

The background features a series of concentric circles in light gray and dashed lines, creating a ripple effect. A large red callout box is centered on the page, containing the main text.

Fence Variance

11 Loring Ave.

Daniel and Natasha Feinberg

Providence Zoning Board of Review

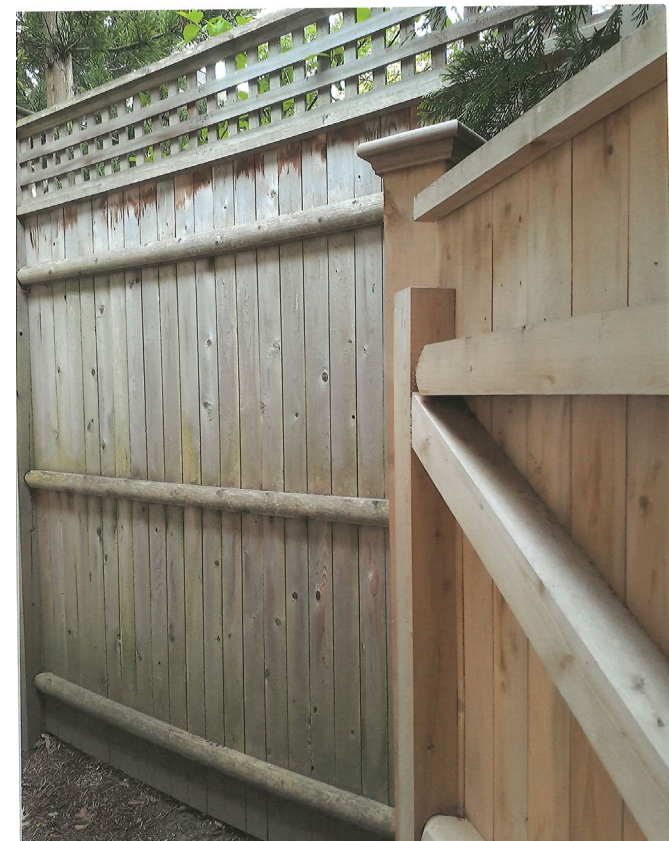
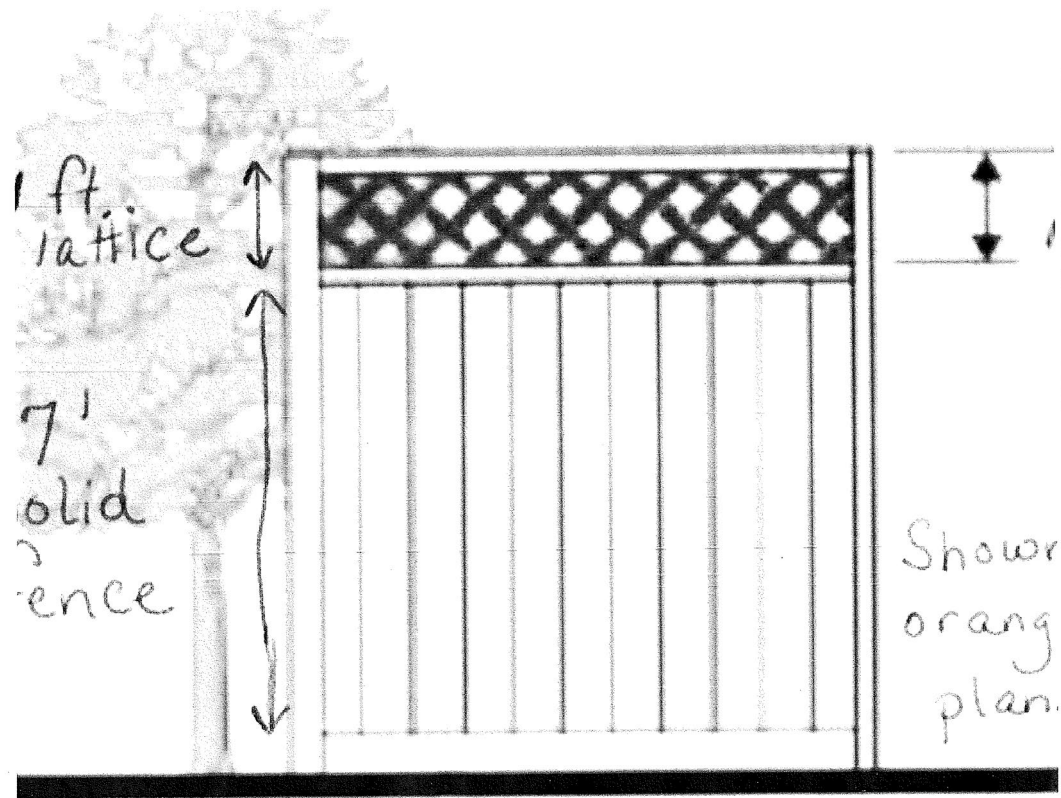
August 12, 2020

