



Record No: ZBR-26-10

Zoning Board of Review Application

Status: Active

Submitted On: 3/10/2026

Primary Location

30 Cole Farm Ct
Providence, RI 02906

Owner

Peter Fallon & Shannon Fallon

[Redacted]
[Redacted]

Applicant

Andrew Carlin
[Redacted]
[Redacted]
[Redacted]
[Redacted]

Owners and Applicants Information

Who is Submitting this Application?*

Other

Name and Professional Title of Person Submitting the Application*

Andrew Carlin - General Contractor

Owners Name*

Peter Fallon

Owner Mailing Address*

[Redacted]

Owner Email*

[Redacted]

Owner Phone*

[Redacted]

Name of Applicant, if different than owner ?

Applicant Mailing Address, if different than owner

Applicant Email, if different than owner

Applicant Phone, if different than owner

Attorney Name

Attorney Mailing Address

Attorney Email

Attorney Phone

Owner Attestation and Signature Page* 

Owner Attestation - 30 Cole Farm Court_Signed.pdf

For fillable pdf of the Owner Attestation and Signature Page please visit the Applications and Forms section of our website: <https://www.providenceri.gov/inspection/boards-of-review/>

Type of Application

Application Type*

Dimensional Variance

List all Zoning Ordinance Sections from which a variance is sought. Include Section Number, Section Title, and Quantity of relief, if applicable (eg. 4' setback where 6' required)*

Section 402 - Dimensional Standards. Table 4-1 Rear Setback Calculation.
Seeking 17'-6 1/2" setback where 30'-0" is required.

Summarize any changes proposed for the Property (use, construction/renovation, site alteration):*

Owner wants to build an internally connected ADU for an aging parent along with a kitchen renovation/expansion. Cul-de-sac lot is oddly shaped and creates a setback line which is eccentric to the house. Setback relief will allow for this addition to be functional and properly oriented with the house.

Subject Property Information

Address of Subject Property*

30 Cole Farm Court

Plat*

040

Lot(s)* ?

322

Existing Zoning Use of the Property*

Dwelling - Single Family

Proposed Zoning Use of the Property*

Dwelling - Single Family

Base Zoning District*

R-1 Residential District

Base Zoning District 2 (if applicable)

—

Overlay Zoning District (if applicable)

—

Overlay Zoning District 2 (if applicable)

—

Overlay Zoning District 3 (if applicable)

—

Date Owner Purchased the Property*

11/01/2016

Start Date of Lessee's Occupancy

—

Are there outstanding violations concerning the Property under the City of Providence Zoning Ordinance?*

No

Are there outstanding violations concerning the Property under the RI State Building or Property Maintenance Code(s)?*

No

Buildings & Structures

Existing or Proposed Structure*	Type of Building or Structure*
Existing	Principal Structure
Principal Structure Type (if applicable)	Please describe the accessory structure (if applicable) ?
Residential	Internally Attached Accessory Dwelling Unit
Area of Footprint	Overall Height Above Average Grade
524	12
Number of Stories	Existing Number of Dwelling Units
1	—
Proposed Number of Dwelling Units	Front Setback
—	—
Interior Side Setback	Corner Side Setback
—	—
Rear Setback	
—	

Lot Dimensions, Coverage Percentage, and Parking Information

Plat/Lot Number*	Existing Lot Width*
040-322	43
Proposed Lot Width	Existing Lot Area*
—	7240
Proposed Lot Area	Existing Building Coverage ?
—	1160
Proposed Building Coverage ?	Existing Total Impervious Coverage ?
1910	—
Proposed Total Impervious Coverage ?	Existing Rear Yard Impervious Coverage ?
—	—
Proposed Rear Yard Impervious Coverage ?	Existing Front Yard Impervious Coverage ?
—	—
Proposed Front Yard Impervious Coverage ?	Number of Existing Parking Spaces
—	—
Number of Proposed Parking Spaces	
—	

Appendix A: Application for Variance(s)

1. What is the specific hardship from which the applicant seeks relief?*

Subject property is an oddly shaped lot on a cul-de-sac. The rear lot line and setback line are eccentric to the orientation of the house by nearly 45 degrees. The buildable envelope is traingular in shape and non-functional.

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

Cul-de-sac creates an unusual pie-shaped lot with multiple angled boundary lines. The rear setback line, as identified by the Zoning Official, is eccentric to the orientation of the house by nearly 45 degrees and touches the NorthEast corner of the house.

