

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JULY 10, 2024

Application Type

Dimensional Variance

Neighborhood

Blackstone

Applicant

David and Christine Caldwell

Parcel

AP 41 Lot 224

Address

41 Blackstone Boulevard

Parcel Size

± 3,355 SF

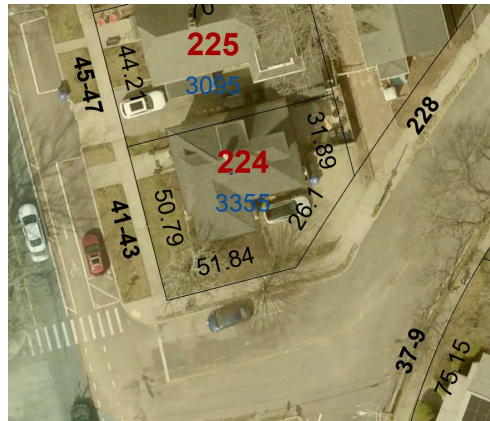
Zoning District

R-1

Variance Requested

1. Relief from rear setback
2. Relief from rear yard impervious coverage requirement

41 BLACKSTONE BLVD



Location Map

View from Blackstone Blvd

SUMMARY

Project Description

The applicant is requesting dimensional variances and seeking relief from Table 4-1 of the City of Providence Zoning Ordinance for rear setback and maximum rear yard impervious surface. The applicant proposes an addition, resulting in a rear setback of 5.2 feet and a rear yard impervious coverage of 68.4%.

Discussion

The subject lot is a uniquely shaped, undersized corner lot that fronts on Blackstone Boulevard and Irving Ave. The applicant is proposing to add a one story addition in the rear yard, where a patio is currently located. Relief from the rear yard setback and impervious coverage requirements are requested as described above.

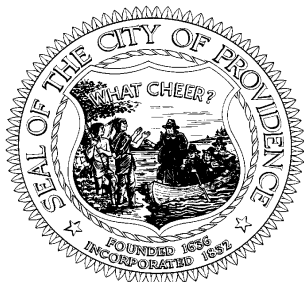
Submitted plans indicate that alternate locations for the addition were explored, and explain why they weren't feasible. Reasons include the shape of the lot and presence of utilities.

Though the addition will reduce the rear setback and increase the amount of rear yard impervious coverage, the resultant development will not exceed the total amount of impervious surface coverage. This will be achieved through an increase in plantings and use of permeable pavement.

The proposed setback of 5.2' would be comparable to what is observed around the neighborhood and is not expected to have a negative effect on the neighborhood's character. As the location of the addition is related to the unique nature of the site, the DPD does not object to the requested relief.

Recommendation

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



Updated: July 8, 2024