

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

APRIL 13, 2022

Application Type

Dimensional Variance

Neighborhood

College Hill

Applicant

Peter Brown

Parcel

AP 13 Lot 128

Address

90 Benevolent Street

Parcel Size

± 4,940 SF

Zoning District

R-1

Variance Requested

Dimensional Variance for side yard setback

90 BENEVOLENT STREET



Location Map



Proposed elevations

SUMMARY

Project Description

The applicant is seeking relief from Table 4-1 of the Providence Zoning Ordinance requiring a 6-foot interior side setback for lots more than 40 feet in width. The applicant proposes an attached garage addition to their existing single-family home that would result in an interior side setback of 3 feet.

Discussion

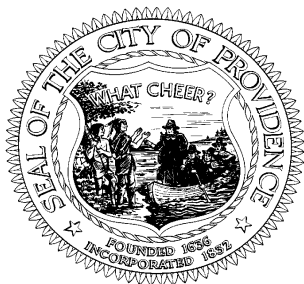
The applicant is proposing to construct a garage attached to the side of the building. Relief from the side yard setback is requested, where a setback of six feet is required but three will be provided.

According to plans, the layout of the property would make it difficult to situate a garage to the side of the building or rear of the lot without increasing the amount of impervious surface beyond what is being currently proposed.

The applicant has the option of building a detached garage, which could be set to the lot lines by right. Based on plans provided, the design and massing of the addition complement the structure, keeping it in character with the surrounding neighborhood. Therefore, maintaining the proposed setback would be the least relief necessary.

Recommendation

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



Updated: April 7, 2022