

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

INSPECTION & STANDARDS
RECEIVED

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

JUN 02 2025

Check Each Type Zoning Relief Sought:

☐

Variance – Use*

☒

Variance – Dimensional*

☐

Special Use Permit**

* Attach APPENDIX A to apply for a Use or Dimensional Variance

** Attach APPENDIX B to apply for a Special Use Permit

If a section of the application is not applicable, please indicate this by using N/A in that field.

Applicant: Deborah A Waldman

Applicant Mailing Address

Email: debbiew@walcokip.com

Street: 11 Winfield Court

Phone: 401 640 7181

City, State, Zip: Providence, RI, 02906

Owner: see applicant above

Owner Mailing Address

Email: _____

Street: _____

Phone: _____

City, State, Zip: _____

Lessee: n/a

Lessee Mailing Address

Email: _____

Street: _____

Phone: _____

City, State, Zip: _____

Attorney: n/a

Attorney Mailing Address

Email: _____

Street: _____

Phone: _____

City, State, Zip: _____

Does the proposal require review by any of the following:

☐

Downtown Design Review Committee

☐

I-195 Redevelopment District Commission

☐

Capital Center Commission

☐

Historic District Commission

1. Street Address of Subject Property: 11 Winfield Court

Plat and Lot Numbers of Subject Property: 92 // 246

2. Base Zoning District(s): R1-A
Overlay District(s): n/a

3a. Date owner purchased the Property: 6-23-2006

3b. Month/year of lessee's occupancy: n/a

4. Dimensions of each lot:

Lot # <u>246</u>	Width <u>98'</u>	Depth <u>82'</u>	Total area <u>8538</u> sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.

5a. Size of existing structure(s) located on the Property:

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>2833</u>	Area of Footprint <u>n/a</u>
Overall Height <u>+/- 17'</u>	Overall Height <u>n/a</u>
# of Stories <u>1</u>	# of Stories <u>n/a</u>

5b. Size of proposed structure(s) located on the Property:

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint _____	Area of Footprint <u>192 SF</u>
Overall Height _____	Overall Height <u>+/- 28"</u>
# of Stories _____	# of Stories <u>n/a</u>

6a. Existing Lot Coverage:

Building Coverage (area of all roofed structures) 2833

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 3513

Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) 950

Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 448

6b. Proposed Lot Coverage:

Building Coverage (area of all roofed structures) 2833

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 3705

Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) 1142

Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 448

7a. Present Zoning Use of the Property: residential single family

7b. Legal Zoning Use of the Property as recorded in the Dept. of Inspection & Standards:
residential single family

8. Proposed Zoning Use of the Property: residential single family

9. Number of Parking Spaces:

of existing spaces 4 # of proposed spaces 4

10. Are there outstanding violations concerning the Property under any of the following:

NO Zoning Ordinance NO RI State Building or Property Maintenance Code(s)

11a. List all Zoning Ordinance Sections from which a variance is sought:

Section Number	Section Title + Quantity of relief, if applicable (eg. 4' setback where 6' required)
1303	(deck 24'-6" into rear yard vs 8' allowed) PERMITTED ENCROACHMENTS
	1

11b. Identify the section(s) of the Zoning Ordinance that provide for the special use permit, and list all section(s) which provide Use Standards for the proposed Special Use(s):

Section Number	Section Title
N/A	N/A

12. Summarize any changes proposed for the Property (use, construction/renovation, site alteration):
proposed change is to add a deck off rear of structure per site plan

The undersigned acknowledge(s) and agree(s) that members of the Zoning Board of Review and its staff may enter upon the exterior of the Property in order to view the Property prior to any hearing on the application.

The undersigned further acknowledge(s) that the statements herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. Owner(s)/Applicant(s) are jointly responsible with their attorneys for any false statements. As indicated on the instructions page, this application may not be signed by an attorney on behalf of their client(s).

