

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MAY 12, 2021

## 27 JUDITH STREET

*Application Type*

Dimensional Variance

*Neighborhood*

Silver Lake

*Applicant*

Patrick Conley, Applicant and Dorr Associates LLC, Owner

*Parcel*

AP 105 Lot 234

*Address*

27 Judith Street

*Parcel Size*

± 3,304 SF

*Zoning District*

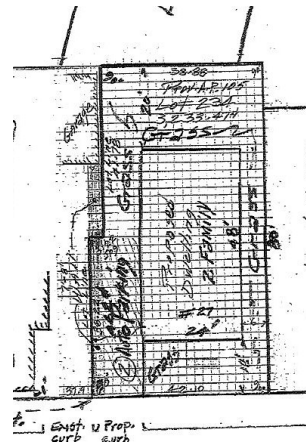
R-3

*Variance Requested*

Dimensional variance for minimum lot size to construct a two family



Location Map



Survey of 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 3,304 sq.ft. of lot area where 3,500 sq.ft. are required.

#### Discussion

The subject lot is currently vacant and measures 3,304 SF in the R-3 zone which is approximately six percent short of the 3,500 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 three 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 comparably sized lots. It is the DPD's opinion that a shortfall of 196 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.

#### Recommendation

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

