

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

APRIL 13, 2022

Application Type

Special Use Permit

Neighborhood

Wanskuck

Applicant

Relentless Realty LLC

Parcel

AP 70 Lot 22

Address

27 Hawkins Street

Parcel Size

± 8,000 SF

Zoning District

R-3

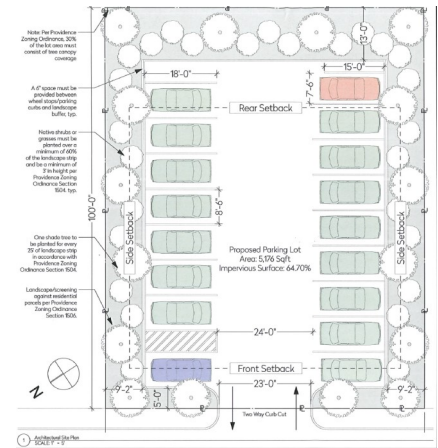
Variance Requested

Special Use Permit for parking lot

27 HAWKINS STREET



Location Map



Proposed site plan

SUMMARY

Project Description

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

Discussion

The subject lot was occupied by a single-family dwelling which has been demolished, and is currently vacant. Aerial images show that a large portion of the lot was used for parking with a multi-car garage and vehicles parked irregularly in front of it.

According to plans provided, the lot will be striped and landscaped in accordance with the ordinance's development guidelines for parking lots. Per the application, the lot is intended to provide parking for neighboring properties, but they are not specified.

Provision of parking for existing properties that cannot provide sufficient parking could have a positive effect on neighborhood character by reducing congestion and reliance on on-street parking. Plans show that the lot will be landscaped and striped, providing screening from neighboring property.

It is the DPD's opinion that the applicant should specify what properties would use the proposed parking to help the board gauge the effect on the surroundings and neighborhood character. Liens should be filed on parking spaces to ensure use by the properties they are intended for. Should the board find that the lot will not have a negative effect on neighborhood character based on the applicant's testimony and their findings, the DPD would not object to the relief being granted.

Recommendation

Based on the foregoing discussion, the DPD recommends that the Board grant the requested relief based on their findings of conformance with the special use permit criteria.

