



DEPARTMENT OF PLANNING AND DEVELOPMENT RECOMMENDATION TO THE ZONING BOARD OF REVIEW

144 BENEFIT STREET

OCTOBER 7, 2026



Aerial view of site



View from Benefit Street

<i>Application Type</i>	<i>Neighborhood</i>	<i>Applicant</i>	<i>Parcel</i>	<i>Parcel Size</i>	<i>Zoning District</i>
Dimensional Variance	College Hill;	PVD LLC	AP 10 Lot 81	± 4,210 SF	R-3; HD Overlay

Variance(s) requested:

Table 14-1: Relief from parking requirement where 13 spaces are required and six are provided.

Project Description

The applicant is seeking relief from Table 14-1 of the City of Providence Zoning Ordinance. The applicant proposes renovating the existing building for use as a multi-family dwelling with 13 units on a lot with 6 existing parking spaces. Thus, relief is requested to provide 6 parking spaces where 13 spaces are required.

Discussion

The subject lot is a corner lot with frontage on Benefit Street and North Court Street. The subject property contains a historic building along Benefit Street and six existing surface parking spaces to the rear of the property. Per the future land use map of the comprehensive plan, which is not parcel specific, this is an area with adjacent neighborhood commercial and medium density residential uses.

These are areas intended for pedestrian and transit oriented uses as well as one to three family dwellings with some higher density uses. The proposed multifamily dwelling would be characteristic of this designation. Granting the relief would not alter the general character of the neighborhood as it would preserve the existing historic building through adaptive reuse. The subject property is in proximity to commercial areas, college campuses, and bus stops, which reduces the need for parking and a reliance on driving. Approval of the relief would conform to objectives BE-4 and H-2 of the Comprehensive Plan which encourage historic preservation, adaptive reuse and creation of new housing opportunities.

Recommendation

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