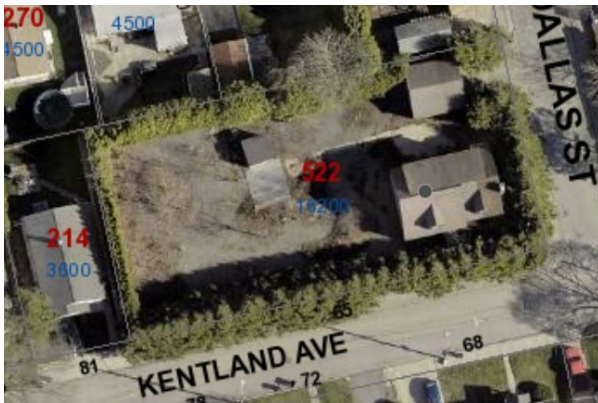
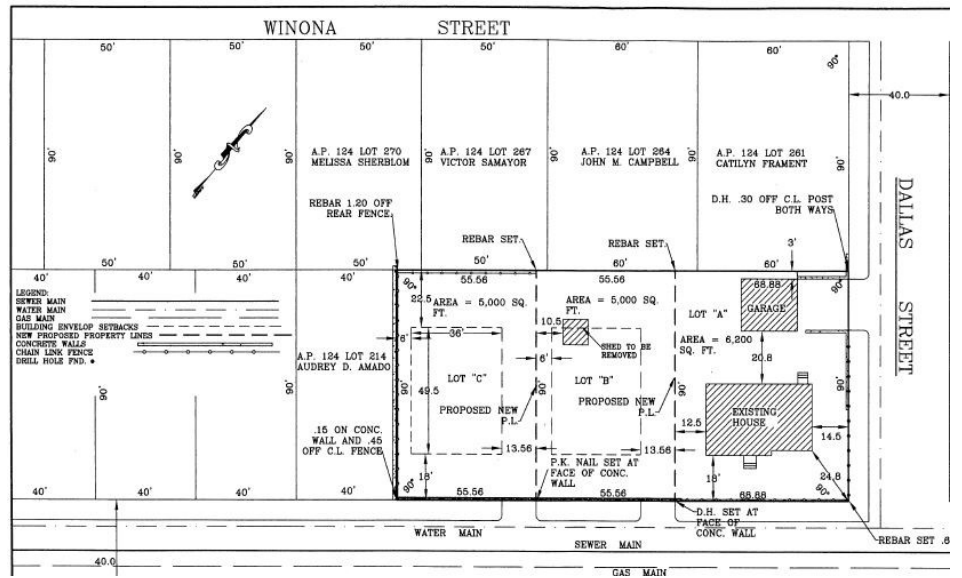


# Providence City Plan Commission

October 20, 2020



## AGENDA ITEM 5 ■ 65 KENTLAND AVE



Aerial view of the site

Proposed subdivision

**OWNER/APPLICANT:** Homes r us LLC, owner  
Carlos Quezada, applicant

**PROJECT DESCRIPTION:** Subdivision of lot measuring 16,200 SF into three lots with one measuring 6,200 SF and two measuring 5,000 SF.

**CASE NO./PROJECT TYPE:** 20-034 MI—Minor Subdivision

**PROJECT LOCATION/ZONING DISTRICT:** 65 Kentland Ave  
AP 124 Lots 522; R-1

**RECOMMENDATION:** Approval of preliminary plan

**NEIGHBORHOOD:** Elmhurst

**PROJECT PLANNER:** Choyon Manjrekar

## PROJECT OVERVIEW

The subject property is a lot measuring approximately 16,200 SF that is occupied by a single family dwelling, which the applicant is proposing to subdivide into three lots. The lot with the house will measure 6,200 SF and an area of 5,000 SF is proposed for the other two. The lot is zoned R-1.

## FINDINGS

Section 806 of the Commission's *Development Review Regulations* requires that the City Plan Commission make the following findings as part of their approval of all land development project applications. Based on the analysis contained herein and subject to the conditions contained in this report, staff has prepared the following findings regarding the request for approval of the preliminary Plan stage:

1. *Consistency—The proposed development is consistent with the Comprehensive Plan and/or has satisfactorily addressed the issues where there may be inconsistencies.*

The subject property is located in an area that the future land use map of Providence Tomorrow has designated for single family residential development. These areas are intended for one-family dwellings on separate lots that range between 3,200 SF to 7,500 SF. The subdivision is in conformance with the comprehensive plan as the proposed area of each lot would be in character with the type of development envisioned for this land use designation.

