

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

AUGUST 9, 2023

Application Type

Dimensional Variance

Neighborhood

Silver Lake

Applicant

Gadib Construction and Landscaping

Parcel

AP 105 Lot 234

Address

27 Judith Street

Parcel Size

± 3,304 SF

Zoning District

R-3

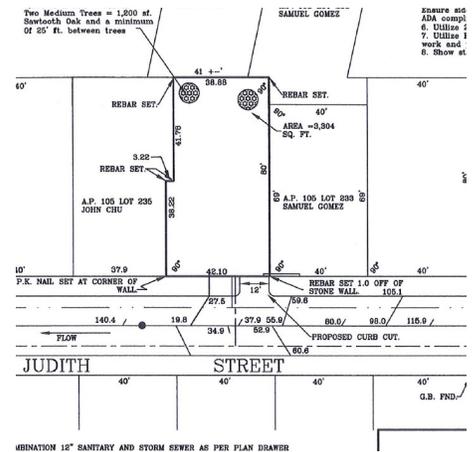
Variance Requested

Dimensional Variance for lot area for two family dwelling on 3,304 SF lot where 3,500 SF are required

27 JUDITH STREET



Location Map



Survey of the lot

SUMMARY

Project Description

The applicant is seeking relief from Table 4-1 of the City of Providence Zoning Ordinance requiring 3,500 SF of lot area to build a 2-family dwelling in an R-3 zoning district. The subject property has 3,304 SF of lot area where 3,500 SF are required.

Discussion

The applicant had previously appeared before the board in May 2021 and received dimensional relief for the request from lot area. The DPD had recommended approval of the request, based on the unique character of the property where the lot's size is within 10% of the 3,500 SF requirement for a two family dwelling, making it eligible for an administrative modification as opposed to a variance. The Board also found that the a jog of three feet on the side lot line contributed to its

unique character by reducing the available area.

Per the radius map, the neighborhood's character is made up of similar sized lots with some occupied by buildings with more than one unit. Therefore, granting the variance would not have a negative effect on neighborhood character. No additional relief is required.

Given the neighborhood's character, denial of the request would prevent the lot from being developed based on what can be accommodated on site which could be construed as more than an inconvenience.

Recommendation

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