Owner(s):

Type Name

Deborah A Waldman

Signature



Type Name

Signature

Applicant(s):

Type Name

Deborah A Waldman

Signature



Type Name

Signature

All applicable requirements listed and described on the Instruction Sheet shall be met or this application will not be considered complete.

APPENDIX A

APPLICATION FOR VARIANCE(S)

Rhode Island General Laws § 45-24-41(d) and (e) require that the Applicant for a variance demonstrate:

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 § 45-24-30(a)(16);
2. That the hardship is not the result of any prior action of the applicant;
3. That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based; and
4. (a) For a **use variance**: That the land or structure cannot yield any beneficial use if it is required to conform to the provisions of the zoning ordinance;
(b) For a **dimensional variance**: That the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that the relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted.

Please provide the following information:

1. **What is the specific hardship from which the applicant seeks relief?**
impossible to put a deck off rear of structure without a variance

-
2. **Specify all unique characteristics of the land or structure that cause the hardship:**

extremely small rear yard with an extremely large rear setback, typical of many of the neighboring houses on the street.

-
3. (a) Is the hardship caused by an economic disability? Yes _____ No X _____
(b) Is the hardship caused by a physical disability? Yes _____ No X _____
(c) If the response to subsection (b) is "yes," is the physical disability covered by the Americans with Disabilities Act of 1990 (ADA), 42 U.S.C. § 12101 et seq.? Yes _____ No _____

4. Did the owner/applicant take any prior action with respect to the Property that resulted in the need for the variance requested? (Examples include, but are not limited to, any changes the owner/applicant made to the structure(s), lot lines, or land, or changes in use of the Property)?

Yes X No X

If "yes," describe any and all such prior action(s) and state the month/year taken:
see attachment A

5. If you are seeking a USE VARIANCE, set forth all facts that demonstrate that the Property cannot have any beneficial use if you are required to use it in a manner allowed in the zoning district:

-
6. If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if the variance is not granted, the hardship the owner/applicant will suffer is more than a mere inconvenience:

see attachment A

***IF MORE ROOM IS NEEDED TO ANSWER ANY OF THE ABOVE QUESTIONS, PLEASE SUBMIT AN
ADDENDUM TO THIS APPENDIX WITH COMPLETE RESPONSES.***

Attachment A

Item (4)

The owners did have a raised concrete patio off the existing dining room door that they removed in 2008 or 2009, (a few years after they moved in) because it was in disrepair and dangerous. Had they realized then that zoning requires new items to be built to compliance if destroyed by owner, they would have requested a variance to install a new deck in its location back when they removed it. So either way, a variance was going to be needed, then or now.

Item (6)

