

CITY OF PROVIDENCE  
ZONING BOARD OF REVIEW

INSPECTION & STANDARDS  
RECEIVED

JUN 05 2024

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

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: David Caldwell, Jr. and Christina Caldwell

Applicant Mailing Address

Email: dave.caldwell@caldwellrealtyri.com

Street: 41-43 Blackstone Boulevard

Phone: (401) 632-5340

City, State, Zip: Providence, RI 02906

Owner: David Caldwell, Jr. and Christina Caldwell

Owner Mailing Address

Email: dave.caldwell@caldwellrealtyri.com

Street: 41 Blackstone Boulevard

Phone: (401) 632-5340

City, State, Zip: Providence, RI 02906

Lessee: \_\_\_\_\_

Lessee Mailing Address

Email: \_\_\_\_\_

Street: \_\_\_\_\_

Phone: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Attorney: Joelle C. Rocha

Attorney Mailing Address

Email: jrocha@duffysweeney.com

Street: 321 South Main Street, Suite 400

Phone: (401) 455-0700

City, State, Zip: Providence, RI 02903

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: 41 Blackstone Boulevard, Providence, RI 02906

Plat and Lot Numbers of Subject Property: A.P. 41, Lot 224

2. Base Zoning District(s): R-1

Overlay District(s): \_\_\_\_\_

3a. Date owner purchased the Property: May 15, 2017

3b. Month/year of lessee's occupancy: \_\_\_\_\_

4. Dimensions of each lot: **SEE ATTACHED SURVEY**

Lot # _____	Width _____	Depth _____	Total area _____ 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:

Principal Structure:

Area of Footprint 1058 SF

Overall Height +/- 30' - 4"

# of Stories 2.5

Accessory Structure:

Area of Footprint \_\_\_\_\_

Overall Height \_\_\_\_\_

# of Stories \_\_\_\_\_

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

Principal Structure:

Area of Footprint Addition: 458 SF

Overall Height +/- 16' - 0"

# of Stories 1

Accessory Structure:

Area of Footprint \_\_\_\_\_

Overall Height \_\_\_\_\_

# of Stories \_\_\_\_\_

6a. Existing Lot Coverage:

Building Coverage (area of all roofed structures) 1,086 SF

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 32.2%

Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) 74.4%

Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 15.5%

6b. Proposed Lot Coverage:

Building Coverage (area of all roofed structures) 1,532.6 SF

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 45.4%

Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) 68.4%

Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 15.5%

7a. Present Zoning Use of the Property: 2-5 Family

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

Two Family Dwelling

8. Proposed Zoning Use of the Property: Single Family

9. Number of Parking Spaces:

# of existing spaces 2 # of proposed spaces 2

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:**

<u>Section Number</u>	<u>Section Title + Quantity of relief, if applicable (eg. 4' setback where 6' required)</u>
Table 4-1	Maximum impervious surfaced - rear yard 68.4% where 50% required
Table 4-1	Minimum rear setback 5.2 ft where 20.1 ft required per 45-24-38

**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):**

<u>Section Number</u>	<u>Section Title</u>

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

See attached plans and memorandum in support

*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):**

David A. Caldwell Jr.

Type Name



Signature

Christina Caldwell

Type Name



Signature

**Applicant(s):**

David A. Caldwell Jr.

Type Name



Signature

Christina Caldwell

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?**

See attached memorandum

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

See attached memorandum

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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 \_\_\_\_\_ No X

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

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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:

N/A

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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 attached memorandum

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

## **APPENDIX B**

### **APPLICATION FOR SPECIAL USE PERMIT**

In accordance with Rhode Island General Laws § 45-24-42(b), Section 1901 of the Zoning Ordinance requires that the Applicant for a special use permit demonstrate:

1. That the proposed special use is set forth in the ordinance and complies with the applicable use standards for the authorization of a special use permit;
2. That the proposed special use will not substantially injure the use and enjoyment of nor significantly devalue neighboring property; and
3. That the proposed special use will not be detrimental or injurious to the general health or welfare of the community.

**Please provide the following information:**

1. **Indicate the Ordinance section(s) which provide Use Standards for the proposed Special Use(s); and State all facts that demonstrate that the proposed special use will be in conformance with the Use Standards for the proposed Special Use(s):**

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2. **State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property and will not significantly devalue neighboring property:**

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3. **State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community:**

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

# MEMORANDUM IN SUPPORT OF APPLICATION FOR DIMENSIONAL RELIEF

IN RE: 41-43 BLACKSTONE BOULEVARD/DAVID AND TINA CALDWELL

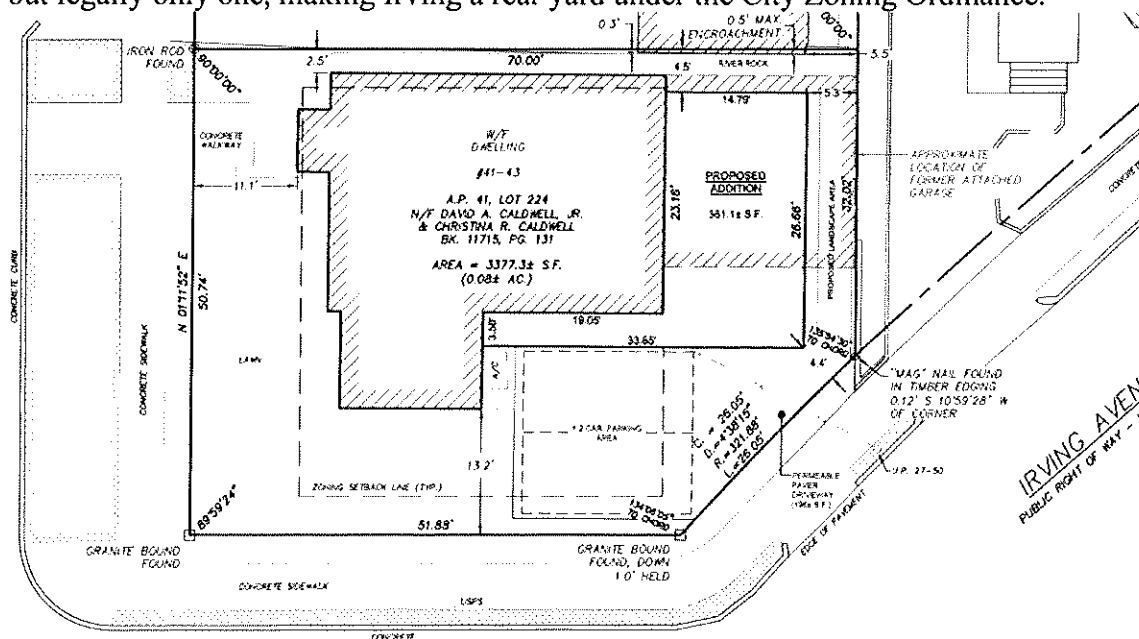
## INTRODUCTION

This memorandum is in support of the application for dimensional variances for a proposed addition to be located at 41-43 Blackstone Boulevard, otherwise known as Assessor's Plat 41, Lot 224 ("Property"). The application proposes an addition to the existing home in order to accommodate first floor living to allow David and Tina Caldwell, the applicants and owners, to age in place at their home.

## THE PROPERTY FEATURES

According to City records, the Property is a legal pre-existing two-family structure on a legal pre-existing nonconforming lot of record. Since the Caldwells purchased the Property, it has been utilized as a single-family home, and it is their intent to continue to utilize the Property as a single-family home. If the dimensional variance application is approved by the Zoning Board, the Caldwells are willing to formalize that transition, which goes toward the purposes of zoning in eliminating nonconforming uses where possible.

The Property is a substandard lot of record, having 3,377.3 +/- sf where 6,00 is required in an R1 zone. The Property is a corner lot, and it is situated at the gateway to Blackstone Boulevard. The first side of the house that is visible entering Blackstone Boulevard is the side where Irving Avenue is located. The uniquely situated property effectively has two frontages, but legally only one, making Irving a rear yard under the City Zoning Ordinance.<sup>1</sup>

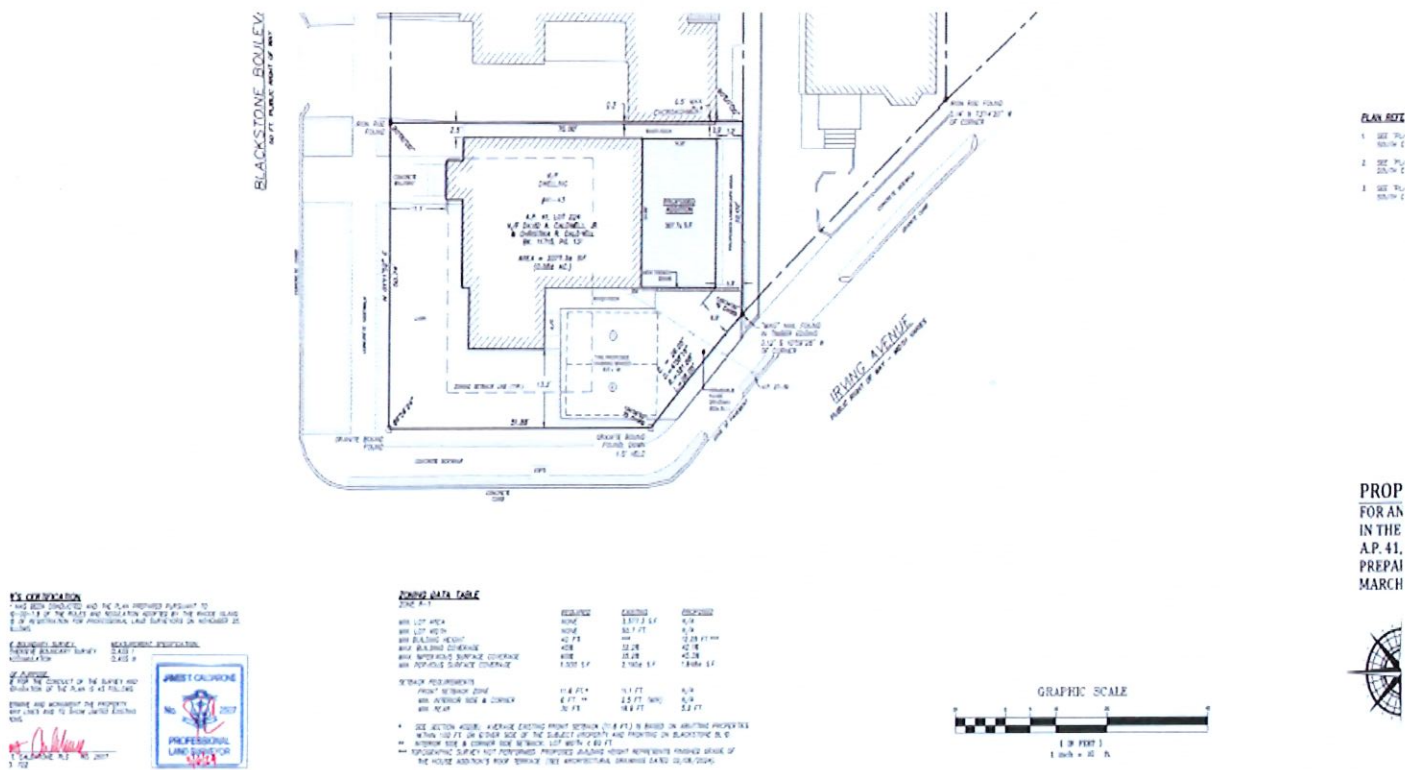


<sup>1</sup> See Figure 2.9 of the Zoning Ordinance.

