

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

NOVEMBER 18, 2020

Application Type

Special Use Permit

Neighborhood

Upper South Providence

Applicant

Crossroads Rhode Island

Parcel

AP 24 Lot 675

Address

371 Pine Street

Parcel Size

Lot 675 ± 11,038 SF

Zoning District

C-2; TOD overlay

Variance Requested

Special Use Permit for transitional shelter

371 PINE STREET



Location Map



View from Pine Street

SUMMARY

Project Description

The applicant is seeking a special use permit pursuant to Table 12-1: Use Matrix, to establish the lower level of an existing building as a Transitional Shelter.

Discussion

The applicant is seeking a special use permit to operate a transitional shelter in a portion of a two story building. The upper story will be used for office space, but the lower level will be converted to sleeping quarters for transient persons.

The applicant manages a larger transient services facility at a proximate location. According to the application, the building will be continually staffed and no structural changes are proposed.

The building is currently vacant, and activation of a use would prevent loitering and unauthorized habitation which occurs on site, based on the application. The applicant is experienced in managing similar facilities and the operation could curb negative activity within the currently vacant structure. The proposed changes could be beneficial to the surroundings and will not negatively affect the use and enjoyment of, nor devalue neighboring property.

Plans show that precautions to stop the spread of Covid-19 will be incorporated in the building. By providing services to the homeless community, the health and welfare of the surrounding community would be enhanced. Based on the provided

information and an analysis of submitted plans, it appears that the applicant conforms to the criteria for a special use permit.

Recommendation

Based on the foregoing discussion, the DPD recommends that the special use permit be granted.

