

**CITY OF CENTRAL FALLS
OFFICE OF PLANNING +
ECONOMIC DEVELOPMENT**



**ADMINISTRATIVE RECOMMENDATION
TO THE ZONING BOARD**

CASE 5-13-15-1 (674 DEXTER STREET)



SUMMARY

Application Type: Dimensional Variance

Address/AP/Ward: 674 Dexter Street; Assessor's Plat 8, Lot 254; Ward 4

Applicant: La Milonga Bar **Property Owner:** Luis J Perez

Parcel Size: .113 AC **Zoning:** C-D

Project Description

The applicant is requesting a dimensional variance for a proposed addition of an existing 5,219SF three-and-half-story structure located at 674 Dexter Street. La Milonga Bar is a commercial tenant on the ground floor of the structure.

The proposed addition is for a pool table room. La Milonga has an existing entertainment license for the pool table. The previous pool table location near the street is no longer viable with additional seating. The proposed addition is currently the location of an unused patio. Egress doors will be relocated to the west of the structure. La Milonga has additionally been in discussion with the City about the possibility of working within the Façade Improvement Program to increase the size of his windows and accessibility along Dexter Street.

Discussion

Prior to approval of any variance, the Board is required to make positive findings on the following standard: (1) the proposed addition is consistent with the City of Central Falls Comprehensive Plan, as amended or has satisfactorily addressed the issues where there may be inconsistencies. Element 4 (included for review) of the Central Falls Comprehensive Plan outlines the City's economic development priorities, and emphasizes the importance of Dexter Street as a main street commercial corridor and as a gateway into Central Falls. The plan describes the need to improve the image of Dexter Street and to create a welcoming commercial environment.

The Zoning Ordinance defines a C-D Zone as a commercial district "intended to encourage revitalization and restoration of core business areas of the city."

The applicant is proposing improvements of the subject property that will bring about greater compliance with the spirit and intent of both the Comprehensive Plan and Zoning Ordinance. Because the project is an expansion of an existing business, it promotes the goals of the Comprehensive Plan and the Zoning Ordinance.

The requested variance is for less setback than the zoning ordinance specifies, but would merely extend existing setback of the front 2/3 of the structure. This addition will simply continue said setback to the rear of the structure. The existing setback of 4'10" is sufficient clearance for egress (3'0").

Recommendation

Based on the above discussion, OPED recommends that the requested dimensional variance be granted.