The proposed addition is designed in the rear of the structure where the existing fence and patio is located and underneath the existing Juliet balcony<sup>2</sup>:



Initially, the addition was designed in line with the adjacent home shown in the photo above, which would have placed it into the pre-existing nonconforming interior side setback which is 2.5 ft, existing:



<sup>2</sup> Internal construction is underway at the home, as permitted by existing building permits on several rooms.

It was determined, after meeting with staff, that the addition be moved to comply with the substandard lot interior setback of 4.02 ft. under the ordinance, so the current plan shows the addition offset from the existing house by just under 2 ft. *See* submitted survey/site plan.

As shown on the submitted survey, the Property used to have an attached garage which went to the rear property line; the foundation of which still exists.

### **RELIEF NEEDED**

The Caldwells need relief from two dimensional standards for their proposed addition: 1) relief from the Maximum Impervious Surface Coverage for the Rear Yard (Table 4.1 of the Zoning Ordinance); and 2) Minimum Rear Setback relief (Table 4.1 of the Ordinance). The current existing maximum impervious surface coverage for the rear yard is 74.4%, but because of additional proposed landscaping instead of hardscaping that exists now, that measurement would be reduced to 68.4%, a 6% reduction in the current conditions, moving closer to the standard of 50% than exists now. Additionally, the Caldwells need relief from the minimum rear setback requirement of 20.1 ft.<sup>3</sup> As noted below, the existing rear setback encroachment includes the house at 18.9 ft., a wall at 5.2 ft., and the previous garage was right on the Property line, with a 0 ft. setback previously.

The below table lays out the dimensional requirements. The Caldwells and development team worked diligently to limit the relief requested, designing the Property to ensure the other coverage requirements were met.

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<sup>3</sup> The rear setback requirement in the R1 zone is 30 ft., but newly passed R.I. Gen. Laws 45-24-38, allows an automatic reduction in that setback to 20.1 ft (33% reduction).

	<u><b>R1 REQUIREMENTS</b></u>	<u><b>SUBSTANDARD LOT LAW</b></u>	<u><b>Existing conditions</b></u>	<u><b>Proposed (2.1)</b></u>
MAXIMUM BUILDING COVERAGE	45% (1,519.65 sf )	59% (2,021sf) (max. coverage x33% increase)	32.2%	45.4% (1,532.6sf)
MAXIMUM IMPERVIOUS SURFACE, front yard	33%		15.5%	15.5%
MAXIMUM IMPERVIOUS SURFACE COVERAGE, REAR YARD	50%		74.4%	68.4% (non-compliant 6% reduction from existing)
TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE	65%		62.8%	63.8%
TOTAL MIN PERVIOUS COVERAGE	1,000sf		1,256 sf	1,223sf
FRONT SETBACK	BUILD TO ZONE OF AVERAGE IN AREA 11.6 ft	No change		No change
MIN INTERIOR SIDE AND CORNER SIDE SETBACKS	6 ft	4.02 ft	2.9 ft./13.2 ft	4.3ft / 4.12ft
MIN REAR SETBACK	30 ft	20.1ft	Existing: 18.9ft (House) Existing: 5.2ft (Encroachment wall) Prev garage: 0ft (Existing foundation)	5.2ft

The existing and proposed setbacks on this Property are in line with adjacent Properties.

## STANDARD OF REVIEW

As this Board is well-aware, the standards for a dimensional variance were altered effective January 1, 2024. The standard now provides that there must be a showing as to the following:

- (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) In granting 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 relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted is not grounds for relief.

As the application shows and the record will show, the Caldwells meet these standards. Each is taken in turn.

1. *The hardship from which the Caldwells seek 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 Caldwells.*

The Caldwells do not claim any disability as their hardship. The unique characteristics of both the lot and the existing structure are outlined above and throughout the application materials, including the plans.

2. *That the hardship is not the result of any prior action of the Caldwells.*

The Caldwells are not seeking *post-hac* relief due to an encroachment constructed/created by them, which is what this standard is targeted at.

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.*

The proposed addition will not alter the general character of the area. The structure will be in line with the adjacent properties and the selection of the location of the addition will avoid

massing issues on the front of the home and Blackstone Boulevard which design would not be consistent with the neighborhood. The addition is well-designed to incorporate the features of the existing structure. Further, as part of any approval, a pre-existing nonconforming use will be abandoned, which furthers the purposes of the zoning ordinance and comprehensive plan. The Property will contain single-family use which is the allowed use for this zone.

4. *In granting a dimensional variance, that the hardship suffered by the Caldwells if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted is not grounds for relief.*

The proposed one-level addition allows an additional modest bedroom on the first floor near the bathroom facilities which would accommodate bedroom furniture for the Caldwells, and a new entryway in this area. The Property is proposed to legally transform into a conforming single-family use. Even with the addition, the Property will still comply maximum building coverage percentage for the zoning district. As noted in the documents submitted, and will be testified to, an addition was explored in the parking inlet to the side of the home, but because of structural, utility, massing and design issues and concerns, was not pursued. Additionally, the off-street parking spaces would be removed by the location of the addition there, even if feasible. The submitted renderings reveal the significant massing issues with locating the addition in that location, while the rear addition blends not only to the area, enhances the existing features of the home, presents a frontage presence on Irving Street, and from a massing standpoint, is less intense.

















# Caldwell Residence

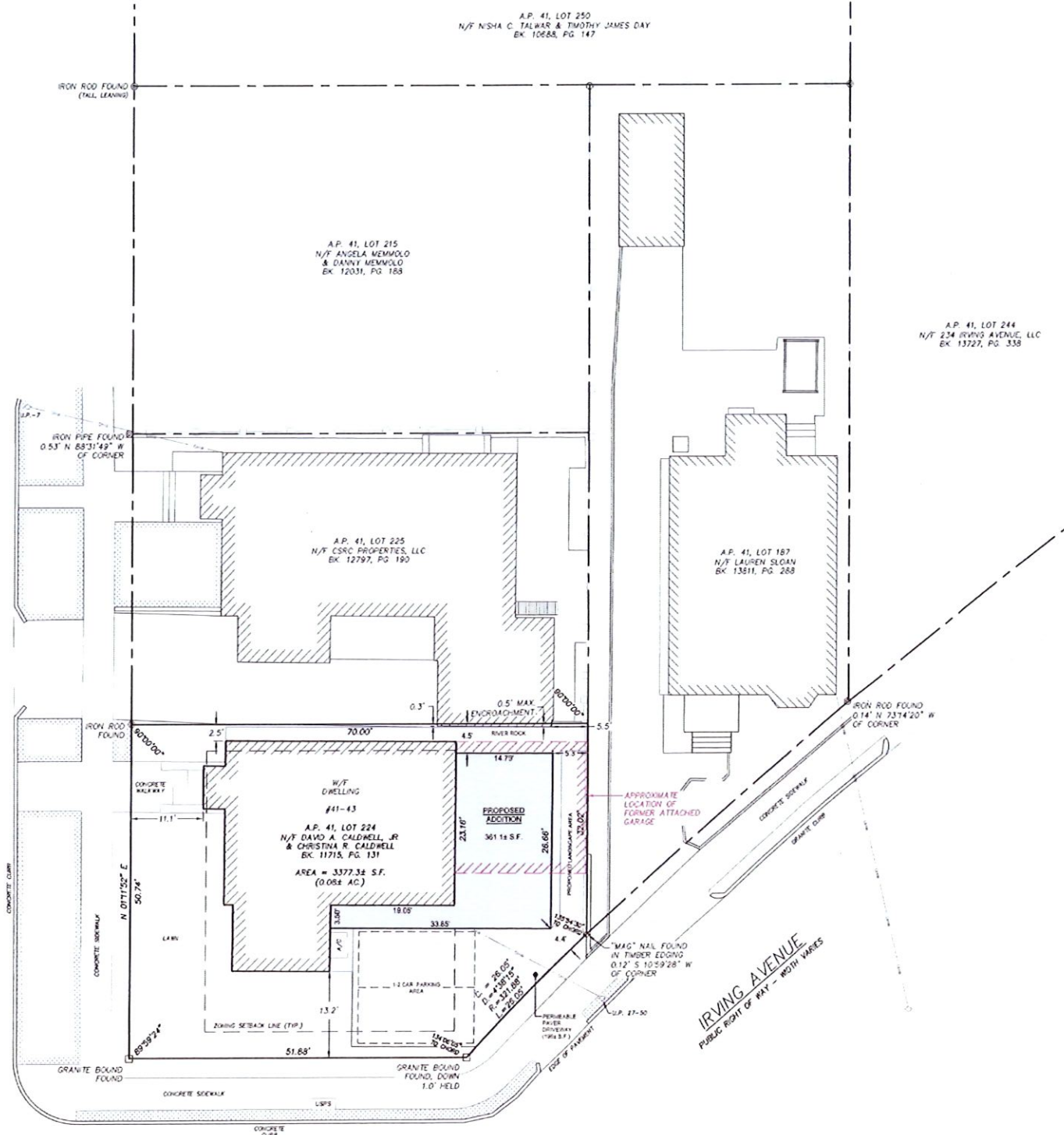
## *New-Old Addition*

# Zoning Application

N D C Architect  
Nathaniel Carden, AIA, NCARB  
June 2024  
July 10, 2024 Hearing

LEGEND  
PROPERTY LINE  
ADJUTER'S PROPERTY LINE  
ZONING SETBACK LINE  
STOCKADE FENCE  
OVERHEAD WIRE  
ELECTRIC METER  
UTILITY POLE  
GRANITE BOUND  
IRON PIPE/ROD  
"MAG" NAIL

BLACKSTONE BOULEVARD  
50 FT. PUBLIC RIGHT OF WAY



ZONING DATA TABLE  
ZONE R-1

	REQUIRED	SUBSTANDARD LOT MODIFIED REQ.***	EXISTING	PROPOSED
MIN. LOT AREA	NONE	N/A	3,377± S.F.	N/A
MIN. LOT WIDTH	NONE	N/A	50.7 FT.	N/A
MIN. BUILDING HEIGHT	40 FT.	N/A	44.5 FT.	12.25 FT.***
MAX. BUILDING COVERAGE	45%	N/A	32.2%	44.5%
MAX. IMPERVIOUS SURFACE (FRONT YARD)	33%	N/A	15.5%	15.5%
MAX. IMPERVIOUS SURFACE (REAR YARD)	50%	N/A	74.4%	68.4%*
TOTAL MAX. IMPERVIOUS SURFACE COVERAGE	65%	N/A	62.8%	63.6%
TOTAL MIN. PERVIOUS SURFACE COVERAGE	1,000 S.F.	N/A	1,256 S.F.	1,223 S.F.
SETBACK REQUIREMENTS				
FRONT SETBACK ZONE	11.6 FT.*	N/A	11.1 FT.	11.1 FT.
MIN. INTERIOR SIDE/CORNER SIDE	6 FT. **	4.00 FT.	2.5 FT./13.2 FT.	2.5 FT./4.4 FT.
MIN. REAR	30 FT.	20.1 FT.	18.9 FT. (HOUSE)	5.3 FT. (MIN.)
			5.5 FT. (ENCROACHMENT)	
			0.0 FT. (FORMER GARAGE)	

