

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MAY 12, 2021

Application Type

Special Use Permit

Neighborhood

Olneyville

Applicant

Taiko Akinkuowo, Applicant and Owner

Parcel

AP 62 Lot 228

Address

37 Barstow Street

Parcel Size

± 4,302 SF

Zoning District


R-3

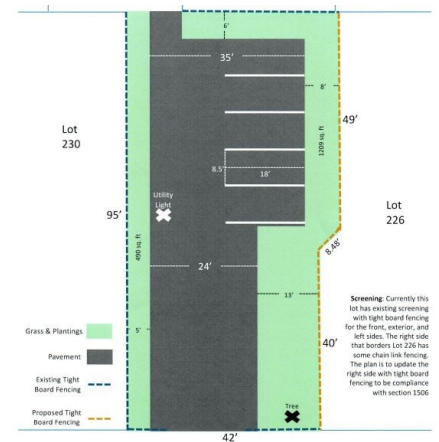
Variance Requested

Special use permit for parking lot

37 BARSTOW STREET



 Location Map



Proposed site plan

SUMMARY

Project Description

The applicant is requesting a special use permit to establish a principal use parking lot on an existing vacant lot pursuant to the requirements of Table 12-1 and Sections 1404, 1504, and 1506 of the Providence Zoning Ordinance.

Discussion

The subject lot is currently vacant but has been used to provide parking to a residence at 726 Atwells Ave for a number of years, which the applicant intends to continue.

The zoning ordinance provides for parking lots in residential zones if the applicant can meet the special use permit criteria. Granting a special use permit requires the applicant to demonstrate that the lot will not devalue or affect neighboring property and will not be detrimental or injurious to the general health and welfare of the community. When reviewing parking lots, criteria to consider include increased traffic, light, noise and vibration and an increase in paving.

Based on aerials of the site, the lot is completely paved with multiple cars parked in the side yard. Plans provided show that the number of cars will be limited to five, with a landscape strip running around the site and between the street and the parking area. The lot would be completely screened from neighboring properties.

It is the DPD's opinion that these changes would enhance the parking area and better integrate it into the neighborhood by reducing the effects of the lot's operation on neighboring properties. It appears that the proposed improvements would have a positive effect on the neighborhood's character and would not devalue neighboring property. The parking should only be used by the property at 726 Atwells Ave.

Recommendation

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

The parking shall only be used by the building at 726 Atwells Ave.



Updated: May 6, 2021

