

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

SEPTEMBER 14, 2022

Application Type

Dimensional Variance

Neighborhood

Federal Hill

Applicant

Arif Shehadeh, Applicant and Owner

Parcel

AP 28 Lot 260

Address

215 Broadway

Parcel Size

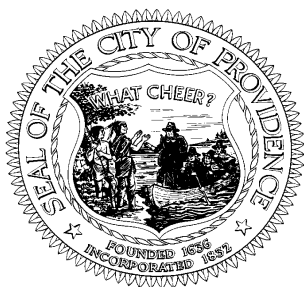
± 9,200 SF

Zoning District

R-P; HD overlay

Variance Requested

1. Dimensional variance for minimum lot area
2. Dimensional variance for minimum lot width



Updated: September 12, 2022

215 BROADWAY



Location Map



View of the building

SUMMARY

Project Description

The applicant seeks dimensional variances from the requirements of Table 4-1 of the Providence Zoning Ordinance for lot area and lot width per dwelling unit. The Applicant proposes to convert the existing 2,300 sq.ft first-floor office space into 3 residential dwelling units, for a total of 8 dwelling units on the property. The lot is 9,045 sq.ft. and 90.23 feet of width, where 1,650 sq.ft. of lot area and 12 ft. of lot width per dwelling unit are required.

Discussion

Based on plans provided and a review of the site's configuration, it appears that the relief requested is due to the unique character of the property. The building is currently used as a law office with seven residences and is proposed for complete residential use with 8 residential units.

The R-P zone requires 1,650 SF of lot area per dwelling unit. With a lot area of 9,200 SF, only six units would be permitted which would be significantly larger than the average apartment. A mix of one and two bedroom units will be provided from the first through third stories. With conversion of the law office to residential uses, plans show that the building's size and massing are appropriate for accommodating eight units

which will be closer in size to an average apartment. Provision of housing would conform to objective H-2 of the comprehensive plan which encourages creation of new housing. The change does not affect conformance with other issues like parking or impervious surface coverage.

If the number of units were to be reduced to conform to the lot size and width requirements of the zone, it could result in more than a mere inconvenience as the existing structure would be underutilized relative to the number of units that can be accommodated. Denial of the variances could result in a hardship as it would prevent reuse of the building based on the lot's configuration.

Recommendation

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

