

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JUNE 9, 2021

Application Type

Dimensional Variance

Neighborhood

West End

Applicant

Raicor Inc., Applicant and Ricardo Patino, Owner

Parcel

AP 49 Lot 378

Address

29 Hawthorne Street

Parcel Size

± 4,119 SF

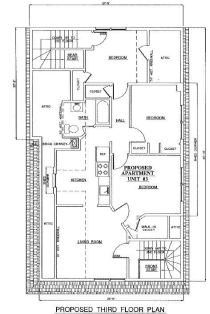
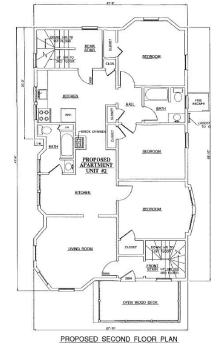
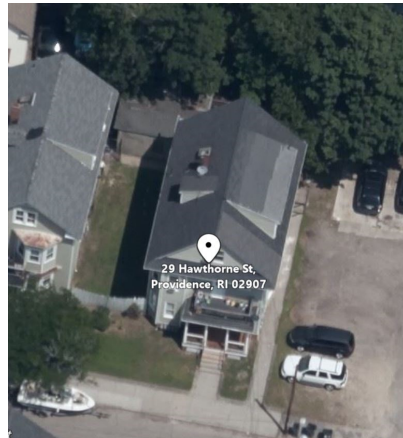
Zoning District

R-3

Variance Requested

Dimensional variance to operate a two family as a three family dwelling

29 HAWTHORNE STREET



Location Map

Proposed floor plans

SUMMARY

Project Description

The applicant is requesting a dimensional variance, seeking relief from Table 4-1 of the Providence Zoning Ordinance requiring 5,000 sq.ft. of lot area to change the use from a 2-family to a 3- family dwelling. The applicant proposes to do so on a lot with 4,119 sq.ft. of lot area.

Discussion

The subject property has a legal use of a two family dwelling but provides five dwelling units, for which the applicant was cited. The applicant is proposing to merge two units each on the first and second floors into one, and leave the single unit on the third floor unchanged. This will reduce the number of units to three, with the intention of legalizing the three family use. No changes to the building's exterior are proposed.

Three units on a lot of 4,119 SF will be more intense than the ordinance's requirement of 5,000 SF for three units in this zone. However, the reduction in the number of units brings the development into closer conformance with the ordinance. The reduction could have a positive effect on neighborhood character by reducing the intensity of the use. Provision of multiple bedrooms could also make the units more attractive to families.

The landscaping plan shows that other than the house and parking area, the lot will be composed of pervious surface. However, the trees that are shown to provide canopy coverage are not located on the subject lot, but on the adjoining lot to the rear. Trees are supposed to be located on the same lot to account for canopy coverage. The applicant shall meet the canopy requirement under the supervision of the City Forester, who can suggest offsite planting locations if plantings on the lot are not possible.

As the changes to the lot with the landscaping are expected to better integrate the building into the neighborhood, the DPD does not object to the requested relief.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted subject to the following condition:

The applicant shall meet the canopy coverage requirement under the supervision of the City Forester.

