

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MAY 12, 2021

Application Type

Dimensional Variance

Neighborhood

Fox Point

Applicant

Ozren Burtak, Applicant and
Borna Properties, Owner

Parcel

AP 14 Lot 531

Address

381 Angell Street

Parcel Size

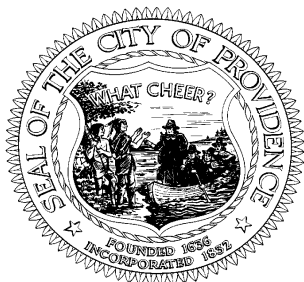
± 5,725 SF

Zoning District

R-P

Variance Requested

Dimensional variance from lot area per dwelling unit requirement where 6,600 SF are required but 5,725 SF are provided

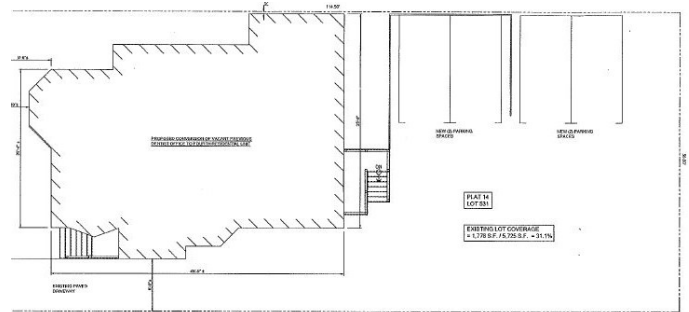


Updated: May 6, 2021

381 ANGELL STREET



Location Map



Proposed site plan

SUMMARY

Project Description

The applicant is seeking relief from the 1,650 SF of lot area per dwelling unit requirement of Table 4-1 of the Providence Zoning Ordinance. The applicant proposes to change the use from 3 dwelling units and a dentist office to 4 dwelling units on a lot with 5,725 SF of lot area where 6,600 SF are required.

Discussion

Based on plans provided and a review of the site's configuration, it appears that the relief requested is due to the unique character of the property. The building is currently occupied by three dwelling units and a vacant dentist's office on the ground floor. The applicant is proposing to convert the dental office into a fourth dwelling unit.

The R-P zone requires 1,650 SF of lot area per dwelling unit, and 6,600 SF is required for four units but only 5,725 SF of area is available. The need for relief appears to be related to the unique character of the property, which is occupied by a mixed use building. The lot area prevents any use other than residential from occurring on the ground floor.

Plans provided do not indicate any changes to the building's footprint or area. The effects on neighboring character are expected to be minimal

as the building will retain its largely residential character. Denial of the variance could result in a hardship as it would prevent re-use of the unit due to the lot's area. Use as a commercial space appears unlikely as the office has remained vacant for 10 years per the applicant.

The site appears to be completely paved with little greenery or pervious surface. The change in use should necessitate conformance with the landscaping requirement to better integrate the residential building into the neighborhood. The applicant can work with the City Forester to meet the landscaping and pervious surface requirements.

Recommendation

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

The applicant shall work with the City Forester to meet the landscaping requirement on site.