

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MAY 12, 2021

Application Type

Dimensional Variance

Neighborhood

Wayland

Applicant

Stephen Perreault, Applicant and Owner

Parcel

AP 39 Lot 512

Address

106 Elmgrove Ave

Parcel Size

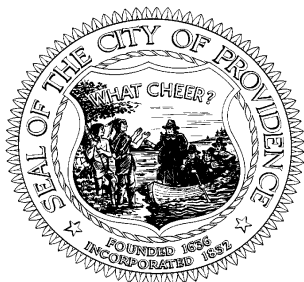
± 4,000 SF

Zoning District

R-2

Variance Requested

1. Dimensional variance for attached garage setback
2. Dimensional variance for amount of front yard paving



Updated: May 6, 2021

106 ELMGROVE AVE



Location Map



Proposed plan

SUMMARY

Project Description

The applicant is seeking relief from the attached garage setback requirements of Section 1302.J.1.b. and c., and the 33% front yard impervious coverage maximum of Table 4-1, of the Providence Zoning Ordinance in order to build a single car garage addition in the front yard of an existing single-family dwelling.

Discussion

The house on the subject lot is located at an elevation from grade behind a retaining wall. No parking is possible as the lot cannot be accessed by vehicles at street level. The applicant is proposing to construct an addition in the front yard by removing a portion of the retaining wall to allow for a one car parking garage. Based on provided plans, relief would be required as the allowable amount of front yard pervious paving would be exceeded and the garage would not be set back at least five feet from the front lot line as required by the ordinance.

The relief required is necessitated due to the unique character of the property, which is located above grade and does not allow for parking on site. Denial of the variance could result in more than a mere inconvenience for users of the property as access could be restricted without

parking. A negative effect on neighborhood character is not expected as front yard parking can be observed around the site. The proposal appears to be the least relief necessary to incorporate parking on the property.

The amount of front yard paving will be exceeded, but the DPD would not object to granting the requested relief if the total amount of pervious surface on the site does not exceed the allowable limit of 65 percent. The applicant should work with the City Forester to make offsite plantings should the impervious surface limit be exceeded.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted subject to the following condition: The applicant shall work with the City Forester to make offsite plantings if the total amount of onsite impervious surface exceeds 65 percent.

