

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JULY 9, 2025

Application Type

Special Use Permit

Neighborhood

Washington Park

Applicant

Nicholas Reville

Parcel

AP 59 Lot 892

Address

128 Carr Street

Parcel Size

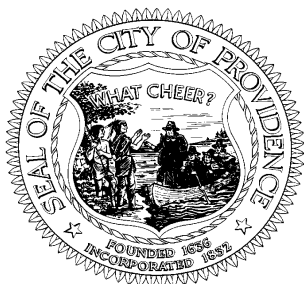
± 9,649 SF

Zoning District

R-1

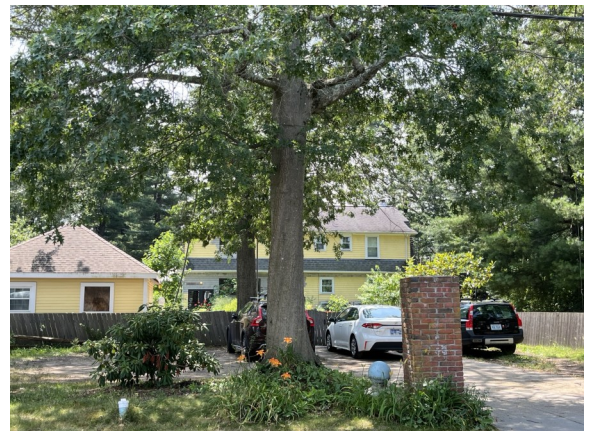
Variance Requested

- Two family in R-1 zone through special use permit
- Special use permit for expansion of use through special use permit



Updated: July 8, 2025

128 CARR STREET



Location Map

SUMMARY

Project Description

The applicant is seeking a special use permit pursuant to Section 1202.L.8.b. and 2006.B.2. of the City of Providence Zoning Ordinance. The applicant proposes that the existing nonconforming three-family use be recognized as a use by special use permit and subsequently proposes expanding the dwelling with 450 square feet of addition.

Discussion

The subject property is used as a three-family dwelling that the applicant is seeking to maintain as a two-family dwelling in the R-1 zone through a special use permit. Section 1202.L.8.b of the ordinance permits one dwelling unit per 5,000 SF of lot area with a special use permit. The lot's size of approximately 9,649 SF is within 5% of 10,000 SF, which is the amount that

can be granted through an administrative modification.

In addition, a special use permit is also being requested for additions totaling 450 SF. Based on plans provided, the addition will not affect conformance with any other dimensional requirement of the ordinance.

A negative effect on surrounding property or neighborhood character is not expected as the change to two units will reduce the intensity of the lot, bringing it into closer conformance with the R-1 zone.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested special use permits be granted.