

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

AUGUST 10, 2022

Application Type

Dimensional Variance

Neighborhood

Upper South Providence

Applicant

Evanis and Johnny Suarez

Parcel

AP 45 Lot 433

Address

63 Hilton Street

Parcel Size

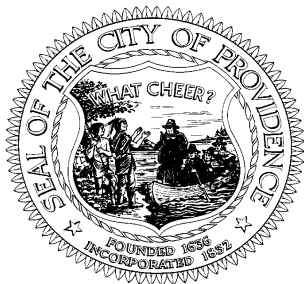
± 3,338 SF

Zoning District

R-3

Variance Requested

1. Dimensional variance for lot size to not trigger lot merger provision
2. Dimensional relief for lot size for construction of two family dwelling

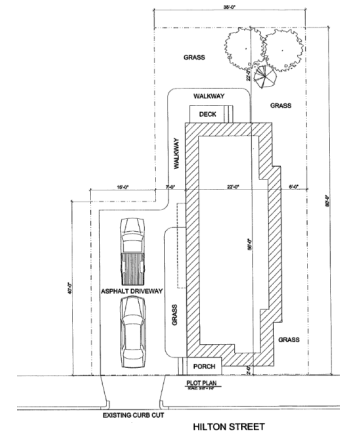


Updated: August 2, 2022

63 HILTON STREET



Location Map



Proposed site plan

SUMMARY

Project Description

The applicant is seeking relief from the square footage condition of the City of Providence Zoning Ordinance Section 2003(E) under which substandard lots of record would be considered one lot and undivided, and Table 4-1 for the lot area required to build a 2-family dwelling in an R-3 zoning district. The subject property has 3,338 sq.ft. of lot area and is contiguous with, and once in common ownership with, Lot 24 which has 2,006 sq.ft. of lot area and is improved with a single-family dwelling. The applicant therefore requests relief of 1,662 sq.ft. of lot area for the subject property so as not to be considered a substandard lot of record and therefore not merged with lot 24. The applicant further requests relief of 162 sq.ft. of lot area to develop the subject property with a 2-family dwelling.

Discussion

Requests for relief from the lot merger provision typically involve an equal or larger-sized developed lot merged with a vacant substandard lot. This request is unique as the smaller lot (Lot 24) is occupied by a one-family dwelling, with the larger lot vacant. The provision restricts development on lot 433, which is considered merged with lot 24.

The applicant is also requesting a variance of 162 SF from the minimum lot size requirement for two family dwellings in the R-3 zone where 3,500 SF are required but 3,338 SF are provided. The subject property is located in an area that the comprehensive plan intends for medium density residential development. The plan describes these areas as ones intended for one to three family residential development on lots ranging between 3,200 SF to 5,000 SF. Based on the plat map, the neighborhood conforms to this description, with lots of varying sizes occupied by multiple units, in the vicinity.

Granting the relief would permit the applicant to construct a two-family dwelling, resulting in a total of three units on over 5,000 SF when considering the area of both lots. This is within the density intended for the zone. The relief requested would be the least necessary and is not expected to have a negative effect on neighborhood character as it would allow for development that is in conformance with the intent of the comprehensive plan.

Recommendation

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