

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

FEBRUARY 2, 2022

*Application Type*

Dimensional Variance

*Neighborhood*

West End

*Applicant*

WBNA

*Parcel*

AP 32 Lot 314

*Address*

1192 Westminister Street

*Parcel Size*

Lot 314 ± 5,455 SF

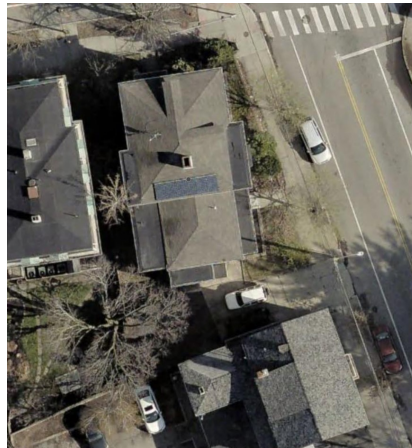
*Zoning District*

C-2; HD Overlay

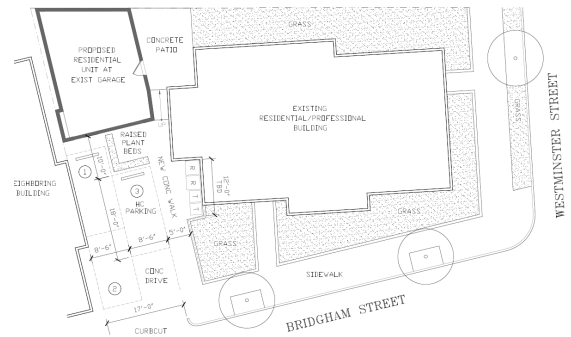
*Variance Requested*

Side and rear yard setback

## 1192 WESTMINSTER STREET



Location Map



Proposed site plan

### SUMMARY

#### Project Description

The applicant is seeking relief from the requirements of City of Providence Zoning Ordinance Table 5-1 for 20-foot rear, and 10-foot interior side setback requirements. The owner proposes to convert the existing garage to a principal structure for a single dwelling unit, and proposed alterations have been approved by the Historic District Commission.

#### Discussion

The subject lot was rezoned to C-2 from R-P with the intention of providing housing in a separate unit to the rear. The dwelling will be set to the lot lines and will be unable to meet the side yard setback of 10' from the R-P zone and the rear yard setback of 20' from the R-3 zone.

Per the future land use map of the comprehensive plan, this area is one where residences and mixed use are located in proximity. Provision of housing would conform to objective H-2 of the comprehensive plan which encourages creation of new housing. By preserving an existing, historic building, and reusing it for housing, the plan will also conform to objectives SE-4 and BE-5, which encourage environmentally sustainable development and preservation of historic structures.

The proposed side and rear setbacks maintained by the dwelling will be similar to those of other residences observed around the site. A negative effect on neighborhood character is not expected as the residential use would be similar to what exists on adjacent lots. Creation of the unit is not expected to affect conformance with any other zoning requirements.

#### Recommendation

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

