

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

OCTOBER 12, 2022

Application Type

Dimensional Variance

Neighborhood

Blackstone

Applicant

Daniel Pritsker

Parcel

AP 40 Lot 199

Address

130 Grotto Ave

Parcel Size

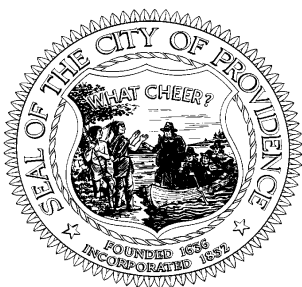
± 10,000 SF

Zoning District

R-1A

Variance Requested

Dimensional variance for rear yard setback



Updated: October 5, 2022

130 GROTTO AVE



Location Map



Proposed building

SUMMARY

Project Description

The applicant is seeking relief from Table 4-1 of the Providence Zoning Ordinance rear setback requirement. The applicant proposes an attached garage addition to the rear of the existing dwelling, requiring 7 feet of relief from the required 25-foot rear yard setback.

Discussion

Based on plans provided and a review of the site's configuration, it appears that the relief requested is due to the unique character of the property. The building is set back approximately 20' from the front lot line with the western portion set back approximately 30'. The setback appears to be maintained due to the topography of the lot with the house located at a higher grade than the rest of the front yard. It appears that the relief is being requested in part due to the building's location which reduces the area of the rear yard and the ability to maintain the 25' setback.

Based on plans provided, rear yard setback relief is required as the lot's configuration does not allow for maintenance of the required setback. The 18' setback would provide sufficient separation from the neighboring lot. The attached garage is not expected to affect neighborhood character or neighboring property as the design

would conform to that of the existing building and vehicles would be enclosed so as to not disturb neighboring property.

Recommendation

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