

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JUNE 9, 2021

*Application Type*

Dimensional Variances

*Neighborhood*

West End

*Applicant*

Matthew Murphy, Applicant and Owner

*Parcel*

AP 28 Lot 569

*Address*

63 Hammond Street

*Parcel Size*

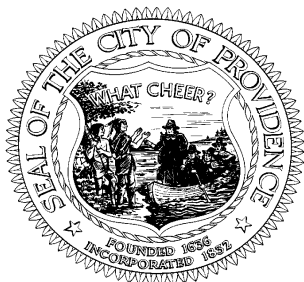
± 6,330 SF

*Zoning District*

R-3; HD Overlay

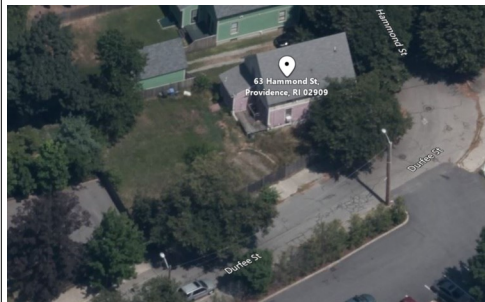
*Variance Requested*

1. Dimensional variance for corner side setback for construction of an attached garage
2. Dimensional variance for length of driveway approach



Updated: June 4, 2021

## 63 HAMMOND STREET



Location Map



View of site from Durfee Street

### SUMMARY

#### Project Description

The applicant is requesting dimensional variances from the requirements of Table 4-1 and Section 1302.J.1.3. of the Providence Zoning Ordinance for the corner side setback and driveway length. The applicant proposes an attached garage with a corner side setback of 0'-0" where 4'-0" are required, and a 0'-0" driveway approach where 18'-0" are required.

#### Discussion

The subject property is a corner lot occupied by a dwelling with the front entrance oriented to Hammond Street and side yard access provided from Durfee Street. The applicant is proposing to construct an integral two car garage in the corner side yard. Relief from the corner side setback and driveway approach requirement is requested where a setback and approach of 0' is proposed, and 4' and 18' feet are respectively required.

The placement of the garage appears to be influenced by the unique conditions of the lot. The interior side yard is not wide enough to accommodate a garage. Any addition in the corner side lot will require the same relief being requested.

It is possible to have a parking area in the rear yard. However, that would entail significantly more

impervious surface being introduced for a driveway and parking than what is currently proposed. Therefore, the relief requested appears to be the least necessary given the alternatives. Installation of the garage is not expected to affect neighborhood character or neighboring property as there is over 50' of separation between the house and the neighboring lot to the west.

#### Recommendation

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