

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

APRIL 9, 2025

Application Type

Dimensional Variance

Neighborhood

Wanskuck

Applicant

Joseph Colaluca, Applicant
Green Title Resolution, Owner

Parcel

AP 123 Lot 479

Address

12 Addeo Street

Parcel Size

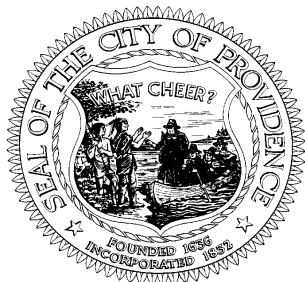
± 3,863 SF

Zoning District

R-3

Variance Requested

Dimensional Variance to maintain
a rear yard setback of 12.9'
where 23.2' is required.



Updated: April 8, 2025

12 ADDEO STREET



Location Map



A view of the site from Addeo Street

SUMMARY

Project Description

The applicant is seeking relief from Table 4-1 of the City of Providence Zoning Ordinance for rear setback in the development of a 2-Family Dwelling. The applicant proposes a rear setback of 12.9 feet where 23.2 feet is the required minimum.

Discussion

The subject lot is irregularly and uniquely shaped as the front lot line is located on a portion of Addeo Street with the rest coincident with lot 546. The front lot line measures a total of approximately 88' compared to the 50.3' length of the side lot line. As Addeo Street is the front yard, the applicant is unable to meet the rear yard setback of 23.2', instead proposing to provide 12.9'.

Based on plans provided, it appears that the relief requested is related to the unique configuration of the lot, where the irregular front lot line exceeds the length

of the side lot line, resulting in a shallow setback. A negative effect on neighborhood character is not expected as the side yard setbacks will be greater than what is required and no additional relief from any other dimensional requirements is required.

Recommendation

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