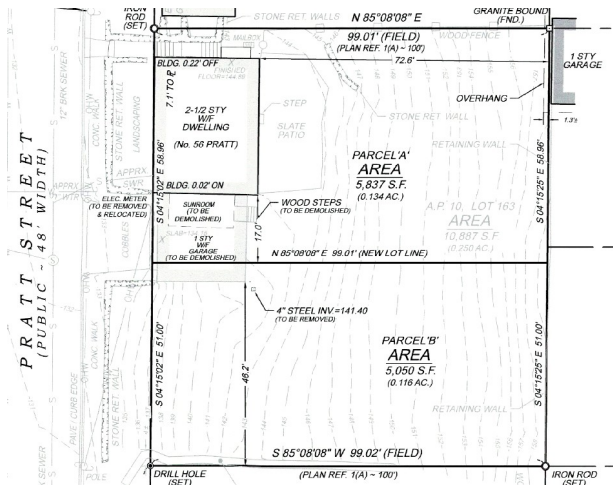


Providence City Plan Commission

January 18, 2022



AGENDA ITEM 6 ■ 56 PRATT STREET



Proposed subdivision



View of the building



Aerial view of the site

**OWNER/
APPLICANT:** Anthony Andrade, Owner
Alfred Sliney, Applicant

PROJECT DESCRIPTION: Subdivision of a lot measuring 11,000 SF into two lots of 5,837 SF and 5,050 SF in the R-2 zone.

**CASE NO./
PROJECT TYPE:** 21-048MI—Minor
Subdivision

**PROJECT
LOCATION:** 56 Pratt Street
AP 10 Lot 163; R-2 zoning
district, Historic District (HD)
Overlay

RECOMMENDATION: Approval of preliminary plan

NEIGHBORHOOD: College Hill

PROJECT PLANNER: Choyon Manjrekar

PROJECT OVERVIEW

The subject lot measures 11,000 SF in the R-2 zone and is occupied by a one family dwelling under the HD overlay. The applicant is proposing to subdivide the lot into two lots of 5,837 SF and 5050 SF.

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 and subdivision 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 that the future land use map of Providence Tomorrow has designated for low density residential development, characterized by one to two family dwellings on detached structures on lots that range between 3,200 to 5,000 SF. The subdivision would be in conformance with the plan as it would allow for development of buildings on separate lots.

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 zone require a minimum area of 5,000 SF and a width of 50'. Both lots will meet these requirements. Conformance with any other dimensional standards will not be affected as a result of the subdivision. Based on its configuration, a line to subdivide the lot would pass through the attached garage to meet the minimum lot size and width requirements. The applicant has received approval from the Historic District Commission (HDC) to remove the garage, which will result in two conforming lots upon subdivision. Subject to this portion of the garage being removed, the subdivision poses no constraints to development as it will conform to the dimensional requirements of the R-2 zone. Therefore, the subdivision is in conformance with the ordinance.

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.*

Subject to removal of the garage, there are no constraints to development as the subdivision will result in two conforming lots.

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 can be provided from Pratt Street

