

The background features a series of concentric circles in light gray, some solid and some dashed, creating a ripple effect. A large red rectangular box is centered on the page, containing the title and other text. The box has a small downward-pointing triangle at its bottom center.

Dimensional Variance

47 Burnside Street

Amie Marzilli

Providence Zoning Board of Review

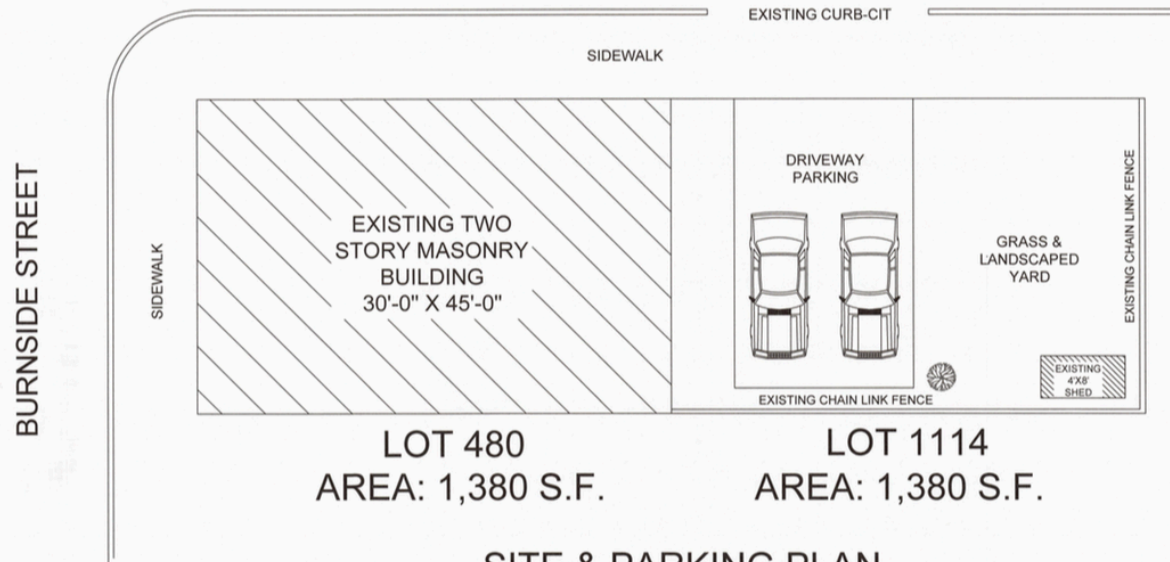
August 12, 2020

Project Description

The applicant is seeking relief from the square footage requirements of Table 4-1 to establish use as a two-family dwelling on lots with a combined square footage of 2,760 where 3,500 square feet are required.

EXISTING BUILDING PLANS
47 BURNSIDE STREET
PROVIDENCE, RI
MAY 13, 2020

POTTERS AVENUE



LOT 480
AREA: 1,380 S.F.

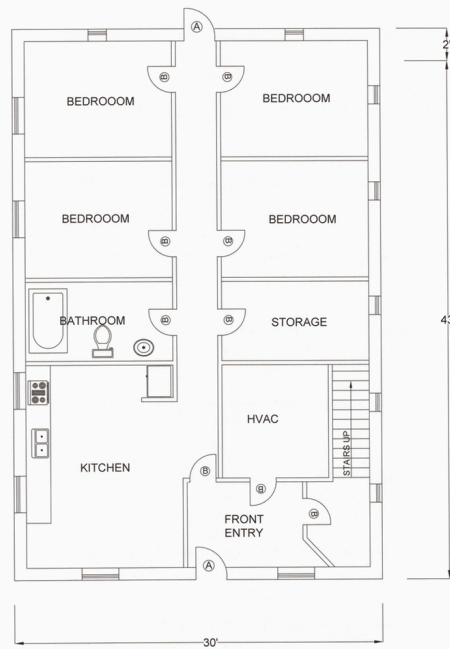
LOT 1114
AREA: 1,380 S.F.

