

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

NOVEMBER 12, 2025

Application Type

Dimensional Variance

Neighborhood

Wayland

Applicant

Julie and Tracy Steffes

Parcel

AP 15 Lot 263

Address

183 Medway Street

Parcel Size

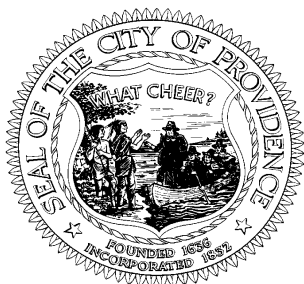
± 5,594 SF

Zoning District

R-3

Variance Requested

- Dimensional variance for rear yard setback



Updated: November 5, 2025

183 MEDWAY STREET



Location Map



A view of the rear yard

SUMMARY

Project Description

The applicant is seeking relief of 9.6 feet from the City of Providence Zoning Ordinance Table 4-1 for the minimum rear setback. The Applicant proposes an addition to the existing principal structure that results in a rear setback of 20.4 feet where 30 feet are the required minimum.

Discussion

The applicant is proposing to construct a two story addition to the building to provide an additional bedroom for the units on the first and second stories. Relief is requested from the rear yard setback requirement of 30' as approximately 20' will be maintained with the addition. Per the applicant, encroachment into the rear yard is necessary as expanding the addition laterally could affect access from the driveway.

Provided images show an existing patio occupying a similar footprint and maintaining a similar setback as the proposed addition. The addition is not expected to negatively affect neighborhood

character as the addition will maintain a similar setback as the accessory structure and will not affect conformance with any other dimensional requirements. Trees in the rear yard will provide further separation from abutting property.

Recommendation

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