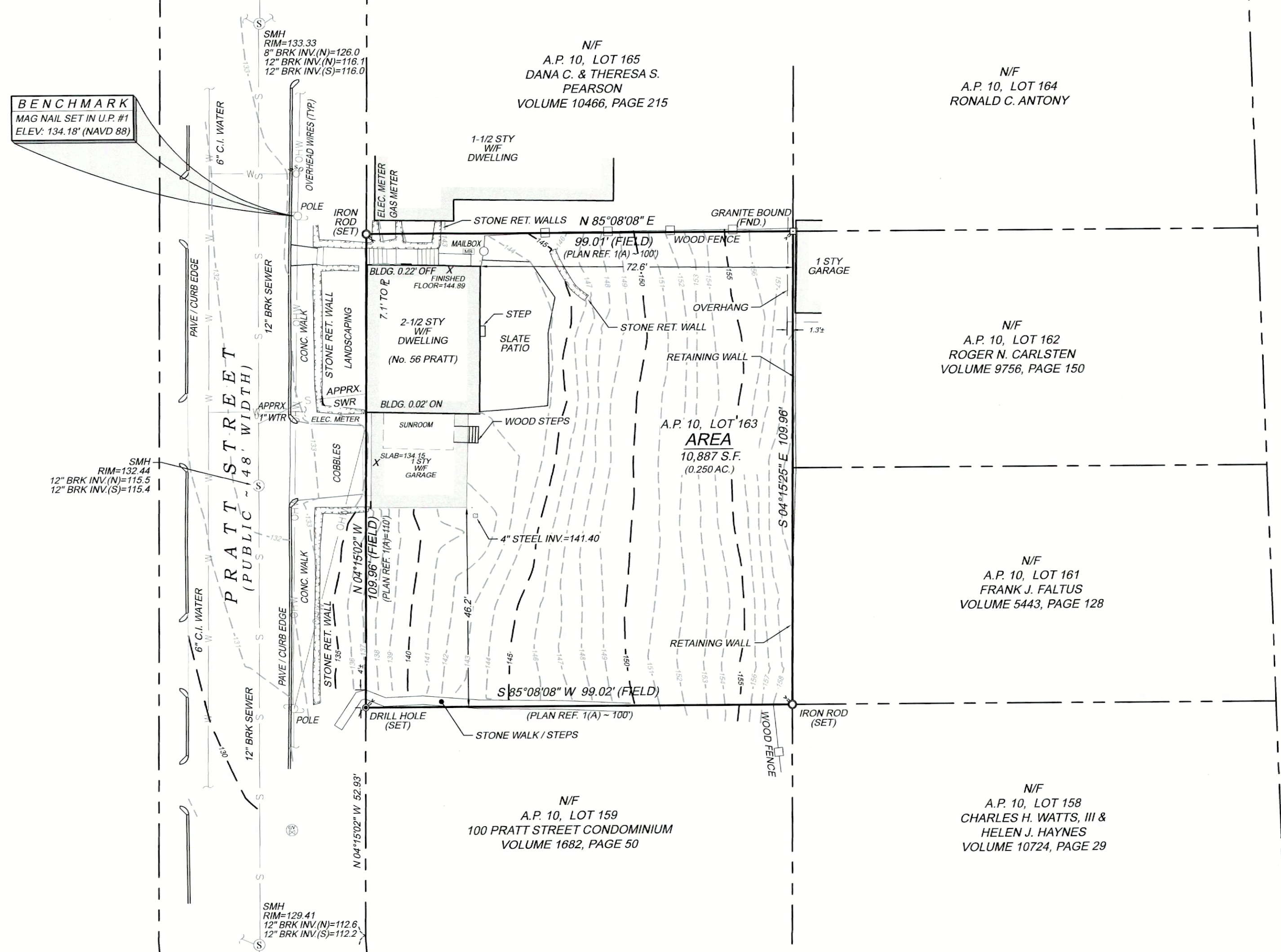
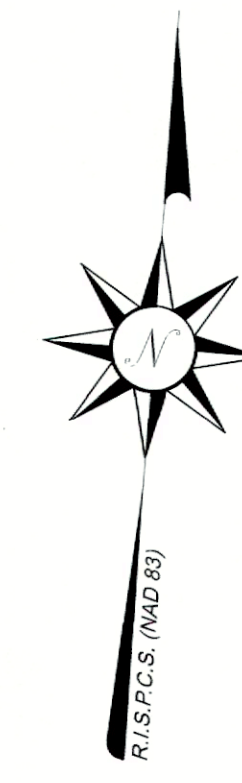
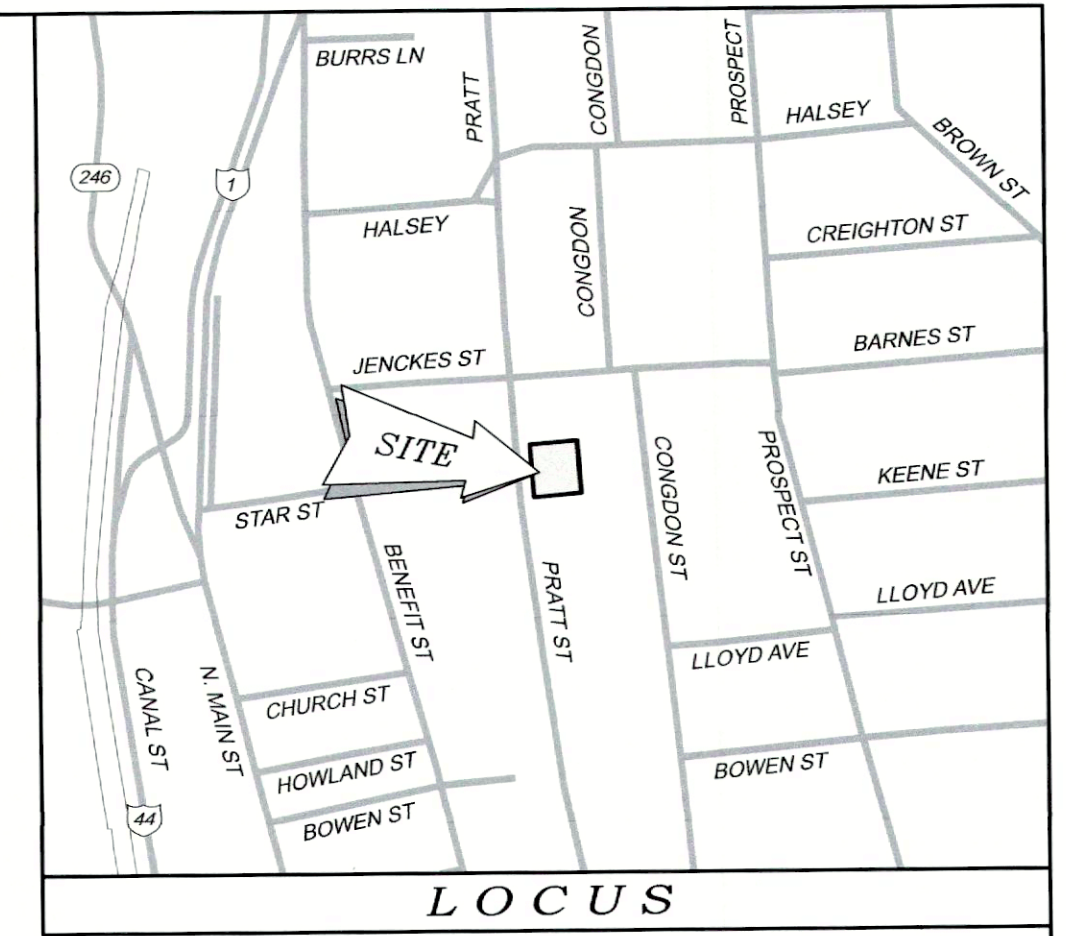
Recommendation

