

Providence City Plan Commission

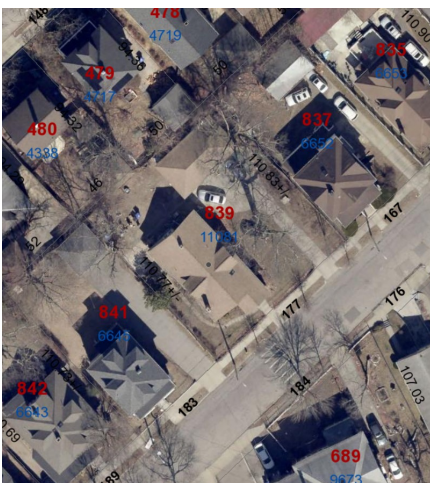
April 12, 2022



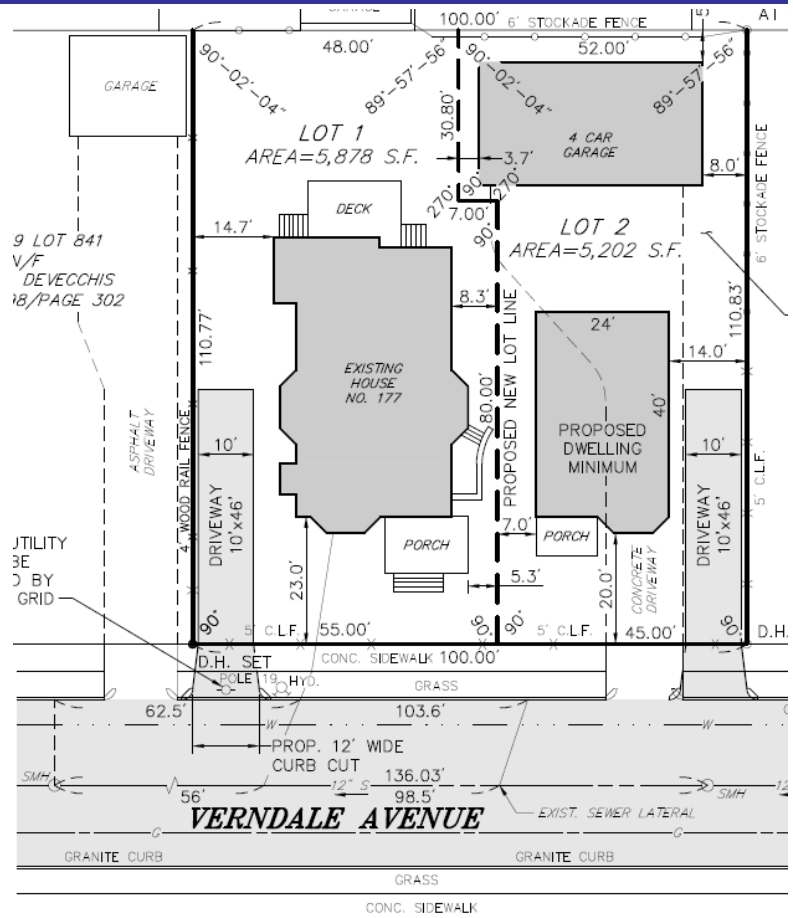
AGENDA ITEM 2 ■ 177 VERNDALE AVE



View of the site



Aerial view of the site



Proposed subdivision

**OWNER/
APPLICANT:** Maritza Gomez, Owner and Applicant

PROJECT DESCRIPTION: Subdivision of a lot measuring 11,081 SF into two lots of 5,878 SF and 5,202 SF in the R-1 zone. The applicant is seeking a dimensional adjustment for lot width

**CASE NO./
PROJECT TYPE:** 22-014MI—Minor Subdivision

PROJECT LOCATION: 177 Verndale Ave

RECOMMENDATION: Approval of preliminary plan

LOCATION: AP 59 Lot 839; R-1 zoning district

NEIGHBORHOOD: Washington Park

PROJECT PLANNER: Choyon Manjrekar

PROJECT OVERVIEW

The subject lot measures 11,081 SF in the R-1 zone and is occupied by a one family dwelling with a four car garage. The applicant is proposing to subdivide the lot into two lots of 5,878 SF and 5,202 SF with lot widths of 55' and 45' respectively. The minimum lot width in this zone is 50' and an administrative modification is being requested for the 45' width as it is within 10% of the requirement.

