

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

APRIL 14, 2021

*Application Type*

Dimensional Variance

*Neighborhood*

Federal Hill

*Applicant*

Arif Shehadeh, Applicant and Owner

*Parcel*

AP 28 Lot 260

*Address*

215 Broadway

*Parcel Size*

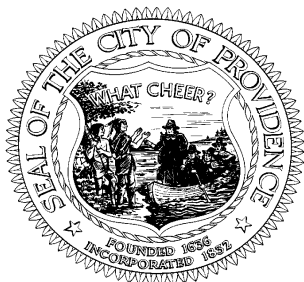
± 9,200 SF

*Zoning District*

R-P; HD overlay

*Variance Requested*

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



Updated: April 12, 2021

## 215 BROADWAY



Location Map



View of the building

### SUMMARY

#### Project Description

The applicant is seeking dimensional variances from the requirements of Tables 4-1 and 14-1 of the Providence Zoning Ordinance for lot area and lot width per dwelling unit, and parking. The Applicant proposes to convert the existing mixed-use building from 7 dwelling units and law offices to 12 residential units with 8 parking spaces on a lot with 9,200 sq.ft. and 92 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 being used as a law office with seven residences and is proposed for complete residential use with 12 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 basement to the third story. With conversion of the law office to residential uses, plans show that the building's size and massing are appropriate for accommodating the

12 proposed 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.

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 provided.

Twelve parking spaces are required but eight will be provided. The unique character of the site does not allow for provision of more parking. Denial of the variance could result in a hardship as it would prevent reuse of the building based on a lack of parking. The site is in proximity to public transport, bicycle infrastructure and is within walking distance of Downtown, which reduces the need for additional parking.

#### Recommendation

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