

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

NOVEMBER 9, 2022

Application Type

Dimensional Variance

Neighborhood

Manton

Applicant

PSS Development LLC, Applicant
Providence Redevelopment
Agency, Owner

Parcel

AP 63 Lot 605

Address

265 Manton Ave

Parcel Size

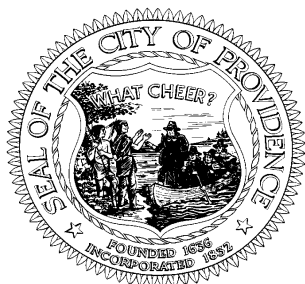
± 30,227 SF (total)

Zoning District

C-2 and R-3

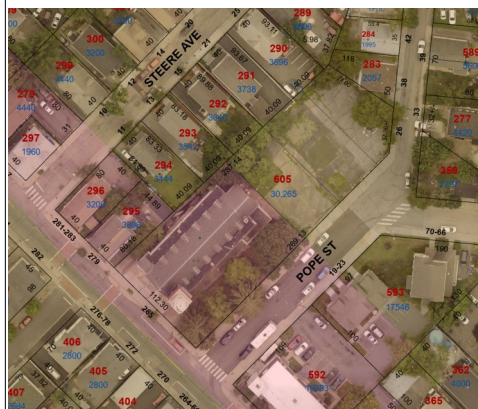
Variance Requested

1. Accessory solar system in corner side yard
2. Solar energy system height
3. Maximum building coverage
4. Maximum impervious surface coverage



Updated: November 7, 2022

265 MANTON AVE



Location Map



A view of the site from Pope Street

SUMMARY

Project Description

The applicant is seeking relief from Section 1302.Q.3.a. to locate an accessory solar energy system within a corner side yard; Section 1302.Q.3.b. for height of an accessory solar energy system in excess of 8 feet; Section 1302.A.6. for height of an accessory structure in excess of 20 feet; and Table 4-1 for building coverage in excess of 45%, and total impervious coverage in excess of 65%, for the lot area in the R-3 residential district.

Discussion

The subject property is composed of four lots that have been merged. The church building located at 265 Manton Ave is located in the C-2 zone and does not require relief for its proposed redevelopment. Upon merging, the area occupied by the three adjacent lots in the R-3 zone will be considered the rear yard which will be used to provide parking and accommodate an accessory Solar Energy System

(SES). The parking area will be covered by a canopy composed of solar energy panels, which requires dimensional relief for height, setback and the area covered by the system in the R-3 zone.

It appears that the relief requested is due to the unique layout of the development, where the main building is located on a corner lot in the C-2 zone and the other lots are zoned R-3. The ordinance requires that accessory SES only be located in the rear and interior side yard. The church building's siting maintains a deep corner side setback off Pope Street. Therefore, the space that can be occupied by the SES is limited.

The height of a SES is limited to eight feet but a height of 24 feet is proposed. Per the applicant, the additional height is necessary to provide clearance for vehicles and be positioned in a manner that allows the panels to incline at an angle

that will allow for shedding of snow and ice and provide optimal solar access.

The solar canopy will almost cover the entirety of the parking lot, exceeding the limit of coverage for building area and total impervious surface. This is due to the size of the panels and the need to offset energy usage for the building by spreading the solar panels across the parking area.

Objective SE-3 and goal 2 of chapter 4 of the comprehensive plan, encourage the adoption and use of alternate forms of energy, especially on historic and city owned buildings, as a means of promoting sustainability. The proposed installation would achieve these objectives. As discussed, the requested relief is necessary due to the unique characteristics of the property and the need to accommodate a sustainable energy source encouraged by the comprehensive plan.

Recommendation

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