

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

NOVEMBER 9, 2022

Application Type

Dimensional Variance

Neighborhood

Hartford

Applicant

Francisco Sanchez, Applicant
Sanchez Real Construction LLC,
Owner

Parcel

AP 123 Lot 107

Address

123 Laurel Hill Ave

Parcel Size

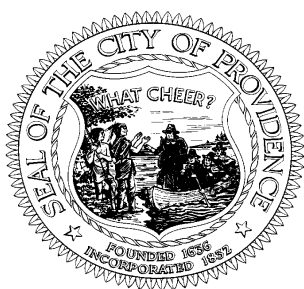
± 3,400 SF

Zoning District

R-2

Variance Requested

Dimensional variance for construction of two family dwelling on lot smaller than 4,000 Sf

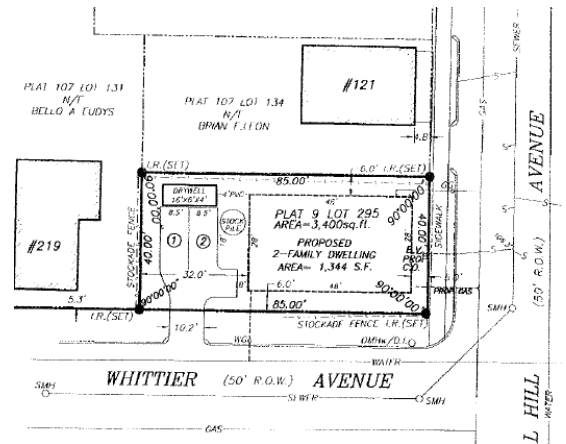


Updated: November 7, 2022

123 LAUREL HILL AVE



Location Map



Proposed site plan

SUMMARY

Project Description

The applicant is seeking dimensional relief from Table 4-1 of the City of Providence Zoning Ordinance requiring 4,000 SF of lot area to build a 2-family dwelling in an R-2 zoning district. The subject property has 3,400 SF of lot area, therefore the applicant requires relief of 600 SF of lot area to develop the subject property with a 2-family dwelling.

Discussion

The subject property is a vacant, undersized lot of 3,400 SF that the applicant is proposing to develop as a two family dwelling, which requires 4,000 SF of lot area. A hardship is not evident as the applicant may build a single family dwelling by right, and there are no observable unique characteristics of the lot that contribute to the request for relief. There are some two family

dwellings on undersized lots in the vicinity, but the pattern prescribed by the ordinance and comprehensive plan indicates that the lot is most suited for single family development.

The DPD cannot recommend for the requested relief as the application doesn't appear to meet the criteria for granting relief.

Recommendation

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