

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

SEPTEMBER 10, 2025

Application Type

Dimensional Variance

Neighborhood

Elmhurst

Applicant

Erica and Erick Nunnaly,
Applicants
Nunnaly Family Revocable Living
Trust, Owner

Parcel

AP 124 Lot 495

Address

15 Isabella Ave

Parcel Size

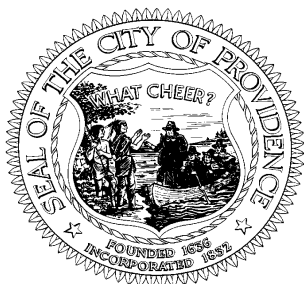
± 5,706 SF

Zoning District

R-1

Variance Requested

- Relief from carport setback requirement of 4'
- Relief from carport length limit of 20'



Updated: September 4, 2025

15 ISABELLA AVE



Location Map



Image showing area of extended carport

SUMMARY

Project Description

The applicant is seeking relief from City of Providence Zoning Ordinance Sections 1302.E.2 and 1302.E.3 for a proposed carport for a setback of 0' where 4' is required and a total length of 24' where 20' is maximum.

Discussion

The applicant is proposing to install a carport in the side yard of a lot with a driveway width of approximately 9'10'. Relief is being requested from the requirement that carports maintain a four foot side yard setback. Given the driveway width, it would be difficult to meet this requirement without affecting access to the lot. The applicant is also proposing a carport length of 24', requesting relief from the requirement that carport length be limited to 20'.

Based on plans provided, the requested relief appears to be related to the driveway width, which cannot provide for the required side setback. The carport length, which extends beyond the dwelling, would provide some separation between the building and vehicles accessing the lot. The carport is not expected to have a negative effect on neighborhood character as it would be located over the same area where vehicles are currently parked. The extended carport length will not affect compliance with any other dimensional requirements.

Recommendation

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