

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JUNE 8, 2022

Application Type

Dimensional Variance

Neighborhood

Mt. Hope

Applicant

Diaz Investments LLC

Parcel

AP 5 Lot 463

Address

70-72 Cypress Street

Parcel Size

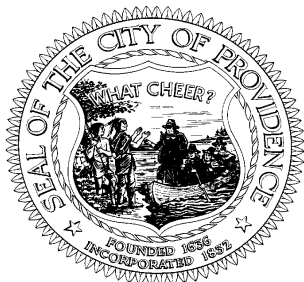
± 4,434 SF

Zoning District

R-3

Variance Requested

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



Updated: June 3, 2022

70-72 CYPRESS STREET



Location Map



View of the building

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 4,434 SF of lot area.

Discussion

The applicant is proposing to create a third unit in an existing two-family dwelling. Per the application, there are existing bedrooms on the third story that the applicant intends to convert into a third unit. According to submitted plans, the third story appears to be part of a townhouse unit with the second story, and not a separate unit. Proposals for the third floor include reducing the size of bedrooms and installing a kitchen and bathroom which would intensify the use of the property beyond 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.