\* SEE SECTION 402(B). AVERAGE EXISTING FRONT SETBACK (11.6 FT.) IS BASED ON ADJUTING PROPERTIES WITHIN 100 FT. ON EITHER SIDE OF THE SUBJECT PROPERTY AND FRONTING ON BLACKSTONE BLVD.  
\*\* INTERIOR SIDE & CORNER SIDE SETBACK: LOT WIDTH < 60 FT.  
\*\*\* SUBSTANDARD LOTS OF RECORD SETBACKS AND MAXIMUM BUILDING COVERAGE PURSUANT TO R.I.G.L. 45-24-38, EFFECTIVE JANUARY 1, 2024  
\*\*\*\* TOPOGRAPHIC SURVEY NOT PERFORMED. PROPOSED BUILDING HEIGHT REPRESENTS FINISHED GRADE OF THE HOUSE ADDITION'S ROOF TERRACE.  
(SEE ARCHITECTURAL DRAWINGS DATED 02/06/2024)

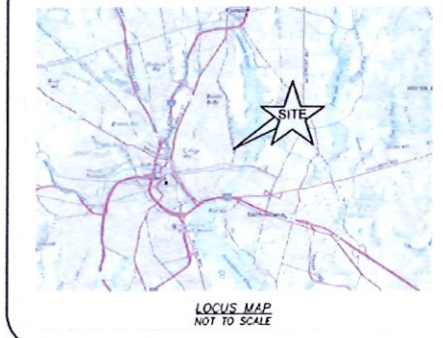
**SURVEYOR'S CERTIFICATION**  
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN PREPARED PURSUANT TO 455-ROR-00-00-1.9 OF THE RULES AND REGULATION ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 23, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY  
DATE ACQUISITION: CLASS II

STATEMENT OF PURPOSE:  
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO DETERMINE AND MONUMENT THE PROPERTY BOUNDARY LINES AND TO SHOW LIMITED EXISTING CONDITIONS

BY: *James T. Caldaroni*  
JAMES T. CALDARONE, PLS., NO. 2507  
004 NO. 722



PLAN NOTES:

- NORTH ARROW REFERENCES MAGNETIC NORTH (MARCH 2023).
- EXISTING CONDITIONS SHOWN AS OF OCTOBER 12, 2023 AND ARE THE RESULT OF A FIELD SURVEY BY SOUTH COUNTY SURVEY COMPANY, LLC.
- SUBJECT PARCEL LIES WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT.
- BY GRAPHIC PLOTTING ONLY SUBJECT PARCEL LIES WITHIN FEMA FLOOD ZONE X (UNSHADED) AREA OF MINIMAL FLOOD HAZARD. SEE PANEL 4400700309K EFFECTIVE 10/2/2015.

PLAN REFERENCES:

- SEE "PLAN OF LAND IN THE CITY OF PROVIDENCE, RHODE ISLAND A.P. 41, LOT 224..." BY SOUTH COUNTY SURVEY, DATED OCTOBER 20, 2023.
- SEE "PLAN OF LAND IN THE CITY OF PROVIDENCE, RHODE ISLAND A.P. 41, LOT 225..." BY SOUTH COUNTY SURVEY, DATED OCTOBER 20, 2023.
- SEE "PLAN OF LAND IN THE CITY OF PROVIDENCE, RHODE ISLAND A.P. 41M LOT 187..." BY SOUTH COUNTY SURVEY, DATED APRIL 19, 2023.

PROPOSED CONDITIONS PLAN

FOR AN ADDITION

IN THE CITY OF PROVIDENCE, RHODE ISLAND

A.P. 41, LOT 224 ~ 41-43 BLACKSTONE BLVD.

PREPARED FOR: DAVID & CHRISTINA CALDWELL

MARCH 6, 2024 SCALE: 1"=10'

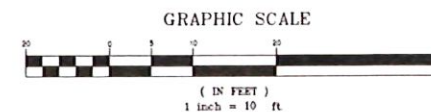
REVISED: APRIL 12, 2024

REVISED: MAY 31, 2024



**SOUTH COUNTY  
SURVEY Co.**

382B MAIN ST. WAKEFIELD, RI 02879  
(401) 783-2300  
www.SouthCountySurvey.com



## Content

1. Design Criteria
2. Zoning Summary
3. Design Process Summary
4. Schematic Design Drawings

## 1. Design Criteria

- \* Enhancing ground floor livability and facilitating aging in place by incorporating a new primary suite.
- \* Improving basement access with stairs compliant with building codes.
- \* Establishing a second-floor outdoor space for neighborhood social interaction, accessible via exterior stairs.
- \* Customizing the entry vestibule to accommodate specific lifestyle needs, including climate control and cat containment.
- \* Achieving a design aesthetic for the addition that complements the historic design elements of the existing house (such as the Beaux Art style front entry, or curved Mediterranean style roof eave rafter tails).
- \* Adding to the eclectic neighborhood design character as a gateway to the Blackstone Blvd. Park esplanade



View from Irving and Blackstone Blvd.



View from Irving Ave.

## 1. Design Criteria

Client's inspirational references for the entrance



2. Zoning Summary

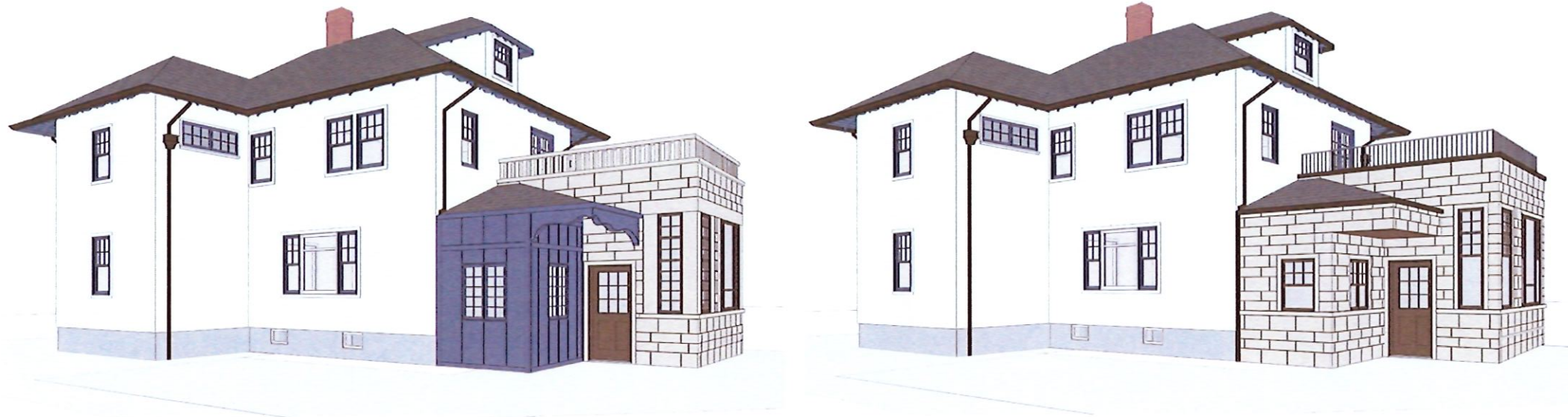
Zone: R-1		<u>Proposed</u>
Lot Area:	3,377.3 SF	
Max. Building Coverage:	45% + 33% increase for substandard lot = 59%	45.4%
Max. Impervious Coverage:	65%; Existing = 62.8%	63.8%
Max. Rear Yard Imperv. Coverage	50%; Existing = 74.4%	<b>68.4%</b>
Setback Requirements:		<u>Proposed</u>
Front calculated (per Section 402(b)):	11.6ft	N/A
Interior Side & Corner:	4.01ft	4.3ft / 4.12ft
Rear:	20.1 ft	<b>5.2ft*</b>

\*Note: Existing nonconforming house and neighboring encroaching structure create conditions on the property of an existing 2.5ft interior side setback and 5.2ft rear setback. An existing foundation remains on site from a previous attached garage which has a 0ft rear setback.

**Relief Requested** - Seeking variance for rear setback (alignment to rear of neighboring/encroaching structure at 45 Blackstone Blvd.) and rear yard maximum impervious surface coverage (reducing existing rear yard impervious surface coverage by approximately 6%).

### 3. Design Process Summary

Exploring various options for the exterior entry's form and materiality



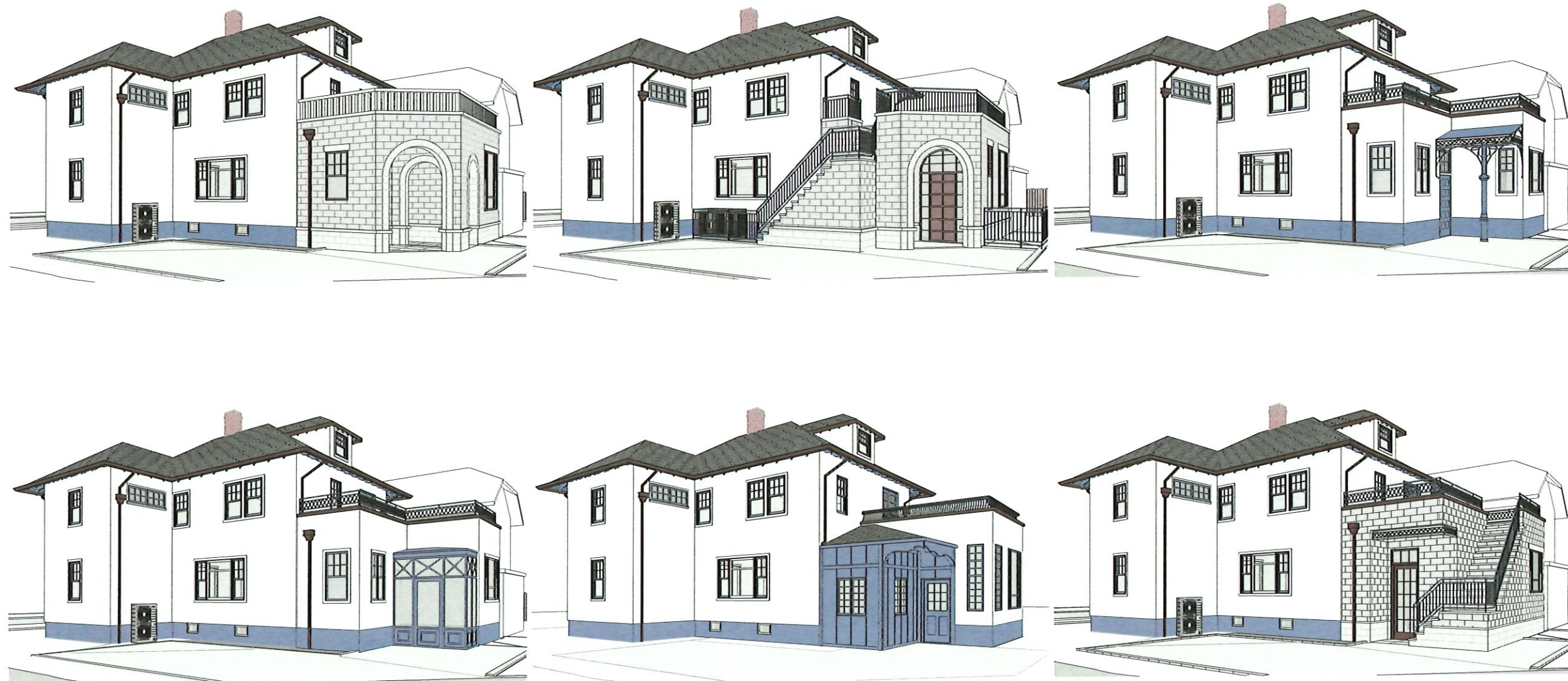
Initial design options discussed at the meeting on November 1st, 2023



