

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

APRIL 9, 2025

Application Type

Dimensional Variance

Neighborhood

Mt. Pleasant

Applicant

Jeffrey Infante, Applicant
Lumy Santos, Owner

Parcel

AP 128 Lot 133

Address

392 Mt Pleasant Ave

Parcel Size

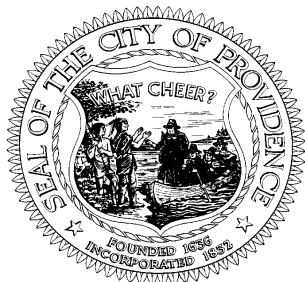
± 5,365 SF

Zoning District

R-1

Variance Requested

Dimensional Variance to maintain a rear yard setback of 8' where 30' is required.



Updated: April 8, 2025

392 MT PLEASANT AVE



Location Map



A view of the site from Rialto Street

SUMMARY

Project Description

The applicant is seeking relief from Table 4-1 of the City of Providence Zoning Ordinance for rear setback in the development of a Single-Family Dwelling with Accessory Dwelling Unit (ADU) and attached garage. The applicant proposes a rear setback of 8 feet where 30 feet is the required minimum.

Discussion

The subject property is a corner lot where the applicant has begun construction of a single family dwelling with an ADU. The lot fronts on Rialto Street and Mt. Pleasant Ave, which has been designated as the front yard. The applicant has attached a two car garage to the dwelling, resulting in a rear setback of 8' where 30' is required.

A hardship is not apparent as the lot was vacant when development began, with no impediments to accommodating a conforming development. A variance

would not be necessary if the garage were detached as the applicant can meet the other dimensional requirements of the zone. As the need for relief is directly related to the applicant's design, the DPD sees no reason to grant the requested relief.

Recommendation

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