

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MARCH 8, 2023

Application Type

Dimensional Variance

Neighborhood

Wayland

Applicant

Waterman and Ives Realty LLC

Parcel

AP 14 Lot 353 and 326

Address

362 Ives and 176 Waterman

Parcel Size

Lot 326 ± 4,916 SF
Lot 353 ± 5,000 SF

Zoning District

R-P

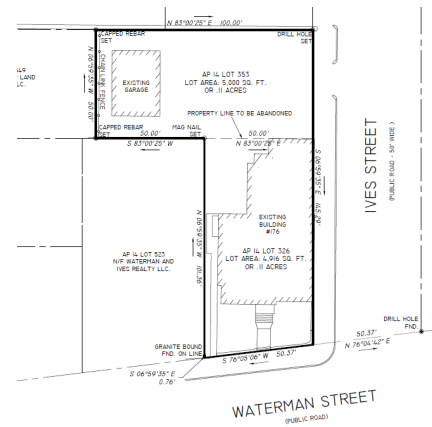
Variance Requested

Dimensional variance for rear yard and total impervious surface coverage

176 WATERMAN STREET



Location Map



Proposed subdivision

SUMMARY

Project Description

The applicant is requesting a dimensional variance from the requirements of Table 4-1 of the Providence Zoning Ordinance which limit rear yard and total impervious surface. While no changes are proposed to either, the two lots have been owned and used as one for many decades and the Applicant proposes to merge them in order to have enough lot area to support the long-time use of the principal structure on Lot 326 as 6 dwelling units and a dentist office. Lot 353 is the existing parking area and garage that are accessory to Lot 326.

Discussion

The building on lot 326 is a mixed use building with a dentists office and six dwelling units located adjacent to a parking area on lot 353. Mixed use development is permitted by right in the R-P zone but dwelling units require 1,650 SF of lot area per unit. The applicant is proposing to merge the lots to provide a total of approximately 9,900 SF to meet the density requirement

for the six units. The new lot will require relief from the rear yard and total impervious surface requirements due to existing paving. It is the DPD's opinion that the relief should be granted as the paving is an existing condition and the merger will not negatively affect neighborhood character. However, the applicant could compensate for the excess paving by working with the City Forester to meet the canopy coverage requirement. The applicant may make offsite plantings if space is not available onsite.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted subject to the following condition: The applicant shall meet the canopy coverage requirement under the supervision of the City Forester.