Based on the foregoing discussion, the CPC should vote to approve the preliminary plan, finding it to be in conformance with the zoning ordinance and comprehensive plan subject to the following conditions:

1. The applicant shall remove the attached garage prior to final plan approval.
2. The validity of the preliminary plan should be extended to one year from the date of recording of the approval letter.
3. Final plan approval should be delegated to DPD staff.

LEGEND & ABBREVIATIONS

NF	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	---	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	---	- EXISTING CONTOUR
AC.	- ACRES	---	- NEW CONTOUR
±	- PLUS OR MINUS	---	- STONE WALL
STY	- STORY	---	- FENCE
W/F	- WOOD FRAMED	---	- SEWER LINE
SHP	- STATE HIGHWAY PLAT	---	- DRAIN LINE
RET.	- RETAINING WALL	---	- WATER LINE
PED.	- PEDESTRIAN	---	- GAS LINE
(FND.)	- FOUND	---	- ELECTRIC LINE
R/HB	- RI HIGHWAY BOUND	---	- SANITARY SEWER MANHOLE
PK NAIL	- MASONRY NAIL	---	- CATCH BASIN
FE	- FLARED END	---	- STORM DRAIN MANHOLE
RCP	- REINFORCED CONCRETE PIPE	---	- WATER GATE
CLF	- CHAIN LINK FENCE	---	- GAS VALVE
INV.	- INVERT	---	- ELECTRIC MANHOLE
x 10.80	- EXISTING SPOT GRADE	---	- GRANITE BOUND
x 10.80	- NEW SPOT GRADE	---	- DRILL HOLE
		---	- IRON PIPE



