

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

OCTOBER 12, 2022

Application Type

Dimensional Variance

Neighborhood

West End

Applicant

Columbia Homes Inc

Parcel

AP 31 Lot 286

Address

135 Bellevue Ave

Parcel Size

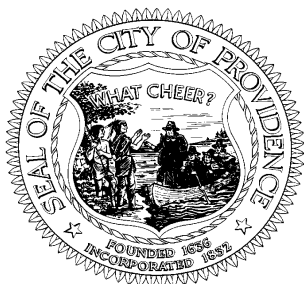
± 4,047 SF

Zoning District

R-3

Variance Requested

Dimensional variance for lot size
for three dwelling units in the R-3

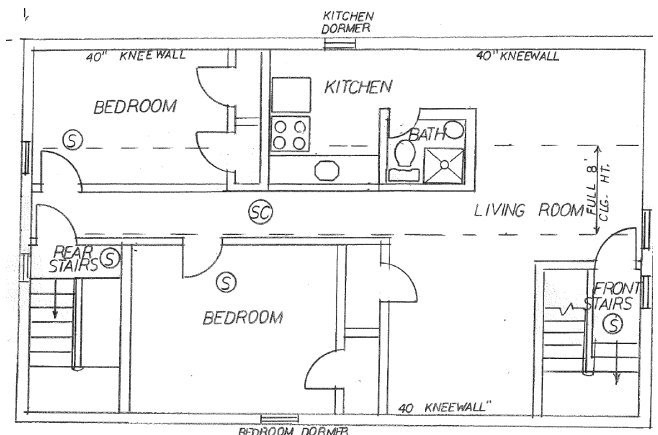


Updated: October 5, 2022

135 BELLEVUE AVE



Location Map



Third floor plan

SUMMARY

Project Description

The applicant is seeking relief from Table 4-1 of the City of Providence Zoning Ordinance requiring 5,000 SF of lot area to establish a 3-family dwelling. The applicant proposes to convert an existing 2-Family Dwelling to a 3-Family Dwelling on a lot with 4,047 SF of lot area.

Discussion

The applicant is proposing to create a third unit in an existing two-family dwelling. Per the application, the building has been used as a legal three family. However, there is no documentation of the creation of this use. According to submitted plans, the third story unit appears to have a smaller kitchen and bedrooms than the units on the other two stories. The third floor appears to be accessory to the second story as part of a townhouse unit rather than one that can exist independently.

The building's design indicates that addition of a third dwelling unit could be a more intense use than what is intended for the building. A hardship is not evident as the applicant may use the third story for a number of uses. Given the alternatives, there appears to be no compelling reason to grant the requested relief.

Recommendation

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