3 (a) Is the hardship caused by an economic disability?*

No

3 (b) Is the hardship caused by a physical disability?*

No

3 (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.? *

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)?*

No

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:*

not applicable

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:*

A first floor ADU is the only viable option for an aging parent with increasingly limited mobility. Hallways, bedrooms, and bathrooms must be adequately sized and traditionally constructed to allow family, medical professionals, and first responders to move freely and provide care. The current setback does not allow for a practical ADU that accomplishes these necessities.

CITY OF PROVIDENCE ZONING BOARD OF REVIEW

DEPARTMENT OF INSPECTION + STANDARDS

444 Westminster Street, 1st Floor, Providence, Rhode Island 02903

ATTESTATION/OWNER AUTHORIZATION FOR APPLICATION FOR VARIANCE AND/OR SPECIAL USE PERMIT

ATTESTATION

The undersigned acknowledge(s) that the statements in the application 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 attorney(s), if any, for any false statements. As indicated in the application instructions, neither the application nor this attestation may be signed by an attorney on behalf of their client(s).**

The undersigned further 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.

Address, Plat, and Lot of Subject Property: 30 Cole Farm Court (040-322)

Owner(s)

Name:

Peter Fallon

Signature:



Date:

03/09/2026

Applicant(s)

Name:

Peter Fallon

Signature:



Date:

03/09/2026

OWNER AUTHORIZATION

To be completed if the online application is being filled out and submitted by someone other than the Owner of the subject property.

This is to certify that I Peter Fallon

authorize Andrew Carlin to submit this Zoning Board

of Review Application on my behalf for the property located at 30 Cole Farm Court

By signing this letter, I understand that I, or my attorney, must be present at the Zoning Board Meeting at which my application is scheduled to be heard.

Property Owner Name:

Peter Fallon

Property Owner Signature:



Date: 03/11/2026

WARRANTY DEED

We, **Blake A. Larsen and Mary Larsen**, a married couple, of Providence, Rhode Island

For Consideration Paid Of **FOUR HUNDRED EIGHTY FIVE THOUSAND (\$485,000.00) DOLLARS**

Grant to **Peter D. Fallon and Shannon E. Fallon**, husband and wife as Tenants by the Entirety

Of Providence, Rhode Island

with Warranty Covenants

That certain lot or parcel of land, with all the buildings and improvements thereon, situated on the easterly side of Cole Farm Court, in the City of Providence in the State of Rhode Island, bounded and described as follows:

Beginning at a point in the easterly line of Cole Farm Court at the southeasterly corner of land now or lately of Milton Isrealoff et ux; thence running northeasterly bounding northwesterly on said last named land one hundred (100) feet to a point in the division line of lots 4 (four) and 5 (five) on the hereafter named plat and land now or lately of Elihu Saklad, et ux; thence running easterly bounding northerly on said Saklad land fifteen (15) feet; turning an interior angle of 126° 31' 20" and running southeasterly bounding northeasterly on said Saklad land thirty-eight and 55/100 (38.55) feet; thence turning an interior angle of 150° 17' 10" and running southerly bounding easterly in part on said Saklad land and in part on land now or lately of Doris R. Jacobs seventy-four and 39/100 (74.39) feet to land now or lately of M. Louis Abedon et ux; thence turning an interior angle of 98° 13' 16" and running westerly bounding southerly on said Abedon land sixty-six and 20/100 (66.20) feet to Cole Farm Court; thence turning and running northwesterly on the arc of a curve with a radius of 50 feet bounding southwesterly on said Cole Farm Court forty-two and 857/1000 (42.857) feet to said Isrealoff land and the point and place of beginning.

Said parcel comprises the greater portion of lot numbered 5 (five) on that plat entitled "Cole Farm Plat Providence, R.I. Belonging to Frances S. Cole by Waterman Engineering Co. May 1948" which plat is recorded in the Office of the Recorder of Deeds in said City of Providence in Plat Book 41 at page 65.

Said premises are conveyed subject to restrictions of record.

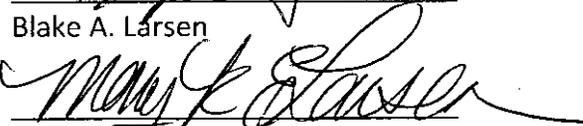
This transfer is such that no RIGL 44-30-71.3 withholding is required as grantors are residents of the State of Rhode Island as evidenced by affidavits.

Being the same premises conveyed by deed recorded with the Providence Land Evidence Records in Book 10987 at Page 243.

Handwritten notes and stamps: "51929", "2,231.00", "11-1-2016", "STATE CONVEYANCE TO", and initials "JD".