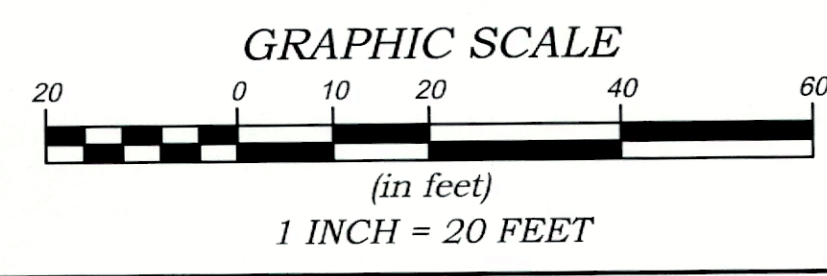
NOTES / REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
 - A) PLAN ENTITLED "PLAT NO. 2 OF THE HALSEY ESTATE IN THE CITY OF PROVIDENCE, BY CUSHING & FARNUM, RECORDED JUNE 13, 1851" SAID PLAN IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN THE CITY OF PROVIDENCE IN PLAT BOOK 2 AT PAGE 22 (PLAT CARD 85).
 - B) PLAN ENTITLED "PLAT OF LAND BELONGING TO THE CITY SAVINGS BANK, BY FRANK E. WATERMAN, MAY, 1904, SCALE: 40 FT. PER INCH."
 - C) PLAN ENTITLED "PERIMETER SURVEY PLAN, A.P.# 10, LOT# 628 & 143, 109-111 PRATT STREET CONDOMINIUM BY BOYER ASSOCIATES, JULY 28, 2000."
- REFERENCE IS MADE TO THE FOLLOWING CITY OF PROVIDENCE LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED:
 - A) A.P. 10, LOT 163 - ANTHONY ANDRADE - VOLUME 13181, PAGE 263
- THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD:
 - A) NONE FOUND RECORDED.
- THESE PREMISES ARE SITUATED IN AN R-2' ZONE (R-2 RESIDENTIAL DISTRICT).

DIMENSIONAL REQUIREMENTS	R-2' - EXIST. SINGLE FAMILY / NEW
MIN. LOT AREA	= NONE / 5,000 S.F.
MIN. WIDTH	= NONE / 50 FT.
MIN. S/B FRONT YARD	= AVERAGE FRONT SETBACKS OF DEVELOPED LOTS WITHIN 100 FT. ON EITHER SIDE OF THE SUBJECT LOT ON THE SAME SIDE OF THE SUBJECT LOT.
MIN. S/B REAR YARD	= 25% OF LOT DEPTH OR 25', WHICHEVER IS LESS
MIN. S/B SIDE YARD	= 4 FT. (FOR LOTS 40' OR LESS); 6 FT. (FOR LOTS MORE THAN 40')
MAX. STRUCTURE HEIGHT	= 45 FT. (NOT TO EXCEED 3 STORIES)
MAX. BUILDING LOT COVERAGE	= 45 %
MAX. FRONT YARD SURFACE COVERAGE	= 33 %
MAX. REAR YARD SURFACE COVERAGE	= 50 %
TOTAL MAX. SURFACE COVERAGE	= 65 %

NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.

*THE SUBJECT PROPERTY FALLS WITHIN A HISTORIC OVERLAY DISTRICT AS DEPICTED ON THE CITY OF PROVIDENCE ONLINE GIS DATABASE
- THESE PREMISES ARE SITUATED IN A ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 308 OF 451 CITY OF PROVIDENCE, MAP NUMBER 4407C0308, MAP REVISED: OCTOBER 2, 2015, FEDERAL EMERGENCY MANAGEMENT AGENCY"
- ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED UTILITIES OR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE/AND/OR ALL LOCAL UTILITY COMPANIES.)
- THE HORIZONTAL DATUM FOR THIS PROJECT IS R.I.S.P.C.S. (NAD 83) AND THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 88. THE PROJECT DATUMS WERE ESTABLISHED FROM REFERENCE STATIONS AND GNSS CORRECTIONS RECEIVED FROM THE LEICA SMARTNET NORTH AMERICA RTK NETWORK VIA CARLSON BRX GNSS ANTENNAS / RECEIVERS.



