

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JULY 9, 2025

Application Type

Dimensional Variance

Neighborhood

Silver Lake

Applicant

Edwin Ipin

Parcel

AP 109 Lot 231

Address

150 Daniel Avenue

Parcel Size

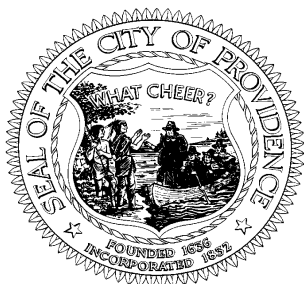
± 11,643 SF

Zoning District

R-3

Variance Requested

- Dimensional variance for fence height within 5' of the front lot line



Updated: July 8, 2025

150 DANIEL AVENUE



Location Map



SUMMARY

Project Description

The applicant is seeking relief from Sections 1302.I.2. of the City of Providence Zoning Ordinance for maximum fence height within 5 feet of a front lot line. The applicant proposes to alter an existing 73" concrete and vertical wood board fence into a 57" concrete and vertical board fence, where a 36" height is the permitted maximum.

Discussion

The applicant is proposing to alter an existing 73" fence on the front lot line into a 57" concrete and vertical wood board fence. Relief is being requested as fences within 5' of a front lot line are limited to a height of three feet (36 inches).

Based on a review of plans and a site visit, a hardship resulting from the property's unique character that would

necessitate additional fence height is not apparent. The house maintains a sizable front yard setback compared to other houses on the street that are set closer to the front lot line. The expressed hardship has been created by fence's installation. The applicant could maintain a fence that conforms to section 1302.I.2 of the ordinance.

Recommendation

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