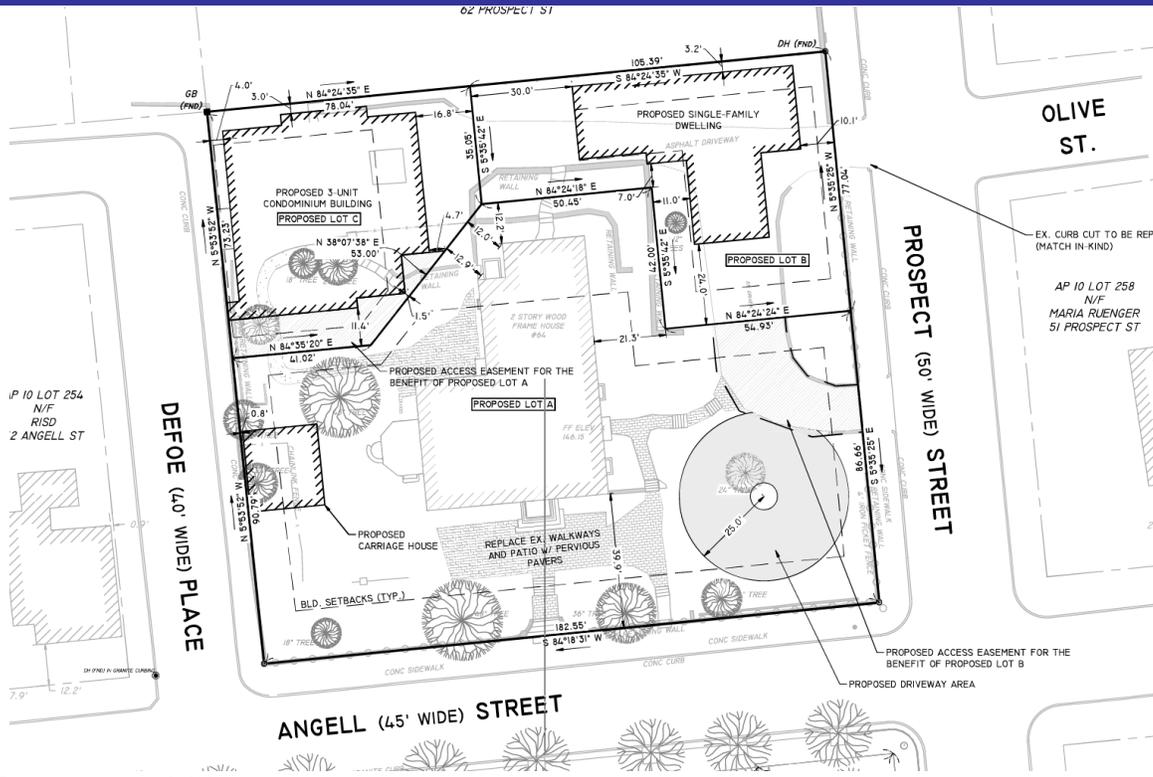


Providence City Plan Commission

January 20, 2026



AGENDA ITEM 3 ■ 64 ANGELL STREET



Proposed subdivision

OWNER/APPLICANT: 64 Angell Street LLC

PROJECT DESCRIPTION: The applicant is proposing to subdivide the lot which measures approximately 29,984 SF into three lots of 18,977 SF, 6,000 SF and 5,000 SF. In addition, the applicant is seeking to construct a three unit dwelling and a single family dwelling on the newly created lots. The applicant is seeking a special use permit for a multifamily dwelling in the R-1 zone in addition to relief from front, rear, side yard and building coverage requirements for the dwellings.

CASE NO./PROJECT TYPE: 25-008 UDR—Minor Subdivision with Unified Development Review

PROJECT LOCATION: 64 Angell Street
AP 10 Lot 255
R-1 zone/HD Overlay District

RECOMMENDATION: Approval of preliminary plan and dimensional variances

NEIGHBORHOOD: College Hill

PROJECT PLANNER: Choyon Manjrekar



View from Defoe Pl and Prospect Street



Aerial view of the site

DISCUSSION—Dimensional Relief

The subject lot measures approximately 29,984 SF, fronts on Defoe Place, Angell Street and Prospect Street and is occupied by a single family dwelling. The applicant is proposing to subdivide the lot into three lots. One of 18,977 SF which will contain the existing dwelling (Lot A) , a lot of 5,006 SF proposed for a single family dwelling (Lot B), and a lot of 6,000 SF proposed for a three unit building (Lot C).

The applicant is requesting relief from the following:

Lot	Relief requested
A	Rear yard setback of 12.2’ where 30’ is required
B	<ul style="list-style-type: none"> ▪ Side yard setback of 3.2’ where 10’ is required
C	<ul style="list-style-type: none"> ▪ Special use permit for multifamily dwelling in R-1 zone ▪ Rear setback of 4.7’ where 30’ is required ▪ Side setback of 1.5’ where 10’ is required ▪ Maximum building coverage of 63% where 45% is permitted by right ▪ Density of 1,668 SF per dwelling unit where 5,000 SF is required in the R-3 zone.

