

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MAY 11, 2022

## 23 VAUGHAN STREET

*Application Type*

Dimensional Variance

*Neighborhood*

Charles

*Applicant*

Clifford Yee (Applicant/Owner)

*Parcel*

AP 72 Lot 583

*Address*

23 Vaughan Street

*Parcel Size*

± 4,250 SF

*Zoning District*

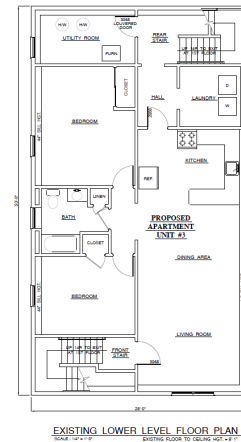
R-3

*Variance Requested*

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



Location Map



Existing Basement 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 4,250 SF of lot area.

#### Discussion

The applicant is proposing to legalize an existing dwelling unit in the basement of an legal two-family dwelling. The subject lot is undersized as a three family dwelling unit requires a minimum lot size of 5,000 SF in the R-3 zone, but 4,250 SF is provided.

The Applicant previously came before the Zoning Board of Review in August of 2019 (Resolution No. 2019-22) with the same request. The Board voted to deny the application for dimensional variance based on findings that the hardship resulted primarily from the Applicant's desire to realize greater financial gain. The ZBR also found that the Applicant failed to provide evidence that the relief to be granted was the least relief necessary, and that the requested variance would not alter the general character of the surrounding area.

The Applicant suggests that proper abatement of the existing basement, including removal of plumbing, electrical, etc., is a significant waste of property. However, the original use of the basement is as a laundry and common-space area. A hardship is not evident as the applicant may use the basement for these uses as originally intended.

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 and neighborhood. The radius map submitted by the Applicant shows only two other 3-family dwelling unit within a 200 ft. radius of the property.

The DPD finds that the conditions of the property have not changed significantly since the ZBR's decision in 2019. Thus, 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.

