

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JANUARY 11, 2023

Application Type

Use and Dimensional Variance

Neighborhood

Elmwood

Applicant

Touchdown Realty Group LLC

Parcel

AP 52 Lot 351

Address

126 Adelaide Ave

Parcel Size

± 20,000 SF

Zoning District

R-2; HD overlay

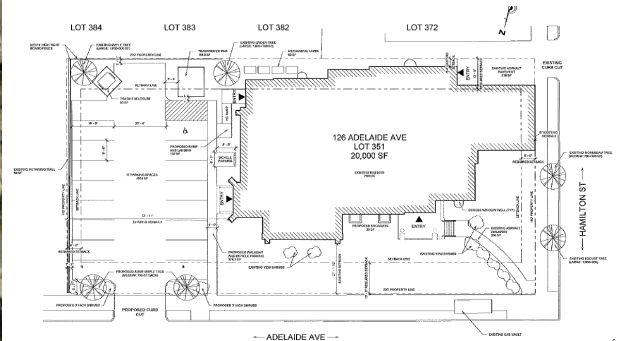
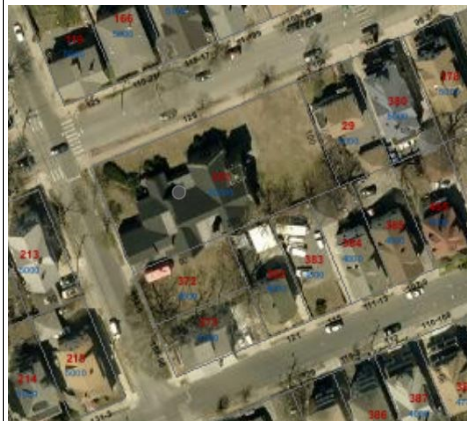
Variance Requested

1. Use variance to change use of existing church to 15 unit multifamily dwelling;
2. Dimensional variance for total impervious surface coverage



Updated: January 6, 2023

126 ADELAIDE AVE



Location Map

Site plan

SUMMARY

Project Description

The applicant is seeking use and dimensional variances pursuant to Tables 12-1 and 4-1 of the Providence Zoning Ordinance, to establish a multi-family dwelling in a structure that was formerly a place of worship, and for an average of 3.5% of permitted maximum impervious surface.

Discussion

The subject property is a former place of worship located in the R-2 zone under a historic district overlay. The applicant is proposing to redevelop the site for use as a 15 unit multifamily dwelling, which requires a use variance, as it is not permitted in this zone.

Given the building's design and character, conversion to the permitted uses of a one or two family dwelling would be inappropriate, and possibly detract from its historic character. The church has not been in operation for a number of years. Based on plans provided, the multifamily dwelling is suited to the building's character as it would make appropriate use of the size and massing of the structure. It is the DPD's opinion that denial of the variance may result in a lack of all beneficial alternatives.

The development has been reviewed by the Historic District Commission (HDC) who granted a certificate of appropriateness for major alterations.

A dimensional variance for exceeding the total allowable impervious surface coverage limit has been requested where 65% is permitted but 68.5% is proposed. It appears that the relief is being requested as paving for the parking area, which is required by the ordinance, will result in excess paving. It is the DPD's opinion that the amount of excess paving would not be significant enough to negatively affect neighborhood character.

Recommendation

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