

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

NOVEMBER 9, 2022

178 HANOVER STREET

Application Type

Dimensional Variance

Neighborhood

West End

Applicant

Wat Thormikaram of Rhode Island

Parcel

AP 31 Lot 592, 274 and 275

Address

178 Hanover Street

Parcel Size

± 16,422 SF

Zoning District

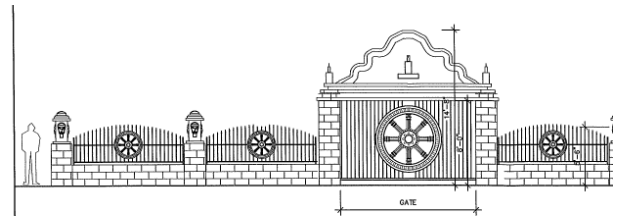
R-3

Variance Requested

Dimensional variance from fence height



Location Map



1 FRONT ELEVATION—HANOVER STREET ENTRANCE
A-2 SCALE 3/16"=1'-0"

Proposed building

SUMMARY

Project Description

The applicant is seeking relief from Section 1302.I.2.a. to install a fence that is greater than 3 feet in height within 5 feet of the front lot lines of each of the subject properties; and from Section 1302.I.1.f. to install a fence/wall/gate that ranges in height from 5'-6" to 15 feet where 6 feet is the maximum permitted fence height.

Discussion

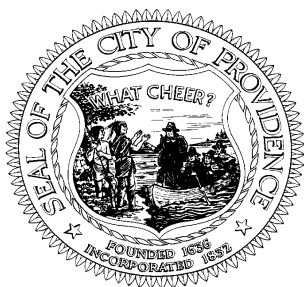
The subject property is considered unique as the subject lots are part of a temple complex in a residential zone. Based on plans provided, the fence will be installed on the Hanover and Bellevue street frontages over a stone wall, which will exceed the 6' fence height limit and the 3' height limit in the front yard.

Plans show that the fence will include religious insignia and conform to the architectural character of the main building. These features will contribute to the unique character of the development.

Per the applicant, the erection of the fence is necessary for security and religious reasons. Based on provided plans, the fence will not obstruct view of the development and will only be located around the applicant's property, therefore, a negative effect on neighborhood character is not expected.

Recommendation

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



Updated: November 7, 2022