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**** SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN**

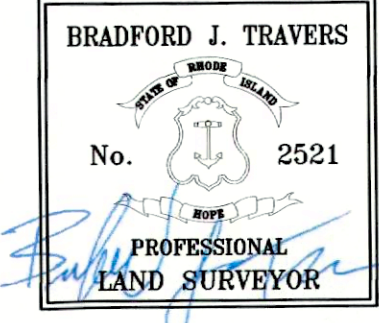
CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY
 MEASUREMENT / ACCURACY SPECIFICATION: 7

OTHER TYPE OF SURVEY: TOPOGRAPHIC SURVEY
 DATA ACCUMULATION: III
 TOPOGRAPHIC SURVEY: T-1

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 BOUNDARY & TOPOGRAPHIC SURVEY FOR THE FUTURE DEVELOPMENT OF THE PROPERTY.



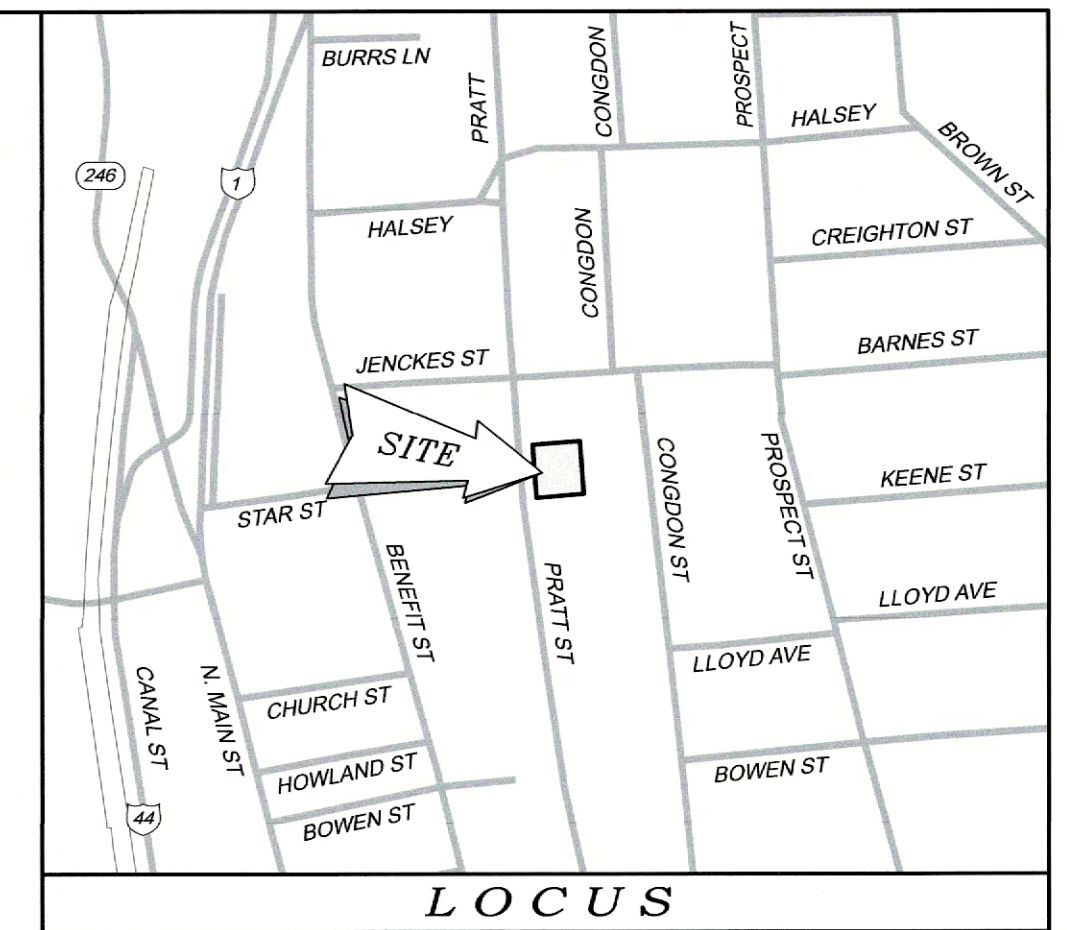
BY: *Bradford J. Travers*
 BRADFORD J. TRAVERS, P.L.S. REG. NO. 2521 DATE 12/23/2021
 WATERMAN ENGINEERING COMPANY (COA No. LS-0004483)

