

GREELEY STREET
(PUBLIC - 40' WIDTH)

GRANITE CURB

CONCRETE WALK

CHAIN LINK FENCE 78.00'

160.00'

S 60°06'20" E

GRASS

NEW PARCEL "A"
5556 Sq. Feet
0.1275 Acres

A.P. 98, LOT 455
10640 Sq. Feet
0.24 Acres

GRASS

3 STORY WOOD DWELLING

CONCRETE

3 CAR GARAGE

NEW PROPERTY LINE 62.50'

29°53'40" W

38.00'

NEW PARCEL "B"
5084 Sq. Feet
0.1167 Acres

GRASS

120.00'

82.00'

CHAIN LINK FENCE

S 29°53'40" W

GRANITE CURB

CONCRETE WALK

CHAIN LINK FENCE N 29°53'40" E 80.00'

P. 98, LOT 67
EBERICH A. ROULEAU

40.00'

N 60°06'20" W

A.P. 98, LOT 207
N/F DEANA M. GRENER

16.00'

S 29°53'40" W

A.P. 71, LOT 83
N/F JOSEPH VELTRI

N 60°06'20" W

A.P. 71, LOT 84
N/F JOSEPH & DOMENIC VELTRI

A.P. 71, LOT 85
N/F JOSEPH & DOMENIC VELTRI

OPPER STREET
(PUBLIC - 40' WIDTH)

PROJECT PLANNER: Choyon Manjrekar

PROJECT OVERVIEW

The subject property is a corner lot that measures 10,640 SF in the R-2 zone and is occupied by a three family dwelling and a garage. The lot fronts on Oppen and Greeley Street. The applicant is proposing to subdivide the lot into two lots of 5,556 SF and 5,084 SF, with the dwelling to be located on the smaller lot and the garage on the larger one. A zone change to R-3 has been requested to legalize the lot with the three family dwelling upon subdivision.

FINDINGS

Section 806 of the Commission's *Development Review Regulations* requires that the City Plan Commission make the following findings as part of their approval of all land development project applications. Based on the analysis contained herein and subject to the conditions contained in this report, staff has prepared the following findings regarding the request for approval of the Preliminary Plan stage:

1. *Consistency—The proposed development is consistent with the Comprehensive Plan and/or has satisfactorily addressed the issues where there may be inconsistencies.*

The subject property is located in an area where per the future land use map of Providence Tomorrow, the low and medium density residential designations are adjacent to each other. This area is characterized by one to three family dwellings in detached structures on separate lots ranging between 3,200 SF to 5,000 SF or more. The subdivision will conform to this description as it would result in the creation of lots that allow for the type of development envisioned by the plan.

2. *Compliance with Zoning Ordinance—The proposed development is in compliance with the standards and provisions of the Zoning Ordinance.*

New lots in the R-2 and R-3 zones are required to maintain a minimum area of 5,000 SF and a width of 50 feet. The subdivision is in compliance with these dimensional requirements. The use of the lots will be in compliance with the ordinance as a zone change to R-3 is requested for the lot with the three family dwelling. Based on aerial and historical photographs, no trees are visible on the site. The applicant will need to meet the canopy coverage requirement under the supervision of the City Forester prior to final plan approval.

It appears that parking for the three dwelling units is provided within an existing garage, which will be located on a separate lot upon subdivision. The submitted plan does not indicate where parking would be provided for the existing dwelling. The final plan should be updated with this information and include calculations of the amount of pervious surface to indicate conformance with the ordinance.

Upon subdivision, the existing three car garage will be the sole accessory structure on a separate lot, which is prohibited by the zoning ordinance. The applicant can remediate this condition prior to final plan approval by demolishing the garage or obtaining a building permit for a principal structure.

3. *Environmental Impact—There will be no significant environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval.*

It does not appear that the subdivision will pose a negative environmental impact as the applicant is expected to comply with applicable environmental regulations.