WITNESS our hand and seal this 1st day of November, 2016

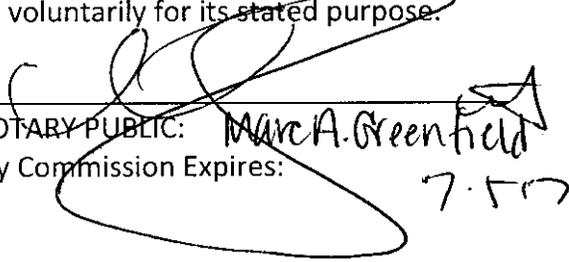


Blake A. Larsen


Mary Larsen

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

On this 1st day of November, 2016, before me, the undersigned notary public, personally appeared Blake A. Larsen and Mary Larsen, personally known to the notary or proved to the notary through satisfactory evidence of identification, which was RI D-License to be the persons whose names are signed on the preceding or attached document, and acknowledged to the notary that they signed it voluntarily for its stated purpose.



NOTARY PUBLIC: Marc A. Greenfield
My Commission Expires: 7-5-17

Property address: 30 Cole Farm Court, Providence, RI
Mailing address: 30 Cole Farm Court, Providence, RI 02906
Plat: 40, Lot 322

RECEIVED:

Providence
Received for Record
Nov 01, 2016 at 01:22P
Document Num: 00156822
John A Murphy
Recorder of Deeds



