

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

FEBRUARY 8, 2023

*Application Type*

Special Use Permit

*Neighborhood*

Olneyville

*Applicant*

Ana Cristina Perez

*Parcel*

AP 63 Lot 169

*Address*

896 Atwells Ave

*Parcel Size*

± 3,388 SF

*Zoning District*

R-3

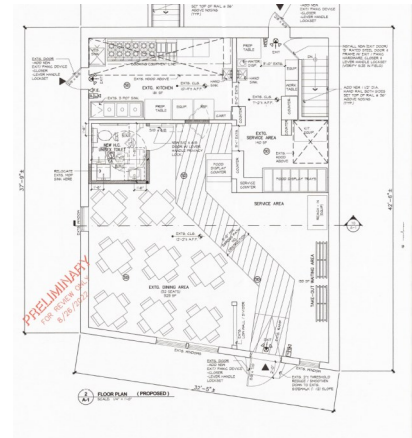
*Variance Requested*

Special use permit for neighborhood commercial

## 896 ATWELLS AVE



Location Map



Floor plan

### SUMMARY

#### Project Description

The applicant is seeking a special use permit pursuant to Table 12-1 and Sections 1202.T. and 2000.D. of the Providence Zoning Ordinance, to establish a Restaurant as a Neighborhood Commercial Establishment in an existing non-residential structure that was formerly a manufacturing use by variance.

#### Discussion

The subject lot is zoned R-3 but the building has been used for a manufacturing use through a variance granted by the board. Based on a site visit and plans provided, the structure exhibits a commercial character. As the site has been commercial in nature and continues to be used as a restaurant, the continuation of the use is not expected to have a negative effect on neighborhood character or surrounding property.

Per the future land use map of the comprehensive plan—which is not intended for parcel level analysis—this is an area where medium density residential and neighborhood commercial uses are located in proximity. Therefore, the restaurant use would conform to the plan’s intent.

#### Recommendation

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