4. *Buildable Lot—The subdivision or development project, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.*

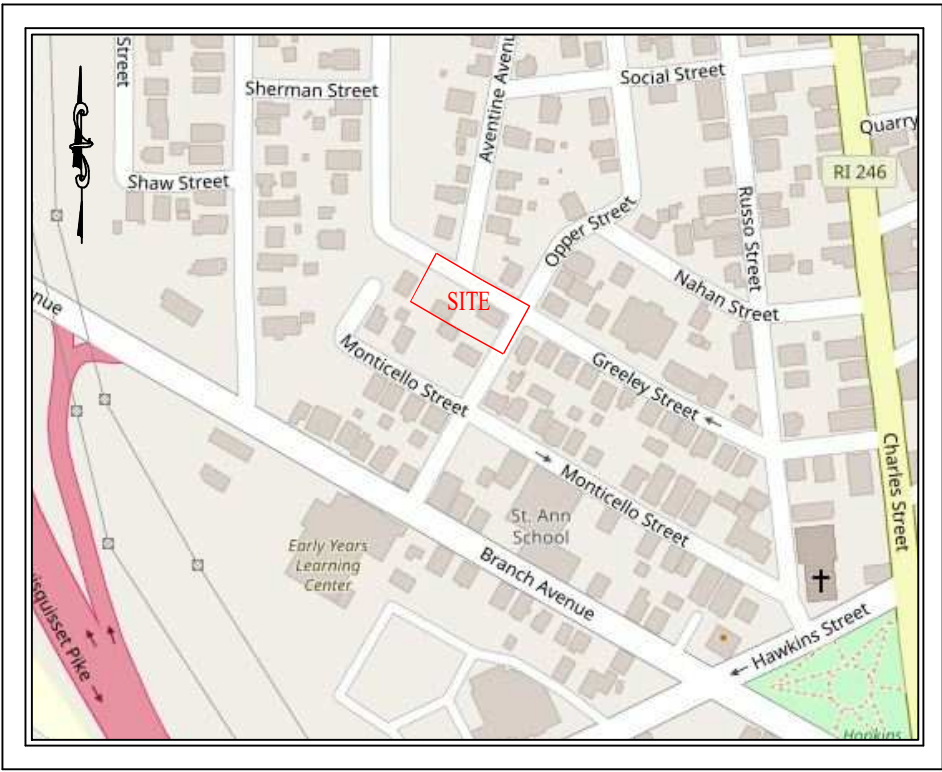
The subdivision is not expected to pose any constraints to development if all conditions of approval are met.

5. *Street Access—All proposed development projects and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.*

Vehicular and pedestrian access to the newly created lots will be provided from Oppen and Greeley Street. There are currently two curb cuts that serve the site from Greeley Street. As the ordinance only permits one curb cut per lot, the final plan should reflect only one curb cut per lot.

Recommendation

1. The CPC should vote to approve the preliminary plan, finding it to be in conformance with the zoning ordinance and comprehensive plan.
2. Final plan approval shall be conditioned on approval of the zone change to R-3, for the lot with the existing three family dwelling.
3. The applicant shall meet the canopy coverage requirement for both lots under the supervision of the City Forester.
4. The final plan shall indicate where parking will be provided and include a calculation to show conformance with the impervious surface limits for both lots.
5. Either the garage shall be demolished or a building permit for a principal dwelling shall be obtained prior to final plan approval.
6. The final plan shall conform to the requirement of one curb cut per lot.
7. The validity of the preliminary plan should be extended to one year from the date of approval.
8. Final plan approval should be delegated to DPD staff.



LOCUS MAP
(NOT TO SCALE)

SURVEY REFERENCES

DEEDS

LOT 455: DEED BOOK 6981, PAGE 104
LOT 67: DEED BOOK 10571, PAGE 180
LOT 207: DEED BOOK 10337, PAGE 89
LOT 85: DEED BOOK 6837, PAGE 226
LOT 84: DEED BOOK 6837, PAGE 226
LOT 83: DEED BOOK 6837, PAGE 226

PLANS

CITY STREET LINE PLANS PROVIDED TO THIS OFFICE BY
THE CITY OF PROVIDENCE ENGINEERING DEPARTMENT.

