

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JULY 14, 2021

Application Type

Dimensional Variance

Neighborhood

Mt. Hope

Applicant

Jennifer Zhang, Applicant and Ten Directions Properties LLC, Owner

Parcel

AP 5 Lot 388

Address

30-32 Cypress Street

Parcel Size

± 4,321 SF

Zoning District

R-3

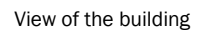
Variance Requested

Dimensional variance for lot area to accommodate three family dwelling

30-32 CYPRESS STREET



 Location Map

 View of the building

SUMMARY

Project Description

The applicant is requesting a dimensional variance seeking relief from Table 4-1 of the Providence Zoning Ordinance requiring 5,000 SF of lot area to change the use from a 2-family to a 3-family dwelling. The applicant proposes to do so on a lot with 4,321 SF of lot area.

Discussion

The subject property is located on a lot measuring 4,321 SF, which is approximately 679 SF short of the 5,000 SF required to maintain a legal three family dwelling. The legal use of the property is a two-family, but the applicant is proposing to use the building as a three-family dwelling, which requires a dimensional variance due to the lot size.

Per the application, the building has been used as a three family dwelling for a number of years. The size and massing of the structure support the use of a three family as each unit is located on a separate floor.

If the property were made to conform to the ordinance, it would require abandoning use of one story or merging two of the units, which would require structural changes to the building that could result in more than a mere inconvenience.

If the lot were approximately 120 SF larger, the applicant would be eligible to apply for an administrative modification, which would not require zoning relief. The relief requested does not affect conformance with any other requirements of the ordinance.

As the building has operated as a three family for a number of years and will not require further zoning relief, the requested relief is not expected to have a negative effect on surrounding property or neighborhood character. The relief would formalize the building's existing use. Therefore, the DPD has no objection to granting the requested relief.

Recommendation

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

