

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

AUGUST 12, 2026

Application Type

Dimensional Variance

Neighborhood

Wanskuck

Applicant

Jonatan Vargas

Parcel

AP 70 Lot 74

Address

410 Admiral Street

Parcel Size

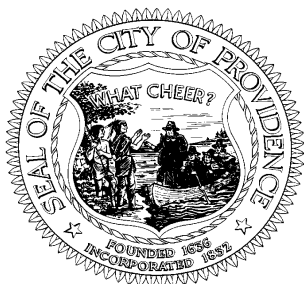
± 3,200 SF

Zoning District

R-3

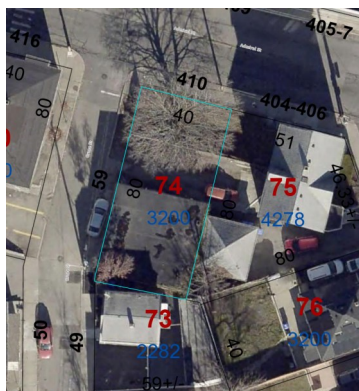
Variance Requested

- Dimensional variance from rear yard setback requirement
- Dimensional variance from interior side setback requirement

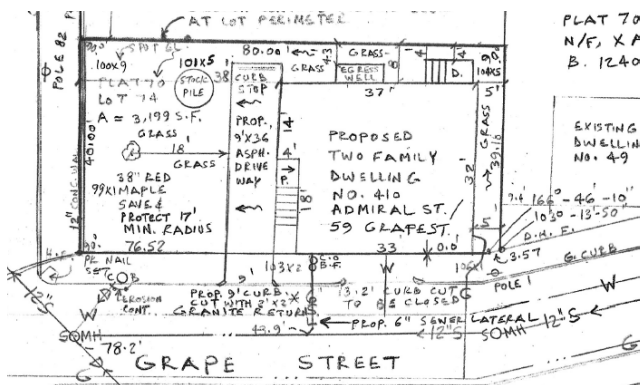


Updated: August 7, 2026

410 ADMIRAL STREET



Location Map



Development Plan

SUMMARY

Project Description

The applicant is seeking dimensional variances from Table 4-1 and Section 2003.B. of the City of Providence Zoning Ordinance. Based on the location of a significant tree on the lot, the applicant proposes a new two-family dwelling with an interior side setback of 5 feet where 6.4 feet are the required minimum and rear setback of 8 feet where 19.2 feet are the required minimum.

Discussion

The subject lot is a corner lot with frontage on Grape and Admiral Streets. It is unique as the northern portion of the lot is occupied by a significant tree which may not be removed and requires a protective radius of at least 17' within which no development may occur. The requested relief is directly related to the tree's presence which requires that the house be set to the rear. Conforming to the setback requirements would affect the house's design and limit its footprint. Granting the relief would not alter the general character of the neighborhood as it would allow for construction of a two family dwelling which is characteristic of development seen around the site and permitted by right in the R-3 zone. Denial of the relief would be considered more than a mere inconvenience as it would prevent development of the lot in conformance with its zoning.

Recommendation

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