

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

OCTOBER 13, 2021

Application Type

Dimensional Variance

Neighborhood

Federal Hill

Applicant

Gary Liberman, Applicant
493 Washington LLC, Owner

Parcel

AP 29 Lots 467 and 38

Address

493 and 497 Washington Street

Parcel Size

Lot 467 ± 4,245 SF
Lot 38 ± 4,274 SF

Zoning District

R-3

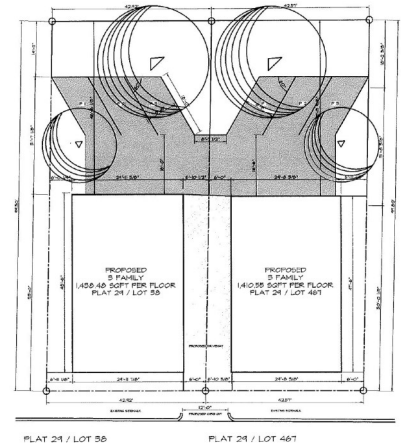
Variance Requested

Dimensional Variance for minimum lot area for three family dwelling

493 AND 497 WASHINGTON STREET



Location Map



Proposed development plan

SUMMARY

Project Description

The applicant is seeking relief from Table 4-1 of the Providence Zoning Ordinance requiring 5,000 sq.ft. of lot area to construct a 3-family dwelling. The applicant proposes to build two 3-Family Dwellings- one on a lot with 4,245 SF of lot area, and the other on a lot with 4,274 SF of lot area.

Discussion

The subject property consists of two vacant lots zoned R-3. The applicant is proposing to construct a three family dwelling on each lot served by a shared driveway with parking in the rear.

Based on an analysis of the map and plans provided, the DPD cannot find that the subject lots possess a unique character that would necessitate the requested relief. Alternatives to the proposed development are available based on development permitted in the R-3 zone. The applicant can construct two two-family dwellings by right. Merging the lots would also provide enough lot area to construct five rowhouse dwelling units by right.

Given the available development options, the additional requested units do not seem to represent the least relief necessary.

Recommendation

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