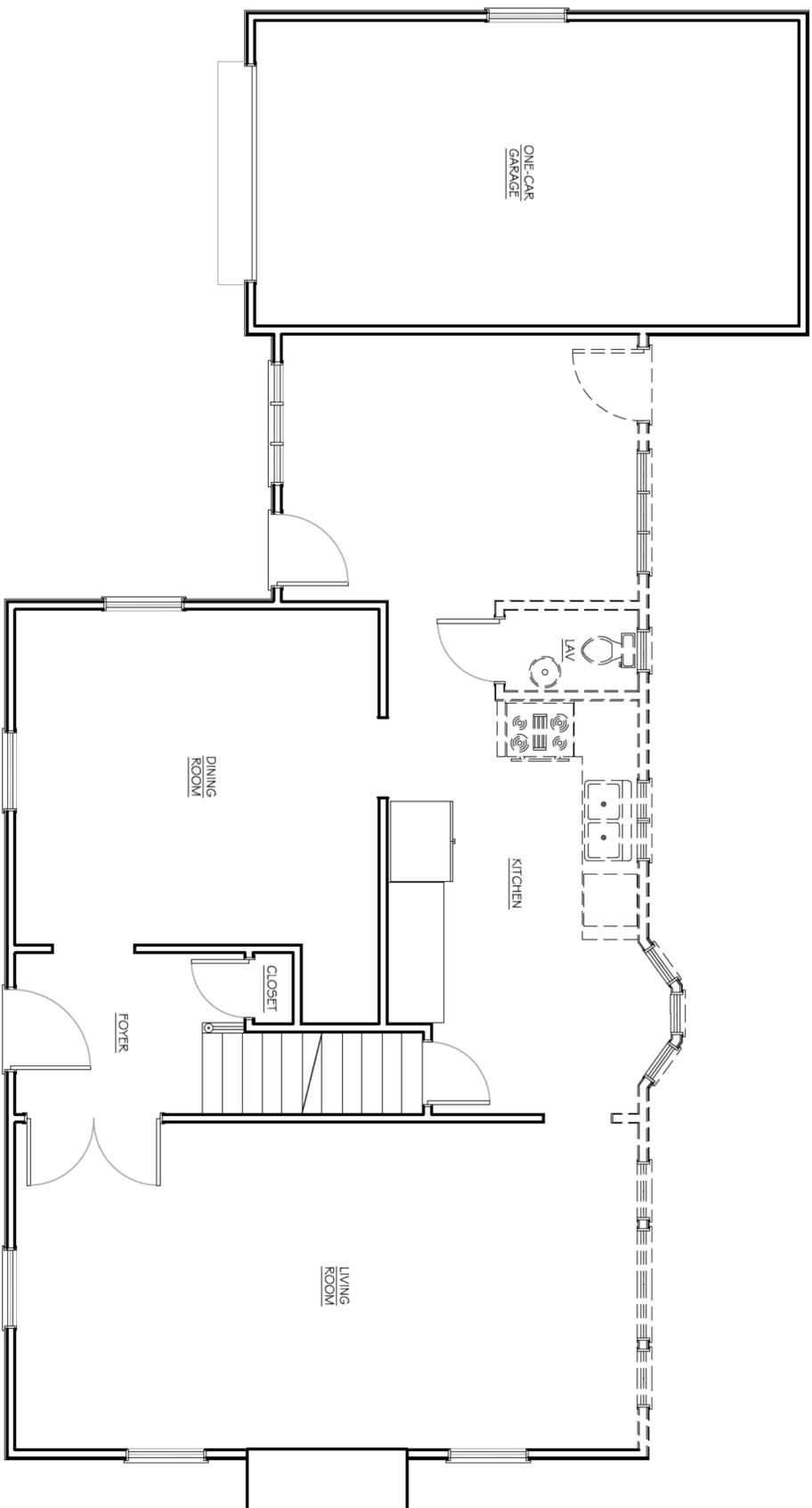
10H 595



30







REGISTERED ARCHITECTS & ENGINEERS
 1000 WEST 10TH AVENUE, SUITE 200, DENVER, CO 80202
 TEL: 303.733.8800 FAX: 303.733.8801

**EXISTING
 1st FLOORPLAN**

FALLOON
 3900 E. HARRIS CIR.
 PROYERBENGE, CO
 DATE: 1.28.2006
 DRAWN BY: EJP
 SCALE: 1/4"=1'-0"
 ISSUE FOR ZONING

A1



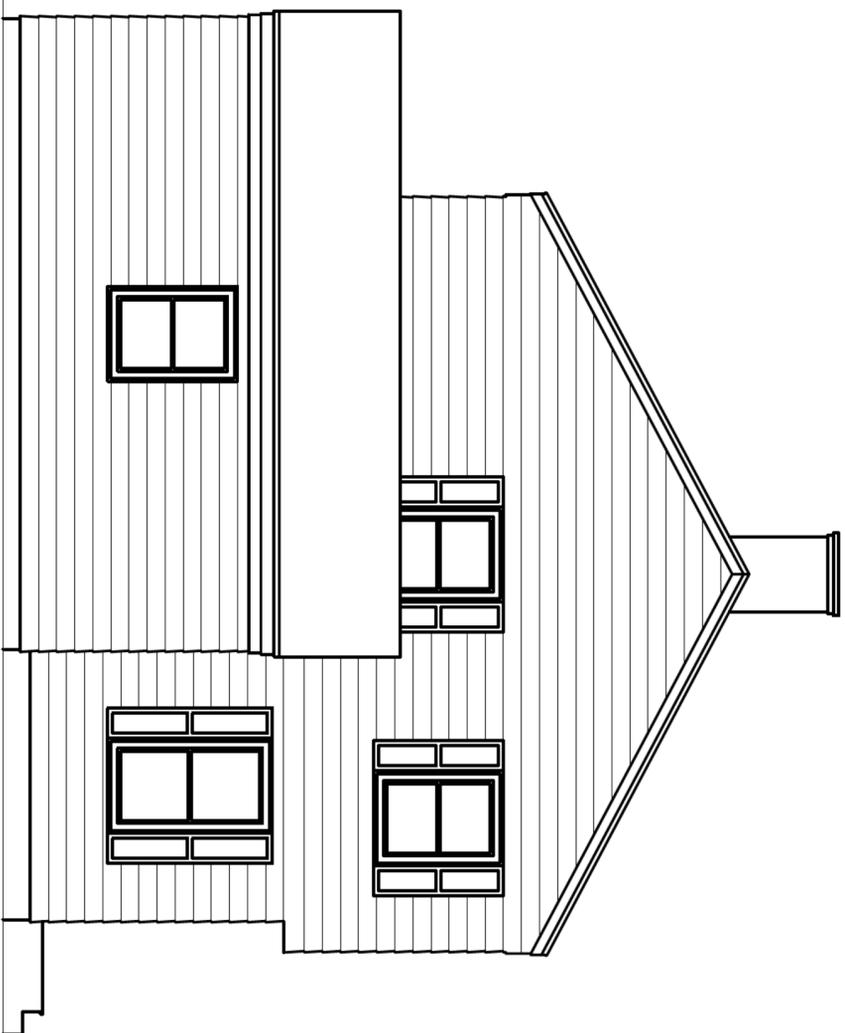
Residential Design Group
 R.D.G.
 ARCHITECTURAL SERVICES

