

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

NOVEMBER 12, 2025

Application Type

Dimensional Variance

Neighborhood

Wanskuck

Applicant

Elite Property Solutions LLC

Parcel

AP 79 Lot 356

Address

1014 Douglas Ave

Parcel Size

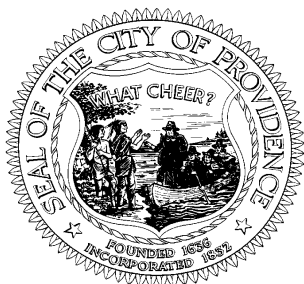
± 5,000 SF

Zoning District

R-3

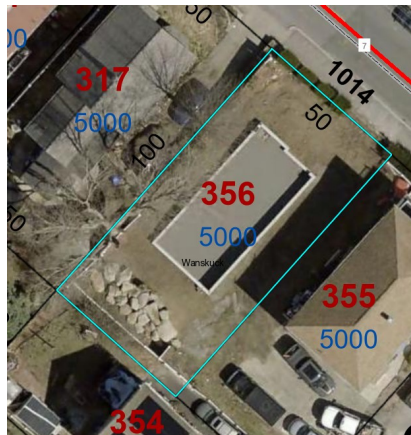
Variance Requested

- Dimensional variance for front yard setback
- Dimensional variance for rear yard setback



Updated: November 5, 2025

1014 DOUGLAS AVE



 Location Map



A view of the lot

SUMMARY

Project Description

The applicant is seeking relief from the City of Providence Zoning Ordinance Table 4-1 for the minimum front and rear setbacks. The Applicant built a principal structure with a front setback of 23.4 feet, which is 3.4 feet beyond the required build-to-zone, and a rear setback of 25.6 feet which is 4.4 feet beyond the required 30 foot required minimum setback.

Discussion

The applicant built the house on the subject lot and is seeking relief from the front and rear yard setback requirements as described. Per the applicant, the hardship that required the specific footprint was influenced by the presence of ledge on the site. This hardship appears to be a unique characteristic of the lot and is not related to a prior action of the applicant.

Based on plans provided, the proposed setbacks are not expected to affect the general character of the neighborhood as the amount of relief for the front (16%)

and rear setback (17%) is not significantly larger than what could be granted through an administrative modification of 15%.

Recommendation

Based on the foregoing discussion, the DPD recommends that the special use permit and relief from the requested dimensional variances be granted.