

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

AUGUST 14, 2024

Application Type

Dimensional Variance

Neighborhood

Elmhurst

Applicant

Mark Rapoza, Applicant and Providence College, Owner

Parcel

AP 81 Lot 478

Address

36 Annie Street

Parcel Size

± 61,717 SF

Zoning District

I-2

Variance Requested

Relief from screening of roof mounted equipment

36 ANNIE STREET



Location Map



View from Annie Street

SUMMARY

Project Description

The applicant is seeking relief from Section 1302.L.2. of the City of Providence Zoning Ordinance for required screening of roof-mounted mechanical equipment.

Discussion

The applicant is proposing to install a mechanical room to the east side of the subject building with two cooling towers which will extend 27' over the roof line. The applicant is requesting relief from requirements that roof equipment be screened with a parapet wall or contained in solid building material.

The structure is internal to the campus of Providence College. The lack of screening is not expected to have a negative effect on the character of the surrounding neighborhood as it is not visible from abutting public rights of way. The applicant has indicated that provision of the screening measures would require the building to be redesigned, which could amount to more than a mere inconvenience.

Recommendation

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



Updated: August 8, 2024