

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

APRIL 13, 2022

Application Type

Use and Dimensional Variance

Neighborhood

Fox Point

Applicant

180 GMC LLC, Applicant
75 East St LLC, Owner

Parcel

AP 17 Lot 650

Address

180 George M Cohan Blvd

Parcel Size

± 27,272 SF

Zoning District

R-2

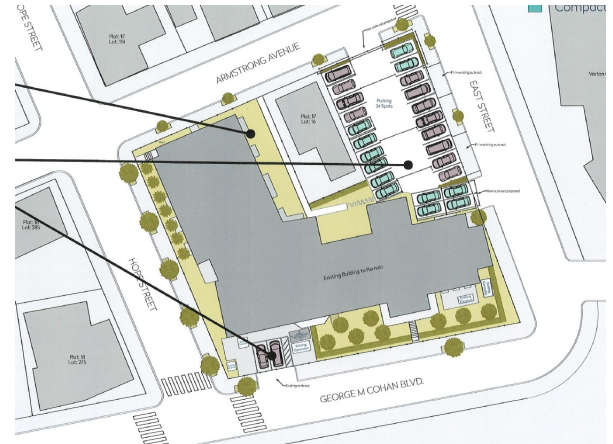
Variance Requested

1. Use variance for multifamily dwelling in R-2 zone
2. Dimensional variance for parking

180 GEORGE M COHAN BLVD



Location Map



Proposed site plan

SUMMARY

Project Description

The applicant is seeking relief from the use limitations of Table 12-1 and the parking requirements of Table 14-1 of the Providence Zoning Ordinance. The applicant proposes to change the use of the property from an Educational Facility with Student Boarding to a Multi-Family Dwelling providing 71 dwelling units, and 26 parking spaces where 71 are required.

Discussion

The building is unique for the surroundings as its mass and the lot size far exceed what is typical for the R-2 zone. The current zoning restricts dwellings to a maximum of two dwelling units, which would be inappropriate for a building of this size. The subject property has been used for assisted living and student housing, which are dense residential uses suited to a building of this size.

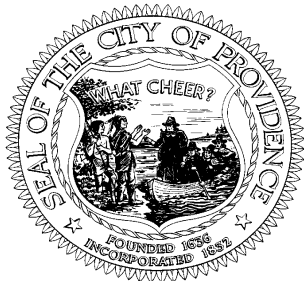
Seventy one parking spaces are required for the number of proposed dwellings, but 26 will be provided. The site does not provide the required parking, which is related to the site's character and is not a result of the applicant's prior action.

Denial of the variance could result in a lack of viable options for the building given the zone's use restrictions. A negative effect on neighborhood

character is not expected as the use would be similar to the site's prior uses, which operated with a similar amount of parking without negatively affecting neighborhood character. The site is in proximity to public transport and bike infrastructure, which would reduce the need for parking.

Recommendation

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



Updated: April 7, 2022