

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JANUARY 14, 2026

Application Type

Dimensional Variance

Neighborhood

Washington Park

Applicant

Chosen Generation LLC

Parcel

AP 87 Lot 187

Address

320 Ohio Ave

Parcel Size

± 1,550 SF

Zoning District

R-3

Variance Requested

- Dimensional variance from parking requirement
- Dimensional relief from minimum pervious surface requirement



Updated: January 13, 2026

320 OHIO AVE



Location Map



A view of the addition

SUMMARY

Project Description

The applicant is seeking relief from the City of Providence Zoning Ordinance Table 4-1 for minimum required pervious surface, OR from Table 4-1 and Table 14-1 for a combination of relief from parking requirements and minimum pervious surface requirements. The applicant proposes a new two-family dwelling with 546 square feet of pervious surface where 1000 square feet are required, OR a new two-family dwelling with 870 square feet of pervious surface and no parking spaces where two are required.

Discussion

The applicant is proposing to construct a two family dwelling and seeking relief from the minimum pervious coverage requirement of 1,000 SF. Per the future land use map of the comprehensive plan, this is an area intended for one to three family dwellings on varying size lots. Two family dwellings are permitted by right in the zone.

Given the size of the lot relative to any proposed development, the majority of the

impervious coverage is contributed to by the dwelling, which leaves 546 SF of pervious surface when accounting for two parking spaces. The magnitude of relief requested could be reduced by providing one parking space. This would bring the lot into closer conformance with the ordinance and not require two onstreet spaces. The applicant may obtain an onstreet parking permit or make other arrangements to cover the shortfall. Given the intensity of the use, any development shall be constructed without an Accessory Dwelling Unit (ADU).

Recommendation

Based on the foregoing discussion, the DPD recommends that the Board grant the requested relief from parking and the minimum pervious coverage requirement subject to the following conditions:

1. The applicant shall provide one parking space and an equivalent amount of pervious coverage.
2. An ADU shall be prohibited.