

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JULY 14, 2021

Application Type

Dimensional Variance

Neighborhood

Lower South Providence

Applicant

Noel Sanchez, Applicant and Owner

Parcel

AP 53 Lot 85

Address

186 Gallup Street

Parcel Size

± 3,000 SF

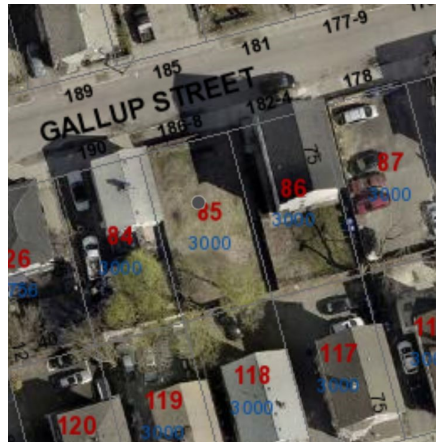
Zoning District

R-3

Variance Requested

Dimensional relief from minimum lot area to construct a two family dwelling on a lot less than 3,500 SF in the R-3 zone.

186 GALLUP STREET



Location Map



View of the building plan

SUMMARY

Project Description

The applicant is seeking relief from Table 4-1 of the Providence Zoning Ordinance requiring 3,500 SF of lot area to construct a 2-family dwelling. The applicant proposes to do so on a lot with 3,000 SF of lot area.

Discussion

The subject property is located in an area that the future land use map of the comprehensive plan intends for construction of medium density residential development which the comprehensive plan describes as areas with one to three family dwellings and multifamily dwellings on lots that range between 3,200 SF to 5,000 SF.

This portion of Gallup Street conforms to this description as it is mostly composed of lots measuring between 3,000 SF to 3,600 SF with two to three or more units on each lot. The proposed development would conform to the comprehensive plan's description and the resultant density would conform to the neighborhood's character. Plans provided also indicate that the building would conform to the dimensional and design regulations of the zone as no additional variances are required.

An area of 3,500 SF is required for a two family dwelling in this zone. The applicant would be

eligible for an administrative modification versus a variance if the area of the lot were 3,150 SF. An additional unit on the site would be in conformance with objective H-2 of the comprehensive plan which encourages creation of new housing.

Recommendation

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



Updated: July 8, 2021