

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MAY 8, 2024

*Application Type*

Dimensional Variance

*Neighborhood*

Wanskuck

*Applicant*

Sithiphone Inthavong

*Parcel*

AP 79 Lot 638

*Address*

17 Lubec

*Parcel Size*

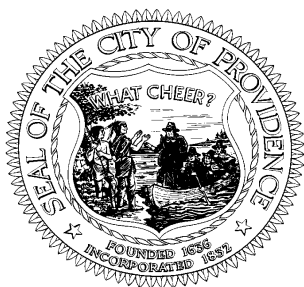
± 5,040 SF total

*Zoning District*

R-1

*Variance Requested*

Dimensional variance from rear yard setback requirement

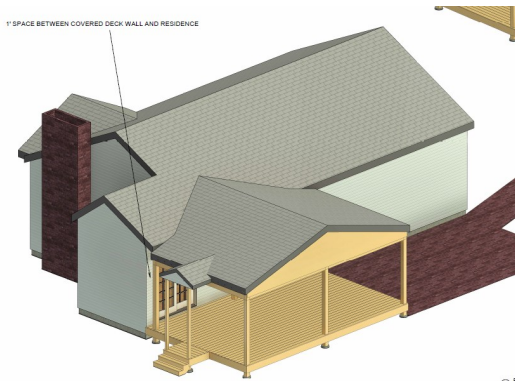


Updated: May 2, 2024

## 17 LUBEC STREET



 Location Map



Plan with proposed fence

### SUMMARY

#### Project Description

The applicant is seeking relief from Table 4-1 of the City of Providence Zoning Ordinance requiring 30 feet of rear setback. The applicant proposes an addition to the principal structure, resulting in a rear setback of 3 feet.

#### Discussion

The applicant is seeking relief for a roof that has already been built over a deck in the rear yard. As the covered deck is an extension of main structure, a setback of 30' is required, but approximately 3' will be provided. An unenclosed deck is allowed to encroach 8' into the rear setback with a 4' setback maintained from the lot lines.

Plans show that the structure will serve as a deck with a 1' separation between the deck posts and the main house. Relief from the rear yard setback requirement of 4' for decks, and not from the rear yard requirement for structures,

would be required if the deck were unenclosed. The deck will be screened from the abutting property with a fence. Given the proposed use and provided setback of 3', the requested relief seems appropriate as it will not be used as living space.

The deck will not affect conformance with the total impervious coverage requirement or exceed the rear and front yard and building coverage requirements.

As the deck would be used similarly to an open deck, a negative effect on neighborhood character or property is not expected.

#### Recommendation

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