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PROVIDENCE, R.I.

Zoning Board of Review

RESOLUTION NO. 2025-15

August 8, 2025

IN RE: Application for Dimensional Variance
(Sections 1407.A.1.a. and 1407.B.2, driveway apron and second curb cut)

PROPERTY: Tax Assessor's Plat 16, Lots 201 and 514
66 Williams Street
(R-1 Residential District, HD Historic District Overlay District)

OWNER/
APPLICANT: Noordersingel Trust
P.O. Box 855
Teton Village, WY 83025

COUNSEL: Robert I. Stolzman, Esq.
Adler Pollack & Sheehan, P.C.
100 Westminster Street
Providence, RI 02903

On July 9, 2025, the within matter came before the Zoning Board of Review (the "Board") for a duly noticed public hearing on the request by the Owner and Applicant (together the "Applicant") for dimensional variances at the above-designated Property (the "Property"). The following members of the Board were present throughout the hearing: Acting Chair Holt, Ms. Maniotes, Ms. Rodriguez, and Mr. Scott.

WHEREAS, the Applicant sought dimensional variances for relief from Sections 1407.A.1.a and 1407.B.2 of the City of Providence Zoning Ordinance of November 24, 2014, as amended (the "Ordinance") for a proposed driveway apron of approximately 24 feet in depth from the garage where 20 feet is the permitted maximum and for the introduction of a proposed second curb cut on the Property where only one is permitted, respectively;

WHEREAS, prior to the hearing, the members of the Board individually made inspections of the Property and of the surrounding neighborhood; and

WHEREAS, Attorney Stolzman presented the application and the testimony of Martha Werenfels, FAIA, of DBVW Architects; and Peter Scotti, MAI, Certified Real Estate Appraiser; and

WHEREAS, the Board received a copy of Resolution 25-11 of the Providence Historic District Commission providing a Certificate of Appropriateness for new construction on the Property of a new, detached, two-car garage with vehicular access from Copley Lane; and

WHEREAS, the Board received written and oral comments from members of the public in support of and in opposition to the request; and

WHEREAS, the Board received, and the Acting Chair read into the record, the July 9, 2025 recommendation of the Department of Planning and Development (“DPD”) recommending the granting of the dimensional variances.

NOW, THEREFORE, after consideration of the application, the testimony, and all other evidence of record, upon motion by Mr. Scott, seconded by Ms. Maniotes, the Board voted unanimously (4-0) to APPROVE the application for dimensional variances for relief from the maximum driveway apron depth of 20 feet and single permitted curb cut.

**THE BOARD HEREBY MAKES THE FOLLOWING
FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

1. The Property is located in an R-1 Residential District and HD Historic District Overlay District. It is located on two lots of 34,148 square feet (Lot 201) and 1,411 square feet (Lot 514) that together measure approximately 35,600 square feet. The Property’s two lots comprise a through-lot with a width of approximately 209 feet fronting on Williams and Power Streets with Copley Lane to the east. The Property is a historically significant single-family residence known as the Corliss-Carrington House, built circa 1810 in different phases.
2. The Applicant proposes to construct a two-car garage in the Property’s northeast corner that will be accessible from Copley Lane, a public alleyway. As proposed, the Applicant seeks to maintain the existing curb cut on Power Street and add a second curb cut on Copley Lane for the new garage, when single-family homes are limited to one curb cut. *See* Ordinance § 1407.B.2. Additionally, the Applicant requests a driveway apron with approximately 24 feet in depth from the garage where 20 feet is the permitted length before being required to taper to the required driveway width of 12 foot. *See* Ordinance § 1407.A.1.a.
3. The Board finds that the relief sought is due to the unique characteristics of the subject Property. More specifically, the Board accepts the historic significance of the Property, as testified to extensively by the Applicant’s experts, including an architect and real estate appraiser, making it difficult to site a two-car garage, a modern amenity, in a way that causes minimal disruption to the Property’s historical elements and features.
4. There was no evidence presented or elicited that the relief sought is due to a physical or economic disability of the Applicant. Nor is it the result of any prior action of the Applicant.

