

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

DECEMBER 10, 2025

*Application Type*

Dimensional Variance

*Neighborhood*

Mt Pleasant

*Applicant*

Heidi Jimenez & Ruben Martinez

*Parcel*

AP 64 Lot 242 and 243

*Address*

93 Mt Pleasant Ave

*Parcel Size*

± 2,800 SF each

*Zoning District*

R-3

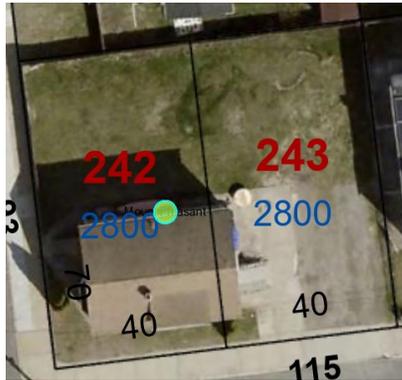
*Variance Requested*

- Dimensional variance for minimum lot width
- Relief from side yard setback requirement



Updated: December 4, 2025

## 93 MT PLEASANT AVE



Location Map

A view of the lot

### SUMMARY

#### Project Description

The applicant is seeking relief from the City of Providence Zoning Ordinance Table 4-1 for the minimum lot width for a new subdivision, and interior side setback from the new lot line to the existing house. The applicant proposes a 90-degree rotation of an existing interior side lot line between lots 242 and 243 resulting in a new lot widths of 35ft for each lot, where 50 feet are required; and, an interior side setback of 3ft, where 3.36ft are required.

#### Discussion

The development is composed of two lots with lot 242 (93 Mt Pleasant Ave) being a corner lot fronting on Mt Pleasant Ave and Pomona Street and lot 243 (115 Pomona Street) fronting on Pomona Street. The line between the lots passes through a portion of the house on lot 242 whose rear yard is on lot 243. This configuration is unique as lot lines are typically located adjacent to a structure

with the rear yard on the same lot. The applicant is proposing to reorient the lot line from north-south to run east-west for the house and rear yard to be on the same lot and allow for the side lot to be developed. Relief to maintain a side yard setback of 3' where 3.36' is required is also requested.

Denial of the relief could be considered a hardship as it would result in continuation of a nonconforming condition and preclude development on the vacant portion of the lot. The hardship is not related to a prior action of the applicant and is not expected to negatively affect neighborhood character as the area of the development will remain unchanged.

#### Recommendation

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