

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

DECEMBER 14, 2022

## 91 HOPE STREET

*Application Type*

Special Use Permit

*Neighborhood*

Fox Point

*Applicant*

Gregory's Optical, Applicant  
Cheryl Dumont, Owner

*Parcel*

AP 17 Lot 153

*Address*

91 Hope Street

*Parcel Size*

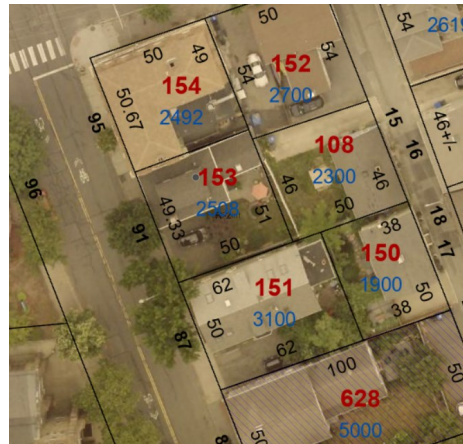
± 2,508 SF

*Zoning District*

R-2

*Variance Requested*

Special use permit for neighborhood commercial establishment



Location Map



View from Hope Street

### SUMMARY

#### Project Description

The applicant is seeking a special use permit pursuant to Table 12-1 and Sections 1202.T. and 2000.D. of the Providence Zoning Ordinance, to establish a Retail Goods Establishment as a Neighborhood Commercial Establishment in an existing non-residential structure that was formerly a Salon.

#### Discussion

The applicant is proposing to operate a retail goods establishment in a building formerly used as a salon. A special use permit for a neighborhood commercial establishment is requested.

As the building has been used for non-residential uses prior to the effective date of the ordinance, it may operate as a neighborhood commercial establishment if it meets the special use permit criteria. This area is zoned residential but the property is in proximity to other businesses that are of a similar scale to what is being proposed. As the building has been a non-residential use, the effects of a change to retail is not expected to have a negative effect on neighborhood character or devalue neighboring property.

#### Recommendation

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

