

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MAY 13, 2026

*Application Type*

Dimensional Variance

*Neighborhood*

Olneyville

*Applicant*

Michael Pimentel, Applicant and Owner

*Parcel*

AP 33 Lot 660

*Address*

11 Desoto Street

*Parcel Size*

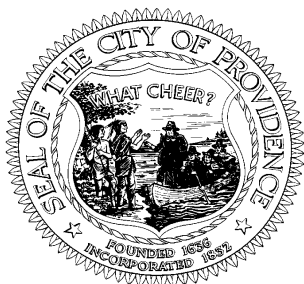
± 4,227 SF

*Zoning District*

R-3

*Variance Requested*

- Dimensional variance for two curb cuts



Updated: May 8, 2026

## 11 DESOTO STREET



Location Map



View from Desoto Street

### SUMMARY

#### Project Description

The applicant is seeking a dimensional variance, seeking relief from Section 1407.B.2. of the City of Providence Zoning Ordinance. The applicant proposes to convert an existing structure to a three-family dwelling with an accessory dwelling unit and open a second curb cut where only one is permitted for parking egress.

#### Discussion

The subject property is unusual as the existing building almost completely occupies the width of the lot with no access available to the side or rear of the lot. The applicant is proposing a semicircular driveway in front of the building to provide parking. Relief is required from section 1407.B.2 of the ordinance which limits the number of curb cuts for residential lots to one. Based on provided plans, the requested relief is directly related to the property's condition which does not allow for parking in the side and rear yard. The applicant will improve the site by increasing the amount of pervious coverage on site by depaving portions of the front and rear yard and making plantings to meet the canopy coverage requirement. Granting of the relief to allow for development of housing will conform to objective H-3 of the comprehensive plan.

#### Recommendation

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