

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

FEBRUARY 10, 2020

Application Type

Dimensional Variance

Neighborhood

West End

Applicant

Social House LLC, Applicant
Yet Another LLC, Owner

Parcel

AP 30 Lot 681

Address

41 Central Street

Parcel Size

± 6,041 SF

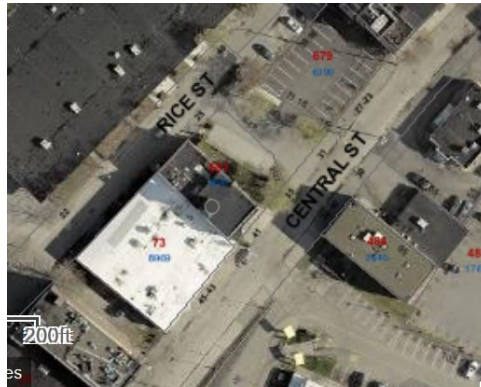
Zoning District

M-MU 75

Variance Requested

Dimensional Variance for parking

41 CENTRAL STREET



Location Map



View from Central Street

SUMMARY

Project Description

The applicant is requesting a dimensional variance from Table 14-1 of the Providence Zoning Ordinance to provide 7 parking spaces where 14 are required for the proposed new use of the property as a Hostel, which falls under the Zoning Use Definition of Hotel.

Discussion

The subject property is used as an art gallery which the owner is proposing to modify to include an 11 room hostel. The development will require a total of 15 vehicle parking spaces but seven will be provided, Two bicycle spaces—one per five rooms—are required but four will be provided, This reduces the parking requirement by one space, for a variance request of seven spaces.

It appears that the request for relief is related to the unique characteristics of the property which provides seven parking spaces with little opportunity to expand the parking area as Central Street is already densely developed. Denial of the variance could result in a hardship as it would prevent re-use of the building for various uses due to a lack of parking.

It is the DPD's opinion that the variance would not have a negative effect on the surroundings if granted. The building is in proximity to Broad

Street, a busy thoroughfare that is pedestrian oriented and served by public transport, rideshare and bike-share, which reduces the need for parking. As it is possible for the development to operate with reduced parking, the DPD would not object to the requested relief.

Recommendation

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

