

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JULY 9, 2025

*Application Type*

Dimensional Variance

*Neighborhood*

Blackstone

*Applicant*

Deborah A Waldman

*Parcel*

AP 92 Lot 246

*Address*

11 Winfield Court

*Parcel Size*

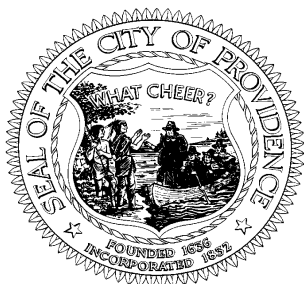
± 8,538 SF

*Zoning District*

R-1A

*Variance Requested*

- Construction of deck encroaching 24'-6" where 8' is permitted



Updated: July, 2025

## 11 WINFIELD COURT



Location Map



View from Winfield Ct

### SUMMARY

#### Project Description

The applicant is seeking relief from Section 1303, Table 13-2 of the City of Providence Zoning Ordinance for encroachment of a deck into the rear yard setback. The existing house has a nonconforming setback of approximately 17'-6" where 30' are required. The applicant proposes to build a deck that further encroaches 12 feet from the rear face of the house into the rear setback, resulting in the need for a 16'-6" variance from the 8-foot limit for deck encroachment into a rear yard setback.

#### Discussion

The subject property is unique as it is located on a cul de sac with a curved frontage and an existing rear setback of 17'-6" where 30' is required. The applicant is proposing to construct a

deck that would encroach 12' into the setback, requiring relief for a 16'-6" encroachment calculated from the required 30' setback. Based on plans provided, the relief appears necessary due to the unique character of the property, as the lot's layout necessitates relief for most encroachments into the rear yard. The addition is not expected to have a negative effect on neighborhood character or affect neighboring property as the deck will only occupy a small portion of the rear of the house, and be screened from neighboring lots with a landscaped hedge and will not be visible from the street.

#### Recommendation

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