

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JANUARY 18, 2023

*Application Type*

Special Use Permit

*Neighborhood*

West End

*Applicant*

West End Learning Community,  
Applicant  
Mary Colannino, Owner

*Parcel*

AP 32 Lot 259

*Address*

98 Harrison Street

*Parcel Size*

± 5,528 SF

*Zoning District*

R-3

*Variance Requested*

Special use permit for day care center

## 98 HARRISON STREET



Location Map



View from Harrison Street

### SUMMARY

#### Project Description

The applicant is seeking a special use permit pursuant to Table 12-1 and Section 1202.I. of the Providence Zoning Ordinance, in order to establish a Day Care Center for up to 12 people in the first-floor unit of an existing 2-family dwelling.

#### Discussion

The applicant operates a daycare for eight people and is requesting a special use permit to allow for up to 12 people on the site. Based on plans provided it appears that the first floor is used for the daycare, which meets the ordinance's requirement that no more than 50% of the dwelling be devoted to the use. The DPD would not object to the relief being granted subject to the applicant demonstrating that the increase in the number of users will not devalue neighboring property or be detrimental to the neighborhood's character.

#### Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted subject to the applicant demonstrating compliance with the special use permit criteria.

