

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MARCH 10, 2020

Application Type

Dimensional Variance

Neighborhood

Blackstone

Applicant

Blackstone Slater LLC, Owner and Applicant

Parcel

AP 40 Lot 373

Address

275 Slater Ave

Parcel Size

± 10,871 SF

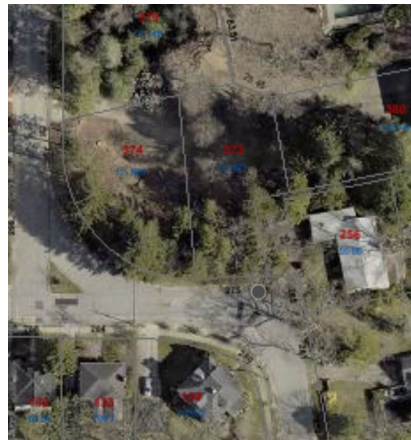
Zoning District

R-1

Variance Requested

Dimensional Variance for front yard setback

275 SLATER AVE



Location Map



View from Slater Ave

SUMMARY

Project Description

The applicant is requesting a dimensional variance from the front setback requirement of Section 402.B. of the Providence Zoning Ordinance in the proposed placement of a new single family house with a front setback of 72.2 feet where the front build-to zone is established as +/- 5 feet from the average of 20.4 feet.

Discussion

The subject lot is located at the intersection of Slater Ave and Goldsmith Street. It is currently vacant, with foliage and trees, some significant, abutting Slater Ave at the front lot line. The front yard setback can be located within a build-to zone of five feet from the average front setback of 20.4 feet.

Locating the building within this zone would require removal of existing vegetation and possibly a significant tree, which could have a negative effect on the character of the lot and its surroundings. Removal of a significant tree would also require additional zoning relief.

The lot is irregularly shaped, with the width expanding towards the rear, which is more suitable to accommodate the house and garage. It appears that the request for the 72.2' setback is due to the unique characteristics of the lot, and is

being requested so as to minimally disturb the existing vegetation. It is not apparent that the request is due to a prior action of the applicant and appears to be the least relief necessary to situate the house on the lot without disturbing the existing greenery.

Recommendation

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