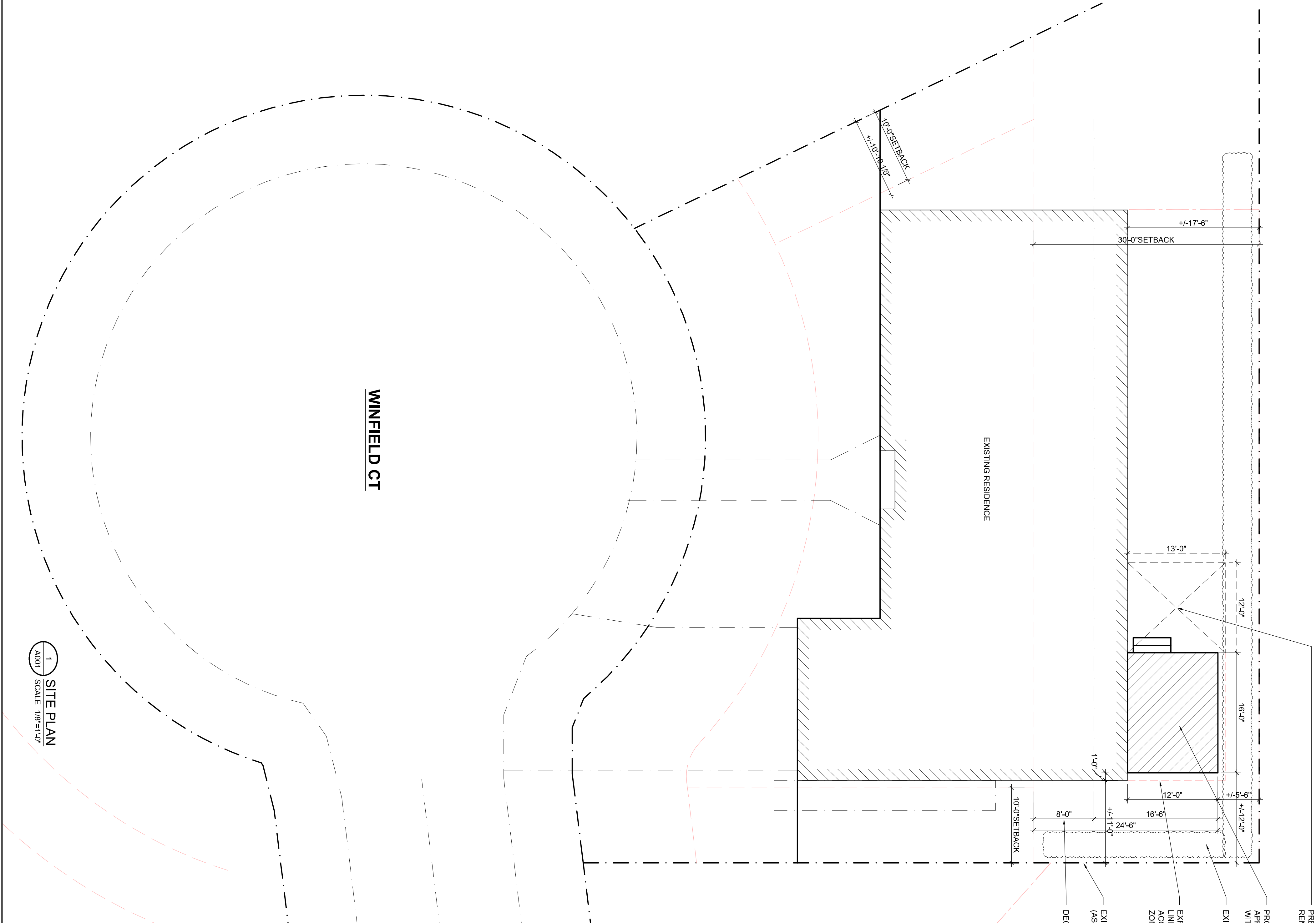
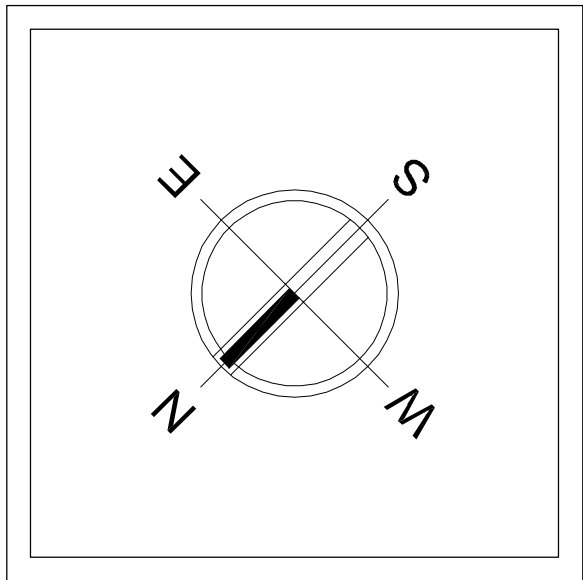
The owners enjoyed the direct access to the rear yard when the "dangerous" patio was in place but now wish to re-establish that convenience. They do wish to age-in-place at this residence, and the current access to the rear yard, (down a hall, out a side door, up a brick walkway, and finally through a gate) it getting more and more difficult and annoying as time passes.