Canopy study design options discussed at the meeting on December 13th, 2023

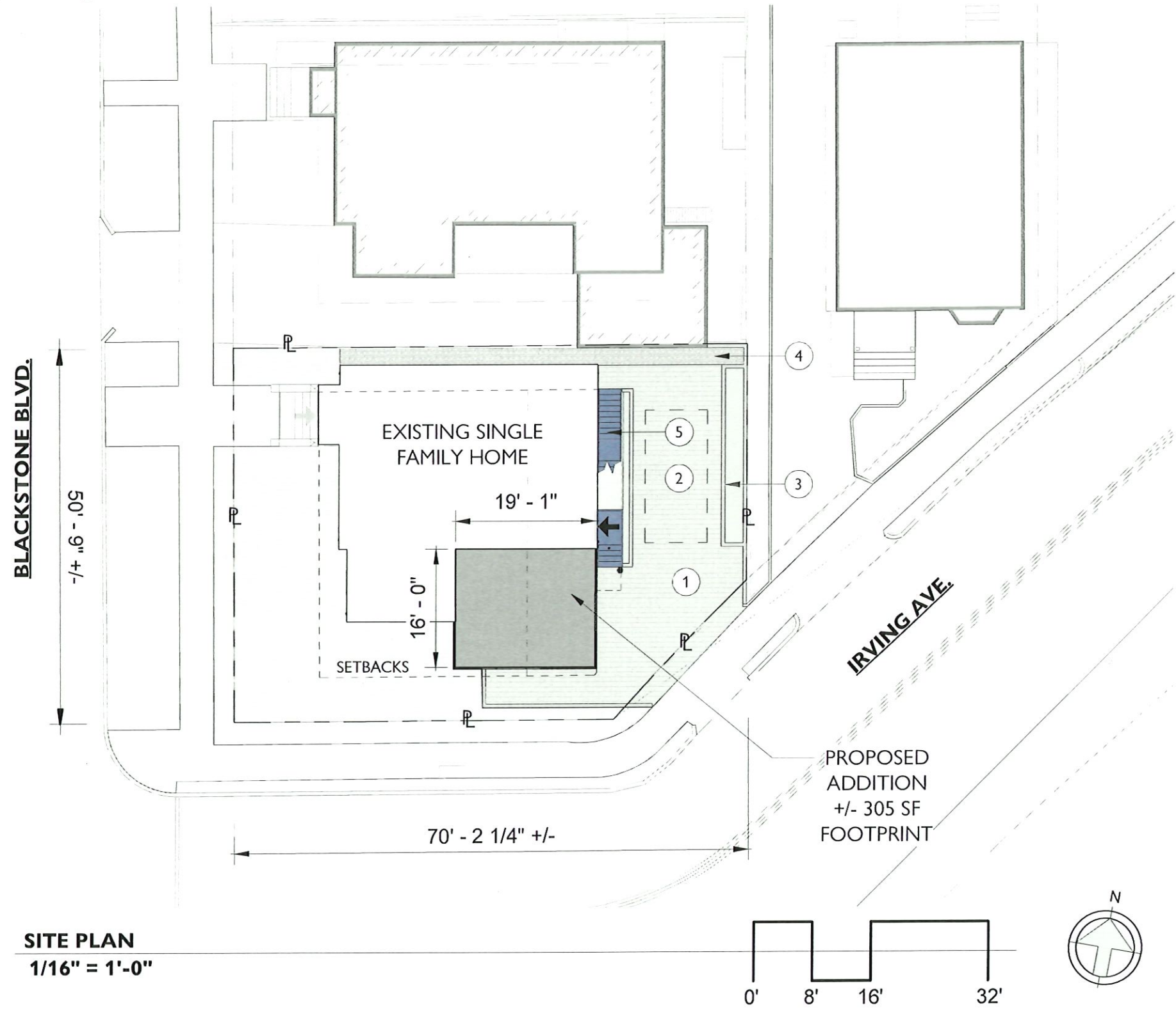
### 3. Design Process Summary

Exploring options for form, layouts, materials, and circulation (added request for exterior stair).



Design options reviewed in late Decemeber 2023 and early January 2024

3. Design Process Summary  
Exploring alternate addition footprint location.



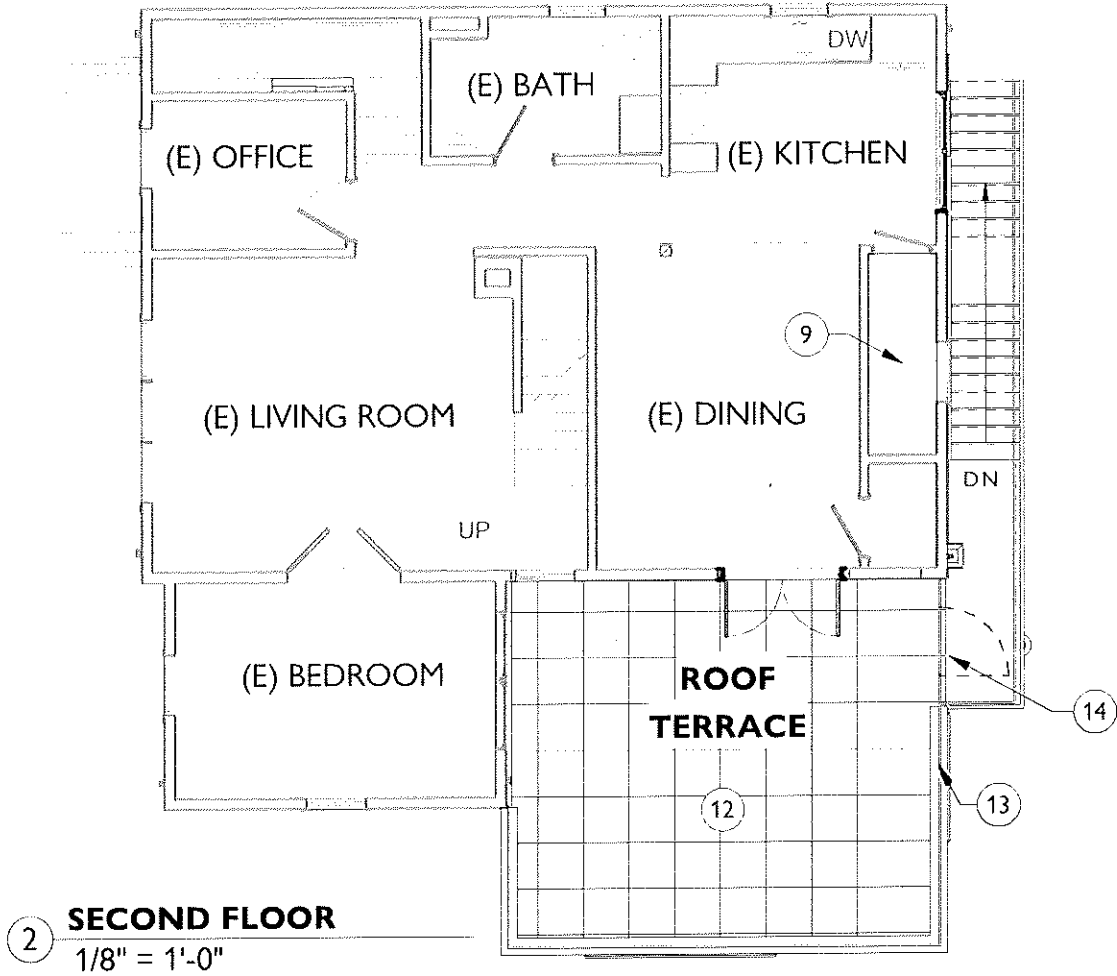
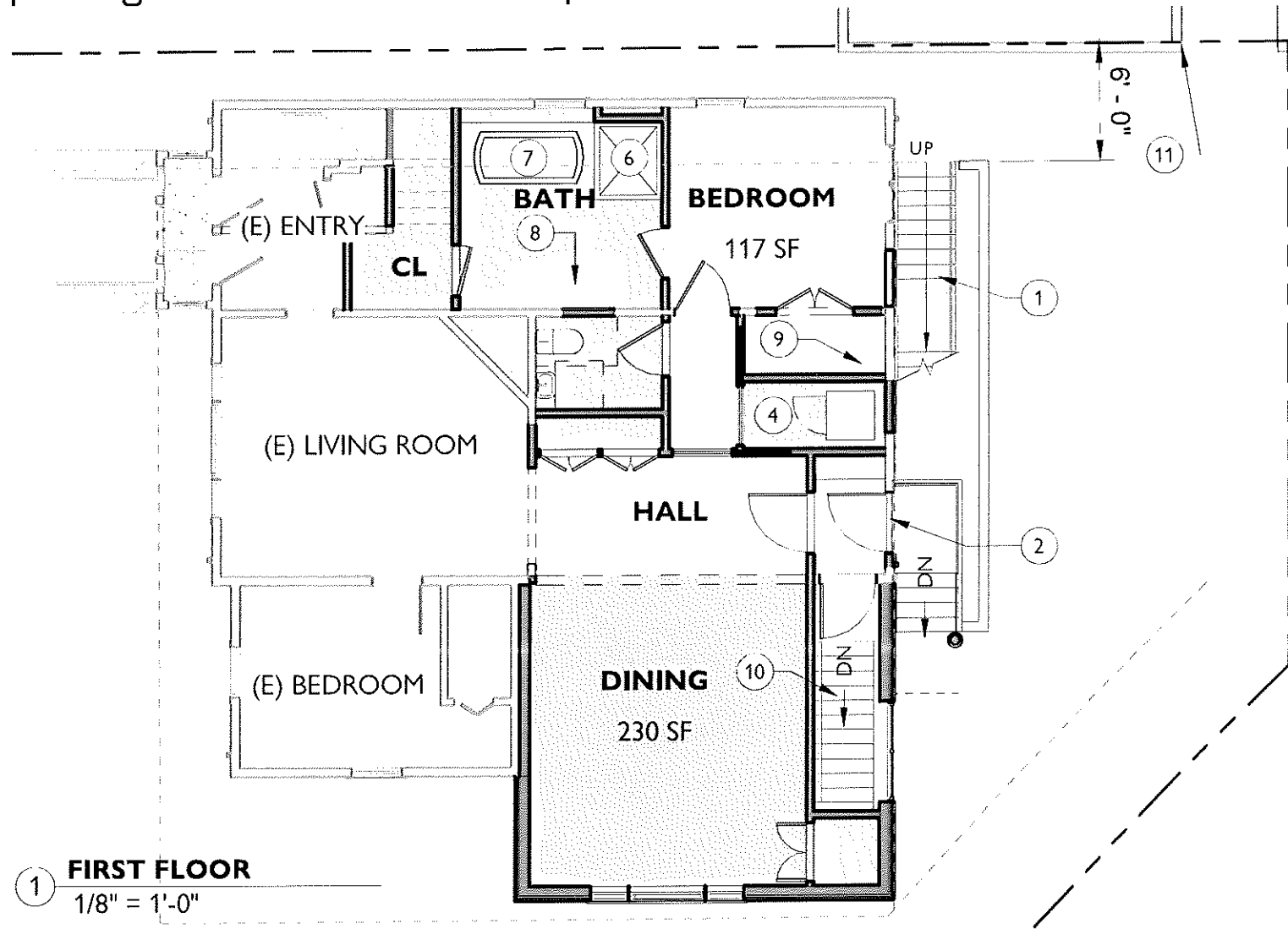
- # KEYNOTES
- 1 NEW PERMEABLE PAVER DRIVEWAY. 4X8X2 3/4. UNILOCK, SERIES, EXPOSED GRANITE, NORDIC STAR
  - 2 (1) 8.5'X18' PARKING SPACES
  - 3 PLANTING/LANDSCAPE AREA
  - 4 RIVER ROCK
  - 5 PROPOSED STAIRS AND LANDING IN APPROXIMATE ALIGNMENT W/ EXISTING ENTRY STEPS AND LANDING (85 SF COVERAGE)

