

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MAY 12, 2021

Application Type

Dimensional Variance

Neighborhood

West End

Applicant

Craig Dipetrillo, Applicant and Owner

Parcel

AP 43 Lot 625

Address

134 Wadsworth Street

Parcel Size

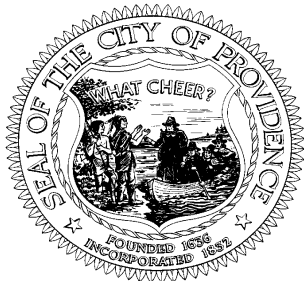
± 3,026 SF

Zoning District

R-3

Variance Requested

1. Dimensional variance from lot merger provision
2. Dimensional variance from lot area for two family dwelling

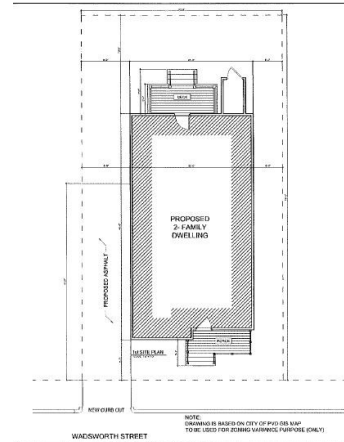


Updated: May 6, 2021

134 WADSWORTH STREET



Location Map



Proposed site plan

SUMMARY

Project Description

The applicant is seeking relief from the square footage condition of Section 2003.E.2. under which substandard lots of record would be considered one lot and undivided by the Providence Zoning Ordinance, and relief from the lot area requirement of Table 4-1 of the Providence Zoning Ordinance. In order to unmerge the subject property from the adjacent Lot 626, the applicant requires 1,974 SF of relief for the subject property which has 3,026 SF of lot area where 5,000 SF are required. In order to build a 2-family dwelling the applicant requires 474 SF of relief as the subject property has 3,026 SF of lot area where 3,500 SF are required.

Discussion

The subject lot and neighboring 130 Wadsworth St. are considered merged by the Zoning Ordinance since they are both undersized and were in common ownership as recently as 2012. The parcels have since been sold to different owners. The owner of 134 Wadsworth is trying to seek relief from the merger provision by requesting relief from the lot size provision that triggers merger. While this may be a legitimate and creative way to seek relief, traditionally the relief sought was directly from the merger provision itself. In that case, owners of both lots should seek the relief. In

this case, however, the owner of 130 Wadsworth has not signed the application. The DPD feels that both owners should be requesting the relief, since the merger regulation applies to both lots.

In any event, it appears that the applicant, in purchasing a lot that is merged with a neighboring lot, created his own hardship. Furthermore, it does not appear that any relief is necessary: the current merged lots contain one dwelling unit, and at 5,326 sq. ft., they could support two more dwelling units.

Should the board find, given the different owners and the difficulty of unwinding the transactions, that relief from the merger provision is appropriate, DPD suggests that the least relief necessary is for 134 Wadsworth to support a single-family, not a two-family house.

Recommendation

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