

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JANUARY 18, 2023

185 HOPE STREET

Application Type

Special Use Permit

Neighborhood

Hope

Applicant

Christopher and Stephanie Thanos, Owner

Parcel

AP 13 Lot 72

Address

185 Hope Street

Parcel Size

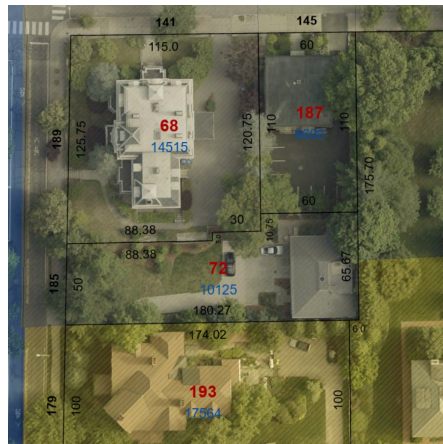
± 10,125 SF

Zoning District

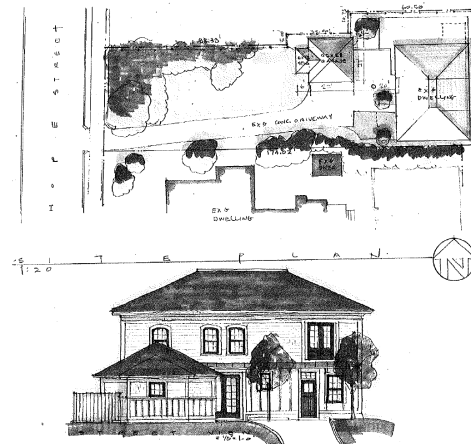
R-P

Variance Requested

Dimensional variance for locating detached garage in front yard



Location Map



Proposed site plan

SUMMARY

Project Description

The applicant is seeking a dimensional variance from the requirements of Section 1302.J.2. of the Providence Zoning Ordinance in order to construct a detached garage in a front yard.

Discussion

The subject property is a lot with a length of approximately 180' and a width of 65'. The house is located at the rear of the lot with a parking area in the front, where the applicant is proposing to construct a detached garage. It appears that the relief requested to construct a garage in the front yard is due to the unique character of the property, which prevents location of the garage in any area of the lot other than the front yard. The side yards are not wide enough to accommodate a garage.

The garage is proposed in an area that is already used for parking and will not affect compliance with paving or pervious

surface limits and will not have an effect on neighboring property.

Recommendation

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

