

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MAY 10, 2023

*Application Type*

Dimensional Variance

*Neighborhood*

Manton

*Applicant*

Vitality Land Holdings LLC

*Parcel*

AP 95 Lot 534

*Address*

12 Brush Hill Road

*Parcel Size*

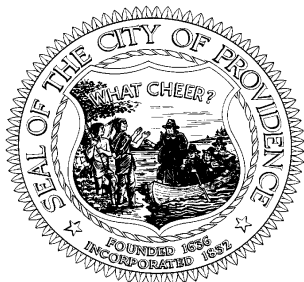
± 3,804 SF

*Zoning District*

R-2

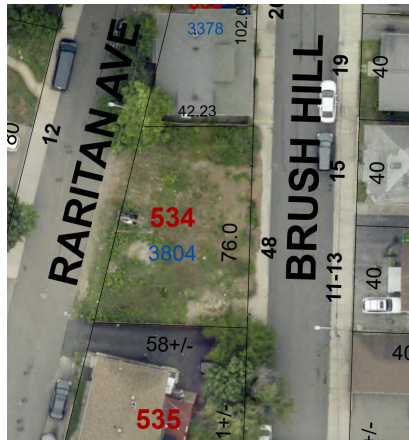
*Variance Requested*

1. Relief from minimum lot size requirement for construction of two family dwelling
2. Number of curb cuts on lot

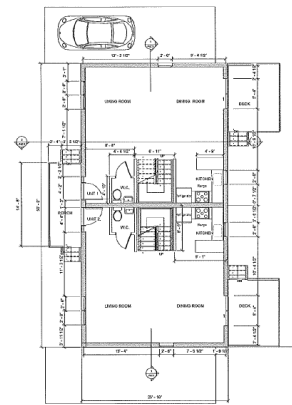


Updated: May 3, 2023

## 12 BRUSH HILL ROAD



Location Map



Proposed first floor plan

### SUMMARY

#### Project Description

The applicant is seeking relief from table 4-1 and Section 1407.B.2. of the City of Providence Zoning Ordinance. The applicant proposes to build a 2-family dwelling in an R-2 zoning district where the subject property has 3,804 SF. of lot area, therefore the applicant requires relief of 196 sq.ft. The applicant is also proposing a second curb cut on the residential lot, where only one is permitted.

#### Discussion

The applicant had applied for an administrative modification which received an objection. Based on plans provided, it appears that the relief is requested due to the unique character of the property where the lot's size is within 10% of the 4,000 SF requirement for a two family dwelling, which makes it eligible for an administrative modification as opposed to a variance. Per the radius map, the neighborhood's character is

made up of similar sized lots with some occupied by buildings with more than one unit. Therefore, granting the variance would not have a negative effect on neighborhood character.

The applicant has requested a variance for multiple curb cuts. It appears that the relief is not necessary as the curb cuts are pre-existing. No additional relief would be required to develop the lot should the relief be granted.

Given the neighborhood's character, denial of the request would prevent the lot from being developed based on what can be accommodated on site, which could be construed as more than an inconvenience.

#### Recommendation

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