

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

OCTOBER 13, 2021

Application Type

Dimensional Variance

Neighborhood

Washington Park

Applicant

The Narragansett Electric Company

Parcel

AP 101 Lot 349

Address

70 Virginia Ave

Parcel Size

± 6,720 SF

Zoning District

M-1

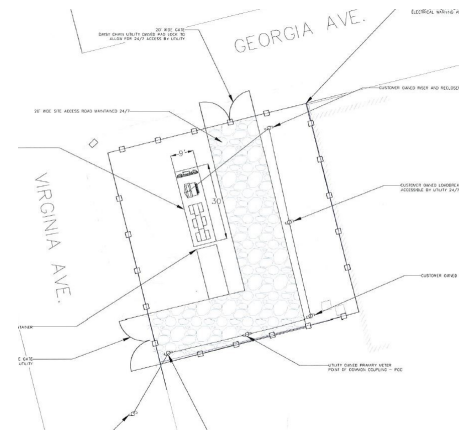
Variance Requested

Relief for height and placement of fence

70 VIRGINIA AVE



Location Map



Proposed site plan

SUMMARY

Project Description

The applicant is seeking relief from the requirements of Sections 1302.1.1.f. and 1302.1.2.a. to place perimeter fencing of 8 feet in height where 6 feet are the general permitted maximum, and 3 feet are the permitted maximum within the first 5 feet of a front lot line. The property is being established for use as a battery storage facility which is classified as a utility per the Use Definitions of Section 1204.

Discussion

The subject property is proposed for battery storage with a fence of over eight feet surrounding the entire perimeter. The proposed fence height would exceed the six foot maximum height permitted by the ordinance, and the three feet height permitted within a front lot line. Plans show that the facility will be accessed through a padlock only accessible from the utility.

Per the applicant, the additional height is necessary for security. As the applicant is a utility, securing batteries and other sources of energy is necessary for it to function. It is the DPD's opinion that a breach of security would amount to more than an inconvenience. The variance would enhance safety and welfare by allowing the utility to function.

No landscaping is shown on the provided plans. The applicant could enhance the completely paved site by making plantings that would meet the canopy coverage requirement, buffer the view of the equipment, and better integrate the site into the surroundings.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted subject to the following condition: The applicant shall meet the canopy coverage requirement and provide landscaping on site as recommended, under the supervision of the City Forester.