SITE & PARKING PLAN
SCALE: NTS

NOTES:

LOCATION: 47 BURNSIDE STREET
PROVIDENCE, RI
ASSESSORS PLAT: 48
LOT: 480 & 1114
ZONE: R-3
AREA: -- S.F.
USE GROUP: TWO FAMILY DWELLING
BUILD. CLASS.: 3B - EXTERIOR MASONRY
BUILD. HEIGHT: 2 STORIES

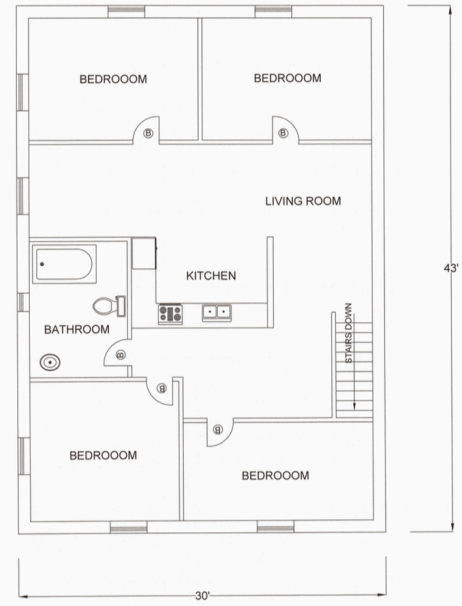




STAIRWAY INFO
 WIDTH = 3'-0"
 RISERS = 8"
 TREADS = 9 1/2"

FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

EXISTING HOUSE PLANS 47 BURNSIDE STREET PROVIDENCE, RHODE ISLAND	DATE: 05-13-20 DRAWN: MCM CHECKED: REVISED:
MCM DESIGN ARCHITECTURAL DESIGN & CONSULTANT RESIDENTIAL/COMMERCIAL PLANNING	
MCM PROJECT NO.	SHEET NO. A-1



STAIRWAY INFO
 WIDTH = 3'-0"
 RISERS = 8"
 TREADS = 9 1/2"

SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

EXISTING HOUSE PLANS 47 BURNSIDE STREET PROVIDENCE, RHODE ISLAND	DATE: 05-13-20 DRAWN: MCM CHECKED: REVISED:
MCM DESIGN ARCHITECTURAL DESIGN & CONSULTANT RESIDENTIAL/COMMERCIAL PLANNING	
MCM PROJECT NO.	SHEET NO. A-2

Floor Plans

City of Providence Zoning Board of Review
Two-Unit Residential Dwelling - Dimensional Relief
47 Burnside Street
Assessor's Plat 48; Lot(s) 480 and 1114

Prepared for: Brian R. Marzilli

By: Pimentel Consulting, Inc.