We do not believe this request, if approved, will alter the characteristics of the surrounding neighborhood in any way.

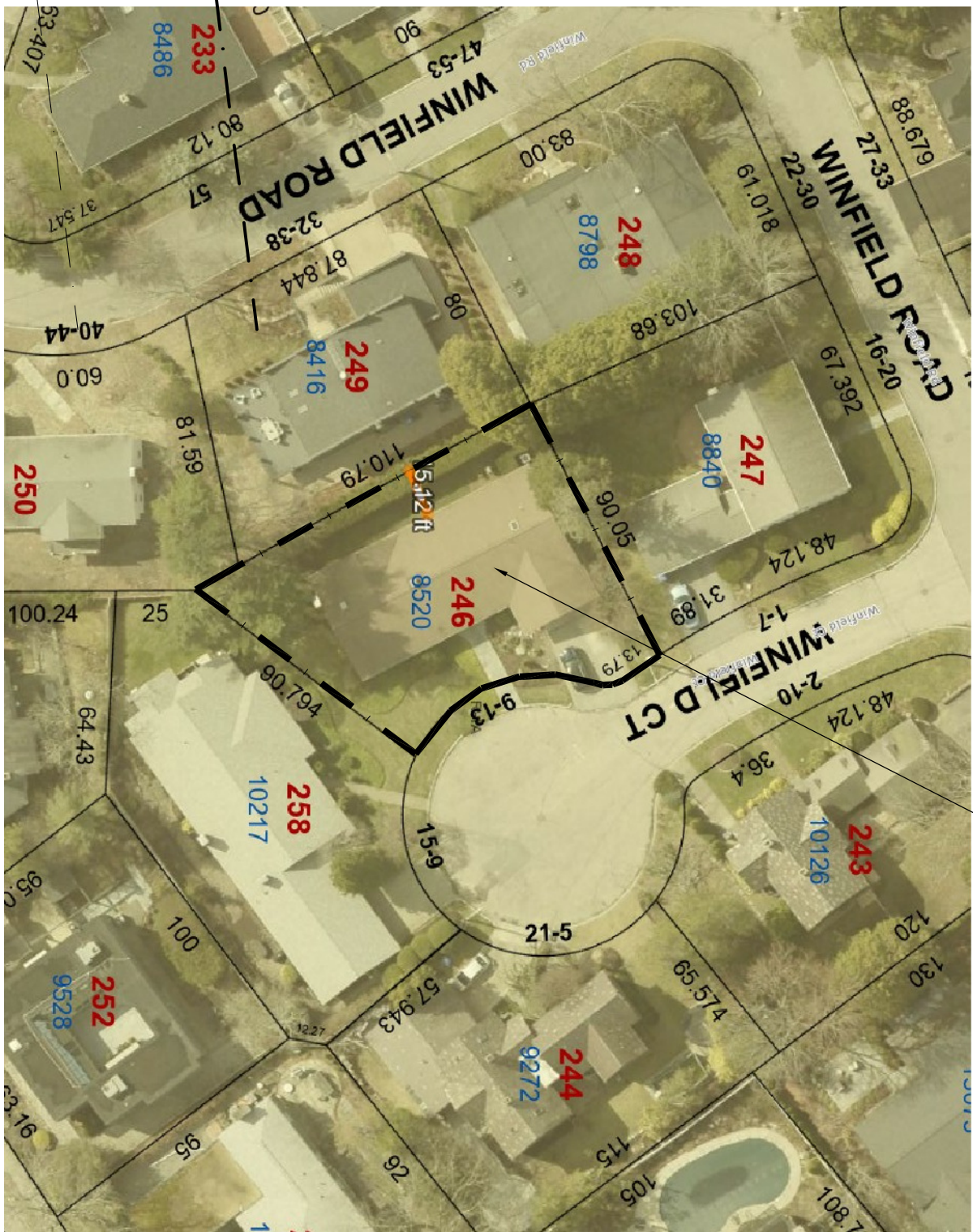
It can barely be seen from the street and there are 12' high shrubs along the rear lot line.

