

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

DECEMBER 11, 2024

*Application Type*

Dimensional Variance

*Neighborhood*

Blackstone

*Applicant*

Derek Simpson

*Parcel*

AP 92 Lot 194

*Address*

730 Elmgrove Ave

*Parcel Size*

± 9,896 SF

*Zoning District*

R-1A

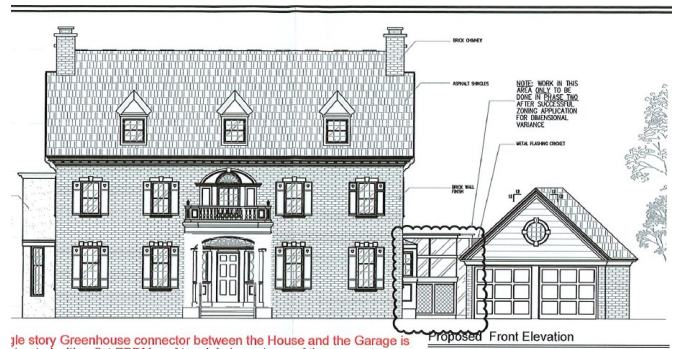
*Variance Requested*

Rear yard setback

## 730 ELMGROVE AVE



Location Map



Elevation showing proposed addition

### SUMMARY

#### Project Description

The applicant is seeking relief from Table 4-1 of the City of Providence Zoning Ordinance for minimum rear setback. The applicant proposes an addition to connect an existing detached garage to the principal structure, resulting in a rear setback of zero feet.

#### Discussion

The applicant is proposing to connect the main residence to a detached garage set to the northeast corner of the lot. Relief from the rear yard setback is required as attaching the garage requires conformance with the 30' rear yard setback. Per the applicant, the addition would allow for updating the stairs into the basement in addition to expanding storage

space and a sheltered path between the buildings.

The connector will not extend beyond the setback maintained by the garage, will not be inhabited, and will only be aligned for a minor portion of the building's length. Therefore, a negative effect on neighborhood character is not expected and will not affect compliance with any other dimensional requirements.

#### Recommendation

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