18 June 2020

9

92

1113

40

3496

744

480

1114

R-3

1380

2717

1380

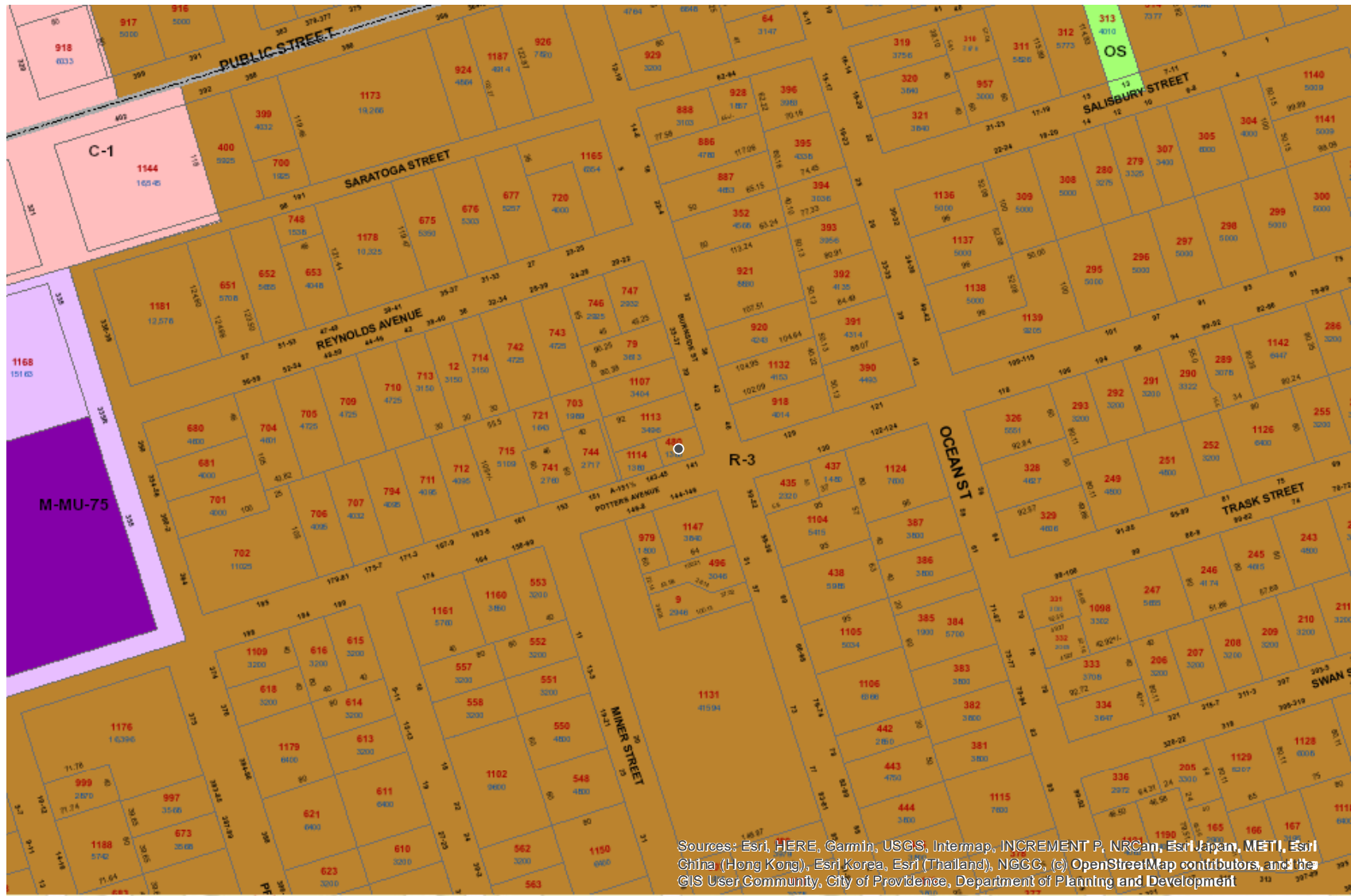
141

151 A-151¹/₂ 143-45

POTTERS AVENUE

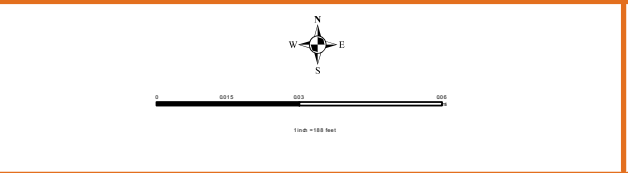
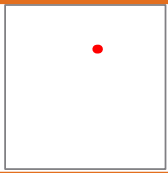
146-8

144-146



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, City of Providence, Department of Planning and Development

