

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MAY 10, 2023

Application Type

Dimensional Variance

Neighborhood

Blackstone

Applicant

Michael and Zoe Furman

Parcel

AP 93 Lot 276

Address

22 Intervale Road

Parcel Size

± 8,000 SF

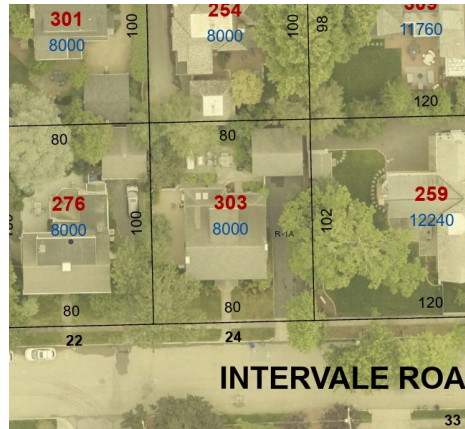
Zoning District

R-1A

Variance Requested

Relief from rear and interior side yard setback requirements

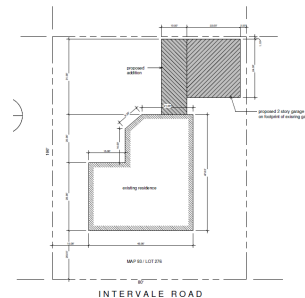
22 INTERVALE ROAD



Location Map



View Looking North-West (not to scale)



Proposed plan and rendering

SUMMARY

Project Description

The applicant is seeking relief from table 4-1 of the City of Providence Zoning Ordinance requiring 25 feet of rear setback and 10 feet of interior side setback. The applicant proposes an addition to connect an existing detached garage to the principal structure, resulting in a rear setback of 1.1 feet, and an interior side setback of 2.5 feet.

Discussion

The applicant is proposing to expand and connect an existing garage at the rear of the lot to the main dwelling, through a mudroom. Based on plans provided, the addition will maintain the same rear yard setback as the garage, which is permitted to be set to the rear and side lot lines. Plans indicate that this area will not be used for habitation and function similarly to the existing garage, therefore any effect

on neighboring property is expected to be minimal. The interior side setback that will be maintained is existing and will not change with the addition. The changes will not affect conformance with any other dimensional requirements.

Recommendation

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

