

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

DECEMBER 10, 2025

112 AND 114 PENN STREET

Application Type

Dimensional Variance

Neighborhood

Federal Hill

Applicant

Sheryar Mazhar

Parcel

AP 33 Lot 217 and 218

Address

112 and 114 Penn St

Parcel Size

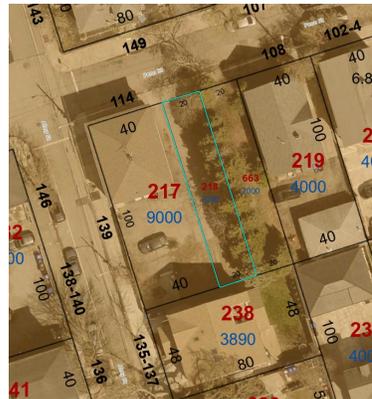
112 Penn ± 2,000 SF
114 Penn St ± 4,000 SF

Zoning District

R-4

Variance Requested

- Dimensional variances for:
- Minimum lot size
 - Minimum rear setback



Location Map



A view of the lot

SUMMARY

Project Description

The applicant is seeking relief from the City of Providence Zoning Ordinance Table 4-1 for the minimum lot size for a new subdivision, and minimum rear setback. The Applicant proposes the reconfiguration of an existing interior side lot line between lots 242 and 243 resulting in new lot areas of 2,880sf and 3,120sf, where 3,500sf are required; and, a rear setback from the existing principal structure of 6.7ft where 17.28ft would be required for a lot of 2880sf.

Discussion

The subject property is unique as it is composed of two lots with lengths of 100' but widths of 40' (lot 217) and 20' (lot 218) resulting in the latter lot being narrow and difficult to develop due to its configuration. The applicant is proposing an administrative subdivision that would reorient the dividing lot line which travels north-south from Penn Street, to east-west originating on Almy Street.

This would result in the house on a lot of 2,880 SF and a vacant lot of 3,120 SF. Relief is required for the rear yard setback

as described above.

Based on plans provided, the relief is related to the unique layout of the property. Lot 1 will conform to the dimensional requirements of the ordinance with no additional relief required. The lots would allow for development characteristic of the high density residential designation of the future land use map of the comprehensive plan in which they are located. A negative effect on neighborhood character is not expected as the subdivision would allow for development of residences that are in character with the land use designation.

Recommendation

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

Final approval of the subdivision is conditioned on obtaining a zoning certificate of compliance indicating removal of paving on the newly created lot.

