

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

AUGUST 10, 2022

Application Type

Dimensional Variance

Neighborhood

Mt. Hope

Applicant

Yovanny Padilla, Applicant
Padilla Construction and Painting LLC, Owner

Parcel

AP 9 Lot 389

Address

374-376 Hope Street

Parcel Size

± 2,472 SF

Zoning District

R-3

Variance Requested

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

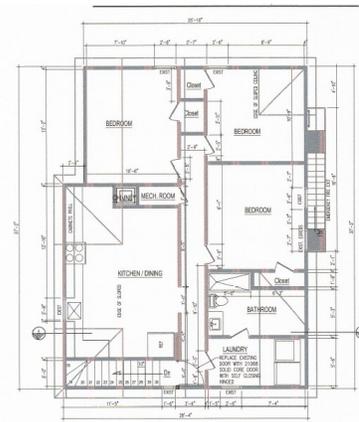


Updated: August 2, 2022

374-376 HOPE STREET



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 2,472 SF of lot area.

Discussion

The applicant is proposing to create a third unit in an existing two-family dwelling. Per the use card, the dwelling has always operated as a two-family dwelling. There is no documentation to indicate a change in 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 a separate unit would be created.

The applicant enjoys a significant advantage by maintaining two units on a lot that is undersized for that number.

The building's design and site layout indicates that addition of a third dwelling unit could be a more intense use than what is intended for the site. 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.