

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JULY 8, 2026

Application Type

Dimensional Variance

Neighborhood

Mount Pleasant

Applicant

St John Baptist De La Salle
Institute

Parcel

AP 83 Lot 280

Address

612 Academy Ave

Parcel Size

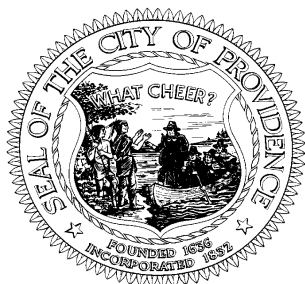
± 1,346,028 SF (30.9 acres)

Zoning District

PS

Variance Requested

- Height variance to maintain 80' lighting poles where 60' is permitted by right



Updated: July 6, 2026

612 ACADEMY AVE



Location Map



Proposed lighting plan

SUMMARY

Project Description

The applicant is seeking a dimensional variance from Section 1301.E.3. of the City of Providence Zoning Ordinance. The applicant proposes new athletic field exterior lighting on poles of 80 feet in height, where 60 feet is the maximum permitted.

Discussion

Per the applicant, the relief is being requested due to the unique layout of the recreational area. Luminaires at a height of 80' are required in order to prevent glare and light trespass onto neighboring properties. This cannot be achieved when using 60' tall poles, due to the site's layout. A negative effect on neighborhood character is not expected as plans with photometric measurements show transmittance of less than one footcandle at the lot line with no light trespass expected. Denial of the variance could result in more than a mere inconvenience as shorter poles may result in glare and light trespass onto neighboring properties. The applicant is required to use cut-off light fixtures that conform to section 1301.D of the ordinance.

Recommendation

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