

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

JULY 9, 2025

Application Type

Dimensional Variance

Neighborhood

College Hill

Applicant

Noordersingel Trust

Parcel

AP 16 Lot 201, and 514

Address

66 Williams Street

Parcel Size

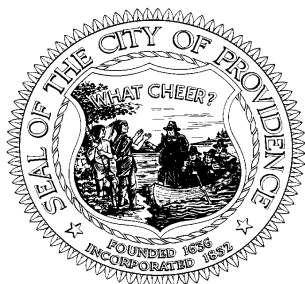
± 34,148, and 1,411 SF

Zoning District

R-1; HD Overlay

Variance Requested

- Construction of driveway apron exceeding 20'
- Construction of a second curb cut on residential lot



Updated: July 8, 2025

66 WILLIAMS STREET



Location Map



View from Copley Lane

SUMMARY

Project Description

The applicant is seeking relief from City of Providence Zoning Ordinance Sections 1407.A.1.a. for a proposed garage apron of approximately 24 feet in depth where 20 feet is the maximum permitted, and 1407.B.2. for the introduction of a proposed second curb cut on the property. The applicant proposes construction of a new garage accessed via the corner side lot line on Copley Lane.

Discussion

The subject property is zoned R-1 and located on two lots that collectively measure approximately 35,600 SF. It is a through lot with a width of approximately 200' that fronts on Williams and Power Streets with Copley Lane to the east. The applicant is proposing to construct a two car

parking garage that will be accessed from Copley Lane, which requires relief for being the second curb cut on the lot. Relief is requested for the 24' length of the 21' wide driveway apron, which will extend the length of the driveway where a 20' length is permitted before being required to taper to the required curb cut width of 12'.

Based on plans provided and a site visit, the relief appears necessary due to the unique characteristics of the subject property, which is significantly larger than neighboring lots and has retaining walls on Williams and Power streets, which would make it difficult to construct a garage accessed from a curb cut on either street. Further, there are historic appurtenances and significant trees on either frontage

that could be affected with construction of a garage.

Per the site plan, the length of the garage driveway is limited by the proximity of existing structures to the rear of the proposed garage footprint. The requirement to maintain a 12' width for a small portion of its length could be considered a hardship as it would affect access from the alley. The second curb cut is not expected to have a negative effect on neighboring property as it is not located in proximity to living space and has significant separation from other curb cuts on the lot. The development has been reviewed by the Historic District Commission (HDC) who found that it conformed the to the district's character.

Recommendation

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