LOT COVERAGE SUMMARY*	
LOT AREA	= 3373.3 SF
EXISTING BUILDING COVERAGE	= 1,086 SF
PROPOSED ADD'N COVERAGE*	= 390 SF
TOTAL BUILDING COVERAGE	= 1,476 SF
MAX ALLOWABLE	= 45%
EXISTING COVERAGE	= 32.2%
PROPOSED	= 43.8%

\*MEASURED FROM EXTERIOR FACE OF WALL, INCLUDING NEW COVERED ENTRY AREA

### 3. Design Process Summary

Exploring alternate addition footprint location.



#### # KEYNOTES

- |  |   |   |
|--|---|---|
| 1 EXTERIOR STAIR FROM ROOF DECK TO GRADE | 8 VANITY  | 13 PARTIAL HEIGHT PARAPET WALL WITH WROUGHT IRON RAILING ON COPPER FINISH WALL COPING |
| 2 ENTRY DOOR AT LANDING                  | 9 REMOVE STAIRS AND IN-FILL FLOOR.                  | 14 WROUGHT IRON GATE  |
| 4 LAUNDRY ROOM                           | 10 NEW STAIR TO BASEMENT                            |   |
| 6 36"X48" SHOWER                         | 11 ENCROACHING BUILDING                             |   |
| 7 SOAK TUB                               | 12 24X24 LIMESTONE ROOF TERRACE PAVERS ON PEDESTALS |   |

### 3. Design Process Summary

Exploring alternate addition footprint location.



Design options reviewed in early April 2024

Forcing the addition to protrude out as shown detracts from the visual prominence and character of the existing home

### 3. Design Process Summary

Exploring alternate addition footprint location.



Design options reviewed in early April 2024  
Forcing the addition to protrude out as shown detracts from the visual prominence and character of the existing home

#### 4. Schematic Design Drawings

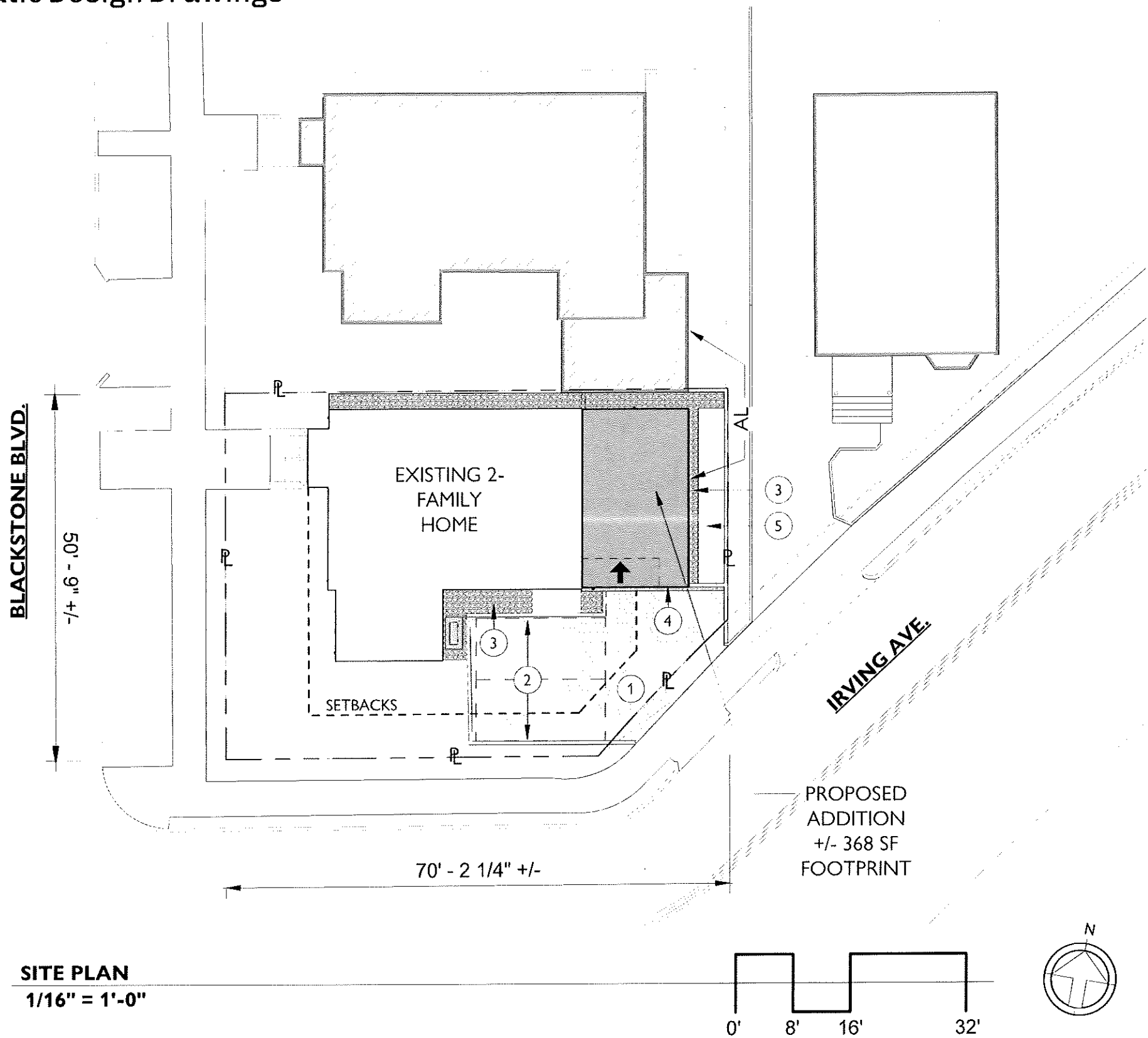
Selected design option for Preliminary Zoning Review



Design options reviewed in early January 2024

This option blends more harmoniously with the existing architecture, and adds a special quality to the design and approach to the neighborhood

4. Schematic Design Drawings  
Site plan



- # KEYNOTES
- 1 NEW PERMEABLE PAVER DRIVEWAY. 4X8X2 3/4. UNILOCK, SERIES, EXPOSED GRANITE, NORDIC STAR
  - 2 (2) 8.5'X18' PARKING SPACES
  - 3 RIVER ROCK
  - 4 TRENCH DRAIN
  - 5 PLANTING/LANDSCAPE AREA

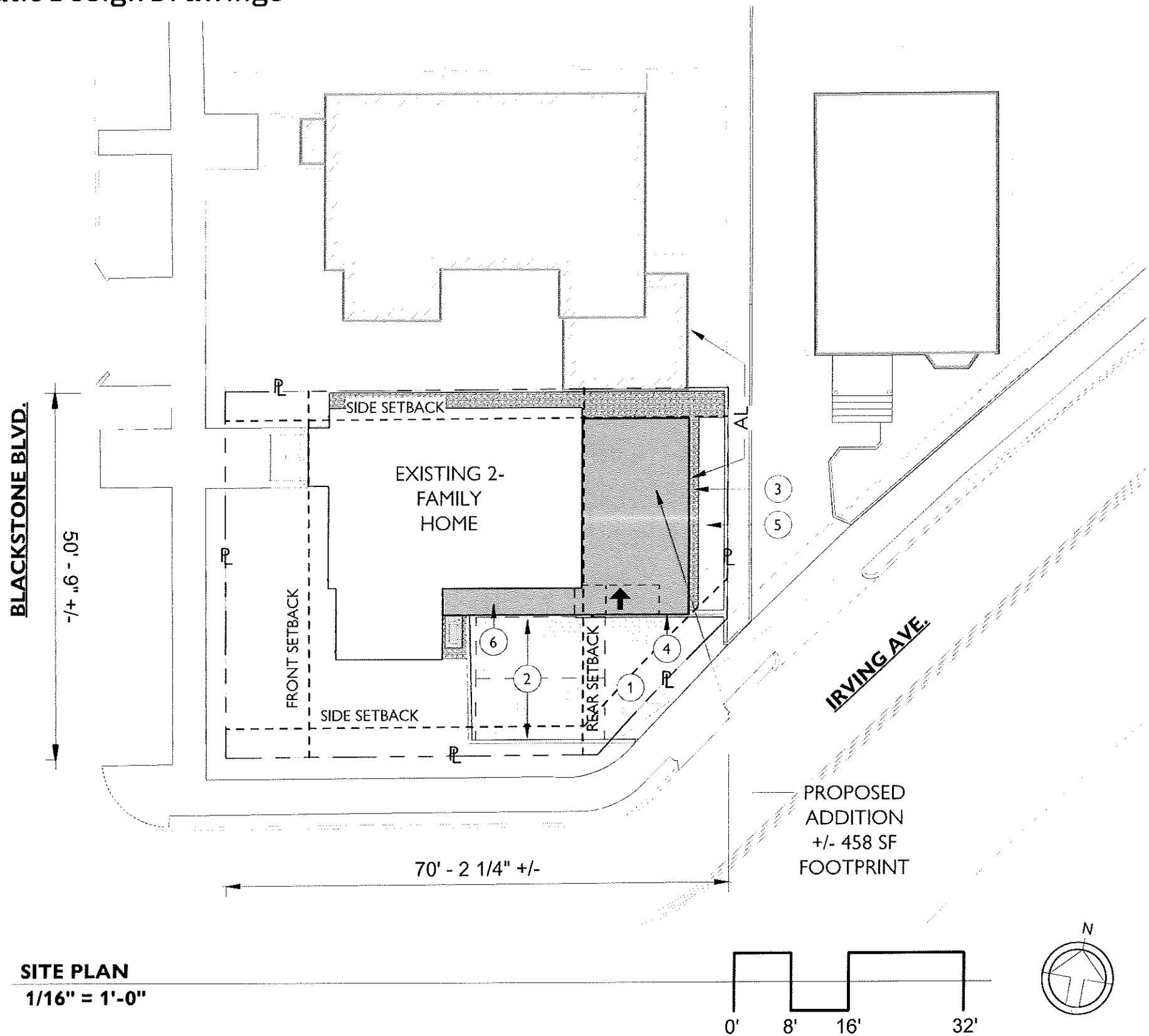
- GENERAL NOTES
- 1. SEE SURVEYOR PLANS FOR MORE INFORMATION.