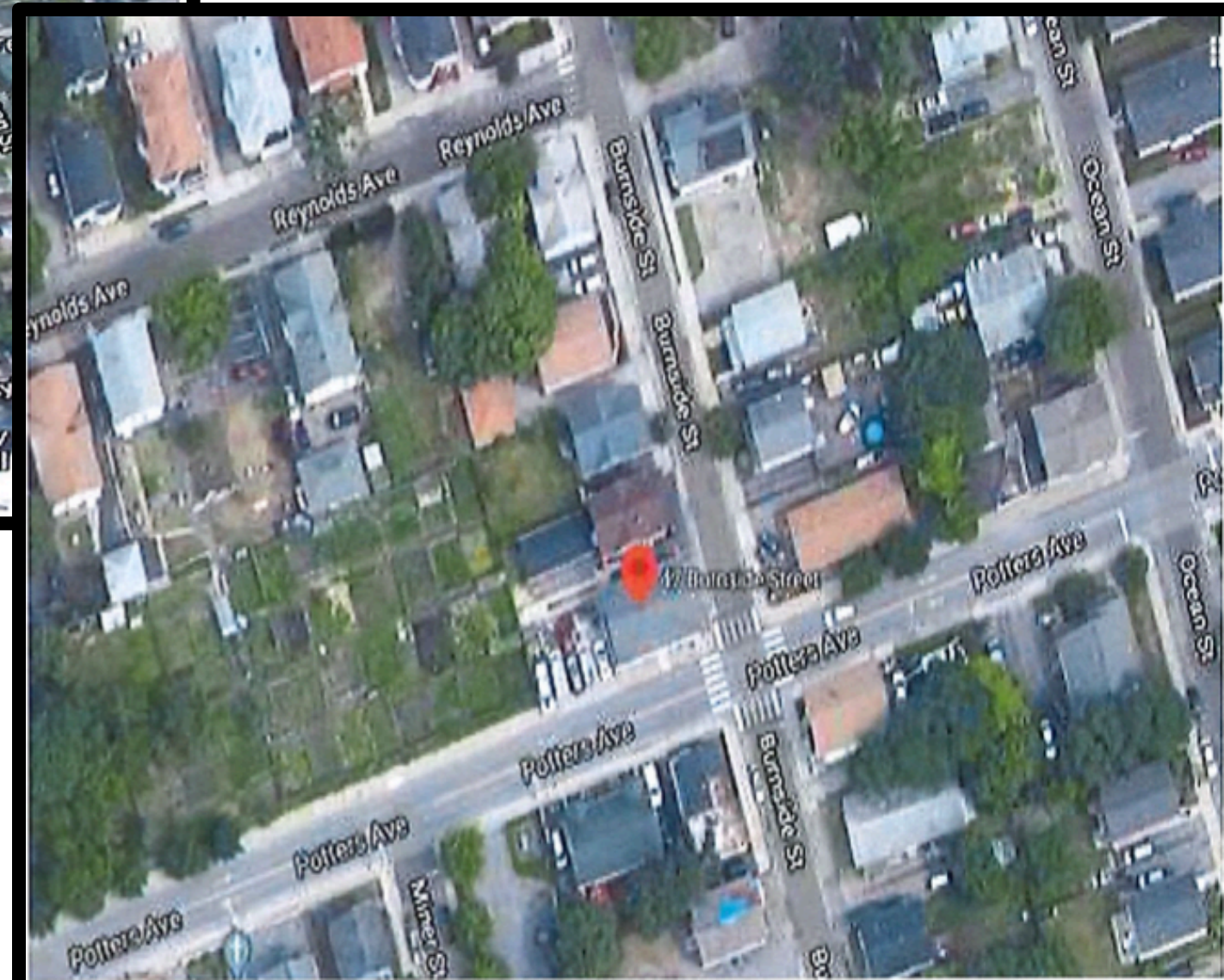
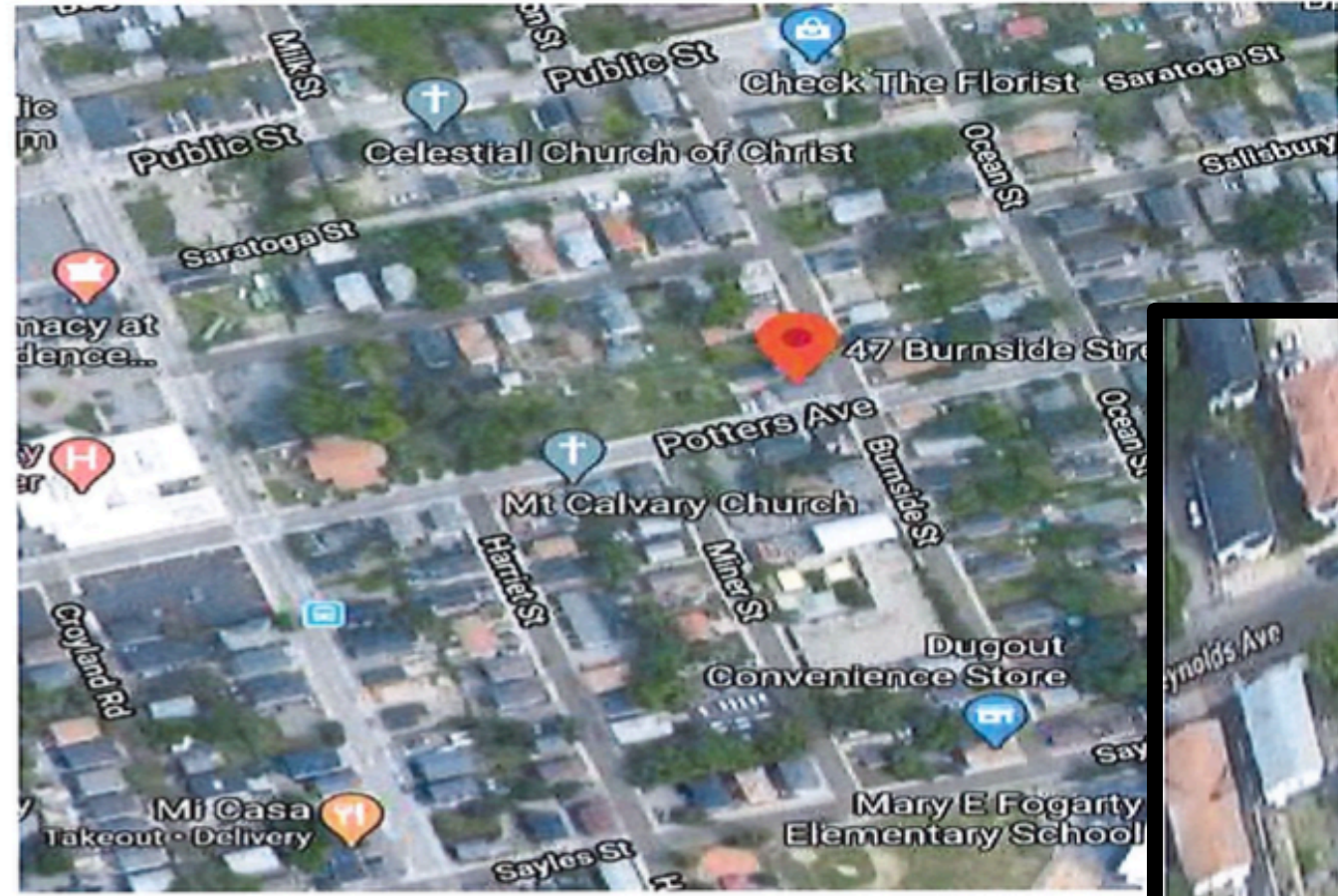
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PROVIDENCE, RHODE ISLAND

