

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

INSPECTION & STANDARDS
RECEIVED

INSPECTION & STANDARDS
RECEIVED

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

MAY 20 2025
MAY 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: Noordersingel Trust Applicant Mailing Address
Email: _____ Street: PO Box 855
Phone: _____ City, State, Zip: Teton Village, WY 83025

Owner: Noordersingel Trust Owner Mailing Address
Email: _____ Street: PO Box 855
Phone: _____ City, State, Zip: Teton Village, WY 83025

Lessee: N/A Lessee Mailing Address
Email: _____ Street: _____
Phone: _____ City, State, Zip: _____

Attorney: Robert I. Stolzman, Esq. Attorney Mailing Address
Email: RStolzman@apslaw.com Street: Adler Pollock & Sheehan P.C.,
100 Westminster Street
Phone: 401- 427-6115 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: 66 Williams Street
Plat and Lot Numbers of Subject Property: Plat 16, Lots 201 and 514

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

3a. Date owner purchased the Property: June 3, 2024

3b. Month/year of lessee's occupancy: N/A

4. Dimensions of each lot:

Lot # <u>201</u>	Width <u>201.6 ft.</u>	Depth <u>176.3 ft.</u>	Total area <u>34,148</u> sq. ft.
Lot # <u>514</u>	Width <u>8 ft.</u>	Depth <u>176.3 ft.</u>	Total area <u>1,411</u> 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>6,511.61 sq. ft.</u>	Area of Footprint <u>N/A</u>
Overall Height <u>44'-2 1/2"</u>	Overall Height <u>N/A</u>
# of Stories <u>Three (3)</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 <u>N/A</u>	Area of Footprint <u>601.53 sq. ft.</u>
Overall Height <u>N/A</u>	Overall Height <u>16'-7"</u>
# of Stories <u>N/A</u>	# of Stories <u>One (1)</u>

6a. Existing Lot Coverage:

Building Coverage (area of all roofed structures) 7,476.03 sq. ft. or 21.89%
Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 15,200.25 sq. ft. or 44.51%
Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) 875.04 sq. ft. or 85.08%
Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 1,474.05 sq. ft. or 26.00%

6b. Proposed Lot Coverage:

Building Coverage (area of all roofed structures) 8,293.45 sq. ft. or 24.28%
Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 16,907 sq. ft. or 49.51%
Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) 875 sq. ft. or 85.08%
Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 1,483.84 sq. ft. or 26.18%

7a. Present Zoning Use of the Property: Single Family Dwelling

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

8. Proposed Zoning Use of the Property: Single Family Dwelling

9. Number of Parking Spaces:

of existing spaces 1 # of proposed spaces 3

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

____ Zoning Ordinance ____ 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>
1407.A.1.a	Driveway Design; 23' - 11.125" driveway apron where 20'-0" apron is permitted.
1407.B.2	Driveway Design, Curb Cuts; Two (2) curb cuts where one (1) curb cut is permitted.
_____	_____
_____	_____

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>
N/A	N/A
_____	_____
_____	_____

12. Summarize any changes proposed for the Property (use, construction/renovation, site alteration):
Please see the Project Narrative, attached hereto with Appendix A.

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):

Noordersingel Trust

Type Name

Willa Bodman, Trustee

Signature

Willa Bodman

Type Name

Signature

Applicant(s):

Noordersingel Trust

Type Name

Willa Bodman, Trustee

Signature

Willa Bodman

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?**
Please see the Project Narrative, attached hereto.

-
2. **Specify all unique characteristics of the land or structure that cause the hardship:**
Please see the Project Narrative, attached hereto.

-
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 X

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:

N/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:

This space intentionally left blank.

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:

Please see the Project Narrative, attached hereto.

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

PROJECT NARRATIVE

Noordersingel Trust

**66 Williams Street
Providence, Rhode Island 02903**

**Assessor's Plat 16, Lots 201 and 514
Base Zoning District: R-1**

The Noordersingel Trust ("Applicant") is the owner of those certain properties identified as City of Providence Tax Assessor's Plat 16, Lots 201 and 514, and commonly identified as 66 Williams Street in Providence, Rhode Island (collectively, the "Property"). The Property is also known as the Corliss-Carrington House, and is a National Historic Landmark that is listed on the National Register of Historic Places.

