

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

OCTOBER 13, 2021

338 ALLENS AVE

Application Type

Dimensional Variance

Neighborhood

Lower South Providence

Applicant

Narragansett Improvement Co,
Applicant
Cumberland Farms Inc, Owner

Parcel

AP 47 Lots 368

Address

338 Allens Ave

Parcel Size

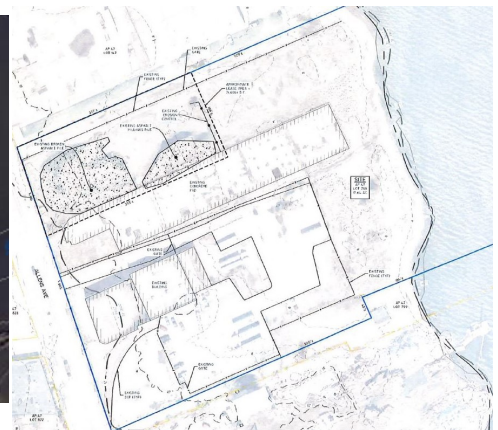
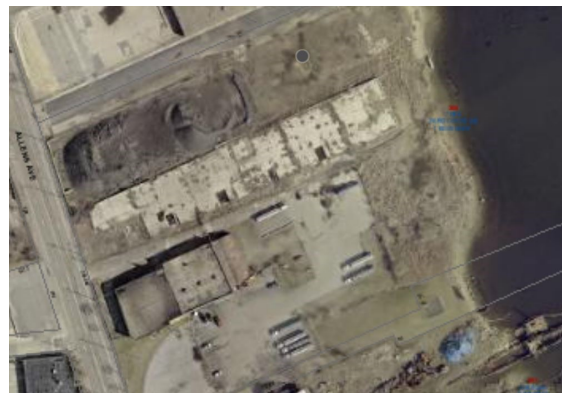
± 393,895 SF to shoreline

Zoning District

W-3

Variance Requested

Use Variance for non marine based materials processing use



Location Map

Proposed site plan

SUMMARY

Project Description

Use variance pursuant to Sections 900.B., 901, and 1200.B. of the Providence Zoning Ordinance, to use the property for non-waterfront dependent Materials Processing and storage of concrete, stone, aggregate and asphalt.

Discussion

The applicant is proposing to use the subject property for materials processing and storage of building materials.

The subject lot is located under the comprehensive plan's future land use map designation of Waterfront/Port, whose purpose is to protect the waterfront as a resource for water dependent industrial uses and use it to facilitate economic growth. The intent of the W-3 zone is to promote maritime industrial and commercial uses and protect the waterfront as a resource for water dependent uses.

The comprehensive plan and zoning ordinance are consistent in defining the waterfront/port area and W-3 zone as areas intended for maritime, water dependent uses, which are vital to enhancing the economic vitality of the waterfront, which is a limited resource.

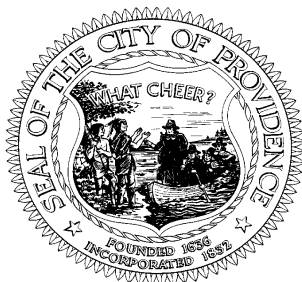
Objective W-4 of the comprehensive plan encourages intensive use of the waterfront for

water dependent businesses to take advantage of the deep water channel. The W-3 zone permits a variety of water dependent uses as evidenced by development around the waterfront. A hardship or lack of beneficial use is not apparent given the number of maritime uses that can be conducted on the site.

Based on plans provided, the proposed use does not conform to the zoning ordinance and comprehensive plan as it is not water dependent. As a hardship isn't evident, 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.



Updated: October 7, 2021