**PROPOSED
 1st FLOOR PLAN**

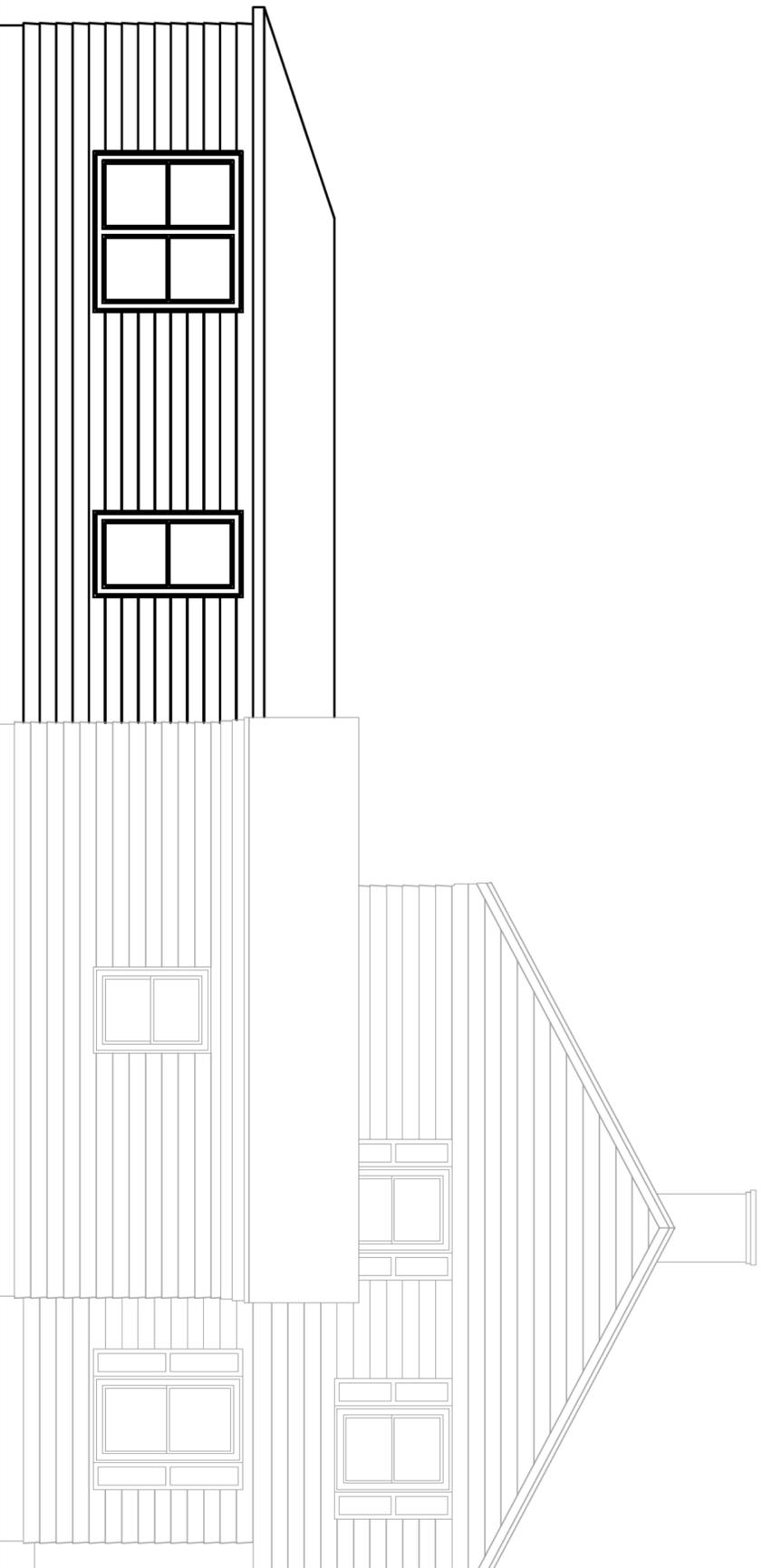
FALLOON
 BROOKLYN PARK, CT.
 PROJECT NUMBER: 14
 DATE: 1-28-2006
 DRAWN BY: EJP
 SCALE: 1/4" = 1'-0"
 ISSUE FOR ZONING

