

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JUNE 9, 2021

Application Type

Dimensional Variance

Neighborhood

Wayland

Applicant

Andres A Pernia Blanco

Parcel

AP 39 Lot 450

Address

27 Taber Ave

Parcel Size

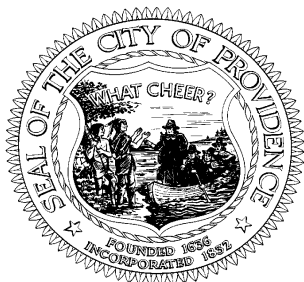
± 5,000 SF

Zoning District

R-1

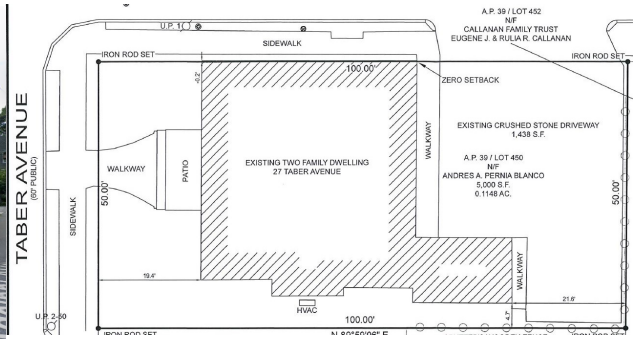
Variance Requested

Dimensional variance for exceeding the rear yard impervious coverage limit of 50 percent and total impervious surface coverage of 65 percent



Updated: June 4, 2021

27 TABER AVE



Location Map

Site plan

SUMMARY

Project Description

The applicant is seeking dimensional relief from the requirements of Table 4-1 of the Providence Zoning Ordinance for rear yard impervious surface coverage in excess of the 50% coverage maximum and total impervious surface coverage in excess of the 65% coverage maximum in the use of the entire rear yard as parking.

Discussion

This property is a nonconforming four-unit house in the R-1 zone. As shown in the image above, prior to the recent site work, it contained a driveway and a yard, in close conformance to the rear yard impervious regulations. The driveway could easily accommodate four vehicles.

Today the entirety of the rear yard is paved with crushed stone for a parking lot that can accommodate many more vehicles than are required by zoning. The applicant has also widened the curb cut and removed a street tree, which the DPD would not have supported. It is the DPD's opinion that relief for parking above what is required to conform to the zoning ordinance is not the least relief necessary.

While the applicant may claim that the crushed stone is pervious, this type of surface is not necessarily pervious. For it to be truly pervious, the

subsurface has to be carefully prepared many inches down, with material that will drain well. It is unknown if that happened here since nobody inspected it. Also, when vehicles park on crushed stone, it becomes compacted and less pervious over time, and the voids between the stones fill with debris. For all of these reasons, the zoning ordinance states that any surface used for parking is considered impervious.

The requests for relief arise from the applicant's prior action and are not connected to the unique characteristics of the property. The excessive paving could have a negative effect on neighboring property by increasing runoff from the site. It is also unsightly to have the entire rear yard paved and full of vehicles. Given the circumstances behind the installation, the DPD sees no reason to grant the requested relief.

Recommendation

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