

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

APRIL 8, 2026

Application Type

Dimensional Variance

Neighborhood

Blackstone

Applicant

Peter Fallon

Parcel

AP 40 Lot 322

Address

30 Cole Court

Parcel Size

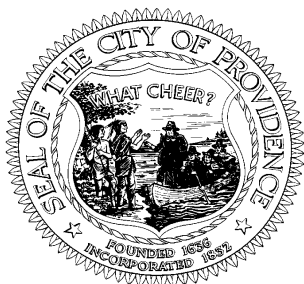
± 7,240 SF

Zoning District

R-1

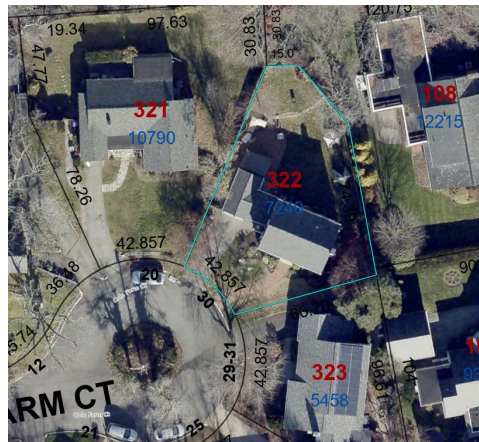
Variance Requested

- Rear yard setback relief for 17.6' where 30' are required



Updated: July, 2025

30 COLE FARM COURT



Location Map



View from rear yard

SUMMARY

Project Description

The applicant is seeking relief from the City of Providence Zoning Ordinance Table 4-1 for rear yard setback. The applicant proposes to build an addition to the existing single-family dwelling for an internally connected ADU with a rear setback of 17-6½ feet where 30 feet is required.

Discussion

The subject lot is unique as it is an irregularly shaped lot with a curved frontage in a cul de sac. The applicant is proposing to construct an accessory dwelling unit (ADU) which will have an existing rear setback of 17'6" where 30' is required. Based on plans provided, the relief appears to be related to the unique character of the lot which has a varying setback due to the lot's irregular shape. The plan

indicates that a portion of the addition will encroach into the rear yard setback, with the rest maintaining the required setback. Relief is necessary as most additions to the house will encroach into the rear yard setback due to the angled rear yard setback line.

The addition is not expected to have a negative effect on neighborhood character or affect neighboring property as the addition will only partially encroach into the rear yard setback and be screened from the neighboring lot with a fence.

Recommendation

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