

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JUNE 3, 2026

Application Type

Dimensional Variance

Neighborhood

Mount Pleasant

Applicant

Joanne Carnevale

Parcel

AP 83 Lot 257

Address

275 Elmwood Ave

Parcel Size

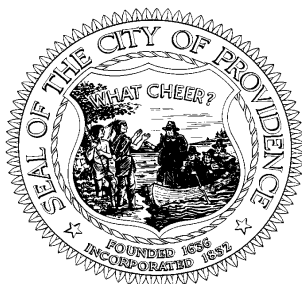
± 18,184 SF

Zoning District

R-1

Variance Requested


- Dimensional variance for creating nonconformity



Updated: May 29, 2026

40 BRENTWOOD AVE



 Location Map



Proposed plan

SUMMARY

Project Description

The applicant is seeking a dimensional variance from Table 4-1 of the City of Providence Zoning Ordinance. The applicant proposes renovating an existing attached garage and adding a second-floor addition. Plans approved for permit maintained the existing nonconforming interior side setback, however construction needs for foundation repair necessitated removal of the part of the existing structure establishing the nonconformity, thus a variance is sought to rebuild in the original location.

Discussion

The subject property has been maintained with a nonconforming setback of 6' where 10' is required, for a number of years. The variance is being requested as a portion of the structure maintaining the nonconformity was removed during construction. Per the application, this was required due to the improper installation of a foundation. Provided plans indicate that the new structure will not encroach beyond the previous 6' setback. The nonconformity was not caused due to a prior action of the applicant and a negative effect on neighborhood character is not expected as the previously existing setback will be maintained.

Recommendation

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