

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

SEPTEMBER 10, 2025

## *Application Type*

Dimensional Variance

## *Neighborhood*

Silver Lake

## *Applicant*

Providence Department of Public  
Property, Applicant  
City of Providence, Owner

## *Parcel*

AP 111 Lot 92

## *Address*

675 Plainfield Street

## *Parcel Size*

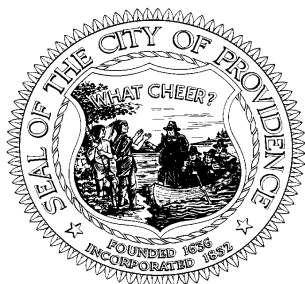
± 57,277 SF

## *Zoning District*

PS

## *Variance Requested*

Installation of mechanical  
equipment (transformer) in  
front yard



Updated: September 4, 2025

## 675 PLAINFIELD STREET



Location Map

Rendering of screening

## SUMMARY

### Project Description

The applicant is seeking relief from City of Providence Zoning Ordinance Section 1302.L to install a Mechanical Equipment (Transformer) in front yard.

### Discussion

The applicant is seeking relief to locate a transformer in the front yard as the zoning ordinance requires that mechanical equipment be located in a side or rear yard. Per the applicant, the proposed siting is necessary as locating it in another part of the site would require changes to infrastructure due to the location of utility poles and the proximity of gas and electrical service to Plainfield Street.

It is the DPD's opinion that requiring the transformer to be located in the side yard could be considered a hardship due to the required

infrastructure changes. The applicant has proposed to screen the transformer with plantings, which will reduce the impact of the installation from the street.

### Recommendation

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