#### 4. Schematic Design Drawings Final Design for Zoning Review



Design option selected in May 2024 based on City feedback  
This option maintains the intent of blending with the existing home and enhancing the neighborhood approach, while conforming to the side setbacks.

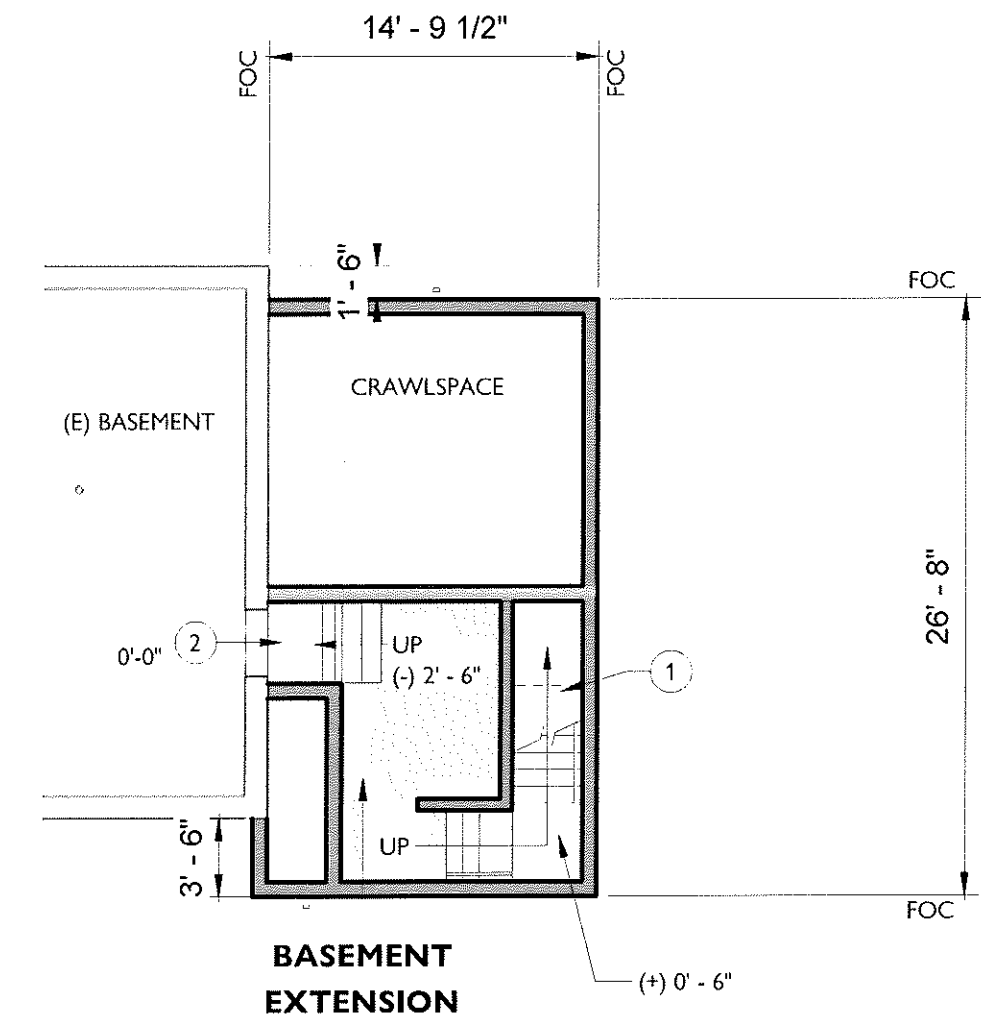
4. Schematic Design Drawings  
Site plan



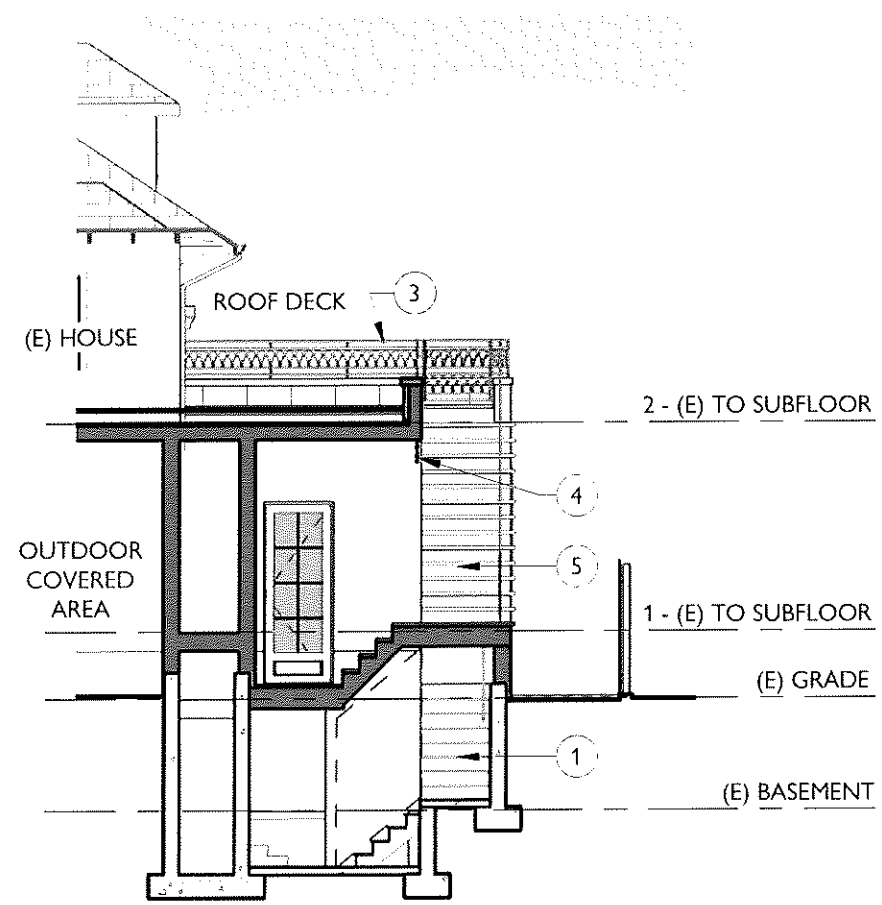
- # KEYNOTES
- 1 NEW PERVIOUS PAVER DRIVEWAY
  - 2 1-2 CAR PARKING AREA
  - 3 RIVER ROCK
  - 4 TRENCH DRAIN
  - 5 PLANTING/LANDSCAPE AREA
  - 6 BALCONY EXTENSION

- GENERAL NOTES**
- 1. SEE SURVEYOR PLANS FOR MORE INFORMATION.

4. Schematic Design Drawings  
Basement Plan & Section

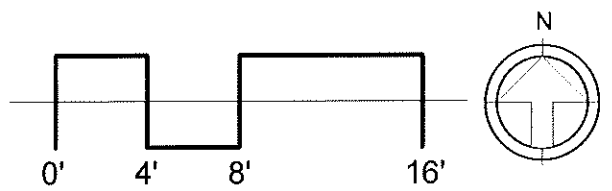


1 **BASEMENT PLAN**  
1/8" = 1'-0"

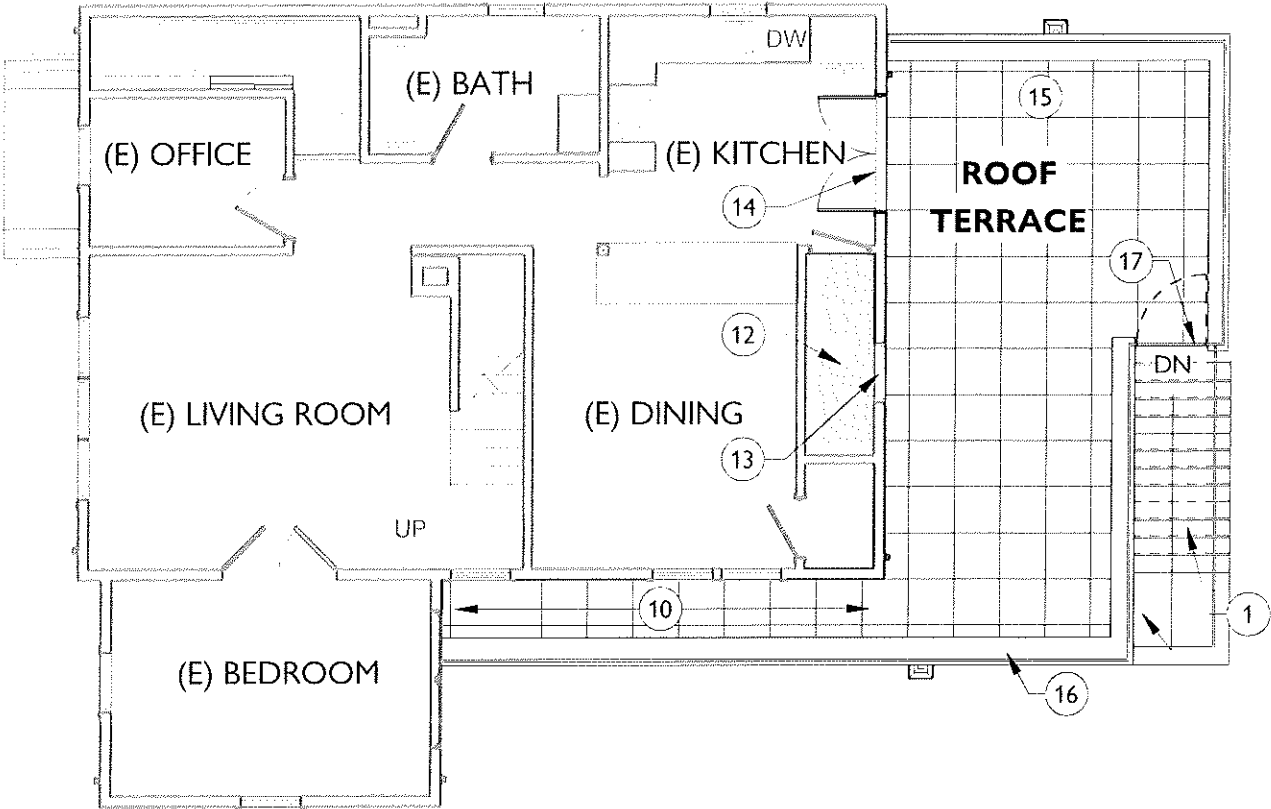
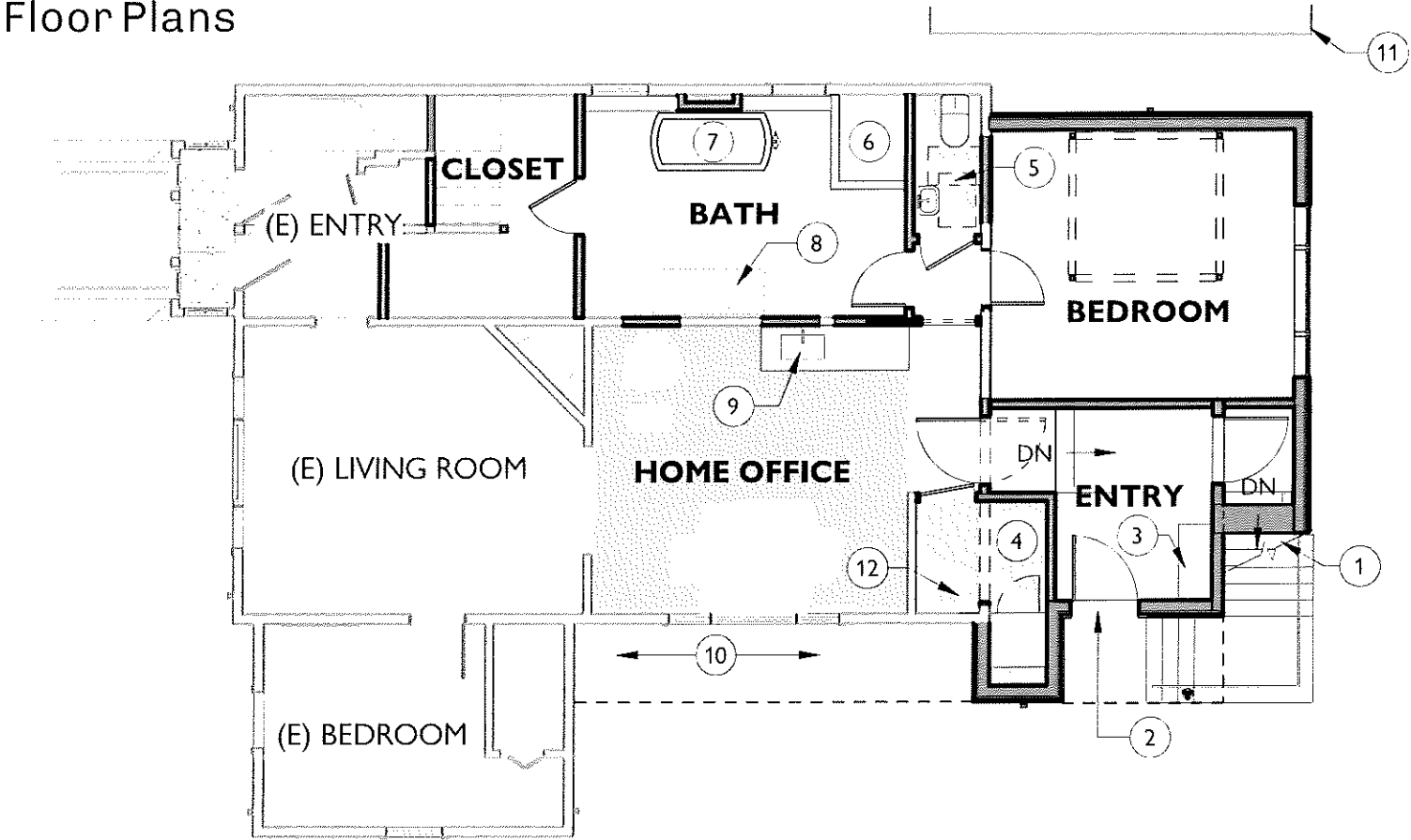