Project Description

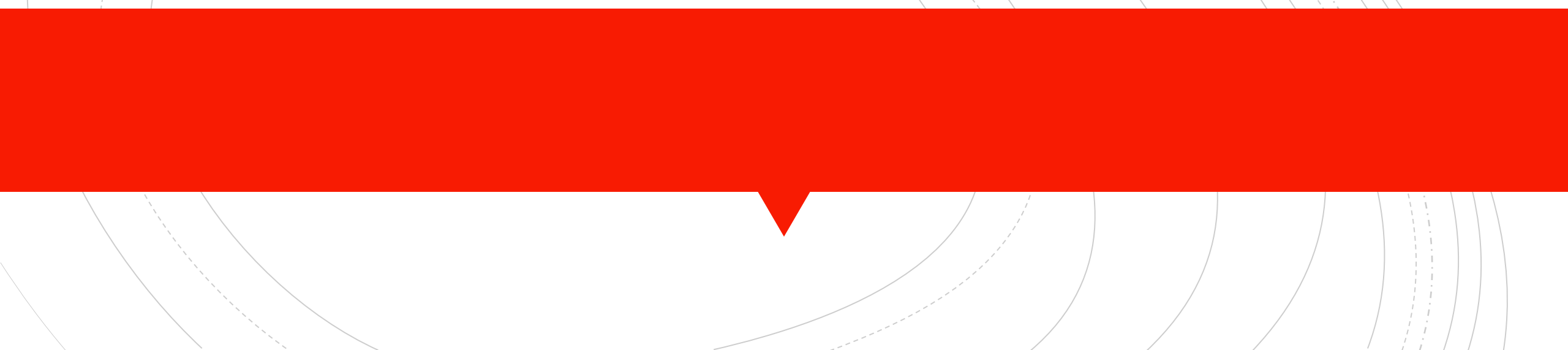
The applicant is seeking relief from Section 1302.I. in order to erect 8-foot high fencing at the rear lot line and portions of the interior side lot lines, where 6 feet is the maximum height permitted.



11 Loring Avenue

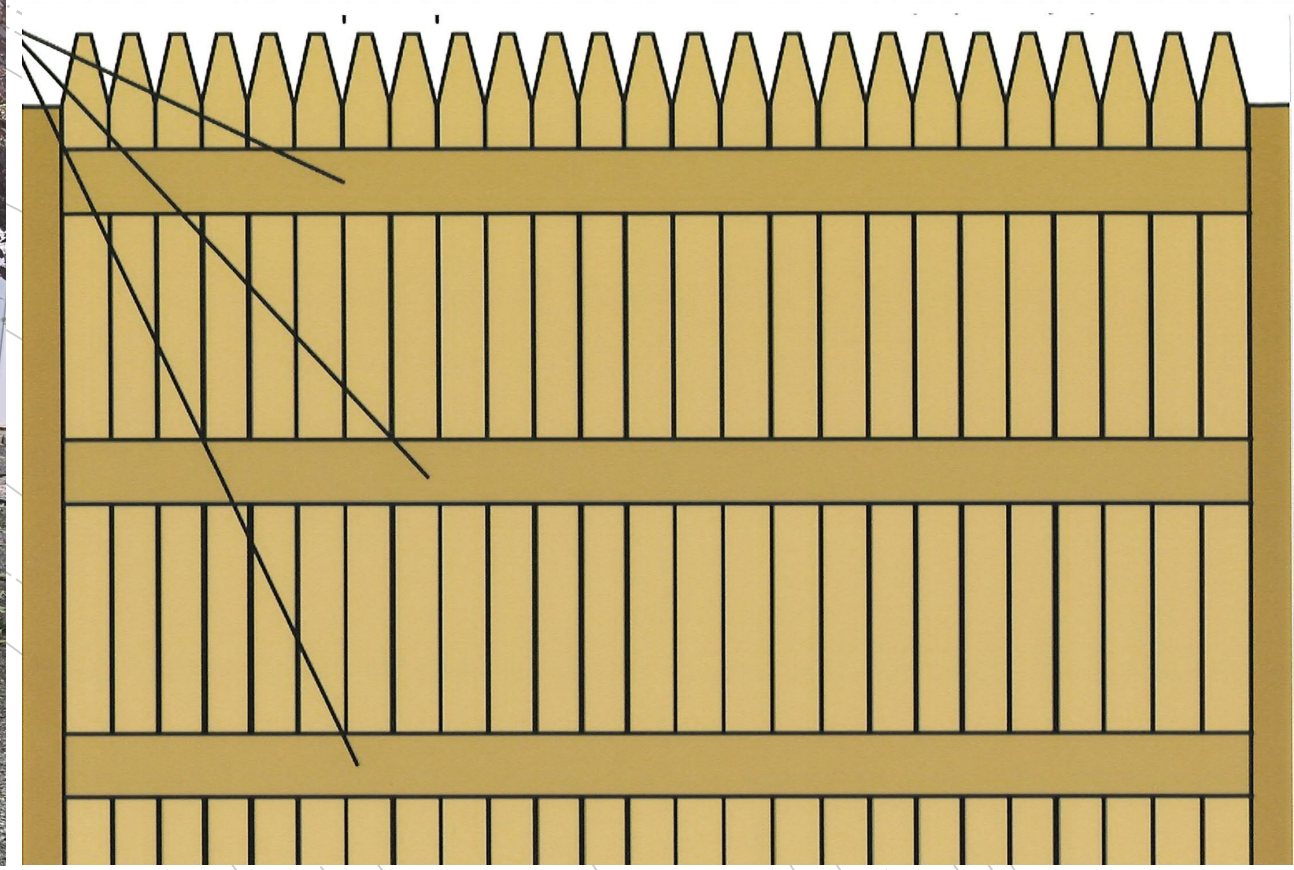


7 feet solid fence with 1- foot lattice





Rear yard



8 foot stockade fence at side yard

Standards for Dimensional Variance

3. In granting a variance, the Zoning Board of Review shall require that evidence to the satisfaction of the following standards be entered into the record of the proceedings:

a. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in Rhode Island General Laws §45- 24- 30(16).

b. That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.

c. That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this Ordinance or the Comprehensive Plan.

d. That the relief to be granted is the least relief necessary.

4. In addition, the Zoning Board of Review requires that evidence be entered into the record of the proceedings showing that:

b. In granting a dimensional variance, the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted will amount to more than a mere inconvenience. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted is not grounds for relief.