The Property is currently used as a single-family dwelling. Construction of the Property began in 1810 by John Corliss and was continued in 1815 by Edward Carrington. Carrington's expansion included a kitchen ell to the north of the main block of the house, thereby connecting the main block of the house to the carriage houses on the Property. Carrington also added the office pavilion at the northeast corner of the main block of the house, and the eastern portion of the carriage house. A brick and wood pergola structure was also added to the northeast corner of the Property during the 1990s.

The Property is bordered by Williams Street to the south, by Power Street to the north, by Copley Lane to the east, and by another residential lot to the west. Vehicular ingress and egress to the Property is via a curb cut on Power Street leading to a narrow passageway in the existing carriage house structure, allowing vehicles to park in an uncovered, cobblestone courtyard at the center of the Property. The Property has never had a garage, and the existing carriage house spaces, particularly the door openings in and the width of the masonry walls, are too small to be repurposed into garage space. Moreover, the historic courtyard does not reasonably allow access to the proposed garage from the west without destroying historic exterior walls.

Applicant proposes to build a new garage where the existing brick and wood pergola is located. The proposed garage will be approximately six hundred fifty (650) square feet in area and will have the space to fit two (2) vehicles. Access to the garage is proposed to be from Copley Lane, necessitating a new curb cut and a driveway with an apron depth of 23' - 11.125".

Pursuant to Section 1407.A.1.a. of the City of Providence Zoning Ordinance (the "Zoning Ordinance"), a driveway is permitted to have an apron depth of twenty feet (20'), and pursuant to Section 1407.B.2. of the Zoning Ordinance the Property is limited to one (1) curb cut. Therefore, Applicant is applying for dimensional variances from the requirements of Section 1407.A.1.a. and 1407.B.2 of the Zoning Ordinance to allow for relief from the maximum driveway apron depth requirement and to allow for an additional curb cut at the Property.

We have prepared this Project Narrative to accompany Appendix A to Applicant's Application for Variance to the City of Providence Zoning Board of Review and to allow for additional space to provide the information called for by Appendix A. Please see below the information called for by the following components of Appendix A.