2 **BUILDING SECTION**  
1/8" = 1'-0"

- # **KEYNOTES**
- 1 NEW BASEMENT STAIR
  - 2 CUT OPENING INTO (E) FOUNDATION. PROVIDE CONCRETE STEPS TO LOWER SLAB LEVEL
  - 3 PARTIAL HEIGHT PARAPET WALL WITH WROUGHT IRON RAILING ON COPPER FINISH WALL COPING
  - 4 CUSTOM IRON CANOPY TRANSOM
  - 5 EXTERIOR STAIR FROM ROOF DECK TO GRADE OVER INTERIOR STAIR TO BASEMENT.



4. Schematic Design Drawings  
Floor Plans



1 FIRST FLOOR

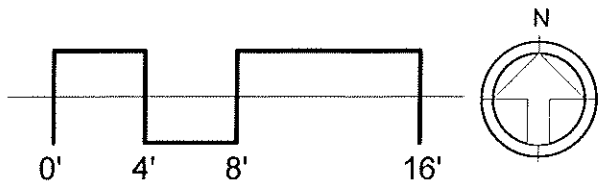
1/8" = 1'-0"

# KEYNOTES

- |   |   |    |  |
|---|---|----|--|
| 1 | EXTERIOR STAIR FROM ROOF DECK TO GRADE OVER INTERIOR STAIR TO BASEMENT. | 10 | ROOF DECK EXTENSION W/ PLANTERS  |
| 2 | ENTRY DOOR AT LANDING   | 11 | ENCROACHING BUILDING   |
| 3 | INTERIOR BENCH SEAT W/ BUILT-IN STORAGE                                 | 12 | REMOVE STAIRS AND IN-FILL FLOOR.   |
| 4 | PANTRY / LAUNDRY ROOM   | 13 | (E) WINDOW TO REMAIN   |
| 5 | 1/2 BATH W/ 12"X16" HAND SINK   | 14 | INSTALL NEW CLAD-WOOD DOUBLE DOOR  |
| 6 | 36"X48" SHOWER  | 15 | 24X24 LIMESTONE ROOF TERRACE PAVERS ON PEDESTALS                                   |
| 7 | SOAK TUB  | 16 | PARTIAL HEIGHT PARAPET WALL WITH WROUGHT IRON RAILING ON COPPER FINISH WALL COPING |
| 8 | VANITY  | 17 | WROUGHT IRON GATE  |
| 9 | WET BAR   |    |  |

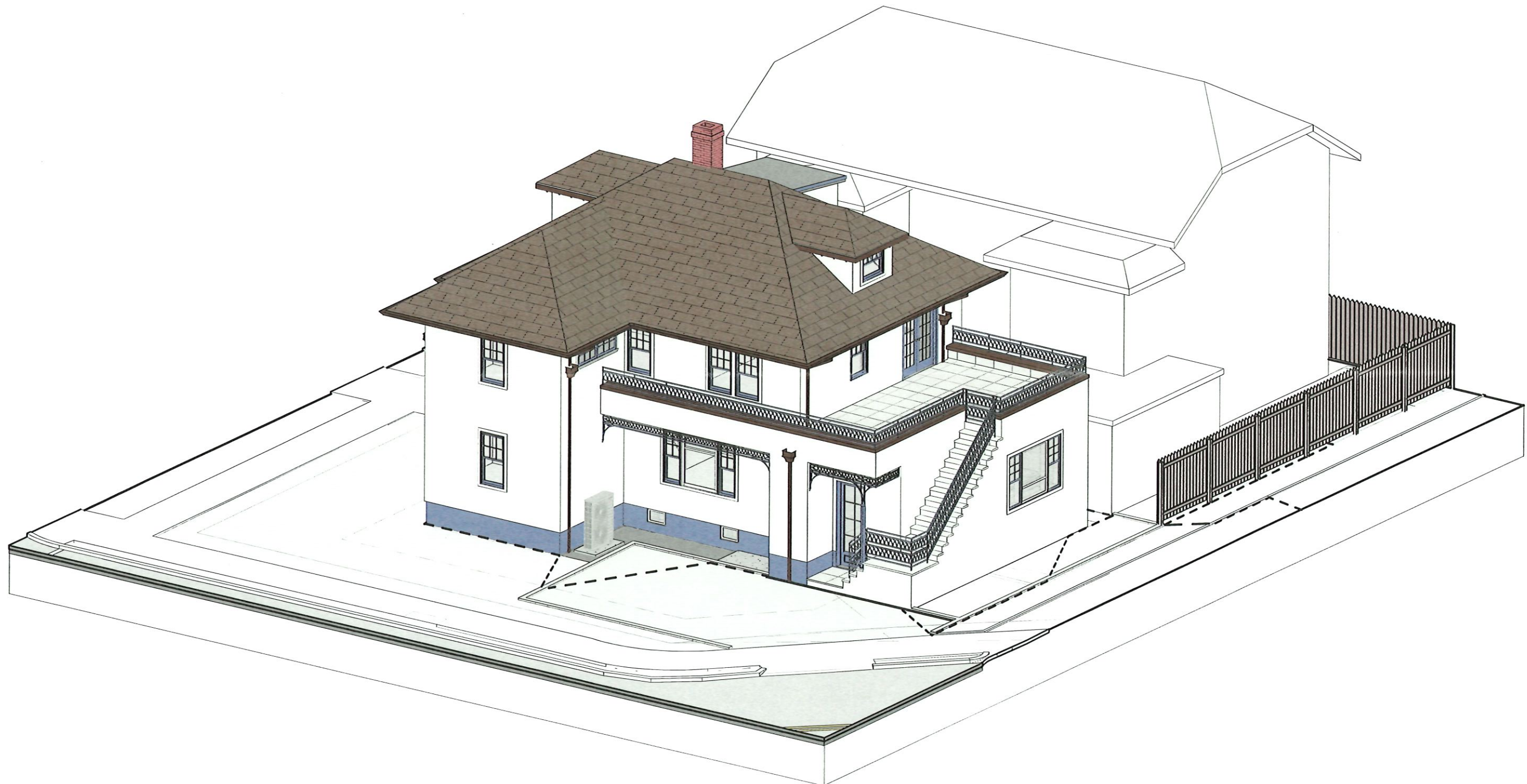
2 SECOND FLOOR

1/8" = 1'-0"



