Department of Planning and Development

Recommendation to the Zoning Board of Review

DECEMBER 10, 2025

Application Type

Dimensional Variance

Neighborhood

Wanskuck

Applicant

Sithiphone Inthavong

Parcel

AP 79 Lot 638

Address

17 Lubec St

Parcel Size

± 5,040 SF

Zoning District

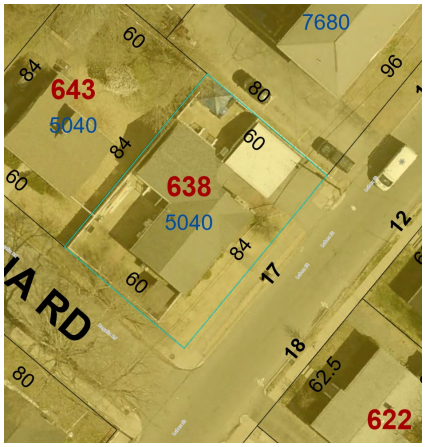
R-3

Variance Requested

Dimensional variance for rear yard setback

Updated: December 4, 2025

17 Lubec Street



Location Map

A view of the addition

Summary

Project Description

The applicant is seeking a dimensional relief, seeking relief from the City of Providence Zoning Ordinance Table 4-1 from the minimum rear setback of 3ft where 30ft are required. The applicant previously built an unenclosed roofed structure integral to the principal structure over a deck in the rear yard without permits that resulted in a violation. In response to the violation, the Applicant requested a dimensional variance for relief from the rear setback minimum, which was granted pursuant to Resolution No. 2024-10. The Applicant has subsequently built walls enclosing this structure and was issued another violation for that work without permits, thus they are returning to the Board for another dimensional variance for rear setback.

Discussion

The DPD had recommended approval of the initial rear setback relief for an unenclosed deck finding that the shallow setback would be appropriate as it was not proposed to be used as living space. The DPD was amenable to granting the relief as the magnitude of setback relief for an accessory structure like a deck was smaller than the 30' rear yard setback required for a building extension.

Based on plans provided, the request for relief is directly related to the applicant's actions. The DPD cannot make positive findings for granting the variance as a hardship for the requested relief cannot be identified.

Recommendation

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