5. The Board agrees with the presentation of the Applicant, and the findings and recommendation of the DPD, and finds that granting the requested dimensional variance will not alter the general character of the surrounding area nor impair the intent or purpose of the Ordinance and/or the Comprehensive Plan. More particularly, the Board agrees with and accepts the finding of the Historic District Commission that the proposal is appropriate for and conforms to the district's historical character. Additionally, the Board accepts the testimony from the Applicant's experts that significant planning went into the proposal so as to minimize disruption both to the Property's historic character and to the historical character of the neighborhood. The Board also finds that the proposed curb cut and depth of the proposed driveway apron on Copley Lane is consistent with abutters' use of Copley Lane, including an existing 42-foot curb cut almost directly across from the proposed curb cut that services a garage located at 81 Power Street and another garage located at 88 Williams Street. The Board finds that garage access from Copley Lane is more in keeping with the general character of the surrounding area than constructing a garage with access from either Williams Street or Power Street, as historical appurtenances and significant trees on either frontage would be affected, and further that the Ordinance supports the siting of a detached garage with access from a public alley rather than from a public street whenever possible. *See* Ordinance § 1302.J.2.d. Furthermore, a second curb cut will not have a negative effect on neighboring properties because it is not located in proximity to living space and has a significant separation from the existing curb cut on Power Street. Finally, the Board agrees and accepts that the existing curb cut on Power Street should remain due to its historical character and to provide alternative accessibility to the Property.

6. The Board concludes that the hardship suffered by the Applicant if the dimensional variance is not granted will amount to more than a mere inconvenience and that the relief sought is minimal to a reasonable enjoyment of the permitted use. More particularly, the Board finds that the, absent the requested variances, it would be impractical to site a garage on the Property that allows for vehicle maneuverability without more significantly impacting the Property's historical elements. Additionally, the Board finds that a deeper driveway apron is necessary in order to both locate the garage in a way that is minimally disruptive to historical elements on the Property (i.e., preventing its placement farther to the west) and to allow for vehicle maneuverability from the narrow public alleyway.

WHEREFORE, upon motion by Mr. Scott, seconded by Ms. Maniotes, the Board voted unanimously (4-0) to APPROVE the application for dimensional variances from the maximum permitted driveway apron depth and single permitted curb cut, in accordance with the application presented to the Board.

By Order of the Zoning Board of Review.



RYAN J. HOLT
ACTING CHAIR

NOTICE TO OWNERS/APPLICANTS:

