

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JUNE 7, 2023

Application Type

Special Use Permit

Neighborhood

Hope

Applicant

Sames LLC

Parcel

AP 1 Lot 41

Address

28 Nashua Street

Parcel Size

± 7,200 SF

Zoning District

R-3

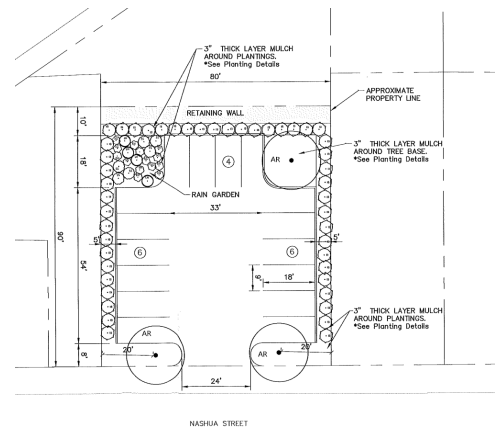
Variance Requested

Special use permit for principal use parking lot

28 NASHUA STREET



Location Map



Proposed plan

SUMMARY

Project Description

The applicant is seeking a special use permit pursuant to Table 12-1 and Section 1202.V.2. of the City of Providence Zoning Ordinance, to establish a principal use parking lot.

Discussion

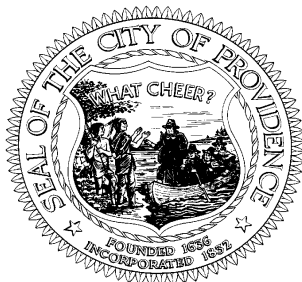
Per the applicant, the subject property has been used as a parking lot for a business operated by the applicant, since 2012. The special use permit is being requested to legalize the use.

Per the submitted plan, the lot will be striped and landscaped with a planting strip at the north, south and west lot lines, in addition to a rain garden. A total of 16 parking spaces that will meet the minimum dimensional requirements of the ordinance with a conforming drive aisle are proposed.

Pictures submitted with the application show a 6' chainlink fence around the site's

perimeter including the front lot line, where a fence height over 3' is not permitted within 5' per Section 1302.I.2 of the ordinance. Further, barbed wire is prohibited in all districts per Section 1302.I.3 of the ordinance. The provided plan shows that these conditions will be remedied when the site is developed.

Although the site is zoned R-3, it is adjacent to the C-1 and C-2 zones which include a number of parking uses. As the site has been used as a parking lot, and is in proximity to other vehicle oriented uses, the DPD does not foresee a negative effect on neighborhood character as a result of its operation, provided the applicant brings the site into conformance with the ordinance. The planting strip will further buffer the use from neighboring property.



Updated: June 2, 2023

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted subject to the following condition:

1. The development of the parking lot shall reflect the plan submitted with the application.
2. The height of the fence shall conform to the requirements of the ordinance and all barbed wire shall be removed.