

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MARCH 10, 2020

Application Type

Use Variance

Neighborhood

Elmwood

Applicant

Larissa Sayig, Owner and Applicant

Parcel

AP 52 Lot 322

Address

189 Ontario Street

Parcel Size

± 9,881 SF

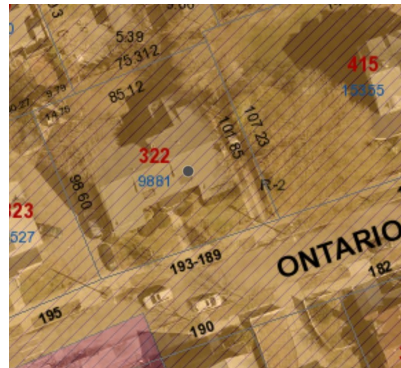
Zoning District

R-2; HD overlay


Variance Requested

Use Variance for family dwelling in R-2 zone

189 ONTARIO STREET



 Location Map



SUMMARY

Project Description

The applicant is seeking a use variance from Table 12-1 of the Providence Zoning Ordinance to change the legal use of the property from a 3-family dwelling to a multi-family with 5 dwelling units.

Discussion

The subject property is a building located on a large lot in the R-2 zone, with a size and massing that is significantly larger than others in the vicinity. The legal use of the property is a three family, but the applicant is proposing to use the building as a five unit dwelling, which requires a use variance, as it is not permitted in this zone.

The application includes a resolution from the Building Board of Review (BBR) designating the building as a five family in 1990. Use cards for work performed on the building also refer to it as a five unit dwelling. Given the building's design, character, and establishment as a five family, conversion to the permitted uses of a one or two family dwelling would be inappropriate, and could possibly detract from its historic character. Based on plans provided, the five family dwelling is suited to the building's character as it would make appropriate use of the size and massing of the structure.

As the building has operated as a five family through the BBR's grant for over 30 years, the requested relief is not expected to have a negative effect on surrounding property or neighborhood character. The relief would formalize the building's existing use. Therefore, the DPD has no objection to granting the requested relief.

Recommendation

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

