

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

APRIL 13, 2022

Application Type

Dimensional Variance

Neighborhood

Mt. Hope

Applicant

Susan Leahy, Applicant
M., B., J., S., M. White, Owners

Parcel

AP 9 Lot 23

Address

184-187 Howell Street

Parcel Size

± 4,000 SF

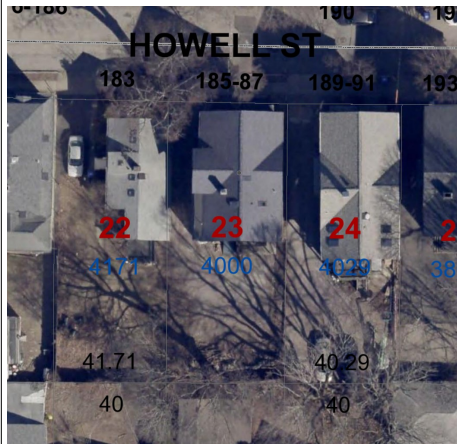
Zoning District

R-3

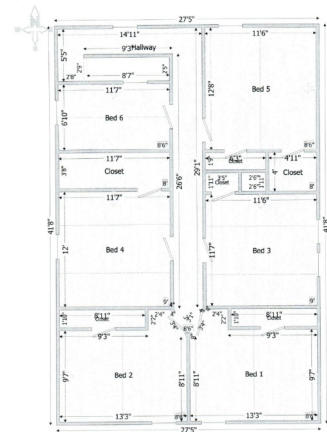
Variance Requested

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

185-187 HOWELL STREET



Location Map



Third floor plan

SUMMARY

Project Description

The applicant is seeking relief from Table 4-1 of the 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 4,000 SF of lot area.

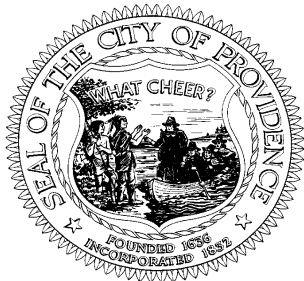
Discussion

The applicant is proposing to create a third unit in an existing two-family dwelling. Per the application, the third story has been used as a boarding house. However, there is no documentation of this use. According to submitted plans, the third story appears to be part of a townhouse unit with the second story, and not a separate unit. It is unclear how these units would be separated.

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.



Updated: April 7, 2022