

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MAY 11, 2022

*Application Type*

Dimensional Variance

*Neighborhood*

Mt. Hope

*Applicant*

Kevin Shin (Applicant/Owner)

*Parcel*

AP 9 Lot 27

*Address*

203 Howell Street

*Parcel Size*

± 4,000 SF

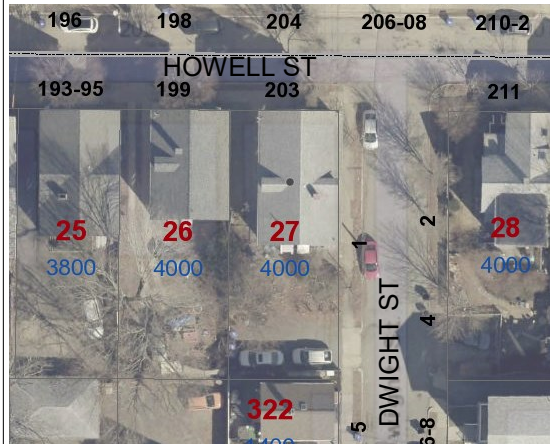
*Zoning District*


R-3

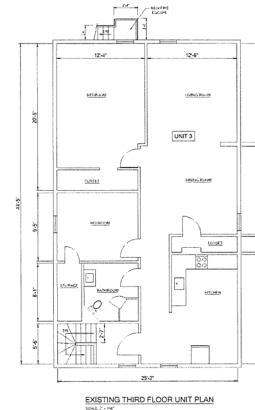
*Variance Requested*

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

## 203 HOWELL STREET



 Location Map



Existing 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 legalize a third unit in an existing two-family dwelling. The applicant states that a third unit has existed for decades, but city records don't reflect that the third unit was legally established. Despite the fact that the unit is already in existence, the DPD does not believe that the relief to be granted is the least relief necessary. The third floor, which only currently has one means of egress, may be used for living space, but not as a third unit. Further, the lot size is significantly (20 percent) smaller than that required for a three-family dwelling,

#### Recommendation

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

