

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JULY 8, 2026

Application Type

Dimensional Variance

Neighborhood

Manton

Applicant

Hillcrest Preservation Associates
Limited Partnership

Parcel

AP 34 Lot 287

Address

40 Leander Street

Parcel Size

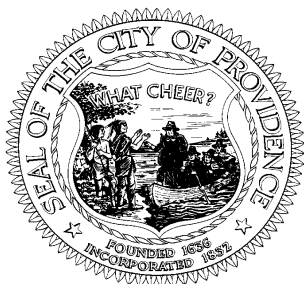
± 216,315 SF

Zoning District

R-3

Variance Requested

- Dimensional variance for height of free standing accessory solar energy system

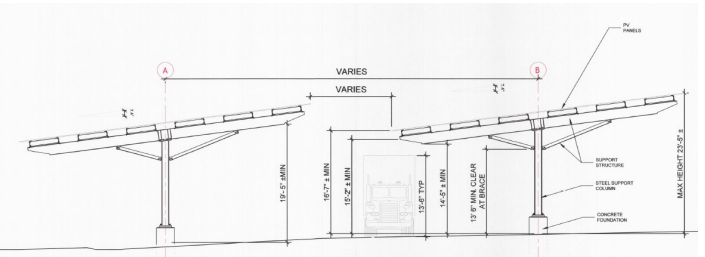


Updated: July 6, 2026

40 LEANDER STREET



Location Map



Cross section of proposed plan

SUMMARY

Project Description

The applicant is seeking a dimensional variance from Section 1302.Q.3 of the City of Providence Zoning Ordinance. The applicant proposes installing free standing accessory solar energy system canopies over an existing accessory parking lot. The proposed solar canopies are to be 23 feet in height where 8 feet is the maximum permitted.

Discussion

The proposed solar arrayed canopy will be located over the building's parking area. Per the applicant, the height of 23', which exceeds the 8' limit for solar arrays is necessary for the effectiveness of the system, and to allow for vehicle circulation and clearance. Based on provided plans, the canopy serves as a carport, which is limited to a height of 20'. A negative effect on neighborhood character is not expected as the 23' height is not a significant departure from this limit. Objective SE-4 of the Comprehensive Plan encourages solar energy installations on parking areas to reduce consumption of fossil fuels and to develop renewable energy sources. Denial of the relief would amount to more than a mere inconvenience as it would prevent the effectiveness of the use.

Recommendation

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