

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

NOVEMBER 9, 2022

Application Type

Dimensional Variance

Neighborhood

Olneyville

Applicant

Narragansett Electric Company

Parcel

AP 21 Lot 453

Address

342 Eddy Street

Parcel Size

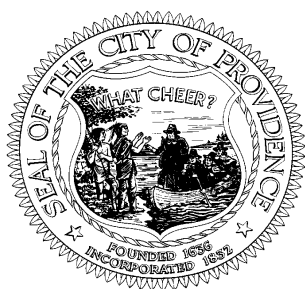
± 241,546 SF

Zoning District

D-1 100; I-3E and I-3H overlays

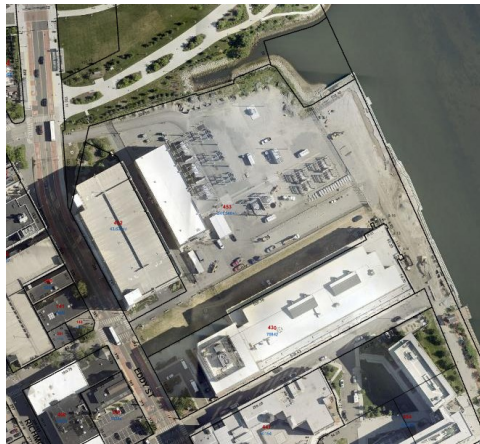
Variance Requested

Dimensional variance from fence height



Updated: November 7, 2022

342 EDDY STREET



Location Map



Rendering from Eddy Street

SUMMARY

Project Description

The applicant is seeking relief from Sections 604.C.4. and 1302.I.2. to install a fence that is 10 feet high where 6 feet is the permitted maximum height.

Discussion

The subject property is used for electricity generation where a 10' tall fence, which will exceed the 6' maximum and 3' maximum at the front lot line, is proposed around the perimeter. Given the nature of the use, the additional height appears to be necessary for security. As the applicant is a utility, securing equipment and other sources of energy is necessary for it to function. It is the DPD's opinion that a security breach would amount to more than an inconvenience. The variance would enhance safety and welfare by allowing the utility to function. Based on plans provided, a chain link fence will be used, which will complement the brick exterior and will not detract from the building's character.

Recommendation

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