

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MARCH 12, 2025

*Application Type*

Dimensional Variance

*Neighborhood*

College Hill

*Applicant*

Halsey Land LLC

*Parcel*

AP 9 Lot 616

*Address*

138 Prospect Street

*Parcel Size*

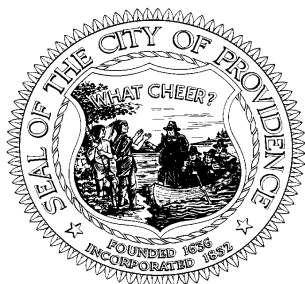
± 12,100 SF

*Zoning District*

R-1; HD overlay

*Variance Requested*

Relief from the front setback requirement



Updated: March 7, 2025

## 138 PROSPECT STREET



Location Map



View from Prospect Street

### SUMMARY

#### Project Description

The applicant is seeking relief from Table 4-1 of the City of Providence Zoning Ordinance for front yard setback in the development of a single-family dwelling. The applicant proposes a front setback of 22.75 feet where 26 feet are the required minimum. The request is a substantial change from the application heard and decided as documented in ZBR Resolution No. 2024-21, pursuant to Zoning Ordinance Section 1800.F.

#### Discussion

The subject lot is a vacant corner lot fronting on Prospect and Jenckes Street. The applicant is proposing to construct a single family dwelling with Prospect Street designated as the front yard. In calculating the front yard setback using the average front setbacks of 130 and 140 Prospect Street (18' and 44') within 100' of the lot, the applicant would be required to maintain a minimum setback of 26' after accounting for the 5' build-to setback zone. Relief is being requested to maintain a proposed setback of 22.75' where 10.75' was originally proposed.

Based on the revised plan, the proposed front setback would be the smallest that could be maintained without also encroaching into the required 30' rear yard setback. It is the DPD's opinion that the property is unique as the front yard setback is skewed by the deep setback maintained by 140 Prospect Street.

The proposed setback is in closer conformance to the required setback on the western portion of Prospect Street than what was previously proposed. The Historic District Commission (HDC) has granted conceptual approval for the revised design finding the scale, size and form to be architecturally and historically compatible with the district. Therefore, a negative effect on the neighborhood's character is not expected.

#### Recommendation

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