There was a raised patio there previously so if anything, a deck is bringing back an altered aspect of the neighborhood. Also, the requested deck is less close to the rear property line than the concrete patio preceded it.

It is not excessively sized so as to be out-of-place... simply enough for some seating and a grill.



1 SITE PLAN
A001 SCALE: 1/8"=1'-0"



2B PLAT MAP
A001 SCALE: NTS



2A LOCUS MAP
A001 SCALE: NTS

SITE NOTES

WINDZONE: SEE TITLE BLOCK

DIMENSIONS: DIMENSIONS SHOWN ARE APPROXIMATE BASED ON FIELD MEASUREMENTS AND AVAILABLE PLAT INFORMATION.

DIMENSIONS: DIMENSIONS ARE NOT BASED ON A PROPERTY SURVEY BY A REGISTERED LAND SURVEYOR.

ZONING SUMMARY

LOT ID: SEE TITLE BLOCK

ZONING REGULATIONS

DISTRICT/ZONE: R-1A

REQUIRED SETBACKS/REGULATIONS

FRONT (FT): AVG

SIDE (FT): 10'

REAR (FT): 30'

DECKS: MAX 8' INTO REAR YARD, 4' FROM PROP

PROPOSED ADDITION CALCULATIONS

FOR NEW DECK:

FRONT (FT): N/A

SIDE (FT): >10'

REAR (FT): >10' FROM PROP

OVERLAP INTO REAR YARD

MAXIMUM REAR YARD COVERAGE:

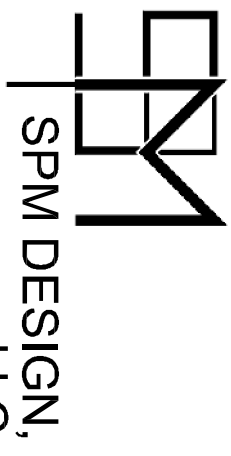
REAR YARD SF: 3522

MAX COVER PROPOSED: 50% = 1761

BUILDING: 990

NEW DECK: 170

TOTAL: 1160



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CONSULTANT

OWNER

ELLIS & DEBORAH WALDMAN
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401.840.7181
ellis@wmllookip.com

BUILDER

CALYX CONSTRUCTION
111 MIDDLE STREET
LINCOLN, RI 02865
WWW.CALYXBUILD.COM

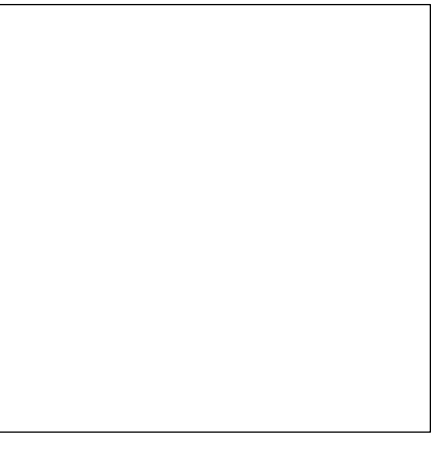
PARCEL ID: 92/246

ZONE: R-1A

WIND: 100 MPH

FLOOD: N/A (X) (02%)

WALDMAN RESIDENCE
11 WINFIELD CT
PROVIDENCE, RI



DATE:

