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Via Electronic Mail

Boupha Sath, Zoning Assistant
City of Providence Zoning Board
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RE: Dimensional Variance Application for 138 Prospect Street

Dear Alexis, Boupha and Hon. Zoning Board Members:

As you are aware, I represent the applicant, Anthony Rosciti, Jr., in his application for a dimensional variance for a proposed single-family dwelling to be located at 138 Prospect Street, otherwise known as Assessor's Plat 09, Lot 616 ("Property"). We appeared before you last month and were continued in order to provide information regarding a greater radius of front setback build-to zones in the area. To that end, this correspondence provides information regarding the build-to zones for properties within 200' of the Property. Revised plans and packet showing the properties within the radius will be presented next week at the hearing.

Setbacks for properties within 100' on same side of the street:

130 Prospect: 18'-0"

140 Prospect: 44'-0"

This leads to an average under §402(B) of 31' given the significant setback of the Halsey Estate next door at 140 Prospect. Section 402(B) lets us deduct 5' to establish the build-to zone, bringing it to 26'. No other property in the immediate area has a setback of 26' or greater. When looking at the context of the immediate area, however, the proposed setback at 10.5' is consistent with the average of those properties.

Properties across the street from the Property but within the 100' range are significantly different, as follows:

137 Prospect: 3'-0"

133 Prospect: 5'-0"

125 Prospect: 13'-0"

When including these three properties, and not utilizing the anomaly of the Estate at 140 Prospect, the average is reduced to **9.75'**. Moreover, the setback proposed is further supported by properties just outside of that 100', at 120 and 142 Prospect, which have a 10' setback. A GIS view of the area is instructive:

All setbacks within the 200' radius are as follows:

Property address	Front setback
144 Prospect St.	10'
141 Prospect St.	22'
140 Prospect St.	44'
135 Prospect St.	4'
133 Prospect St.	4'
130 Prospect St.	18'
125 Prospect St.	11'
120 Prospect St.	15'
4 Barnes St	5'
6 Barnes St.	10'
8 Barnes St.	10'
26 Jenckes St.	7'
30 Jenckes St.	4'
38 Jenckes St.	5'
41 Jenckes St.	2'
43 Jenckes St.	22'
Average	7.1'

As shown above, the average front setback of the 16 properties within the radius, including the outlier at 140 Prospect Street is 12.1', resulting in a front built-to requirement of at least **7.1'** (+/- 5'). Without including 140 Prospect, the average is 9.9', resulting in a front built-to requirement of at least 4.9' (+/- 5').

Additional measurements rounding out the block on Prospect in both directions include: 108 Prospect, 112 Prospect, 145 Prospect, 148 Prospect, 149 Prospect, 150 Prospect, and 2 Keene:

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144 Prospect St.	10'
141 Prospect St.	22'
140 Prospect St.	44'
135 Prospect St.	4'
133 Prospect St.	4'
130 Prospect St.	18'
125 Prospect St.	11'
120 Prospect St.	15'
4 Barnes St	5'
6 Barnes St.	10'
8 Barnes St.	10'
26 Jenckes St.	7'
30 Jenckes St.	4'
38 Jenckes St.	5'
41 Jenckes St.	2'
43 Jenckes St.	22'
108 Prospect St.	25'
112 Prospect St.	25'
145 Prospect St.	5'
148 Prospect St.	10'
149 Prospect St.	8'
150 Prospect St.	13'
2 Keene St.	15'
Average	12.8'

When including these additional 7 properties along Prospect, the average is 12.8' resulting in a built to zone as low as **7.8'** (+/- 5').

We look forward to returning to the Board next week. Thank you in advance for your attention to this matter.

Very truly yours,

/s/ Joelle C. Rocha, Esq.

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