

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

FEBRUARY 10, 2020

Application Type

Special Use Permit

Neighborhood

Fox Point

Applicant

Kevin Hawes, Applicant
Kenneth Sabbagh, Owner

Parcel

AP 17 Lot 158

Address

107 Hope Street

Parcel Size

± 5,972 SF

Zoning District

R-2

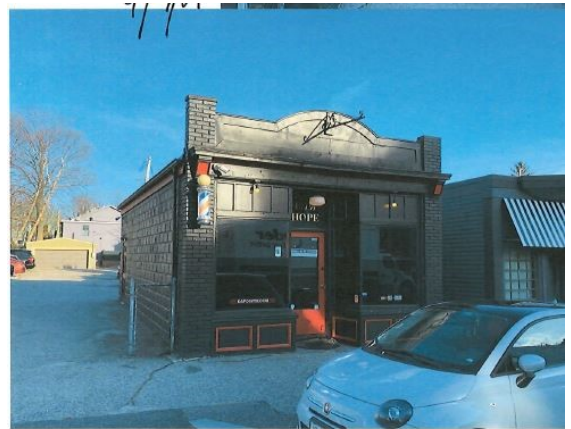
Variance Requested

Special Use Permit for neighborhood commercial establishment

107.5 HOPE STREET



Location Map



View from Hope Street

SUMMARY

Project Description

The applicant is requesting a special use permit pursuant to Table 12-1 and Sections 1202.T. and 2000.D. of the Providence Zoning Ordinance, to establish a Retail Goods Establishment as a Neighborhood Commercial Establishment in an existing non-residential structure that was formerly a Salon.

Discussion

The applicant is proposing to operate a retail goods establishment in a building formerly used as a salon that operated through a variance. A special use permit for a neighborhood commercial establishment is requested.

As the building has been used for non-residential uses prior to the effective date of the ordinance, it may operate as a neighborhood commercial establishment if it meets the special use permit criteria. This area is zoned residential but the property is in proximity to other businesses that are of a similar scale to what is being proposed. As the building has been a non-residential use, the effect of a change to retail is not expected to have a negative effect on neighborhood character or devalue neighboring property.

Recommendation

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

