

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

APRIL 14, 2021

Application Type

Dimensional Variance

Neighborhood

Federal Hill

Applicant

Dustin Dezube

Parcel

AP 33 Lot 5

Address

369 Broadway

Parcel Size

± 25,727 SF

Zoning District

C-2; HD overlay

Variance Requested

1. Dimensional variance for height of first floor
2. Dimensional variance for rear yard setback



Updated: April 12, 2021

369 BROADWAY



 Location Map

Rendering of the building

SUMMARY

Project Description

The applicant is seeking dimensional variances from the rear setback and minimum first story height requirements of Table 5-1 of the Providence Zoning Ordinance in the proposed placement of a multifamily family structure 7 feet into the required 10-foot setback, and with a first story height of 8'-6" where 9'-0" are required.

Discussion

The subject property is occupied by a two family dwelling in the C-2 zone under the Historic District (HD) overlay. The applicant is proposing to construct a second four-story, seven unit building to the rear of the existing dwelling. A portion of the first floor of this building will be located below grade and have a first story height of 8'6" which is shorter than the 9' required. As the lot abuts the R-P and R-3 zones to the rear, a rear yard setback of 10' is required but 3' will be provided.

Per the applicant, the reduced setback is necessary to maintain an appropriate distance between the two buildings. The siting was recommended by the Historic District Commission (HDC) who have granted conceptual approval finding that the building's design is congruous with the existing structure and the surrounding historic district. It is the DPD's opinion that the proposed

siting will provide some open space on the site which would be preferable to complete lot coverage that the applicant is entitled to in this zone.

The rear of the lot abuts a parking lot and a commercial building, which are not expected to be affected by the shallow setback.

According to the applicant, the reduced first floor building height is intended for the second structure to have a similar height as the existing dwelling. A difference of six inches from the requirement is not significant enough to detract from the design requirement of the C-2 zone.

As the HDC has found that the building's design is in character with the historic district, a negative effect on neighborhood character is not expected.

Recommendation

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