

CITY OF CENTRAL FALLS
DEPARTMENT OF PLANNING +
ECONOMIC DEVELOPMENT
ADMINISTRATIVE RECOMMENDATION
TO THE ZONING BOARD OF REVIEW



CASE 2017-01-24-1 (817 DEXTER STREET)



Summary

Application Type: Dimensional Variance and Special Use Permit

Address/AP/Ward: 817 Dexter Street

Assessor's Plat 6, Lot 295

Ward 5

Applicant: TP Rental Properties, PO Box 17097, Smithfield, RI 02917

Property Owner: “

Parcel Size: 53,840 square feet

Zoning: C-2

Project Description

The applicant is requesting an intensification of use on a Special Use Permit issued in 2016. The applicant would like to add fourteen (14) 10'x20' storage units in its paved parking area on the eastern edge of the lot. The applicant intends to use the storage units to create an architectural street wall, reducing dumping and other illicit activities on his property. The placement of the storage units to create this effect requires a dimensional variance.

Discussion

The request for a dimensional variance is analyzed as follows:

Prior to approval of a dimensional variance, the Board is required to make positive findings on the following standards:

- (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 general characteristics of the surrounding area; and not due to a physical or economic disability of the applicant;*

The existing building is built largely to the property line, with minimal setbacks on the east (rear) and north (side) sides. This unique construction creates a situation where the property owner is unable to sufficiently discourage unauthorized use of the rear yard.

- (2) That said hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.*

There is no evidence that the applicant's hardship is the result from prior action or the desire to realize greater financial gain as the unauthorized use of the property has created the situation and the property owner is making an investment in an attempt to improve the attributes of the neighborhood.

- (3) That the granting of the requested variance will not alter the general characteristic of the area or impair the intent or purpose of this zoning ordinance or the comprehensive plan for the city;*

The granting of this special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this ordinance or the comprehensive plan of the city as the building already exists as a storage facility. This limited level of activity provides a benefit in an area of many underutilized/vacant commercial spaces. The bullet points below show how this project is in support of the City's Comprehensive Plan:

- State Goal 1, “To promote orderly growth and development that recognizes...the availability of existing and proposed public and/or private services and facilities.”
- State Goal 1, Municipal Goal 5: “Encourage creative combinations of commercial and residential uses;”
- State Goal 2, “To promote an economic climate which increases quality job opportunities and overall economic well-being of each municipality and the State.”
- State Goal 2, Municipal Goal 3, “Encourage small business development”
- State Goal 2, Municipal Goal 4, “Continue the Dexter Street Revitalization Initiative begun in 1997.
- State Goal 6, Municipal Policy 3, Continue to emphasize revitalization of the City’s main business arteries, Dexter Street, Broad Street, and Lonsdale Avenue.

(4) That the relief to be granted is the least relief necessary.

Approval of the proposed variance is the least relief necessary to fit the building program on the site without significant design or environmental sacrifices.

The request for a Special Use Permit is analyzed as follows:

Prior to approval of a Special Use Permit, the Board is required to make positive findings on the following standards:

(1) That the special use is specifically authorized by sections 304 and 514 of this ordinance, and setting forth the exact subsection of this ordinance containing jurisdictional authorization;

Warehousing and Storage including open lot storage (if applicable) is authorized in a C-2 Zone by Sec. 304 , Table 4.0- 48 & 49 and by Sec 514.4 A.

(2) That the special use meets all of the criteria set forth in the subsection of this ordinance authorizing such special use; and

There are no criteria set forth in the subsection of this ordinance authorizing such special use.

(3) That the granting of this special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this ordinance or the comprehensive plan of the city;

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- State Goal 2, Municipal Goal 3, "Encourage small business development"
- State Goal 2, Municipal Goal 4, "Continue the Dexter Street Revitalization Initiative begun in 1997.
- State Goal 6, Municipal Policy 3, Continue to emphasize revitalization of the City's main business arteries, Dexter Street, Broad Street, and Lonsdale Avenue.

Recommendation

Based on the above discussion, staff believes that all standards have been met and recommends that the requested Dimensional Variance be granted.



Peter Friedrichs
Director of Planning and Economic Development