A2

EXISTING

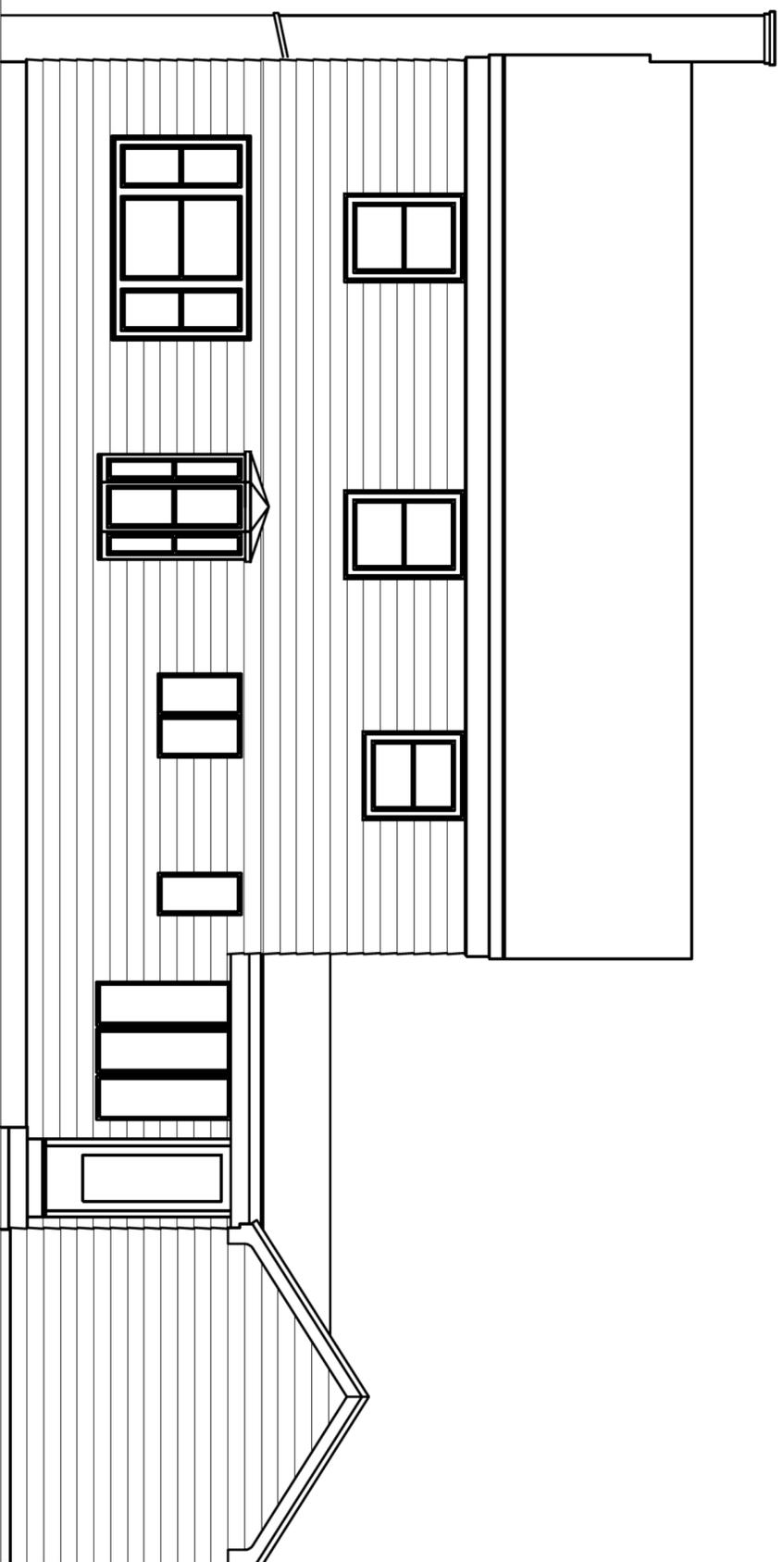


PROPOSED

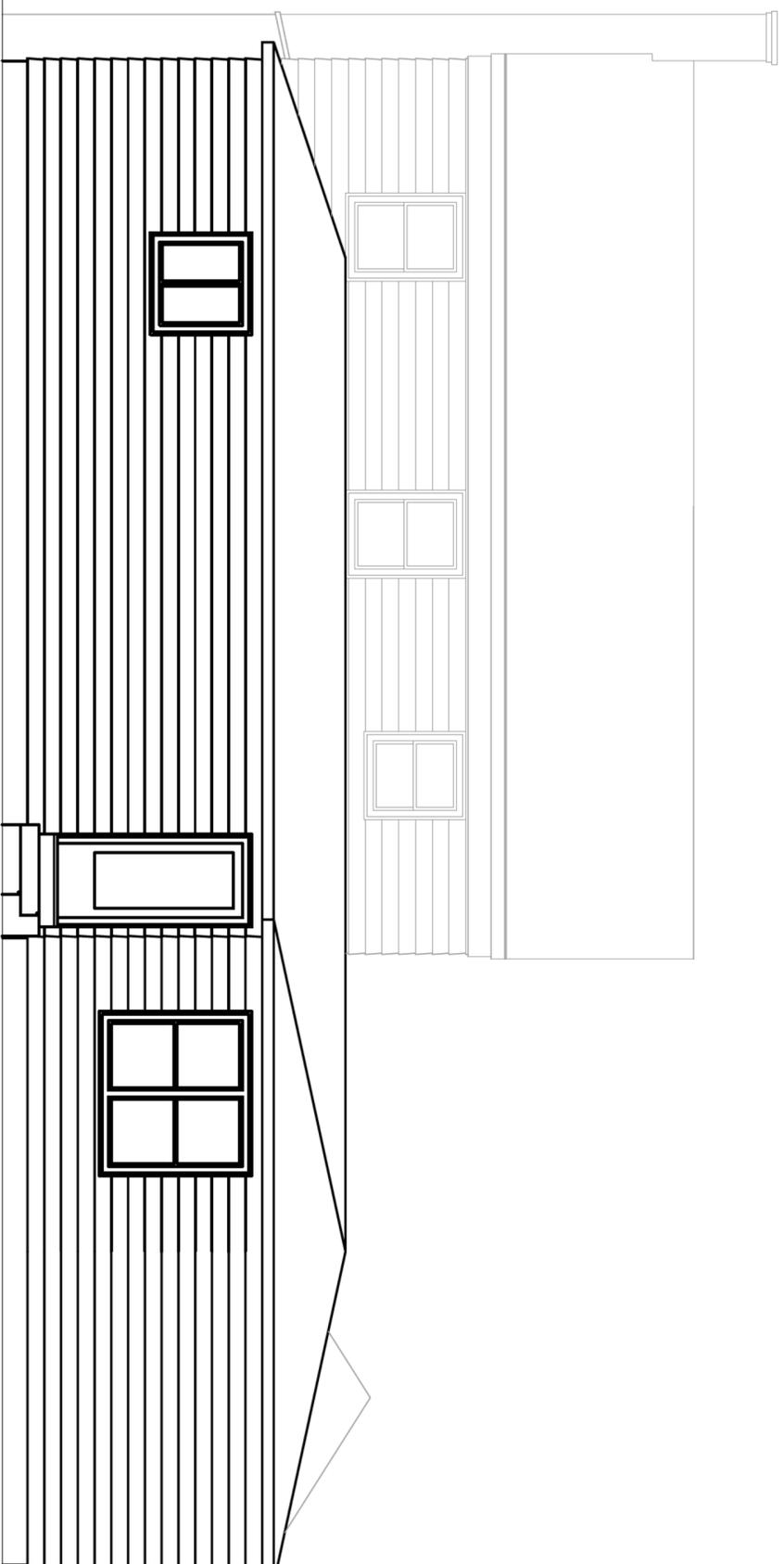


 RDG RESIDENTIAL DESIGN GROUP	
FALLOON 3900 E. MARK CIR. PROVINCETOWN, NJ	
DATE: 1.27.2006 DRAWN BY: ERS	
SCALE: 1/4"=1'-0" ISSUE FOR ZONING	
SIDE ELEVATIONS	
A3	

