

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

AUGUST 12, 2020

Application Type

Dimensional Variance

Neighborhood

Lower South Providence

Applicant

Amie Marzilli

Parcel

AP 48 Lots 480 and 1114

Address

47 Burnside Ave

Parcel Size

± 2,760 SF total, 1,380 SF each

Zoning District

R-3

Variance Requested

Dimensional Variance from 3,500 SF required for two family dwellings in the R-3 zone

47 BURNSIDE STREET



Location Map



View of the building from 47 Burnside Street

SUMMARY

Project Description

The applicant is seeking relief from the square footage requirements of Table 4-1 to establish use as a two-family dwelling on lots with a combined square footage of 2,760 where 3,500 square feet are required.

Discussion

The subject property is composed of two lots, with a two story building on lot 480 and a parking area on lot 1114. The applicant is proposing to maintain the building—which has a use of a single family—as a two family dwelling.

The request for relief appears to arise due to the unique characteristics of the property, which is composed on two undersized lots. Relief would not be necessary if the building were located on a lot that provided the required minimum area of 3,500 SF as the size and massing can accommodate two dwelling units. Plans provided show that the building can provide one unit on each floor with no proposed alterations.

Based on the zoning map and a report submitted by the applicant, the neighborhood is densely developed, with many buildings considered nonconforming by dimension. Historical records going back to 1940 that were submitted with the application, show that the building has been maintained with two units for various commercial and residential uses. Given the history of the property and makeup of the surrounding area, maintaining the building as a two-family dwelling is

not expected to have a negative effect on neighborhood character as the building has accommodated two tenants.

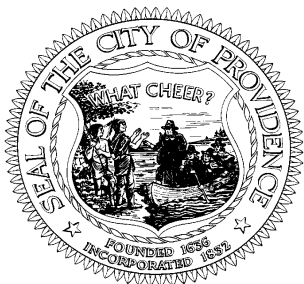
As the property is located on two separate lots, the DPD recommends that the applicant merge the lots to bring the site into closer conformance with the ordinance.

The combined lots have adequate parking to meet the requirement for one parking space per dwelling unit. They also appear to conform to the requirement that the rear yard not be more than 50% impervious. However, recent aerial photographs indicate that at times the yard has been used for vehicle storage. In addition, there are no trees on the site, as required by the ordinance. One large tree would meet the required 30% canopy coverage.

Recommendation

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

1. The applicant shall apply for an administrative subdivision to merge the subject lots.
2. The applicant shall erect curbing or another type of barrier to prevent vehicles from driving onto the lawn from the street or driveway.
3. The applicant shall plant one large tree, as defined by the Providence Tree List, in the rear yard.



Updated: August 5, 2020