

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MAY 14, 2025

Application Type

Dimensional Variance

Neighborhood

Olneyville

Applicant

Steven Freels

Parcel

AP 63 Lot 167 and 165

Address

910 Atwells Ave

Parcel Size

Lot 167 ± 4,762 SF

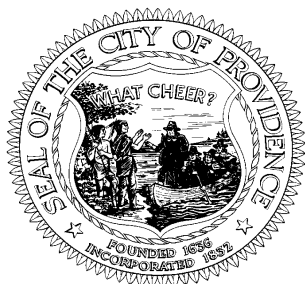
Lot 155 ± 1,970 SF

Zoning District

C-2

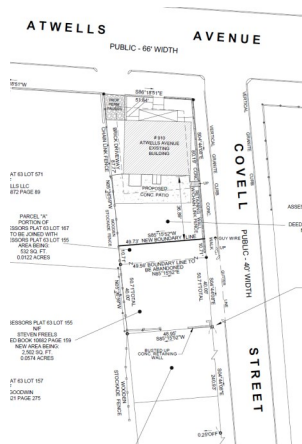
Variance Requested

Dimensional Variance for lot size reduction



Updated: May 13, 2025

910 ATWELLS AVE



Location Map and subdivision



View from Atwells ave

SUMMARY

Project Description

The applicant is seeking a dimensional variance, seeking relief from Table 4-1 of the City of Providence Zoning Ordinance for minimum lot area. The applicant proposes an administrative subdivision to move a lot line between 910 Atwells Ave and 48 Covell St, resulting in a lot area reduction on the subject property from 4,762 square feet to 4,230 square feet.

Discussion

The development consists of two lots, with lot 167 containing the existing dwelling and lot 155 occupied by a garage. The applicant is proposing an administrative subdivision to move the dividing lot line resulting in two lots of 4,230 SF and 2,502 SF, which would allow the second lot to be developed.

The development is unique as the smaller lot is occupied by a garage located at a lower grade than the existing dwelling. The relief would allow for a developable lot as the current configuration makes expansion of the existing structure difficult.

The relief is not expected to have a negative effect on neighborhood character as the total area of the development will not change and the total amount of impervious coverage will decrease, resulting in an improvement over current conditions.

Recommendation

Based on the foregoing discussion, the DPD recommends that the CPC grant the requested relief.