

Providence City Plan Commission

October 20, 2026



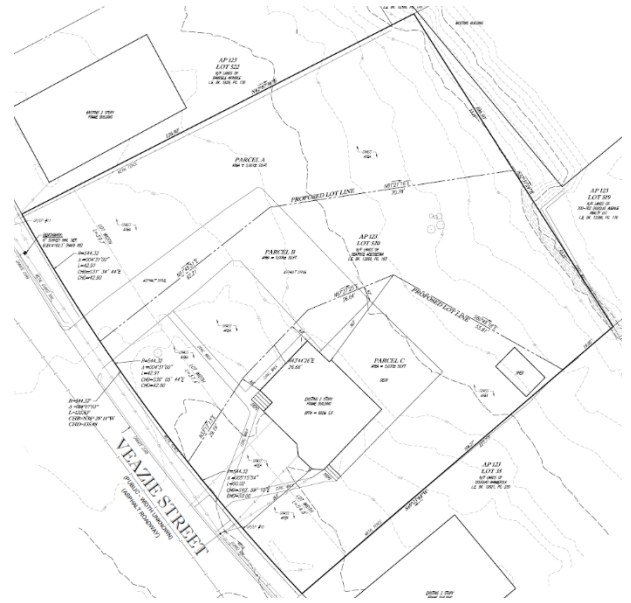
AGENDA ITEM 1 ■ 111 VEAZIE STREET



Aerial view of the site



View from Veazie Street



Proposed Subdivision

OVERVIEW

Owner/applicant:	Kyltiff Investments and Consulting LLC	Project Description:	Subdivision of lot measuring approximately 15,440 SF and occupied by a single dwelling into three lots in the R-3 zone. The applicant is proposing to subdivide the lot into three lots, each of over 5,000 SF. The applicant is seeking relief from the 50' minimum lot width requirement for two of the lots pursuant to Unified Development Review.
Case no./Project type: Aerial view of the site	26-106UDR Preliminary Plan		
Project location:	111 Veazie Street AP 123 Lot 520 R-3 zoning district	Recommendation:	Approval of the preliminary plan and dimensional relief as detailed
Neighborhood:	Wanskuck	Project planner:	Choyon Manjrekar

Project Summary

The subject lot measures 15,440 SF and is occupied by a single family dwelling in the R-3 zone. New subdivisions in the R-3 zone require a minimum lot size of 5,000 SF and 50' of width. The applicant is proposing to subdivide the lot which measures 15,440 SF into three lots of 5,001 SF (Parcel A), 5,006 SF (Parcel B), and 5,037 SF (Parcel C) which will contain the dwelling. A width of 39.7' is proposed for parcel A, 37.4' for parcel B and 54.8' for parcel C. The applicant is requesting dimensional relief from the minimum lot width requirement pursuant to Unified Development Review (UDR).

Dimensional Variance – Findings

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

- i. *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 shaped like a trapezoid with a curved front lot line, uneven front and rear lot lines, and side lot lines that are at slight obtuse angles, with the house situated in the southern portion of the lot. The house maintains an interior side setback of approximately 19' and a front setback of 26'. The lot can provide the minimum lot size requirement of 5,000 SF for three lots. However, the shape of the lot, the siting of the house, and its setbacks requires that the proposed lot lines be drawn irregularly with angled segments to meet the minimum lot size requirement. The lot's unique layout is related to the applicant's hardship as it does not provide adequate width to meet the zoning requirement, even when providing the minimum lot area.

- ii. *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 zoning map indicates that the neighborhood is made up of a number of lots with similar size and widths to the ones proposed. The subdivision is not expected to alter the general character of the surrounding area or impair the intent of the comprehensive plan.

- iii. *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 development of the lot, which would amount to more than a mere inconvenience.

Dimensional Variance – Action

Based on the foregoing discussion, the DPD recommends that the requested relief be granted.

Minor Subdivision— Findings

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.*

New lots in the R-3 zone require a minimum lot size of 5,000 SF with 50’ of width. The subdivision will conform to the lot area requirement and meet the lot width requirement pursuant to the CPC granting the requested dimensional 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 result in any significant environmental impacts as depicted on the final plan, 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 three separate lots with no apparent 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 Veazie Street.

Minor Subdivision— Action

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.