

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JANUARY 14, 2026

Application Type

Dimensional Variance

Neighborhood

Olneyville

Applicant

Raul Encarnacion,
Applicant
Enca LLC, Owner

Parcel

AP 62 Lot 390

Address

46 Capron Street

Parcel Size

± 6,941 SF

Zoning District

R-3

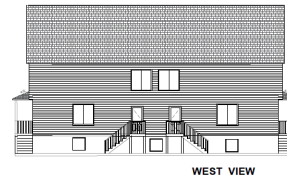
Variance Requested

- Special use permit for construction of multifamily dwelling in R-3 zone

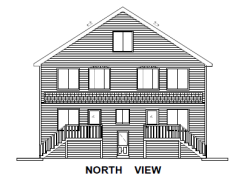
46 CAPRON STREET



Location Map



WEST VIEW



NORTH VIEW

Proposed development

SUMMARY

Project Description

The applicant is seeking a special use permit pursuant to Section 1202.K.9. of the City of Providence Zoning Ordinance. The applicant proposes to construct a multi-family dwelling with four dwelling units and an accessory dwelling unit on an existing lot of 6,941 square feet of area (1,667sf of lot area per proposed principal dwelling unit).

Discussion

The subject property is located under the medium density residential designation of the future land use map of the comprehensive plan, which is characterized by one to three family dwellings on lots of 3,200 to 5,000 SF with other compatible uses of higher, appropriate density. Section 1202.K.9 of the ordinance permits multifamily dwellings in R-3 zones where at least 1,667 SF of lot area is provided per dwelling unit. The applicant will meet this requirement with a lot size of 6,941 SF where 6,668 SF is required. Granting the

permit is not expected to affect the use and enjoyment of neighboring property as it will maintain a density that is appropriate to the zone, will meet all dimensional requirements, and is a land use that conforms to the comprehensive plan.

Recommendation

Based on the foregoing discussion, the DPD recommends that the special use permit be granted.