## 4. Schematic Design Drawings

### Axonometric

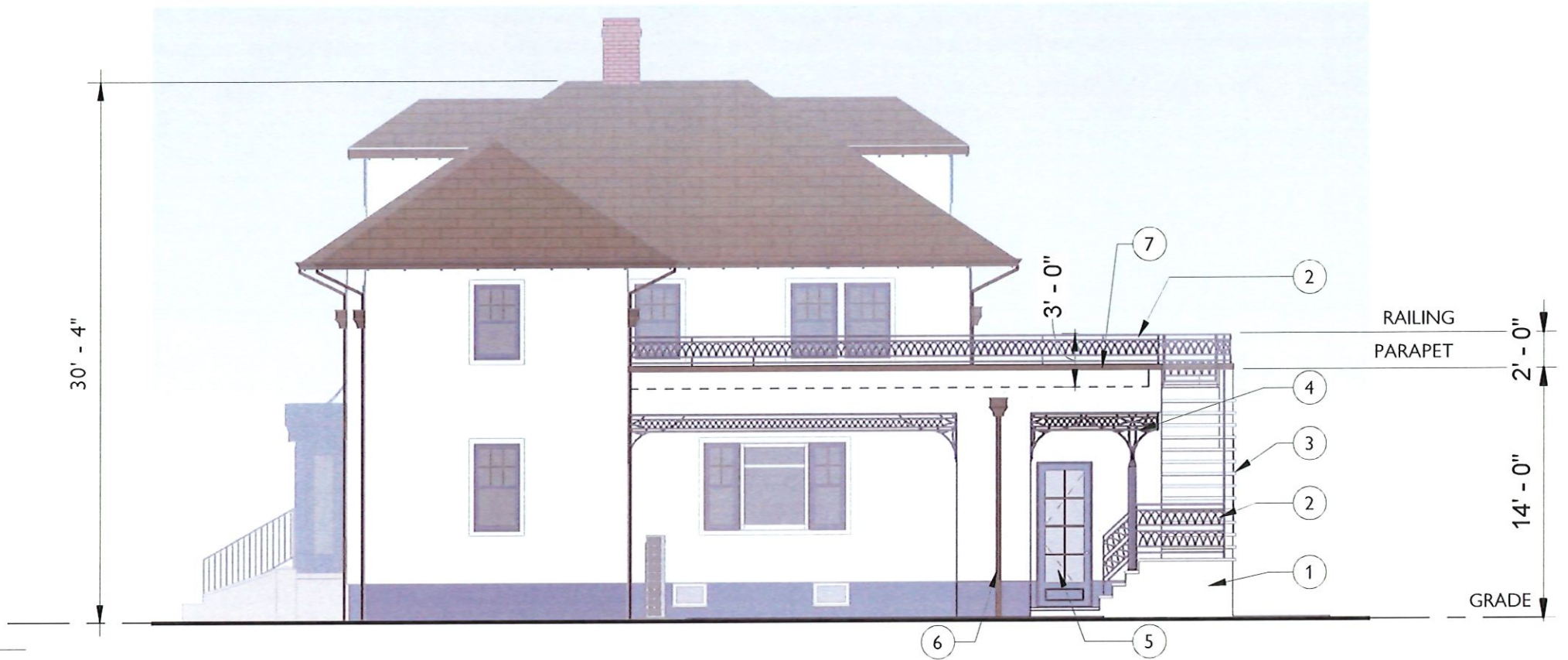


4. Schematic Design Drawings  
Elevations

# KEYNOTES

- 1 STUCCO - PAINT TO MATCH (E)
- 2 CUSTOM WROUGHT IRON RAILINGS. POWDER COAT FINISH
- 3 NATURAL INDIANA LIMESTONE TREADS AND DECK PAVERS
- 4 CUSTOM IRON CANOPY TRANSOM AND POST.
- 5 CLAD WOOD ENTRY DOOR WITH DIVIDED 3/4-LITE
- 6 COPPER SCUPPER, CONDUCTOR HEAD, AND DOWNSPOUT TO DRAINAGE SYSTEM
- 7 COPPER PARAPET COPING TO MATCH (E) GUTTERS
- 8 METAL RAIN LEADER TO DRAIN (E) ROOF THROUGH PARAPET WALL BELOW TERRACE

1 SOUTH  
1/8" = 1'-0"



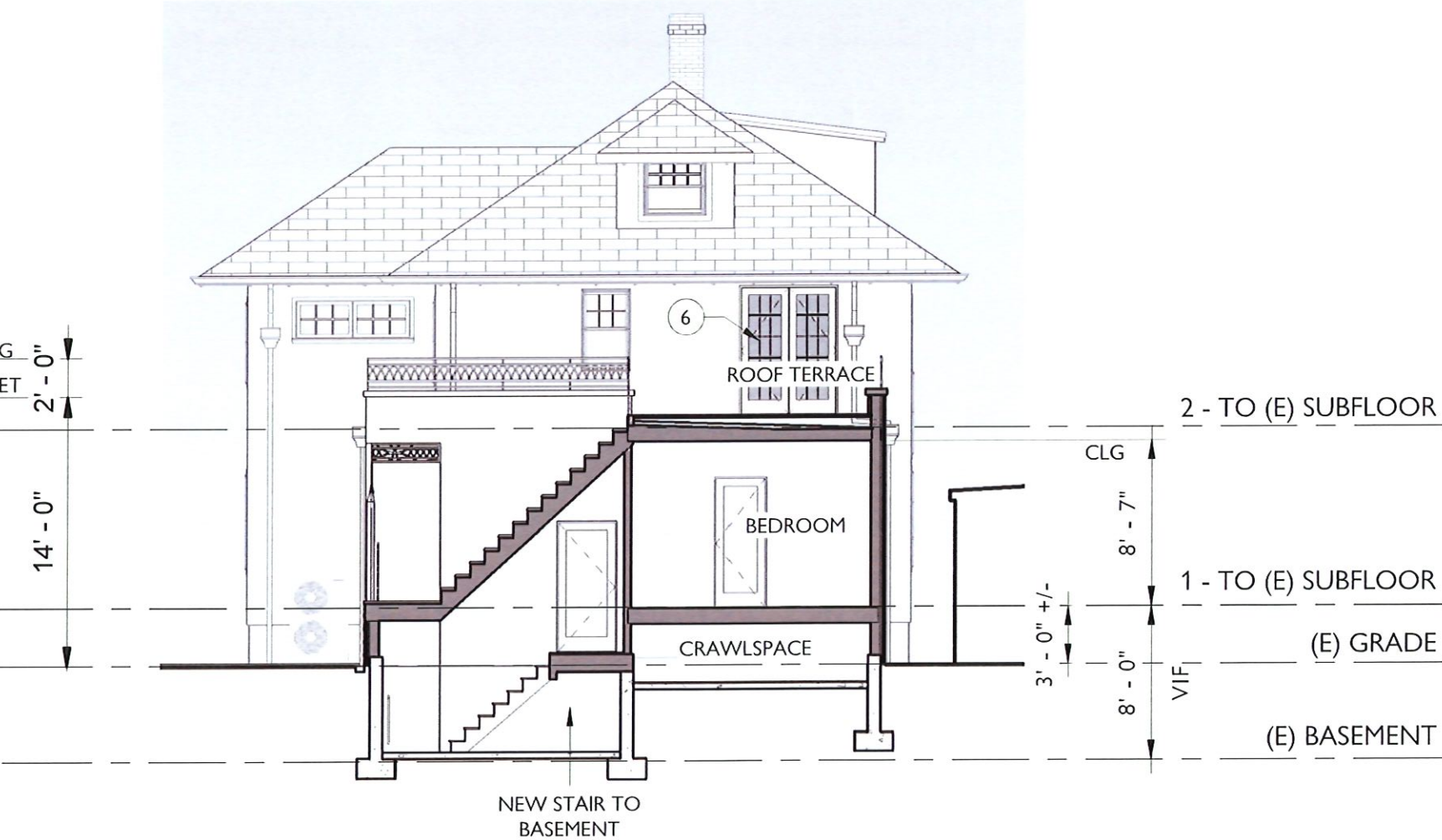
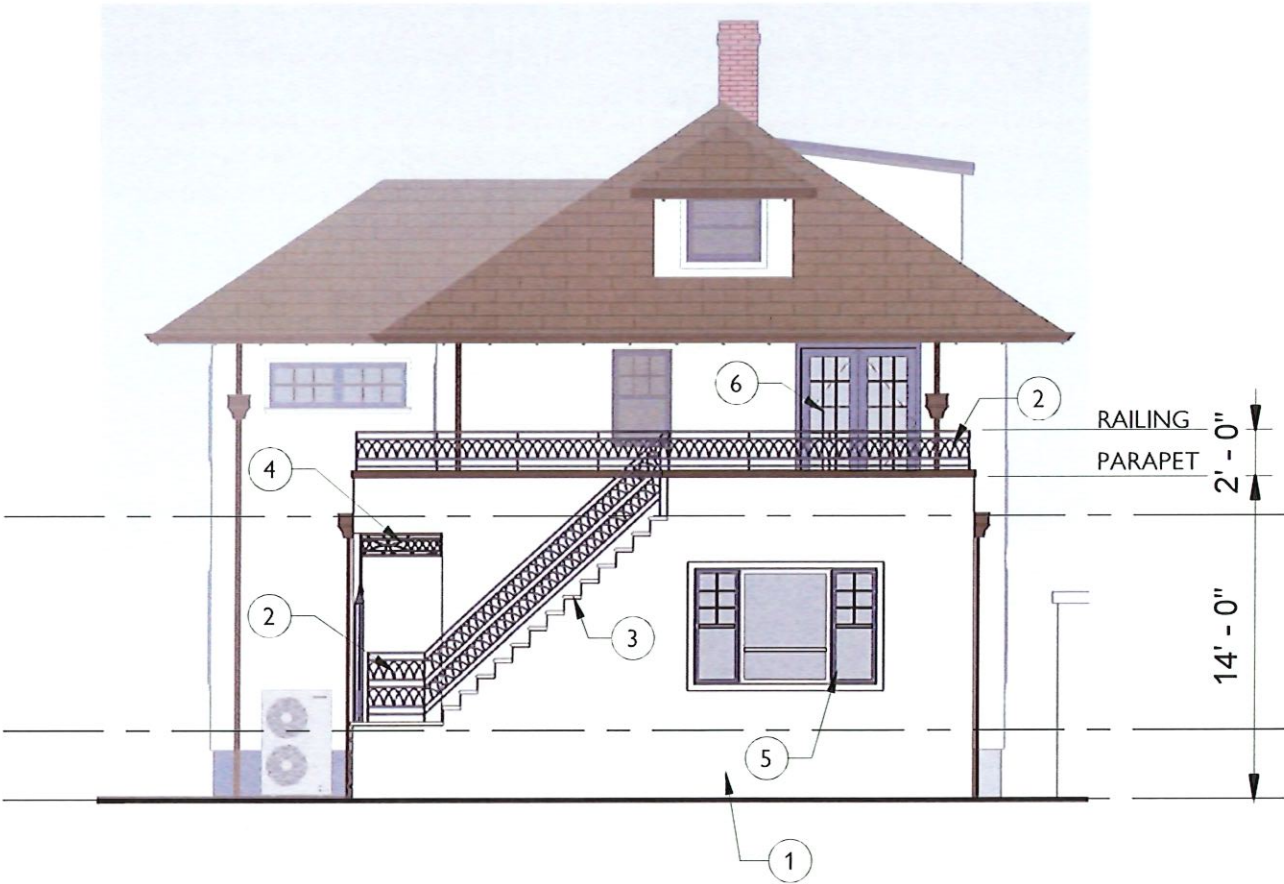
2 NORTH  
1/8" = 1'-0"



4. Schematic Design Drawings  
Elevations

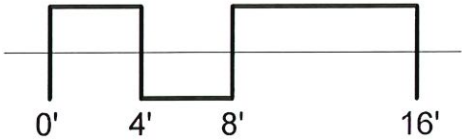
# KEYNOTES

- 1 STUCCO - PAINT TO MATCH (E)
- 2 CUSTOM WROUGHT IRON RAILINGS. POWDER COAT FINISH
- 3 NATURAL INDIANA LIMESTONE TREADS AND DECK PAVERS
- 4 CUSTOM IRON CANOPY TRANSOM AND POST.
- 5 CLAD WOOD WINDOWS
- 6 CLAD WOOD FRENCH DOORS W/ DIVIDED LITES



1 EAST ELEVATION  
1/8" = 1'-0"

2 BUILDING SECTION  
1/8" = 1'-0"



4. Schematic Design - Renderings



Entry transom and railing detail view



Iron transom - column capital/connection/bracing



Iron railing / lattice



Iron column plan section



Viola Sororia  
(Flower of RI and Providence) as the inspiration for the ironwork design



## 4. Schematic Design Drawings Renderings



View from Irving Ave.

#### 4. Schematic Design Drawings Renderings



View from Blackstone Blvd.

