

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JULY 12, 2023

*Application Type*

Dimensional Variance

*Neighborhood*

Fox Point

*Applicant*

Samuel Salganik and Elena Feroz

*Parcel*

AP 16 Lot 113

*Address*

18 James Street

*Parcel Size*

± 6,344 SF

*Zoning District*

R-2; HD overlay

*Variance Requested*

Dimensional variance for location of HVAC condensers

## 18 JAMES STREET



Location Map



View of the condensers

### SUMMARY

#### Project Description

The applicant is seeking a dimensional variance, seeking relief from Section 1302.L.1.b of the Providence Zoning Ordinance in the proposed placement of 2 HVAC condensers with 1-foot of setback from the westerly interior side lot line where 3-feet of setback are required. The proposal would replace 2 existing condensers in this location that are larger and encroach closer to and over the lot line.

#### Discussion

The applicant is seeking a dimensional variance to locate two HVAC condensers in the westerly interior side yard. According to plans, the interior side yard is 4.4' at its widest. The condensers currently straddle the lot line and the plan would locate them within a one yard setback. This would bring the site into closer conformance with the

ordinance, but relief is required as a minimum setback of three feet is needed.

The condensers will be located at a higher grade than the adjacent lot and at a distance from neighboring buildings, which reduces the effect of the equipment on the neighboring property.

A letter from the energy company submitted with the application finds that there are no alternative locations due to the site's character. Therefore, the relief requested appears to be the least necessary given the lack of alternatives and width of the side yard.

#### Recommendation

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