RIGL 34-13-1
ABUTTING STREET INDEX
1. PRATT STREET

1	6/29/2021	UPDATED OWNER	BJT
NO.	DATE	REVISION	CHECKED BY
BOUNDARY & TOPOGRAPHIC SURVEY PLAN ASSESSORS PLAT 10, LOT 163 #56 PRATT STREET PROVIDENCE, RHODE ISLAND			PROJECT NO. 21-014 SCALE: 1" = 20' DATE: 03/29/2021 DRAWN BY: EBP/MS
ANTHONY ANDRADE 56 PRATT STREET PROVIDENCE, RHODE ISLAND 02906			CHECKED BY: BJT FILE NAME: 2021_0329_1611.dwg 1 of 2 SHTS DRAWING # SU1
		46 Sutton Avenue East Providence, RI Phone: (401) 438-5775 Fax: (401) 438-5773 www.watermanengineering.net	

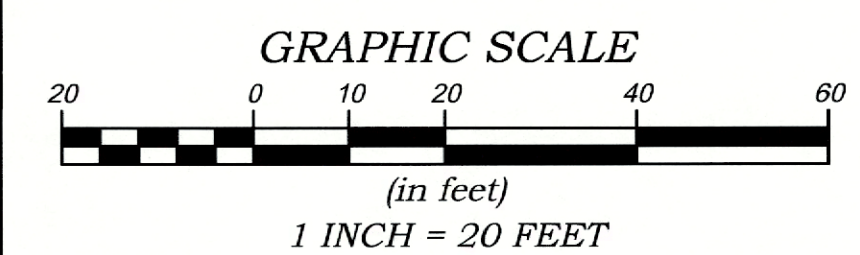
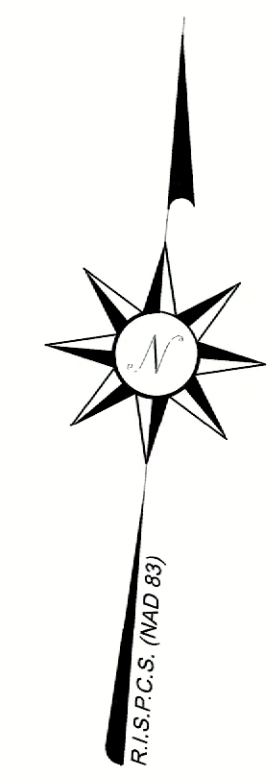
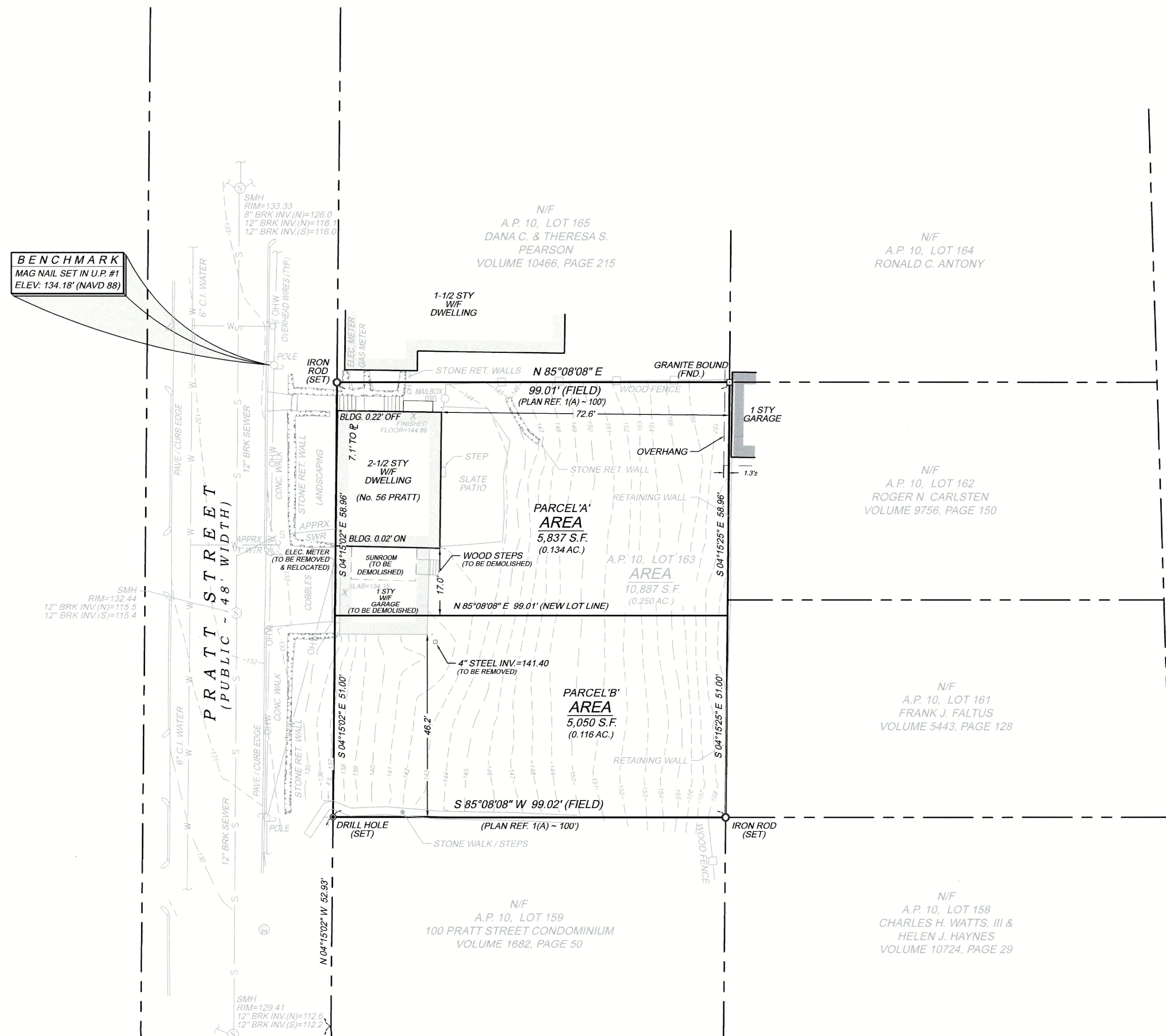
LEGEND & ABBREVIATIONS

