

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

SEPTEMBER 10, 2025

## Application Type

Special Use Permit

## Neighborhood

Upper South Providence

## Applicant

Centro De Liberacion y  
Avivamiento, Owner and  
Applicant

## Parcel

AP 23 Lots 2, 73, 766 3, 763

## Address

2-10 hayward and 239-245 Pearl  
St

## Parcel Size

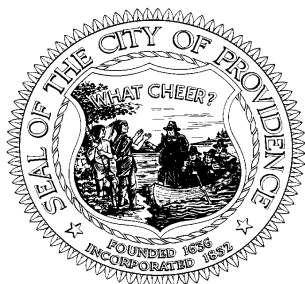
± 15,721 SF

## Zoning District

C-2

## Variance Requested

Special use permit for principal  
use parking lot

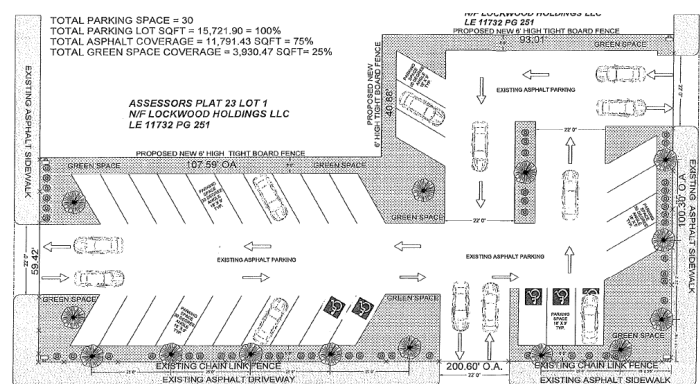


Updated: September 4, 2025

## 2-10 HAYWARD AND 239-245 PEARL ST



Location Map



Proposed development plan

## SUMMARY

### Project Description

The applicant is seeking a special use permit pursuant to Table 12-1 of the City of Providence Zoning Ordinance, to establish the properties as a Principal Use Parking Lot.

### Discussion

The applicant is proposing to continue use the subject lots to provide parking for a church. The special use permit is being requested to legalize the current use. The lot has been striped to provide a total of 30 standard parking spaces, which meet the minimum dimensional and drive aisle requirements of the ordinance. Per sections 1504 and 1505 of the ordinance, the lot will be screened from neighboring property with a planting strip and tightboard fence in addition to interior lot landscaping. 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 parking and commercial uses, the DPD does not foresee it having a detrimental effect on the health and welfare of the community, nor is it expected to devalue neighboring property. Section 1301.C of the ordinance requires that illumination at lot lines be no more than one footcandle. The lighting plan should be updated to conform to this requirement. In addition, the lots should be merged to allow for movement on a single lot.

### Recommendation

Based on the foregoing discussion, the DPD recommends that the special use permit be granted subject to the following conditions:

1. The lighting plan shall be updated to conform to the ordinance.
2. The subject lots shall be merged.