

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

AUGUST 14, 2024

## 138 PROSPECT STREET

*Application Type*

Dimensional Variance

*Neighborhood*

College Hill

*Applicant*

Anthony Rosciti Jr., Applicant and Halsey Land LLC, Owner

*Parcel*

AP 9 Lot 616

*Address*

138 Prospect Street

*Parcel Size*

± 12,100 SF

*Zoning District*

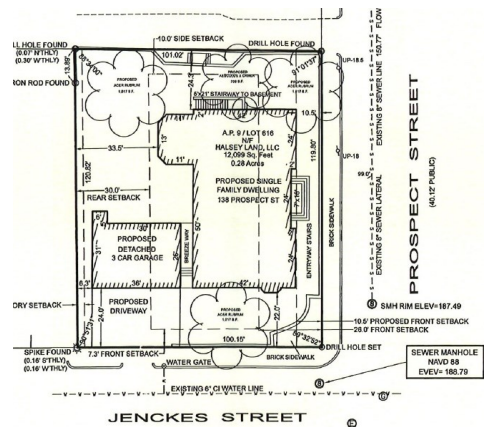
R-1; HD overlay

*Variance Requested*

Relief from the front setback requirement



Location Map



Proposed plan with setbacks

### SUMMARY

#### Project Description

The applicant is seeking relief from Table 4-1 of the City of Providence Zoning Ordinance for front setback in the development of a single-family dwelling. The applicant proposes a front setback of 10.5 feet where 26 feet are the required minimum.

#### Discussion

The subject lot is a vacant corner lot fronting on Prospect and Jenckes Street. The applicant is proposing to construct a single family dwelling with Prospect Street designated as the front yard. In calculating the front yard setback using the average front setbacks of 130 and 140 Prospect Street (18' and 44') within 100' of the lot, the applicant would be required to maintain a setback of 26' after accounting for the 5' build-to setback. Relief is being requested for a proposed setback of 10'5".

Based on plans provided, it would be difficult to maintain the required setback without also encroaching into the required 30' rear yard setback. If the applicant were to calculate the setback based on the average front setback of properties at 125, 137 and 133 Prospect Street (3', 5' and 13') on the opposite side of the street, with 130 Prospect Street, the required setback

would be 10'. This conforms to the proposed setback of 10'5".

The required front yard setback is skewed by the deep setback maintained by 140 Prospect Street. As the proposed setback would be in conformance with the majority of properties in the vicinity, a negative effect on the neighborhood's character is not expected. Further, the Historic District Commission has granted conceptual approval for the proposed massing and building siting.

#### Recommendation

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

