

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

AUGUST 9, 2023

*Application Type*

Special Use Permit

*Neighborhood*

Smith Hill

*Applicant*

161 Douglas Ave LLC

*Parcel*

AP 68 Lot 202

*Address*

155 Douglas Ave

*Parcel Size*

± 5,000 SF

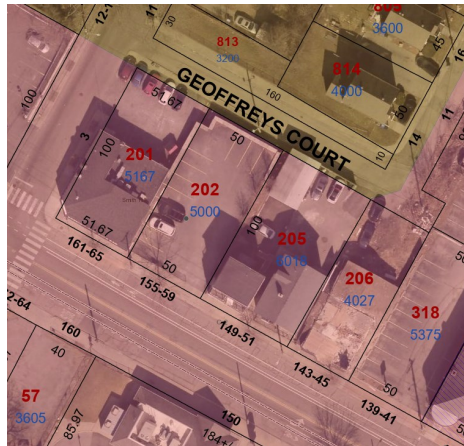
*Zoning District*

C-2

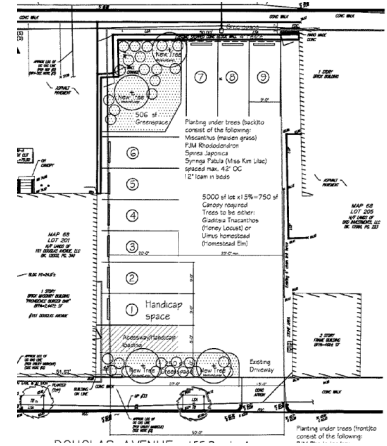
*Variance Requested*

Special use permit for principal use parking lot

## 155 DOUGLAS AVE



Location Map



Proposed plan

### SUMMARY

#### Project Description

The applicant is seeking a special use permit pursuant to Table 12-1 and Section 1202.V.2. of the City of Providence Zoning Ordinance, to establish a principal use parking lot.

#### Discussion

Per the applicant, the subject property has been used as a parking lot and outdoor dining space for the business at 161 Douglas Ave. The special use permit is being requested to legalize the use of the lot.

The lot has been striped to provide a total of nine parking spaces with a drive aisle, which meet the minimum dimensional requirements of the ordinance. A planting area with trees and shrubs has been proposed in the northeast corner of the lot in addition to a planting strip between the lot and Douglas Ave.

A four foot fence will be added to the lot's rear to screen it from the residential zone to the rear. These improvements will conform to the development requirements for parking lots that require a special use permit.

As the site has been used as a parking lot, and is in proximity to other vehicle oriented uses, the DPD does not foresee a negative effect on neighborhood character as a result of its operation.

#### Recommendation

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