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 single family dwellings on lots that range between 3,200 to 5,000 SF. The subdivision would be in conformance with the plan as it would result in the type of development envisioned under this designation.

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-1 zone require a minimum area of 5,000 SF and a width of 50'. Both lots will provide the minimum area but lot 2 will only provide a width of 45', which requires a dimensional adjustment. Based on the plan, the width appears to result from preventing the new lot line from passing through the garage. The line will maintain an appropriate side-yard setback from the existing house and appurtenances.

The DPD observed a significant tree in the side yard, which appears to be in proximity to the location of the proposed dwelling. The applicant should consult with the City Forester to determine if the tree can be removed, or site the proposed dwelling in an alternate location so as to not affect the tree. If removal of the tree is not permitted, the applicant would need to reconfigure the plan or seek appropriate zoning relief.

Upon subdivision, the existing four 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. Conformance with any other dimensional standards will not be affected as a result of the subdivision.

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 or obtaining a building permit, and receiving an administrative modification, there are no constraints to development as the subdivision will result in two conforming lots.

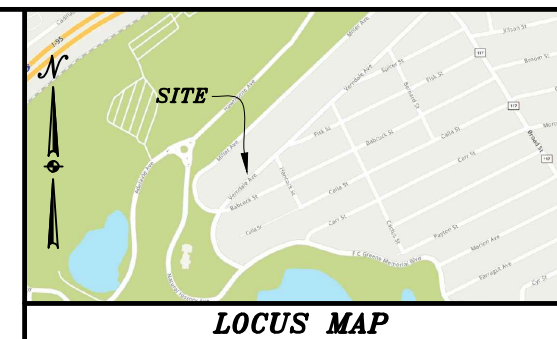
5. *Street Access—All proposed development projects and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.*

Vehicular and pedestrian access to the newly created lots will be provided from Verndale Ave.

Recommendation

Based on the foregoing discussion, the CPC should vote to approve the preliminary plan subject to the following conditions:

1. The applicant shall remove the garage or obtain a building permit prior to final plan approval.
2. The applicant shall obtain the City Forester's opinion on the existing tree and site the proposed building accordingly. Should tree removal be prohibited, the applicant may need to seek zoning relief to site the building while preserving the tree.
3. Final plan approval is contingent on the applicant obtaining an administrative modification for lot width.
4. The validity of the preliminary plan should be extended to one year from the date of recording of the approval letter.
5. Final plan approval should be delegated to DPD staff.



BY MA DATE 3-22-22
MOHAMED J. FREIJ PLS NO. 1898 C.O.A. NO. A263
REGISTERED PROFESSIONAL LAND SURVEYOR

<p align="center">MINOR SUBDIVISION</p> <p align="center">PLAT 59 LOT 839</p> <p align="center">177 VERNDAL AVE PROVIDENCE, RI 02905</p>	PROJECT NO.
	<p>SCALE</p> <p align="center">1" = 20'</p>
<p align="center">OWNER:</p> <p align="center">MARITZA C. GOMEZ</p> <p align="center">TELEPHONE 401-209-9930</p> <p align="center">MARITZA.GOMEZ@NATIONALGRID.COM</p>	<p>DATE</p> <p align="center">MARCH 22, 2022</p>
	<p>DRAWN BY</p> <p align="center">RMM</p>
	<p>CHECKED BY</p> <p align="center">MJF</p>
<p align="center">PREPARED BY</p> <p align="center">MJF ENGINEERING ASSOCIATES</p> <p align="center">326 SOWAMS ROAD BARRINGTON, R.I. 02806</p> <p align="center">TEL. 401-241-5153 OR 401-247-2003</p> <p align="center">E-MAIL LANDSURVEYRI@AOL.COM</p>	<p>FILENAME</p> <p>VERNDAL AVE AS R3.DWG</p>
	<p align="right">1 of 1 SHTS</p>