PROVIDENCE THE CREATIVE CAPITAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
 JORG E. O. ELORZA, MAYOR | BONNIE NICKERSON AICP, DIRECTOR





NEIGHBORHOOD ANALYSIS

47 Burnside Street
 Assessor's Plat 48 - Lot(s) 480 and 1114
 R-3 Zoning District

Plat	Lot	Area (Acres)	Area (Sq. Ft.)	Address	Number of Units	Lot Density	Year Built
48 SP	480 and 1114	0.06	2,760	47 Burnside Street 143 Potters Avenue	2	1,380	1950
48	1113	0.08	3,496	43 Burnside Street	1	3,496	1920
48	1107	0.08	3,404	39 Burnside Street	2	1,702	1922
48	79	0.08	3,613	35 - 37 Burnside Street	2	1,807	1920
48	747	0.07	2,932	20 - 22 Reynolds Avenue	2	1,466	1900
48	746	0.07	2,925	24 - 26 Reynolds Avenue	2	1,463	1920
48	742 and 743	0.22	9,450	28 - 34 Reynolds Avenue	3	3,150	1920
48	12, 713, and 714	0.22	9,450	36 - 42 Reynolds Avenue	3	3,150	1920
48	710	0.11	4,725	44 - 46 Reynolds Avenue	3	1,575	1920
48	709	0.11	4,725	48 - 50 Reynolds Avenue	3	1,575	1925
48	705	0.11	4,725	52 - 54 Reynolds Avenue	3	1,575	2020 Rebuilt
48	704	0.11	4,601	56 - 58 Reynolds Avenue	2	2,301	1925
48	680 and 681	0.20	8,600	350 - 356 Prairie Avenue Unimproved Providence Community Health Center	0		
48	701	0.09	4,000	360 - 362 Prairie Avenue	2	2,000	1920
48	702	0.25	11,025	364 Prairie Avenue Church	0		1910

48	706	0.09	4,095	179 - 181 Potters Avenue Unimproved Land Trust	0		
48	707	0.09	4,032	175 - 177 Potters Avenue Unimproved Land Trust	0		
48	794	0.09	4,095	171 - 173 Potters Avenue Unimproved Land Trust	0		
48	711	0.09	4,095	167 - 169 Potters Avenue Unimproved Land Trust	0		
48	712	0.09	4,095	163 - 165 Potters Avenue Unimproved Land Trust	0		
48	715	0.12	5,109	161 Potters Avenue Unimproved Land Trust	0		
48	721 and 741	0.10	4,403	153 - 155 Potters Avenue Unimproved Land Trust	0		
48	703 and 744	0.10	4,403	151 and 151.5 Potters Avenue Unimproved Land Trust	0		
48	1165	0.15	6,354	5 Burnside Avenue	3	2,118	2012
48	720	0.09	4,000	23 - 25 Reynolds Avenue	3	1,333	1925
48	677	0.12	5,257	27 Reynolds Avenue	2	2,629	2006
48	676	0.12	5,303	31 - 33 Reynolds Avenue	3	1,768	1920
48	675	0.12	5,350	35 - 37 Reynolds Avenue	3	1,783	1910
48	1178	0.24	10,325	39 - 41 Reynolds Avenue	6	1,721	1920
48	653	0.09	4,048	47 - 49 Reynolds Avenue	3	1,349	1920

48	748	0.04	1,538	98 Saratoga Street Unimproved	0		
48	652	0.13	5,655	51 - 53 Reynolds Avenue	3	1,885	1920
48	651	0.13	5,708	57 Reynolds Avenue	2	2,854	2004
48	1181	0.29	12,578	336 - 338 Prairie Avenue	2	6,289	2004
48	1147	0.09	3,840	144 - 146 Potters Avenue	2	1,920	2006
48	496	0.07	3,046	51 Burnside Street	1	3,046	1920
48	9	0.07	2,946	57 Burnside Street	2	1,473	1922
48	1131	0.95	41,594	20 Miner Street School	0		
48	489	0.09	3,979	85 Burnside Street	3	1,326	1922
48	488	0.09	3,978	89 - 91 Burnside Street	1	3,978	2005
48	487	0.06	2,574	93 Burnside Street	1	2,574	2007
48	486	0.14	6,066	95 - 97 Burnside Street Mixed Use	2	3,033	1940
48	509	0.10	4,282	42 Miner Street	1	4,282	1972
48	507 and 508	0.09	3,910	36 - 40 Miner Street	3	1,303	1920
48	553	0.07	3,200	158 - 160 Potters Avenue	1	3,200	1990
48	552	0.07	3,200	11 Miner Street	1	3,200	2007
48	551	0.07	3,200	13 - 15 Miner Street	1	3,200	1993
48	550	0.11	4,800	19 - 21 Miner Street	2	2,400	1990
48	548	0.11	4,800	25 Miner Street	1	4,800	1989
48	1150	0.15	6,400	29 - 31 Miner Street	3	2,133	1920
48	545	0.07	3,200	35 Miner Street Unimproved	0		

