Based on provided images, the site appears to be completely paved over with no pervious surface. The DPD finds this to be an undesirable condition for a residential neighborhood. The applicant should ensure that the site meets all conditions for residential pervious surface and landscaping requirements when developed.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted subject to the following condition:
The applicant shall meet all pervious surface and landscaping requirements for development in a residential zone when the site is developed.



