

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JUNE 4, 2025

Application Type

Dimensional Variance

Neighborhood

Smith Hill

Applicant

Community Libraries of
Providence

Parcel

AP 68 Lot 421, 420 and 518

Address

31 Candace Street

Parcel Size

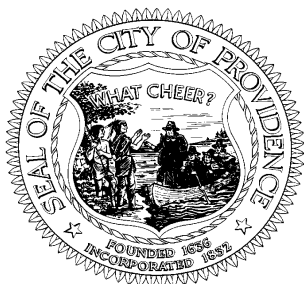
± 6,018 SF

Zoning District

R-4

Variance Requested

- Installation of 5' fence where 3' is required
- Relief from replacing all nonconforming fences



Updated: May 29, 2025

31 CANDACE STREET



Location Map



A view of the library

SUMMARY

Project Description

The applicant is seeking relief from Sections 1302.I.2. and 2004.C.2. of the City of Providence Zoning Ordinance for maximum fence height on a front lot line. The applicant proposes to replace an existing 5-foot-high wrought iron fence on the front lot line, where a 3 foot height is the permitted maximum.

Discussion

The subject property operates as a public library in the R-4 zone. The applicant is proposing to replace the 5' fencing on the front lot line, which is nonconforming, with fencing of a similar height. Relief is being requested as fences within 5' of a front lot line are limited to a height of three feet (36 inches). Full compliance with the ordinance is required as over 50% of the fence is being replaced.

Based on plans provided, it appears that the relief is necessary due to the unique characteristics of the subject property, which was constructed in 1930 and has employed the five foot fencing for most of its existence. Per the application, the height of the fencing is necessary to maintain the building's historic character.

The DPD does not object to the proposed fence height as it is not expected to have a negative effect on neighborhood character or affect neighboring property as it would replace what currently exists.

Recommendation

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