

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JUNE 7, 2023

Application Type

Special Use Permit

Neighborhood

Silver Lake

Applicant

1070 Broad LLC

Parcel

AP 108 Lot 459

Address

124 Webster Ave

Parcel Size

± 7,245 SF

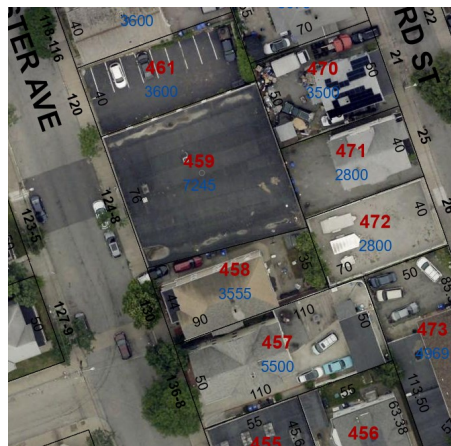
Zoning District

R-3

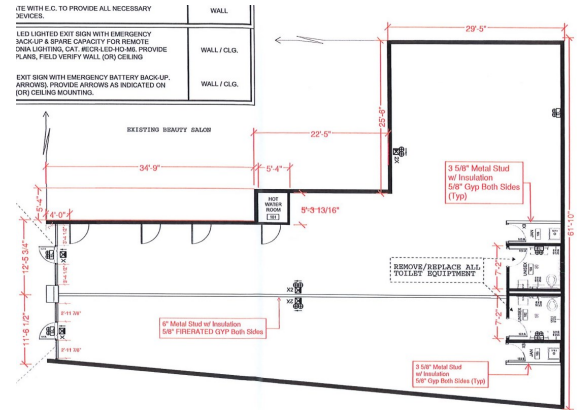
Variance Requested

Special use permit for neighborhood commercial

124 WEBSTER AVE



Location Map



1 PLAN VIEW- 124 WEBSTER AVE
1/8" = 1'-0"

Floor plan

SUMMARY

Project Description

The applicant is seeking a special use permit pursuant to Table 12-1 and Section 1202.T. of the Providence Zoning Ordinance, to establish a Neighborhood Commercial Establishment in an existing non-residential structure that was formerly a printing press facility. The proposed Neighborhood Commercial Establishment is to have two personal service establishments (salon and fitness center), and a retail sales establishment.

Discussion

The subject lot is zoned R-3 but the building has been used as a print shop and designed as an industrial building. Based on a site visit and plans provided, the structure exhibits a commercial character. The neighborhood exhibits a mixed-use character as there are a number of

commercial uses in proximity to the site including a pharmacy and auto business. As the special use permit would allow for continuation of commercial uses that can serve the surroundings, a negative effect on neighborhood character or surrounding property is not expected.

Per the future land use map of the comprehensive plan—which is not intended for parcel level analysis—this is an area where medium density residential and neighborhood commercial uses are located in proximity. Therefore, the proposed uses would conform to the plan’s intent.

Recommendation

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

