

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

SEPTEMBER 10, 2025

Application Type

Dimensional Variance

Neighborhood

Valley

Applicant

Move Mountains co, Applicant
28 Wolcott Street, Owner

Parcel

AP 66 Lot 430

Address

28 Wolcott Street

Parcel Size

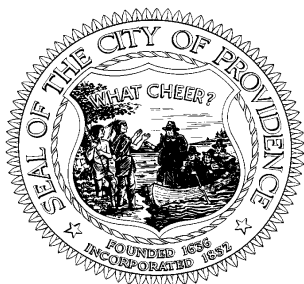
± 14,868 SF

Zoning District

M-MU 75

Variance Requested

Installation of a wall sign
projecting 37" above the
roofline



Updated: September 4, 2025

28 WOLCOTT STREET



Location Map



SUMMARY

Project Description

The applicant is seeking relief from City of Providence Zoning Ordinance Section 1607.K.6. for the proposed installation of a wall sign that projects 37" above the roofline, where zero projection is permitted.

Discussion

The subject lot is unique as it is located on Wolcott Street which runs south to north, sloping upward from Valley street and located at a higher grade. The applicant is seeking relief to install a sign that projects over the roofline to allow for visibility from Valley street, which provides access to Wolcott Street. Based on a site visit and plans provided, it appears that the relief for a projecting sign is necessary as a non-projecting sign placed on the building face would be obscured from

Valley Street. Denial of relief could result in more than a mere inconvenience as it could affect wayfinding, visibility and recognition of the business. A negative effect on neighborhood character is not expected as the sign will not extend over the existing rooftop appurtenances (solar panels) visible from the street.

Recommendation

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