

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

APRIL 10, 2024

Application Type

Dimensional Variance

Neighborhood

Lower South Providence

Applicant

Southside Community Land Trust, Applicant and Owner

Parcel

AP 48 Lots 706, 707, 794, 711, 712, 715, 741, 744, 703

Address

151.5-179 Potters Ave

Parcel Size

± As depicted on plans

Zoning District

R-4


Variance Requested

Dimensional variance from fence height

151.5-179 POTTERS AVE



 Location Map

 Proposed fence

SUMMARY

Project Description

The applicant is seeking relief from Zoning Ordinance Section 1302.I.2. in order to install a 6-foot fence within 5 feet of the front lot lines at each of the subject properties.

Discussion

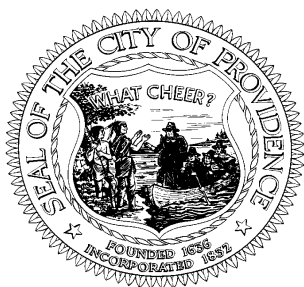
The subject lots are collectively used as a community garden where a 6' fence is proposed within 5' of the front lot lines to replace fencing that is currently 3' high. Per the applicant, the additional height is necessary as instances of trespassing, loitering, theft and dumping have occurred, which have negatively affected the operation. As the lots are adjacent to a busy street, the additional fencing height is necessary for security.

It is the DPD's opinion that the incidents listed by the applicant amount to more than an inconvenience. The variance would enhance safety and welfare by allowing the garden to function by deterring negative activity.

Based on plans provided, a chain link fence will be used, which will not detract from the character of the site as it would allow for views of the garden.

Recommendation

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



Updated: April 5, 2024