# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

**FEBRUARY 2, 2022**

*Application Type*

Special Use Permit

*Neighborhood*

Valley

*Applicant*

Michael Salvatore/Valley Realty Holding Co

*Parcel*

AP 65 Lot 701, 702, 828

*Address*

17-21 Harold St and 58 Aurora

*Parcel Size*

Lot 701 ± 1,918 SF
Lot 702 ± 3.769 SF
Lot 828 ± 2,136 SF
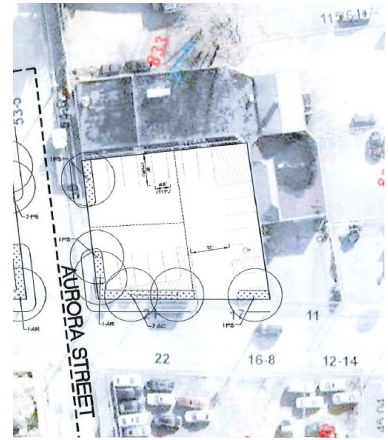
*Zoning District*

M-MU 75

*Variance Requested*

Special Use Permit for parking lot

*Updated: January 26, 2022*

# 17-21 HAROLD AND 58 AURORA STREET



Location Map



Proposed site plan

## SUMMARY

### Project Description

The applicant is requesting a special use permit per Table 12-1 for use of the subject lots as a Parking Lot (Principal Use) pursuant to the regulations of Section 1202(V)(2) of the Providence Zoning Ordinance.

### Discussion

The subject lots are proposed for parking of vehicles used by a business at 380 Valley Street that abuts lots 701 and 702. Based on aerial images, it appears that the subject lots have been used for parking with vehicles parked irregularly around the site, which is completely paved.

According to plans provided, the lots will be striped and landscaped in accordance with the ordinance's development guidelines for parking lots.

This area is one intended for manufacturing, and parking lots can be observed around the site. As the subject property has been used for parking, use of a parking lot is not expected to have a negative effect on neighborhood character or affect neighboring property. The landscaping and organization of the lot could serve to enhance the neighborhood's character. The area proposed for parking is composed of three lots which should be merged so that parking occurs on a single lot.

As negative effects from the parking lot's operation are not apparent, the DPD would not object to granting the proposed special use permit.

### Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted subject to the following condition:
The applicant shall merge the lots where parking will be provided.