

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

APRIL 14, 2021

Application Type

Dimensional Variance

Neighborhood

Wanskuck

Applicant

Joseph Colaluca, Applicant and Owner

Parcel

AP 123 Lot 189

Address

827 River Ave

Parcel Size

± 3,860 SF

Zoning District

R-2

Variance Requested

Dimensional variance for minimum lot size to construct a two family

827 RIVER AVE



Location Map



Radius map

SUMMARY

Project Description

The applicant is seeking relief from the lot area requirement of Table 4-1 of the Providence Zoning Ordinance to build a 2-family dwelling on a lot with 3,860 SF of lot area where 4,000 SF are required.

Discussion

The subject lot is currently vacant and measures 3,860 SF in the R-2 zone which is approximately 3.5 percent short of the 4,000 SF required to build a two family dwelling by right. This shortfall is eligible for an administrative modification as it is within 10 percent of the requirement. The applicant applied for one but was appealed.

Per the future land use map of the comprehensive plan—which states that it is not intended for parcel level analysis—this area is intended for one to two family dwellings on lots between 3,200 to 5,000 SF. The radius map indicates that the surrounding neighborhood conforms to this description as it is made up of one and two family dwellings on similarly sized lots. It is the DPD's opinion that a shortfall of 140 SF to maintain two dwelling units is not significant enough to affect neighborhood character or the intent of the comprehensive plan. The DPD would not object to the requested relief being granted.

Recommendation

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



