

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

APRIL 8, 2026

*Application Type*

Special Use Permit

*Neighborhood*

Manton

*Applicant*

KBBx2 LLC

*Parcel*

AP 96 Lot 27

*Address*

16 Sacramento Street

*Parcel Size*

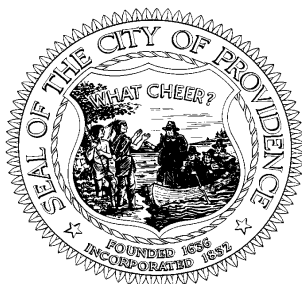
± 4,833 SF

*Zoning District*

R-3

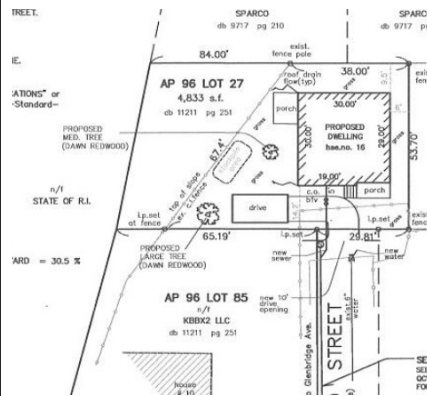
*Variance Requested*

- 2003.B rear yard setback of 9.5' where 28.9' are required
- Side yard of 6' where 9.6' is required
- Front yard of 14.2' where 8.05' is required



Updated: April 3, 2026

## 16 SACRAMENTO STREET



Location Map



View from Sacramento Street

### SUMMARY

#### Project Description

The applicant is seeking relief from the City of Providence Zoning Ordinance Table 4-1 and Section 2003.B. for the rear, side and front yard setback requirements. The applicant proposes to build a new 2-family dwelling on a 4,833 square foot lot, resulting in a rear yard setback of 9.5 feet, where 28.998 feet is the required minimum, a side setback of 6 feet, where 9.66 feet is the required minimum, and a front setback of 14.2 feet, where 8.055 feet is the required maximum.

#### Discussion

The subject lot is unique as it is located at the termination of Sacramento Street and has approximately 20' of street frontage relative to a 95' lot width. Per a survey, the western portion of the lot slopes downward rendering a large portion of the lot undevelopable. The applicant is seeking relief from the rear, front and side yard setback requirements.

The relief requested is related to the unique characteristics of the lot, whose slope does not allow for development into the western portion of the lot, which would

allow for conforming development. Parking is provided in the front yard, resulting in a deeper front yard setback than what is permitted. As the street frontage is narrow relative to lot width, a different point of access cannot be used to provide parking in a different part of the lot.

#### Recommendation

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