

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

DECEMBER 10, 2025

97 ANGELL STREET UNIT 10

Application Type

Dimensional Variance

Neighborhood

College Hill

Applicant

Lofty Ambitions LLC

Parcel

AP 12 Lot 156

Address

97 Angell Street

Parcel Size

± 9,326 SF

Zoning District

I-2; HD Overlay

Variance Requested

Dimensional variances for maximum length of carport



Location Map



A view of the lot

SUMMARY

Project Description

The applicant is seeking relief from the City of Providence Zoning Ordinance Section 1302.E.3. for the maximum length of a carport. The applicant proposes to construct a carport with a length of 30'-8", where 20 feet are the permitted maximum.

Discussion

The applicant is proposing to install a carport of 30'-8" on a carriage house that is accessory to a larger structure that will provide four units. Per the applicant, the carport will be used to cover vehicles at the side of the building. Based on a review of provided plans, a hardship that would necessitate a longer carport than what is permitted is not apparent. The applicant could maintain a carport of 23' with an administrative modification that would serve the same purpose, without amounting to more than a mere inconvenience.

Recommendation

Based on the foregoing discussion, the DPD recommends that the Board grant relief in the amount of 23' which would be in line with what would be permitted with an administrative modification.

