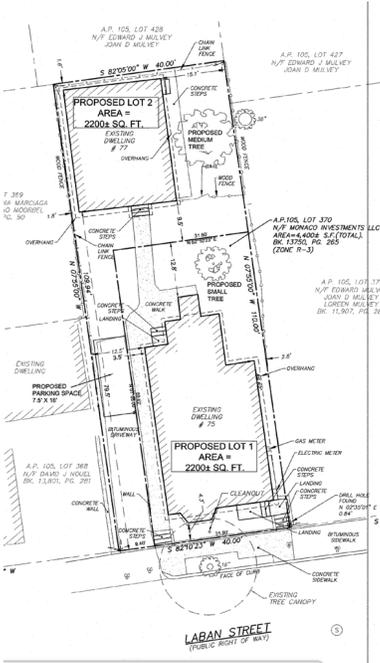


# Providence City Plan Commission

January 20, 2026



## AGENDA ITEM 1 ■ 75 LABAN STREET



Aerial view of the site



View from Laban Street

Proposed subdivision

**OWNER/APPLICANT:** Monaco Investments LLC

**PROJECT DESCRIPTION:**

The applicant is proposing to subdivide the lot which measures approximately 4,400 SF and is occupied by two buildings, into two lots of 2,200 SF with one building on each lot. Pursuant to unified development review, the applicant is seeking relief from the requirements for minimum lot size, minimum lot width, impervious surface coverage and parking requirements.

**CASE NO./PROJECT TYPE:** 23-087 UDR—Minor Subdivision with Unified Development Review

**PROJECT LOCATION:** 75 Laban Street  
AP 105 Lot 370  
R-3 zoning district

**RECOMMENDATION:** Approval of preliminary plan and dimensional variances

**NEIGHBORHOOD:** Silver Lake

**PROJECT PLANNER:** Choyon Manjrekar

**DISCUSSION—Dimensional Relief**

The subject lot measures approximately 4,400 SF and is occupied by two dwellings, a one-family in the rear and a three family set to the front lot line. The applicant is proposing to subdivide the lot into two lots of 2,200 SF, with the intention of having each building on a separate lot. Pursuant to Unified Development Review (UDR), the applicant is requesting relief from the following:

Lot	Relief requested
Proposed Lot 1 (three family)	<ul style="list-style-type: none"><li>◆ Lot size of 2,200 where 5,000 SF is required</li><li>◆ Lot width of 31.6’ where 50’ is required</li><li>◆ Side setback of 3.5’ where 6’ is required</li><li>◆ Building coverage of 51.2% where 45% is permitted</li><li>◆ Total maximum impervious coverage of 69.4% where 65% is permitted</li><li>◆ Minimum pervious coverage of 673 SF where 1,000 SF minimum is required.</li><li>◆ Parking relief for 3 spaces where none will be provided</li></ul>
Proposed Lot 2 (single family)	<ul style="list-style-type: none"><li>◆ Lot size of 2,200 where 5,000 SF is required</li><li>◆ Lot width of 8.4’ where 50’ is required</li><li>◆ Front yard impervious coverage of 45% where 33% is required</li><li>◆ Parking relief to provide one compact space or no parking where one full sized space is required</li></ul>

**Findings—Dimensional Variance**

Section 1902 of the zoning ordinance requires that the CPC find evidence of the following standards in order to grant a variance:

1. *That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in Rhode Island General Laws §45-24-30 (16).*

The subject property is unique as the lot is occupied by two dwellings. Based on a site visit and plans provided, the relief requested is related to the lot’s character as any subdivision to separate the dwellings would require relief from the minimum lot size, width and impervious coverage requirements based on the lot’s size and current configuration. The lot is largely impervious and requires relief from those conditions as it is occupied by buildings and paved surface. These conditions are not related to a physical or economic disability of the applicant.

2. *That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this Ordinance or the Comprehensive Plan.*

The future land use map of the comprehensive plan identifies this area as one intended for medium density residential development, characterized by one to three family dwellings on lots that measure between 3,200 to 5,000 SF. The subdivision would not affect a change in use or an increase in residential density beyond what

currently exists. The subdivision would result in two lots that would more closely conform to the intent of the comprehensive plan. Parking relief for lot one is not expected to have a negative effect on neighborhood character as parking isn't currently provided. The applicant has proposed one compact space or relief from provision of a parking space for lot two and relief from the parking requirement for lot one. It is the DPD's opinion that the CPC should grant relief allowing for one compact parking space for lot two. However, a wheel stop shall be installed to prevent vehicles from traveling beyond the parking area, which would provide an opportunity to install more pervious coverage on the lot.

As there is no proposed change to the makeup of the lot besides insertion of a new lot line, a negative effect on neighborhood character is not expected.

3. *In addition, the City Plan Commission, as part of unified development review, requires that evidence be entered into the record of the proceedings showing that In granting a dimensional variance, the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted will amount to more than a mere inconvenience.*

Denial of the requested relief would prevent subdivision and separation of the buildings onto different lots, which would amount to more than a mere inconvenience.

### **RECOMMENDATION—Dimensional Variance**

Based on the foregoing discussion, the DPD recommends that the CPC approve the requested relief as described, subject to the following condition:

The applicant shall provide one compact space for lot two and install a wheel stop to prevent movement of vehicles on the lot. The rest on the paving on lot two shall be removed and replaced with pervious coverage to counter the excess coverage on the development. A zoning certificate for compliance shall be provided prior to final approval.

### **FINDINGS—Minor Subdivision**

Section 1005 of the Commission's *Development Review Regulations* requires that the City Plan Commission make the following findings a part of their approval of all 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 the Providence Comprehensive Plan has designated for medium density residential development. These areas are intended for residential uses characterized by one to three family dwellings in detached structures on separate lots ranging between 3,200 to 5,000 SF. The lots created through the subdivision would bring the site into closer conformance with the type of development envisioned by the plan and would be in character with the surrounding neighborhood and the land use pattern envisioned by the plan.

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

The subdivision will conform to the ordinance subject to the CPC granting the requested relief.

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 significant negative environmental impact as the applicant is required 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 because it will result in two separate lots with no other impediments to development.

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.*

Adequate street access is provided from Laban Street.

**RECOMMENDATION—Minor Subdivision**

Based on the analysis and findings contained in this report, the CPC should vote to approve the preliminary plan pursuant to dimensional relief being granted through unified development review.