Findings—Dimensional Variance

Section 1902 of the zoning ordinance requires that the CPC find evidence of the following standards in order to grant a variance:

1. *That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in Rhode Island General Laws §45-24-30 (16).*

The subject property is unique as it is an oversized lot that is larger than most others in the vicinity and is occupied by a large dwelling towards the center of the lot. Based on plans provided and a review by the Historic District Commission (HDC), subdivision to the rear of the main building is necessary as it is congruous with similar historic development and the subdivision as proposed would not interfere with the siting of the building and view corridors from the lot. Also contributing to the lot's unique character are the presence of significant trees in proximity to the building and change in grade from the adjoining streets to the center of the lot. This impedes development on portions of the lot and necessitates the proposed siting. Subdivision into newly conforming lots is difficult as the building's location does not allow for subdivision with conforming setbacks from the existing building, and results in irregularly shaped lots that also require relief for development as described above. These conditions directly relate to the site's configuration and historic nature and are not related to a disability of the applicant.

2. *That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this Ordinance or the Comprehensive Plan.*

The subdivision configuration has been developed in conjunction with the HDC and stakeholders who found that the proposed plan will conform to the Historic District's character. Granting the relief is not expected to alter the character of the surrounding area or affect conformance with the comprehensive plan.

3. *In addition, the City Plan Commission, as part of unified development review, requires that evidence be entered into the record of the proceedings showing that In granting a dimensional variance, the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted will amount to more than a mere inconvenience.*

Denial of the requested relief would prevent subdivision of the lot, which amounts to more than a mere inconvenience.

RECOMMENDATION—Dimensional Variance

Based on the foregoing discussion, the DPD recommends that the CPC approve the requested dimensional relief as described.

DISCUSSION—Special Use Permit

A special use permit is requested for a proposed three family condominium with integral parking in the northwest corner of the lot that will be accessed from Defoe Place. Per section 1202.K.9 and 1202.L.8 of the ordinance, multifamily and two to three family dwellings are permitted in the R-1 zone with a special use permit on lots of 10,000 SF or more with 5,000 SF of lot area provided per unit and an additional unit allowed if the principal structure is preserved. The CPC is required to make positive findings for the following criteria:

- The proposed special use permit is set forth specifically in this Ordinance, and complies with any conditions set forth therein for the authorization of such special use permit, including those listed in Article 12.
- Granting the proposed special use permit will not substantially injure the use and enjoyment of nor significantly devalue neighboring property.
- Granting the proposed special use permit will not be detrimental or injurious to the general health or welfare of

the community.

The special use permit may be granted per section 1202.L.8 of the ordinance. With an area of approximately 30,000 SF, six units can be accommodated on the site when accounting for preservation of the main structure. A total of five units are proposed for the development, which is within the amount that may be granted with a special use permit. Both new houses, a three family and a single family, are significantly less intense uses than what is permitted in the abutting I-2 zone and are not expected to affect use or enjoyment of neighboring property. As discussed, the development has been reviewed by the HDC who have granted conceptual approval, finding it to conform to the district's character.

RECOMMENDATION—Special Use Permit

Based on the foregoing discussion, the DPD recommends that the CPC approve the requested special use permit.

FINDINGS—Minor Subdivision

Section 1005 of the Commission's *Development Review Regulations* requires that the City Plan Commission make the following findings as part of their approval of subdivisions. Based on the analysis contained herein and subject to the conditions contained in this report, staff has prepared the following findings regarding the request for approval of the Preliminary Plan stage:

1. *Consistency—The proposed development is consistent with the Comprehensive Plan and/or has satisfactorily addressed the issues where there may be inconsistencies.*

The subject property is located in an area that the future land use map of Providence Comprehensive Plan has designated for low density residential development. These areas are characterized by one family dwellings on separate lots with other uses at higher but appropriate densities. The lots created through the subdivision would conform to the neighborhood's character and result in the development pattern envisioned by the plan.

2. *Compliance with Zoning Ordinance—The proposed development is in compliance with the standards and provisions of the Zoning Ordinance.*

The subdivision will conform to the ordinance subject to the CPC granting the requested relief.

3. *Environmental Impact—There will be no significant environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval.*

It does not appear that the subdivision will pose a significant negative environmental impact as the applicant is required to comply with applicable environmental regulations.

4. *Buildable Lot—The subdivision or development project, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.*

Subject to the CPC granting the requested relief, it does not appear that there will be any constraints to development.

5. *Street Access—All proposed development projects and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.*

Adequate street access is provided from Angell and Prospect Streets and Defoe Place.

RECOMMENDATION—Minor Subdivision

Based on the analysis and findings contained in this report, the CPC should vote to approve the preliminary plan pursuant to dimensional relief being granted through unified development review.