- | | | | |
|---------|----------------------------|--------|--------------------------|
| N/F | - NOW OR FORMERLY | — | - PROPERTY LINE |
| A.P. | - ASSESSORS PLAT | - - - | - ZONING SETBACK LINE |
| S.F. | - SQUARE FEET | - 15 - | - EXISTING CONTOUR |
| AC. | - ACRES | - 15 - | - NEW CONTOUR |
| ± | - PLUS OR MINUS | — | - STONE WALL |
| STY | - STORY | X | - FENCE |
| WF | - WOOD FRAMED | S | - SEWER LINE |
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| | | ⊙ | - IRON PIPE |



NOTES / REFERENCES

1. SEE SHEET 1 FOR EXISTING BOUNDARY & TOPOGRAPHIC SURVEY NOTES & REFERENCES



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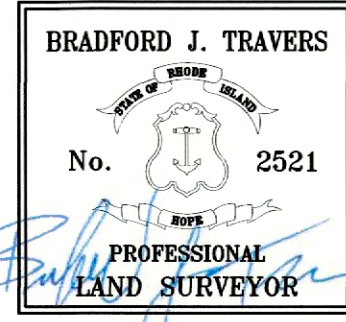
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 MEASUREMENT / ACCURACY SPECIFICATION: I

OTHER TYPE OF SURVEY: DATA ACCUMULATION
 TOPOGRAPHIC SURVEY: III T-1

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 MINOR SUBDIVISION TO SUBDIVIDE THE PROPERTY INTO TWO LOTS AS SHOWN.



BY: *Bradford J. Travers*
 BRADFORD J. TRAVERS, P.L.S. REG. NO. 2521 DATE 12/23/2021
 WATERMAN ENGINEERING COMPANY (COA No. LS.000483)

RIGL 34-13-1	
ABUTTING STREET INDEX	
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NO.	DATE	REVISION	CHECKED BY
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MINOR SUBDIVISION PLAN ASSESSORS PLAT 10, LOT 163 #56 PRATT STREET PROVIDENCE, RHODE ISLAND			PROJECT NO. 21-014 SCALE: 1" = 20' DATE: 03/29/2021 DRAWN BY: EHP/MS CHECKED BY: B/JT
ANTHONY ANDRADE 56 PRATT STREET PROVIDENCE, RHODE ISLAND 02906			FILENAME: 2104_MODEL_MIS-1.dwg - 2 - of - 2 - SHEETS DRAWING # MIS-1

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