

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MARCH 8, 2023

Application Type

Dimensional Variance

Neighborhood

West End

Applicant

West End Preservation Apartments, Applicant
Womens Development Corporation, Owner

Parcel

AP 30 Lot 717

Address

39-41 Gilmore Street

Parcel Size

± 6,866 SF

Zoning District

R-3

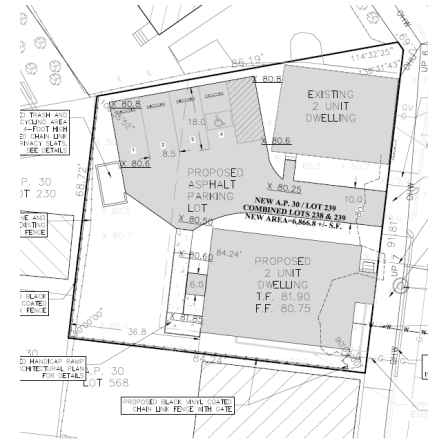
Variance Requested

Dimensional Variance for two principal structures on a lot

39-41 GILMORE STREET



Location Map



Proposed development plan

SUMMARY

Project Description

The applicant is requesting relief from the requirement of Section 1300.A. of the Providence Zoning Ordinance which limits a residential lot to a single principal building. As an alternative to building an addition onto the existing 2-family house to create a 4-unit rowhouse, the applicant proposes to construct a second 2-family structure.

Discussion

The two unit house is located in the northern portion of the lot with an adjacent driveway to provide parking. The subject property is unique as a large portion of the lot is undeveloped given the size of the house relative to the lot.

The applicant is entitled to construct four rowhouse units providing one per 1,650 SF of lot area. Relief for more than one principal structure on a lot is being requested as the applicant is proposing to construct a separate second two unit

building instead of adding to the existing structure.

Adding to the existing structure would require a significant amount of construction and also entail relocating the curb cut and driveway, which would affect the site's landscaping. This could result in a hardship to develop the site in a manner that is permitted by the ordinance.

The second structure would be located at the southern portion of the lot and the existing driveway would be shared to access parking in the rear. The resultant density would be similar to what would be permitted with a rowhouse development and would not have a negative effect on neighborhood character.

Recommendation

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