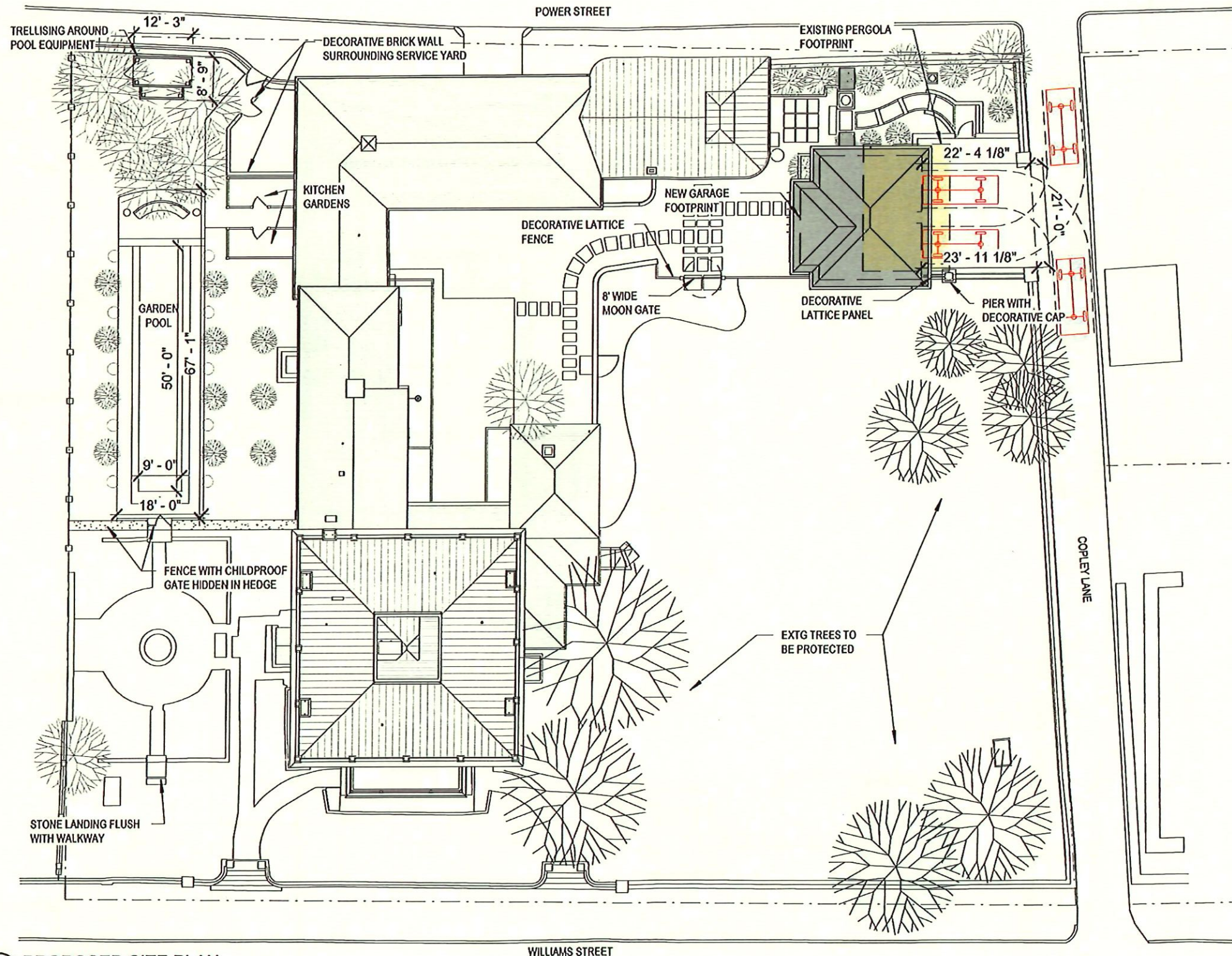
- A SECTION 1901/1902 OF THE ORDINANCE REQUIRES THAT ANY VARIANCE OR SPECIAL USE PERMIT GRANTED BY THE BOARD SHALL EXPIRE SIX MONTHS AFTER THE DATE OF THE FILING OF THE RESOLUTION IN THE OFFICE OF THE BOARD UNLESS THE APPLICANT SHALL, WITHIN THE SIX MONTHS, OBTAIN A LEGAL, COMPLETE BUILDING PERMIT AND PROCEED WITH CONSTRUCTION; IF NO CONSTRUCTION IS REQUIRED, THE APPLICANT SHALL OBTAIN A LEGAL BUILDING PERMIT FOR THE USE, OR A CERTIFICATE OF OCCUPANCY. DEMOLITION AND FOUNDATION PERMITS ARE NOT BUILDING PERMITS FOR PURPOSES OF THIS REQUIREMENT. NO PERMIT OR CERTIFICATE OF OCCUPANCY WILL ISSUE UNTIL THE OWNER AND/OR ITS REPRESENTATIVE COMPLIES WITH PARAGRAPH B BELOW.

- B. THE ORIGINAL RESOLUTION IS ON FILE IN THE OFFICE OF THE ZONING BOARD OF REVIEW. THE OWNER OR THEIR REPRESENTATIVE MUST OBTAIN THE ORIGINAL RESOLUTION FROM SAID OFFICE, RECORD THE RESOLUTION IN THE CITY'S LAND EVIDENCE RECORDS, AND PROVIDE COPIES OF THE RECORDED RESOLUTION TO BOTH THE OFFICE OF THE ZONING BOARD OF REVIEW AND THE DEPARTMENT OF INSPECTION AND STANDARDS.

MOTION TO APPROVE THE DIMENSIONAL VARIANCE

MADE BY: Scott
SECONDED BY: Maniotes
MEMBERS VOTING IN FAVOR: Scott, Maniotes, Rodriguez, Holt
MEMBERS VOTING AGAINST: None
MEMBERS RECUSED: None

RECEIVED:
Providence
Received for Record
08/12/2025 11:48:19 AM
Document Num: 2025397501
Jeanne Pascone
Recorder of Deeds



APPROVED PLANS
 ZONING BOARD OF REVIEW
 DATE Aug. 8, 2025
 PAGE 1 OF 1

1 PROPOSED SITE PLAN
 3/64" = 1'-0"