May 22, 2025

REVISIONS

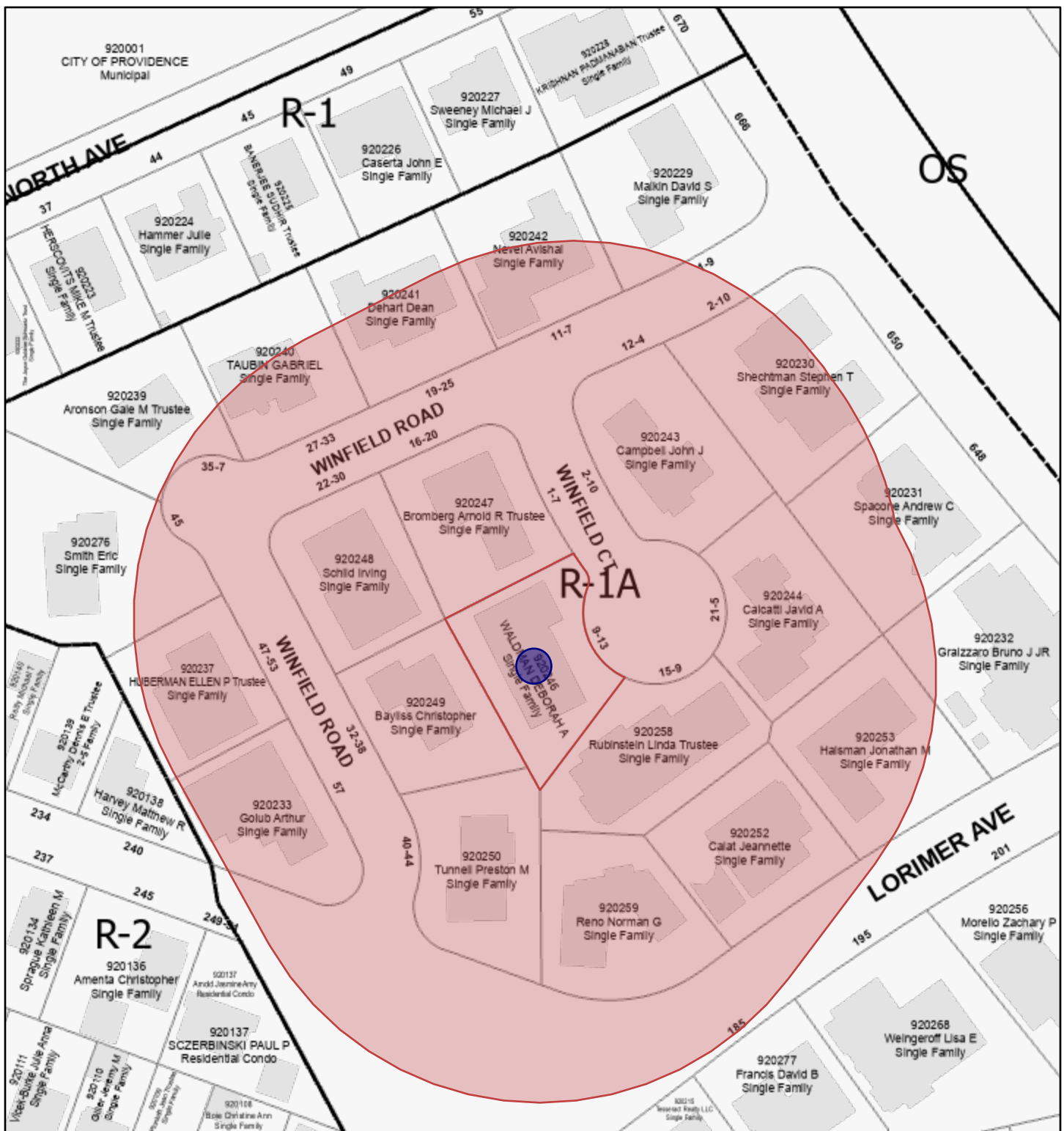
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TITLE
SITE PLAN

A001

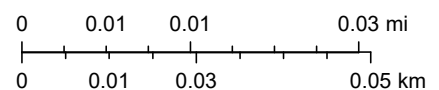
ZONING REVIEW

Radius Map



2/12/2025, 10:10:42 AM

1:1,453



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USDA, USFWS

VIEW TOWARD PROPOSED DECK (REAR YARD)



VIEW TO PROPOSED DECK FROM SIDE



VIEW FRONT OF PROPERTY



VIEW TO PROPOSED DECK FROM STREET

