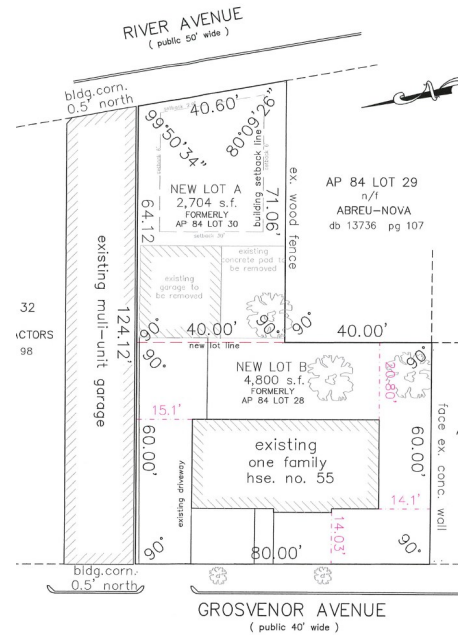


Providence City Plan Commission

March 24, 2026



AGENDA ITEM 3 ■ 55 GROSVENOR STREET



Aerial view of the site

View from Grosvenor St and River Ave

Proposed subdivision

OWNER/APPLICANT: Hugo and Esperanza Veliz

PROJECT DESCRIPTION:

The applicant is proposing to subdivide the 7,504 SF lot into two lots of 4,800 SF and 2,704 SF with the single family dwelling on the larger lot. Pursuant to Unified Development Review (UDR), the applicant requesting relief from the rear yard setback requirement where 28.8' is required and 20.8' is proposed.

CASE NO./PROJECT TYPE: 26-007 UDR—Minor Subdivision with Unified Development Review

PROJECT LOCATION: 55 Grosvenor Ave
AP 84 Lot 28
R-1 zoning district

RECOMMENDATION: Approval of preliminary plan and dimensional variances

NEIGHBORHOOD: Elmhurst

PROJECT PLANNER: Choyon Manjrekar

DISCUSSION—Dimensional Relief

The subject lot is an irregularly shaped through lot that fronts on Grosvenor Ave and River Ave and measures approximately 7,800 SF. It is occupied by a single family dwelling that fronts on Grosvenor Ave. The applicant is proposing to subdivide the lot into two lots, one of 4,800 SF which will contain the existing house and a vacant lot of 2,704 SF which will front on River Ave. The subdivision is being requested under section 2003.D of the ordinance which allows for creation of undersized lots where it is documented in an official plat book of the City that the lot was maintained as two or more nonconforming lots. The applicant submitted a plat map from 1950 showing that the lot was maintained as nonconforming lots. Pursuant to Unified Development Review (UDR), the applicant is requesting relief from the rear yard setback requirement where a setback of 28.8' is required but approximately 20.8' will be provided.

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 uniquely shaped as it is a six sided polygon with frontage on Grosvenor Ave and River Ave. The 80' width at Grosvenor Ave is almost double that of the 40.6' width at River Ave with a 130' separation between the River and Grosvenor Ave frontages. Per section 202.L.2 of the ordinance, a rear lot line is opposite and most distant from the front lot line. A rear yard is the area located between the principal building line and the rear lot line. The request for relief is directly related to the unique shape and layout of the lot which requires the applicant to maintain a 28.8' setback relative to the rear lot line and reduced lot size instead of the proposed 20.8' along a portion of lot B which contains the house.

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, which is not parcel specific, identifies this area as one intended for single family and medium density residential development, characterized by one to three family dwellings on lots that measure between 3,200 to 5,000 SF. Based on a review of the zoning map, the subdivision would conform to the layout of lots between Grosvenor and River Aves which are characterized by larger lots on Grosvenor Ave and smaller lots of River Ave. Therefore, the subdivision will conform to the general character of the area and will not impair the intent of the comprehensive plan.

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 of the lot into how it was previously platted, as permitted by the ordinance, 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.

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 single and 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 6,000 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.*

New lots in the R-1 zone require a minimum lot size of 5,000 SF with 50' of frontage. The subdivision will conform to the ordinance pursuant to section 2003.D which allows for subdivision of lots into nonconforming lots where it is documented in a plat book that the lots previously existed. The subdivision will conform to the ordinance subject to the CPC granting the requested dimensional relief. The applicant is required to remove the garage and excess paving on parcel A prior to final approval to have the lot conform to the ordinance. The applicant shall apply for a zoning certificate of compliance (ZCFC) to document the changes.

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 Grosvenor and River Aves.

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 and subject to the following condition:

The applicant shall obtain a ZCFC documenting removal of the garage and excess paving on Lot A.