

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JUNE 7, 2023

Application Type

Special Use Permit

Neighborhood

Silver Lake

Applicant

Wilber Pena

Parcel

AP 104 Lot 701

Address

265 Union Ave

Parcel Size

± 2,400 SF

Zoning District

R-3

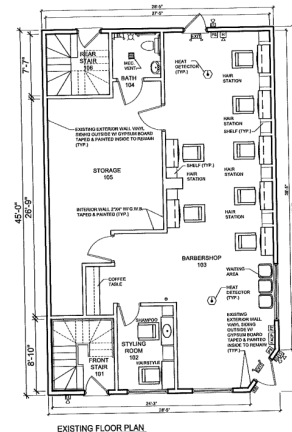
Variance Requested

Special use permit for neighborhood commercial

265 UNION AVE



Location Map



Floor plan

SUMMARY

Project Description

The applicant is seeking a special use permit pursuant to Table 12-1 and Sections 1202.T. and 2000.D. of the Providence Zoning Ordinance, to establish a Personal Service Establishment (barber shop) as a Neighborhood Commercial Establishment in an existing non-residential structure that was formerly a retail sales establishment by variance.

Discussion

The subject lot is zoned R-3 but the building has been used as a retail store through a variance granted by the Board. The applicant is proposing to change the use to a personal service establishment. The requested relief would allow for the continuation of a neighborhood commercial. A negative effect on neighborhood character or surrounding

property is not expected as the intensity of the use is not expected to increase and will be comparable to what currently exists.

Per the future land use map of the comprehensive plan—which is not intended for parcel level analysis—this is an area intended for medium density residential development. The plan says that small scale residential uses similar to the kind proposed are appropriate in some areas. As the special use permit would allow for continuation of a commercial use that can serve the surrounding neighborhood, the proposed use conforms to the plan’s intent.

Recommendation

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