2. *Compliance with Zoning Ordinance—The proposed development is in compliance with the standards and provisions of the Zoning Ordinance.*

The subdivision will conform to the use and dimensional requirements of the ordinance. New lots in the R-1 zone are required to maintain a minimum lot area of 5,000 SF and a width of 50 feet. All proposed lots will meet or exceed these limits with areas of 6,200 SF and 5,000 SF and respective widths of 68' and 55'. The existing dwelling will be located on the lot measuring 6,200 SF.

3. *Environmental Impact—There will be no significant environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval.*

It does not appear that the subdivision will pose a negative environmental impact as the applicant will comply with applicable environmental regulations.

4. *Buildable Lot—The subdivision or development project, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.*

Based on the submitted plan, the existing shed will be the sole accessory structure located on proposed lot B. The building code prohibits accessory structures on separate lots. Therefore, the shed should be demolished prior to final plan approval. Subject to demolition of the shed, the subdivision is not expected to pose any constraints to development as the lots will meet the dimensional standards of the R-1 zone.

5. *Street Access—All proposed development projects and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.*

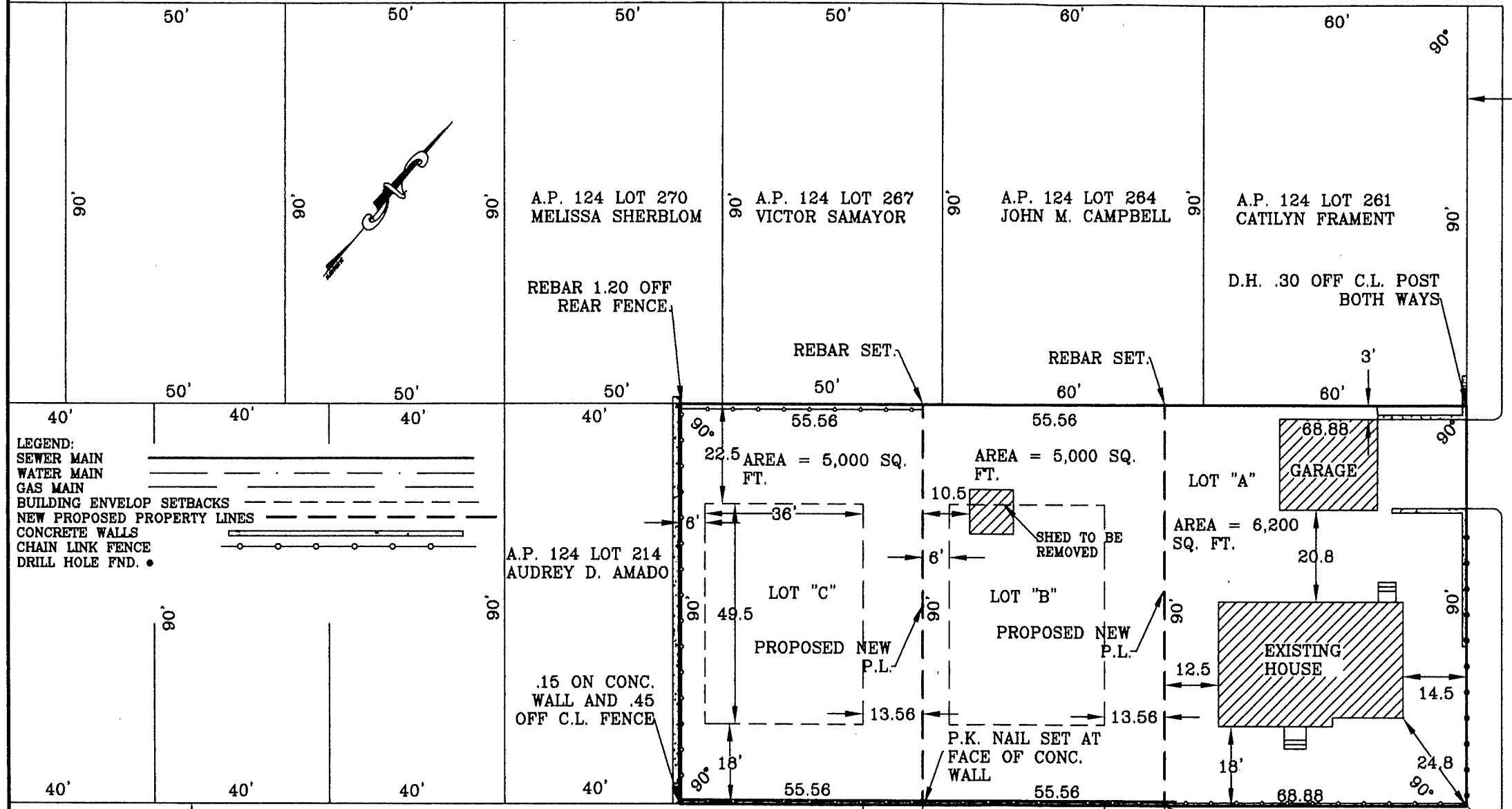
Vehicular and pedestrian access to the lots will be provided from Kentland Ave.

