

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

AUGUST 14, 2024

Application Type

Dimensional Variance

Neighborhood

West End

Applicant

Jeffrey Mateus, Applicant and Francisco Cruz, Owner

Parcel

AP 42 Lot 11

Address

12 Buffalo Ct

Parcel Size

± 6,811 SF

Zoning District

R-4

Variance Requested

Relief from the rear setback requirement

12 BUFFALO CT



Location Map



View from Buffalo Ct

SUMMARY

Project Description

The applicant is seeking relief from Table 4-1 of the City of Providence Zoning Ordinance for rear setback in the development of a 2-family dwelling on each of two proposed lots following a pending subdivision. The applicant proposes a rear setback of 5.6 feet and 5.4 feet, where 30 feet are required.

Discussion

The subject property is unique as the width of each lot is more than double the length. Both lots are rectangular with widths of approximately 103' (Lot 1) and 95' (lot 2) on Buffalo Ct and a length of 34'. Lot 1 is a corner lot with frontage on Avon Street. The applicant is proposing to construct a two family dwelling on each lot. The dwelling on lot 1 will be accessed from Avon Street and lot 2 will be accessed from Buffalo Ct.

The applicant is requesting relief from the rear yard setback requirement of 30', proposing to provide setbacks of 5.6' and 5.4' for each lot. It would be difficult to meet the rear yard setback requirement given the length of both lots. The development will comply with all other dimensional requirements.

As discussed, the request for relief is related to the unique character of the property. Granting the

relief would not affect neighborhood character as lots on the opposite side of the street are developed in a similar manner with similar sized setbacks. It is the DPD's opinion that the applicant can provide rear setbacks of 6' for both lots, which would conform to the interior side yard setback requirement and render the development more uniform.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted subject to the following condition:

The applicant shall provide rear yard setbacks of 6' for each building.

