

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

APRIL 10, 2024

370 CRANSTON STREET

Application Type

Dimensional Variance

Neighborhood

West End

Applicant

Adrienne Gagnon, Applicant
Downcity Design, Owner

Parcel

AP 31 Lot 198

Address

370 Cranston Street

Parcel Size

± 4,992 SF total

Zoning District

C-2

Variance Requested

Dimensional variance from fence height



Location Map



Rendering of the fence

SUMMARY

Project Description

The applicant is seeking relief from Zoning Ordinance Section 1302.I.1. in order to install an 8-foot fence along a portion of the westerly lot line to enclose an internal courtyard.

Discussion

It is the DPD's opinion that the subject property is unique due to the building's shape, which is built to the lot lines, except for the courtyard which opens towards the easterly lot line. The applicant is seeking relief from the fence height limit to install an eight foot high fence along the easterly lot line, with the intent of providing security by blocking access to the site. The applicant has reported incidents of theft that have occurred by accessing the site from the side lot line. This could be considered more than an inconvenience and the variance would

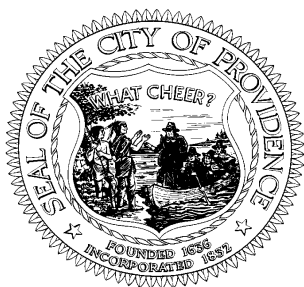
enhance security on the site.

Further, the fence would act as a buffer between activity on the lot and neighboring property. Based on images provided, the fence will be eight feet tall and will be installed along the interior side lot line.

As the fence would benefit neighboring property by separating it from the subject lot 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: April 5, 2024