RECOMMENDATION TO THE ZONING BOARD OF REVIEW

FEBRUARY 8, 2023

Application Type

Special Use Permit

Neighborhood

Olneyville

Applicant

25 Bough LLC

Parcel

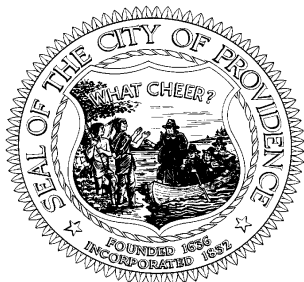AP 35 Lot 12

Address

20 Dike

Parcel Size

± 13,364 SF

Zoning District

M-MU 75

Variance Requested

Special Use Permit for parking lot

Updated: February 7, 2023

20 DIKE STREET

Location Map

A view of the site from Dike Street

SUMMARY

Project Description

The applicant is seeking a special use permit pursuant to Table 12-1 and Section 1202.V.2. of the Providence Zoning Ordinance, to establish a principal use parking lot for use associated with the redevelopment of 25 Bough St.

Discussion

The subject property at AP 35 Lot 12 is zoned M-MU 75 and located adjacent to the dead end of Dike street. The applicant is proposing to redevelop the vacant lot into a parking lot with 35 spaces.

The zoning ordinance provides for parking lots in certain zones if the applicant can meet the special use permit criteria. This includes determining that granting the special use permit will not injure the use and enjoyment of, nor significantly devalue neighboring property. The parking lot should not be detrimental or injurious to the general health and welfare of the community.

The Board should consider the impacts of the use on surrounding property when making a decision. The Board can make a determination of conformance with the special use permit criteria by obtaining more information on the hours of operation, the expected users of the lot and the management procedures. The applicant should demonstrate that the lot's operation will not contribute to disturbances in the vicinity and that the lot will be properly managed.

If the Board finds that the development will conform to special use permit criteria, the DPD would not object to granting the requested relief.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted subject to the Board making positive findings pertaining to the special use permit criteria.