EXISTING

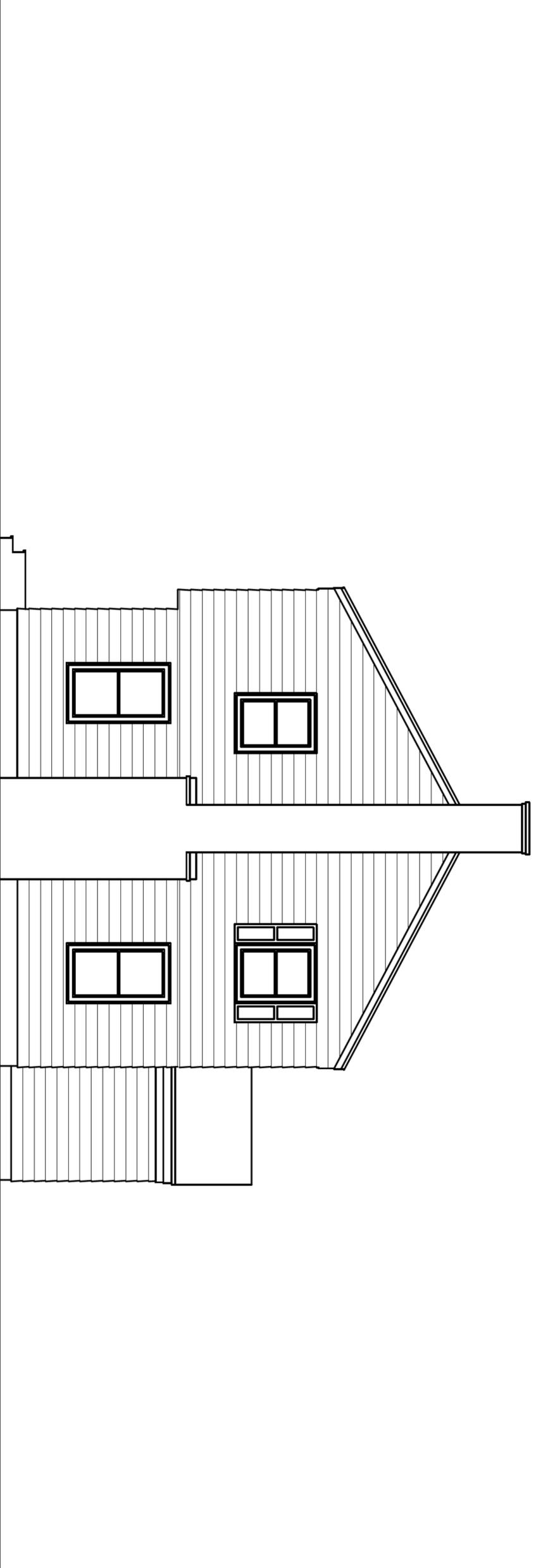


PROPOSED

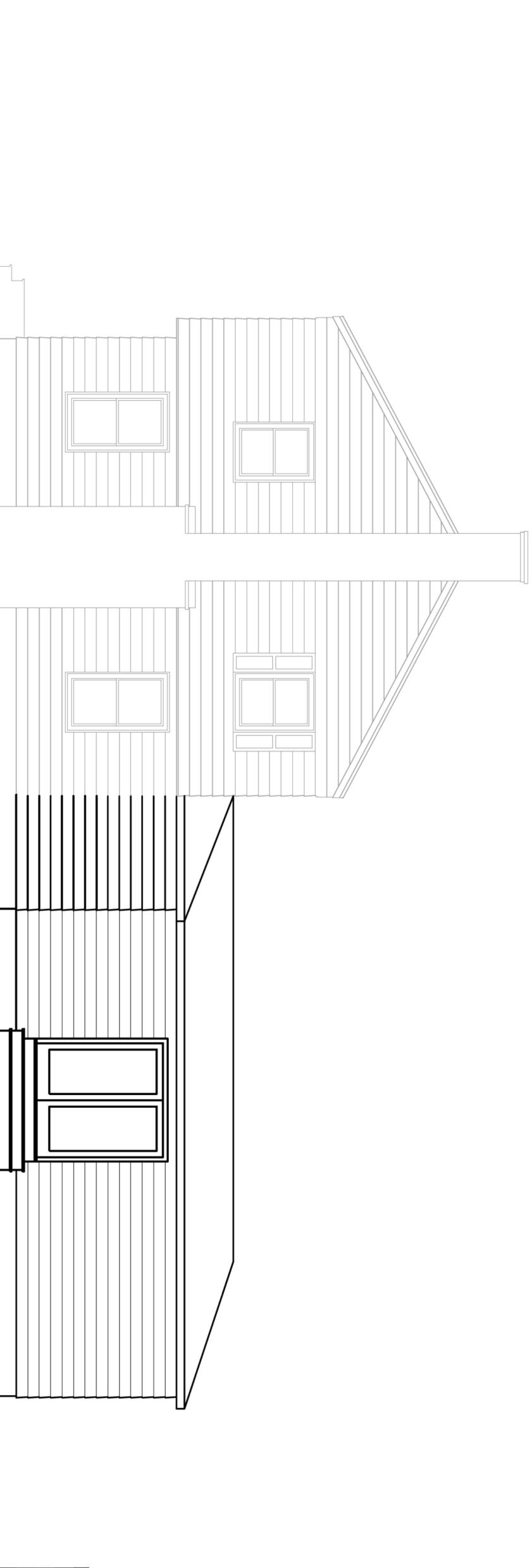


 RDG RESIDENTIAL DESIGN GROUP	
FALLOON BROOKFIELD PARK CTR, PROVIDENCE, RI	
DATE: 1.27.2006 DRAWN BY: ERS	
SCALE: 1/4"=1'-0" ISSUE FOR ZONING	
SIDE ELEVATIONS	
A4	

EXISTING



PROPOSED



 RESIDENTIAL DESIGN GROUP	
FALLOON BROOKFIELD PARK, CT PROVIDENCE, RI	
DATE: 1.27.2006 DRAWN BY: ERS	
SCALE: 1/4"=1'-0" ISSUE FOR ZONING	
SIDE ELEVATIONS	
A5	

