

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JUNE 9, 2021

*Application Type*

Dimensional Variance

*Neighborhood*

College Hill

*Applicant*

Bill Stone and Carolyn Mark

*Parcel*

AP 13 Lot 256

*Address*

37 Cooke Street

*Parcel Size*

± 5,000 SF

*Zoning District*

R-1

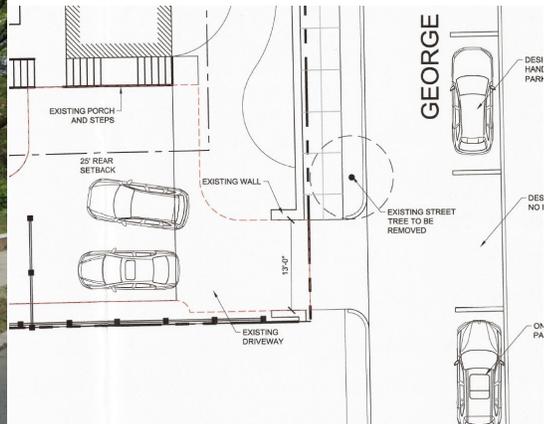
*Variance Requested*

Dimensional variance for widening driveway to 18 feet where width is limited to 12 feet

## 37 COOKE STREET



View of the site



Proposed plan

### SUMMARY

#### Project Description

The applicant is seeking a dimensional variance, seeking relief from Section 1407 of the Providence Zoning Ordinance which limits residential driveway width to 12 feet. The Applicant proposes to widen the existing driveway to 18 feet.

#### Discussion

The subject parking area is located off George Street, with the main building entrance on Cooke Street. Vehicles access the driveway from a 13' wide curb cut to park side by side. The applicant is proposing to expand the driveway to 18'.

According to plans provided, there is currently enough space to park two cars side-by-side as the parking area tapers to the current driveway width. There is a retaining wall behind the right parking spot, but there is enough space to reverse to the left, and out of the driveway. This arrangement is closer to an inconvenience than a hardship.

The plan to widen the driveway involves removal of a street tree and installation of a large curb cut, which could affect pedestrian movement. These changes would collectively have a negative effect on the neighborhood's character.

Based on plans provided and available alternatives, the DPD sees no reason to grant the relief as proposed.

#### Recommendation

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