ZONED: R-2

LEGEND

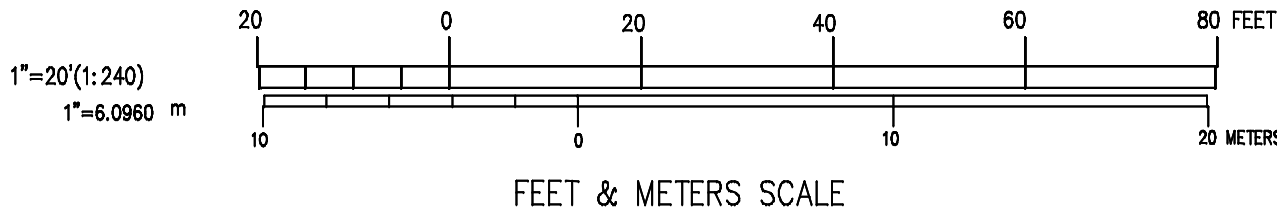
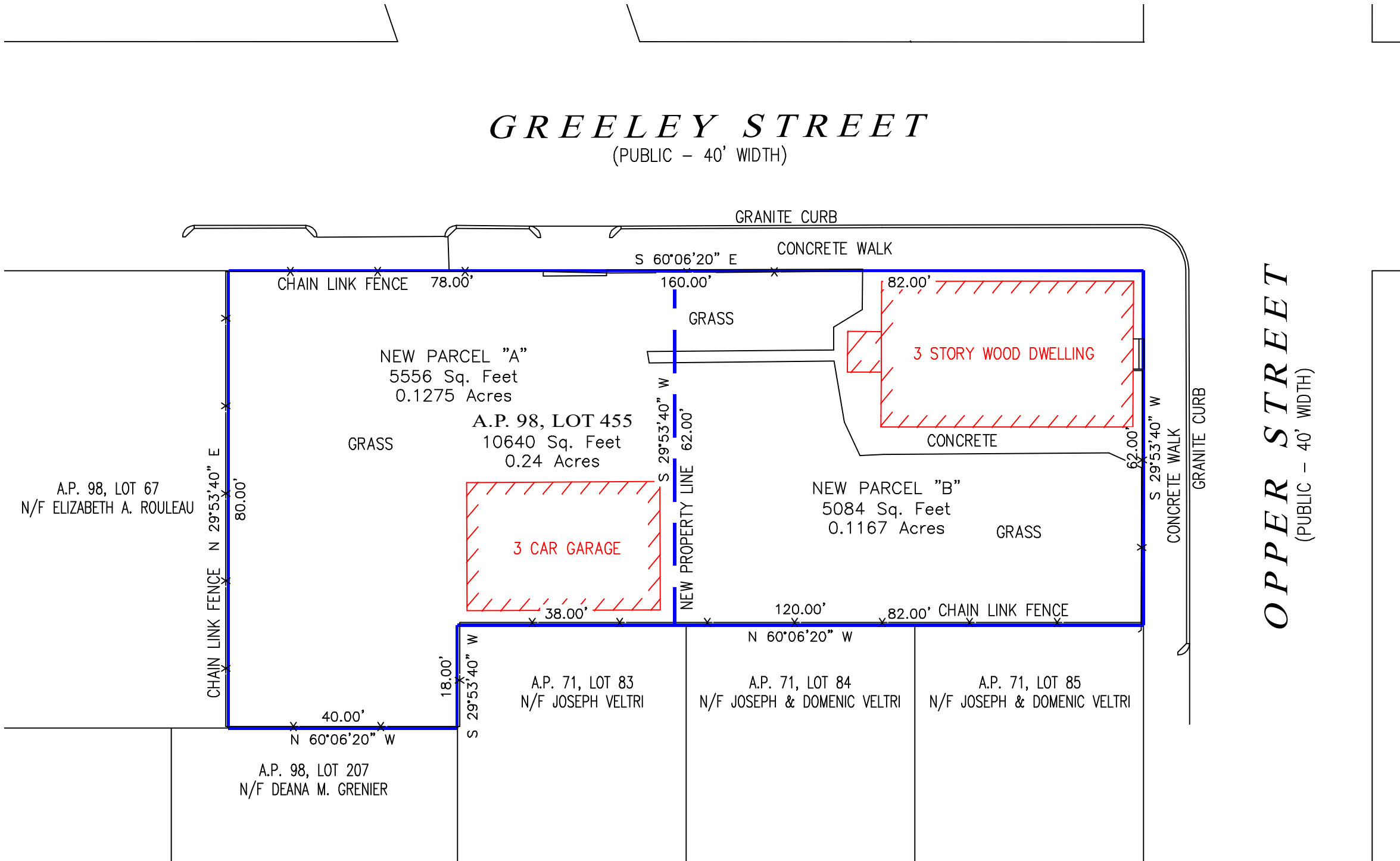
- POLE # UTILITY POLE
- FENCE
- STONEWALL
- PROPERTY LINE (EXISTING OR NEW)
- WATER LINES
- SANITARY LINE
- GAS LINE
- ABANDONED GAS LINE
- SMH SEWER MANHOLE
- WG WATER GATE
- GG GAS GATE
- GB GRANITE BOUND W/ DRILL HOLE
- PROPERTY CORNER W/ MONUMENT
- RE-BAR PROPERTY CORNER / PROPOSED MONUMENT
- TREE
- PINE TREE

