

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JANUARY 13, 2020

Application Type

Dimensional Variance

Neighborhood

Elmhurst

Applicant

Samuel Maker, Applicant
109-115 Pinehurst LLC, Owner

Parcel

AP 120 Lot 287

Address

115 Pinehurst Ave

Parcel Size

± 4,065 SF

Zoning District

R-2

Variance Requested

1. Front yard setback
2. Rear yard setback

115 PINEHURST AVE



Location Map



View from Pinehurst Ave

SUMMARY

Project Description

The applicant is requesting a dimensional variance from Table 4-1 of the Providence Zoning Ordinance to construct a 2 Family Dwelling with a rear setback of 6.73 feet where 25 feet are required, and a front setback of 40.26 feet where 18 feet are required. The relief is being requested due to the presence of a significant tree on the property as defined and regulated by Section 1503.B. of the Ordinance.

Discussion

The applicant is proposing to construct a two family dwelling on the subject lot, which is currently occupied by two trees. A significant tree is located towards the center of the lot and another large tree is located in proximity to the rear lot line.

The siting requires relief from the front and rear yard setback requirements as the dwelling is proposed to be located between both trees. Based on plans provided, it appears that the relief is being requested due to the unique characteristics of the subject property, whose development is influenced by the presence of the trees.

The relief requested is the least necessary to allow for development on the lot without affecting the trees. A negative effect on neighborhood

character is not expected due to the requested relief as the trees will be preserved. Therefore, the DPD does not object to the requested relief being granted.

Recommendation

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