48	544	0.07	3,200	37 Miner Street Unimproved	0		
48	543	0.07	3,200	361 Sayles Street	3	1,067	1922
48	542	0.07	3,200	365 Sayles Street	3	1,067	1922
48	1183	0.15	6,400	369 - 371 Sayles Street	3	2,133	1920
48	565	0.07	3,200	44 Harriet Street Unimproved	0		
48	564	0.07	3,200	38 - 40 Harriet Street	3	1,067	1920
48	563	0.07	3,200	34 - 36 Harriet Street	3	1,067	1922
48	562	0.07	3,200	30 - 32 Harriet Street	3	1,067	1922
48	1102	0.22	9,600	18 Harriet Street	4	2,400	1990
48	558	0.07	3,200	14 Harriet Street	2	1,600	1920
48	557	0.07	3,200	10 Harriet Street	1	3,200	2009
48	1161	0.13	5,760	174 Potters Avenue	2	2,880	1920
48	1160	0.09	3,850	164 Potters Avenue	1	3,850	2004
48	888	0.07	3,103	14 - 16 Burnside Street Unimproved	0		
48	886	0.11	4,780	18 Burnside Street	1	4,780	1930
48	352 and 887	0.21	9,221	22 - 24 Burnside Street	3	3,074	1910
48	921	0.20	8,830	32 Burnside Street	2	4,415	1940
48	920	0.10	4,243	38 Burnside Street	1	4,243	2012
48	1132	0.10	4,153	42 Burnside Street	1	4,153	2005
48	918	0.09	4,014	129 Potters Avenue	2	2,007	1989
48	390	0.10	4,493	45 Ocean Street	2	2,247	1930

48	1115	0.17	7,600	85 - 89 Ocean Street	2	3,800	1910
48	381 and 382	0.17	7,600	79 - 83 Ocean Street	2	3,800	1920
48	383	0.09	3,800	75 - 77 Ocean Street	2	1,900	1920
48	384 and 385	0.17	7,600	67 Ocean Street	1	7,600	1962
48	386	0.09	3,800	61 Ocean Street	1	3,800	2005
48	387	0.09	3,800	59 Ocean Street	1	3,800	2006
48	1124	0.17	7,600	128 Potters Avenue	2	3,800	2002
48	437	0.03	1,480	130 Potters Avenue Unimproved	0		
Total:		11.68	508,885		162		
Average:		0.12	5,089		2.08		
Total Res. Improved		8.644697	376563				
Average:		0.11	4,828				
Lot Density:			2,324				
					Single-Family:	23	Average: 0.29
					Two-Units:	30	Average: 0.38
					Three-Units:	23	Average: 0.29
					Four-Units and More:	2	0.03

Standards for Dimensional Variance

3. In granting a variance, the Zoning Board of Review shall require that evidence to the satisfaction of the following standards be entered into the record of the proceedings:

a. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in Rhode Island General Laws §45-24-30(16).

b. That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.

c. That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this Ordinance or the Comprehensive Plan.

d. That the relief to be granted is the least relief necessary.

4. In addition, the Zoning Board of Review requires that evidence be entered into the record of the proceedings showing that:

b. In granting a dimensional variance, the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted will amount to more than a mere inconvenience. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted is not grounds for relief.

CONCLUSION

It is my professional opinion that the subject request to merely retain a two-unit dwelling amidst such a high-dense residential neighborhood is not only appropriate, but actually furthers numerous goals and objectives of the Comprehensive Plan. My professional opinion is based upon the manner in which the present land use has been well incorporated into the overall fabric of the general area for quite a period of time, without any resulting negative impact. The sole dimensional deviation is a minor lot area deficiency, which satisfies all of the requisite dimensional burdens.