

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MAY 10, 2023

Application Type

Special Use Permit

Neighborhood

Mt Pleasant

Applicant

Alan-Anthony Daniel

Parcel

AP 64 Lot 840

Address

35 Mt Pleasant Ave

Parcel Size

± 3,955 SF

Zoning District

R-3

Variance Requested

Special use permit for principal use parking lot

35 MT PLEASANT AVE



Location Map



View of the lot

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

The subject property is used as a parking lot, and 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 on the north and west lot lines. A tightboard fence will be installed along the northern lot line to provide further separation between the site and the adjoining lot. The parking spaces will meet the minimum dimensional requirements and provide the minimum drive aisle width. As the site has been used as a parking lot, the DPD does not foresee a negative effect

on neighborhood character or the community as a result of its operation.

Recommendation

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

