

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

FEBRUARY 2, 2022

Application Type

Special Use Permit

Neighborhood

Valley

Applicant

Michael Salvatore

Parcel

AP 65 Lot 128, 129, 908

Address

25-27 Harold St

Parcel Size

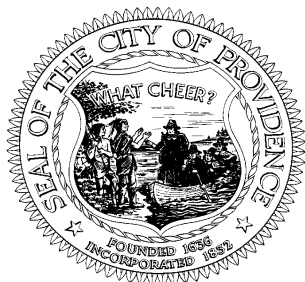
Lot 128 ± 2,840 SF
Lot 129 ± 3,256 SF
Lot 908 ± 186 SF

Zoning District

R-3

Variance Requested

Special Use Permit for parking lot

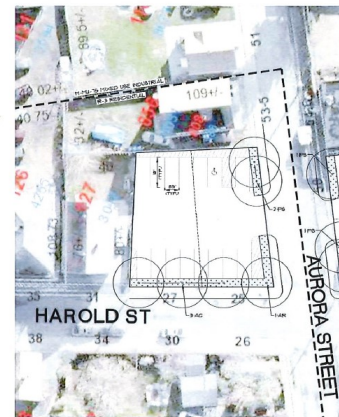


Updated: January 26, 2022

25-27 HAROLD STREET



Location Map



Proposed site plan

SUMMARY

Project Description

The applicant is requesting a special use permit per Table 12-1 for use as a Parking Lot (Principal Use) pursuant to the regulations of Section 1202 (V)(2) of the City of Providence Zoning Ordinance.

Discussion

Per the future land use map of the comprehensive plan, this area is one where the business/mixed use and medium density development are located in proximity, and is reflected in the neighborhood's character. The subject lots are vacant and proposed for parking of vehicles used by a business at 380 Valley Street.

According to plans provided, the lots will be striped and landscaped in accordance with the ordinance's development guidelines for parking lots, which are permitted with a special use permit in this zone.

As the subject lots are zoned R-3 and abut residences, the DPD is concerned that operation of the lot could affect neighboring property with increased noise, glare and vibration. These effects could be reduced by screening the lot from neighboring properties through the use of measures like a tightboard fence and landscaping.

If the applicant can demonstrate measures to reduce negative effects on neighboring property

and maintain the neighborhood's character, the DPD would not object to the requested relief.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted subject to the following conditions:

1. The applicant shall demonstrate measures that will be implemented to preserve the neighborhood's character and reduce the effects of the lot on neighboring property.
2. The subject lots shall be merged through an administrative subdivision.