

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JUNE 8, 2022

Application Type

Use Variance

Neighborhood

Wayland

Applicant

Catherine Parham and Laurie Hanna

Parcel

AP 39 Lot 412

Address

41 Arlington Ave

Parcel Size

± 15,100 SF

Zoning District

R-1

Variance Requested

Use variance for change of previously granted variance

41 ARLINGTON AVE



Location Map



Third floor plan

SUMMARY

Project Description

The applicant is seeking a use variance per Table 12-1 and Section 2000.D. of the City of Providence Zoning Ordinance to change the use from a 4-family dwelling (as previously granted by use variance) to a 3-family dwelling.

Discussion

The subject property is a lot that is considerably larger than the 5,000 SF minimum lot size of the R-1 zone and is occupied by a building whose size and massing is larger than others in the vicinity. The building has been used as a four-family dwelling through a use variance granted by the board. The applicant is proposing to change the use to a three-family dwelling, which requires a variance due to the change in use per section 2000.D of the ordinance.

Given the size and massing of the building, use as a one-family in conformance with the underlying zoning would be untenable. The reduction of one unit will bring the use of the building into closer conformance with the ordinance. Maintenance of three units on a lot of 15,100 SF would provide 5,000 SF per dwelling which is in conformance with the density of the R-1 zone.

Based on plans provided, the changes will be to the interior and will not affect the building's

exterior. A change to neighborhood character is not expected. As the effects of the change are expected to be minimal and bring the building into closer conformance with the R-1 zoning, the DPD does not object to the requested relief.

Recommendation

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