## Recommendation

Based on the analysis and findings contained in this report, the City Plan Commission should vote to approve the preliminary plan subject to the following conditions:

1. Final plan approval should be delegated to DPD staff.
2. The shed will need to be removed prior to final plan approval.
3. The validity of the preliminary plan shall be extended to one year from the recording of the preliminary plan approval letter.

WINONA STREET

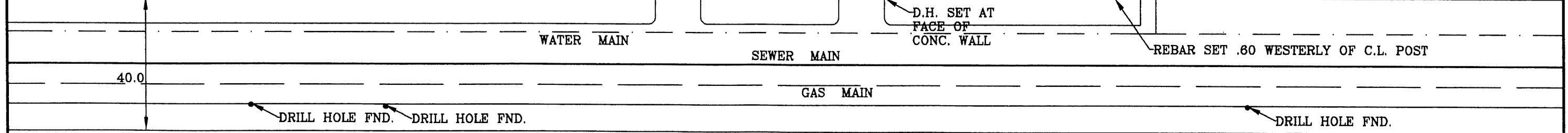


ORIGINAL AREA OF PARCEL 522 = 1,8000 SQ. FT.  
 PARCEL "A" = 6,200 SQ. FT.  
 PARCEL "B" = 5,000 SQ. FT.  
 PARCEL "C" = 5,000 SQ. FT.  
 PARCEL "B" AND "C" HAVE SAME OFFSETS

ASSESSORS PLAT 124  
 RECORDED PLAT BOOK 38 PG. 1  
 RECORDED PLAT CARD 235  
 DEED BK. 9512 PG. 269  
 DEED BK. 8895 PG. 150  
 DEED BK. 12235 PG.178  
 DEED BK. 11771 PG. 112  
 DEED BK. 9663 PG. 331  
 DEED BK. 9705 PG. 254  
 DEED BK. 10483 PG. 82

ZONING R-1  
 MINIMUM AREA = 5,000 SQ. FT.  
 MINIMUM LOT WIDTH = 50' FT.  
 MINIMUM FRONT YARD = 15% OF AVERAGE DEPTH OF LOT  
 MINIMUM FRONT SETBACK 13.5' FT.  
 MINIMUM SIDE YARD = 30% OF LOT WIDTH. MINIMUM OF 8' FT. AND 1 FT. FOR HOUSE OVER (3) FT. IN  
 REQUIRED HEIGHT 30' FT. EACH SIDE.  
 MINIMUM REAR YARD = 25% OF LOT DEPTH.  
 MINIMUM 22.5' FT.  
 MAXIMUM LOT COVERAGE = 35%

LEGEND:  
 SEWER MAIN  
 WATER MAIN  
 GAS MAIN  
 BUILDING ENVELOP SETBACKS  
 NEW PROPOSED PROPERTY LINES  
 CONCRETE WALLS  
 CHAIN LINK FENCE  
 DRILL HOLE FND. •



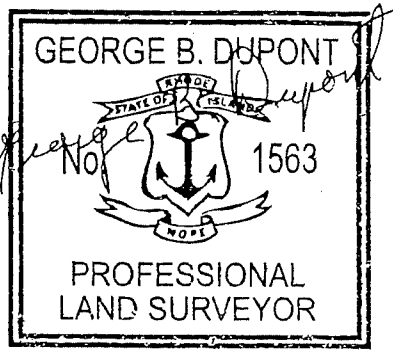
KENTLAND AVENUE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY LIMITED CONTENT BOUNDARY SURVEY MEASUREMENT SPECIFICATION 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ESTABLISH THE PERIMETER OF THE BOUNDARY

George B. Dupont 8/13/20  
 GEORGE B. DUPONT P.L.S. #1563 1050 MAIN STREET, EAST GREENWICH R.I. 02818 (401) 208-1275



GEORGE B. DUPONT P.L.S.

|   |             |  |                 |                      |
|---|-------------|--|-----------------|----------------------|
| MINOR SUBDIVISION   |             |  |                 |                      |
| DRAWN BY<br>STEPHEN WILDENHAIN  | APPROVED BY | APPROVED DATE                            | DATE<br>8/13/20 | SCALE<br>1' = 30'-0" |
| 65 KENTLAND AVENUE<br>PROVIDENCE, RI<br>ASSESSORS PLAT 124<br>LOT 522 INTO LOT'S "A"<br>"B" AND "C" |             | OWNER<br>HOME RUE LLC.<br>CARLOS QUEZADA |                 |                      |
|   |             | EDITION<br>1                             | SHEET<br>1 OF 1 |                      |