

# RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MAY 8, 2024

*Application Type*

Dimensional Variance

*Neighborhood*

Blackstone

*Applicant*

Fred Felder

*Parcel*

AP 86 Lot 204

*Address*

90 Upton Ave

*Parcel Size*

± 10,393 SF total

*Zoning District*

R-1

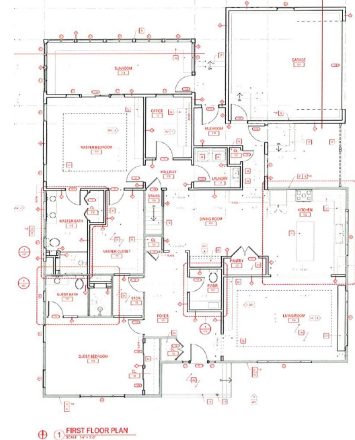
*Variance Requested*

Dimensional variance from rear yard setback requirement

## 90 UPTON AVE



Location Map



Site plan

### SUMMARY

#### Project Description

The applicant is seeking a dimensional variance, 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 connect an existing detached garage to the principal structure, resulting in a rear setback of 20.1 feet.

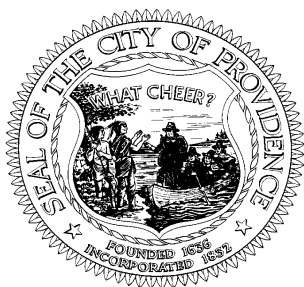
#### Discussion

The applicant is proposing to connect the garage to the main house through a covered walkway. By attaching the structures, the applicant is required to meet the 30' rear yard setback requirement for attached garages. Based on plans provided, the walkway will provide sheltered access to the house. The addition will include a mudroom and a bathroom but will not extend the living space beyond the rear yard setback or affect compliance with any other dimensional requirements.

As the setback of the garage and its use will remain unchanged with the addition, the request for relief seems reasonable as it would not affect neighboring property or the character of the site.

#### Recommendation

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



Updated: May 3, 2024