

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

SEPTEMBER 13, 2023

## 259 BROOK STREET

*Application Type*

Dimensional Variance

*Neighborhood*

College Hill

*Applicant*

Brown University

*Parcel*

AP 16 Lot 598 and 673

*Address*

259 Brook Street and 82 Charlesfield Street

*Parcel Size*

± 52,058 SF total

*Zoning District*

I-2

*Variance Requested*

Dimensional variance from fence height



Location Map



Proposed fence

### SUMMARY

#### Project Description

The applicant is seeking relief from Section 1302.I.1.f. of the Providence Zoning Ordinance in the proposed installation of an 8-foot fence along the western and southern property lines abutting lot 535 (134 Power St), where 6-feet is the maximum permitted.

#### Discussion

It is the DPD's opinion that the subject property is unique as it is zoned I-2, which allows for a number of uses that are more intense than the abutting R-1 zone. The applicant is seeking relief from the fence height limit to install an eight foot high fence along the western and southern property lines, with the intent of buffering the dormitory use on the subject lots from neighboring residences. Based on images provided, the fence will be six feet tall with a two foot topper and will be installed along the interior lot lines. The fence will not obstruct views of the buildings from Brook and Charlesfield Streets.

Per the applicant, the erection of the fence is necessary to buffer the dormitory from neighbors and mitigate the visual impact of the larger building. The fence is a response to suggestions from the City Plan Commission and stakeholders to reduce the impact of the development on surrounding property.

As the fence would benefit neighboring property by separating it from the dormitory and would not be visible from the street, a negative effect on neighborhood character is not expected.

#### Recommendation

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



Updated: September 7, 2023