NOTE: SYMBOLS ARE TYPICAL AND SOME
MAY NOT BE FOUND ON THIS PLAN.

ZONING DISTRICT: R-2

ZONING SETBACKS:
(TABLE 4-1: Residential District
Dimensional Standards 402)

Max Height: 45 ft
Max Building Coverage: 45%
Min. Lot Area: 5000 Sq.Ft.
Min. Lot Width: 50 feet
Front Yard Setback: 25' or See Sec.402.B
Side Yard Setback: 6'
Min. Rear Yard: 25'



CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9
OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF
REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT / ACCURACY SPECIFICATIONS
COMPREHENSIVE BOUNDARY SURVEY	I
OTHER TYPE OF SURVEY	
DATA ACCUMULATION SURVEY	III
TOPOGRAPHIC SURVEY	N/A

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION
OF THE PLAN IS AS FOLLOWS:

BOUNDARY SURVEY TO ESTABLISH THE LOCATION OF THE PROPERTY
LINES IN RELATION TO THE EXISTING IMPROVEMENTS

BY: *John D. Andrews* 1836 10/19/2020
JOHN D. ANDREWS, P.L.S. REG. NO. DATE
DOUGLAS DESIGN GROUP (LS.000A354-COA)

Certification

Drawn by BSA
Checked by JDA

Revised on

Project

COMPREHENSIVE BOUNDARY
SURVEY AND ADMINISTRATIVE
SUBDIVISION OF LAND

PREPARED FOR

32
OPPER
STREET

A.P. 98, LOT 455

PROVIDENCE
RHODE ISLAND

Date: OCTOBER 19, 2020

Scale: 1" = 20'

Owner:

Salvatore Magnone
32 Opper Street
Providence, RI
02904-1205

Douglas
DESIGN GROUP

LAND SURVEYING • CONSULTING

BAY TOWER • LOWER LEVEL SUITE C
101 PLAIN STREET
PROVIDENCE, RHODE ISLAND 02903
508-821-8728 774-284-0085
douglasdesigngroup@gmail.com

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Issued On

Sheet Contents

PROPERTY SURVEY AND
SUBDIVISION PLAN

Project Number. 09.20.1622

Drawing No.

Sheet 1 of 1