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

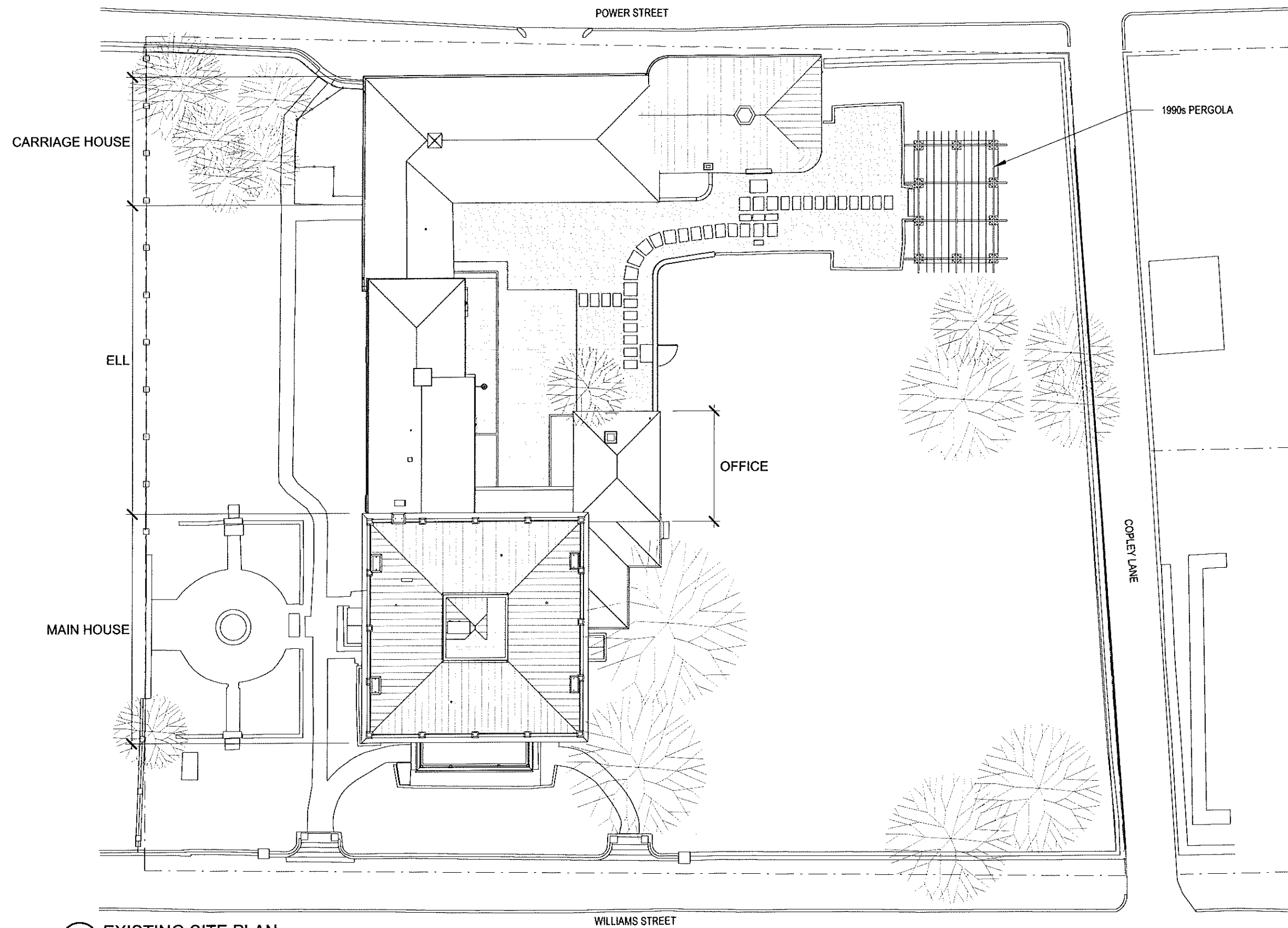
Applicant seeks relief from the maximum driveway apron depth requirement of Section 1407.A.1.a. of the Zoning Ordinance and the maximum curb cut requirement of Section 1407.B.2. of the Zoning Ordinance. These hardships limit Applicant's ability to add a garage to the Property where no covered garage or other vehicle storage space currently exists.

2. Specify any and all unique characteristics of the land or structure that cause the hardship.

The hardship is caused by the Property's historic design, use, and layout. First constructed during the early 19th century, the Property was not initially built to include a garage, as modern homes now would usually be constructed. The Property's location in the Historic Overlay District has also considerably driven design considerations for the proposed garage, as the garage has been designed to impact the Property and surrounding historic buildings in the most minimal way possible. Locating the garage as proposed, and providing access to it from Copley Lane, given these considerations, and grade changes from the historic courtyard, necessitates the additional curb cut and extended driveway apron that Applicant proposes, thereby causing the hardship that Applicant seeks relief from. Moreover, a desire to better protect the root system for the large pine trees on the Property near the location of the proposed garage and driveway, and the desire to improve the narrow turning radii for the driveway, further necessitate the increased driveway apron depth.

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.

If the variances are not granted, then the Applicant will not be able to construct a garage on the Property. Garages are common features of modern residential dwellings, allowing vehicles to be kept on property in a manner that protects them from the weather and elements. However, because of the age and the historic nature of the Property, Applicant is highly limited in where it may locate and design a garage on the Property. Locating the garage as proposed, while requiring an additional curb cut and longer driveway apron depth than is allowed under the Zoning Ordinance, is the only space on the Property that the garage could be located without disturbing the surrounding historical properties, a factor which must be considered given the Property is located in the historic overlay district. Moreover, such constraints have made it so the garage must be designed as a detached garage, and pursuant to section 1302.J.2.d. of the Zoning Ordinance, detached garages must be designed so that if a lot abuts a public alley that provides adequate access to a street, a detached garage shall be constructed so that access is from the public alley. This requirement of the Zoning Ordinance further dictates the design of the proposed garage and the proposed driveway. Therefore, if the variances are not granted, the hardship that Applicant suffers will be more than a mere inconvenience because a garage cannot otherwise reasonably be constructed.

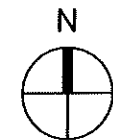


1 EXISTING SITE PLAN
3/64" = 1'-0"

Carrington House

66 Williams Street, Providence, RI 02906

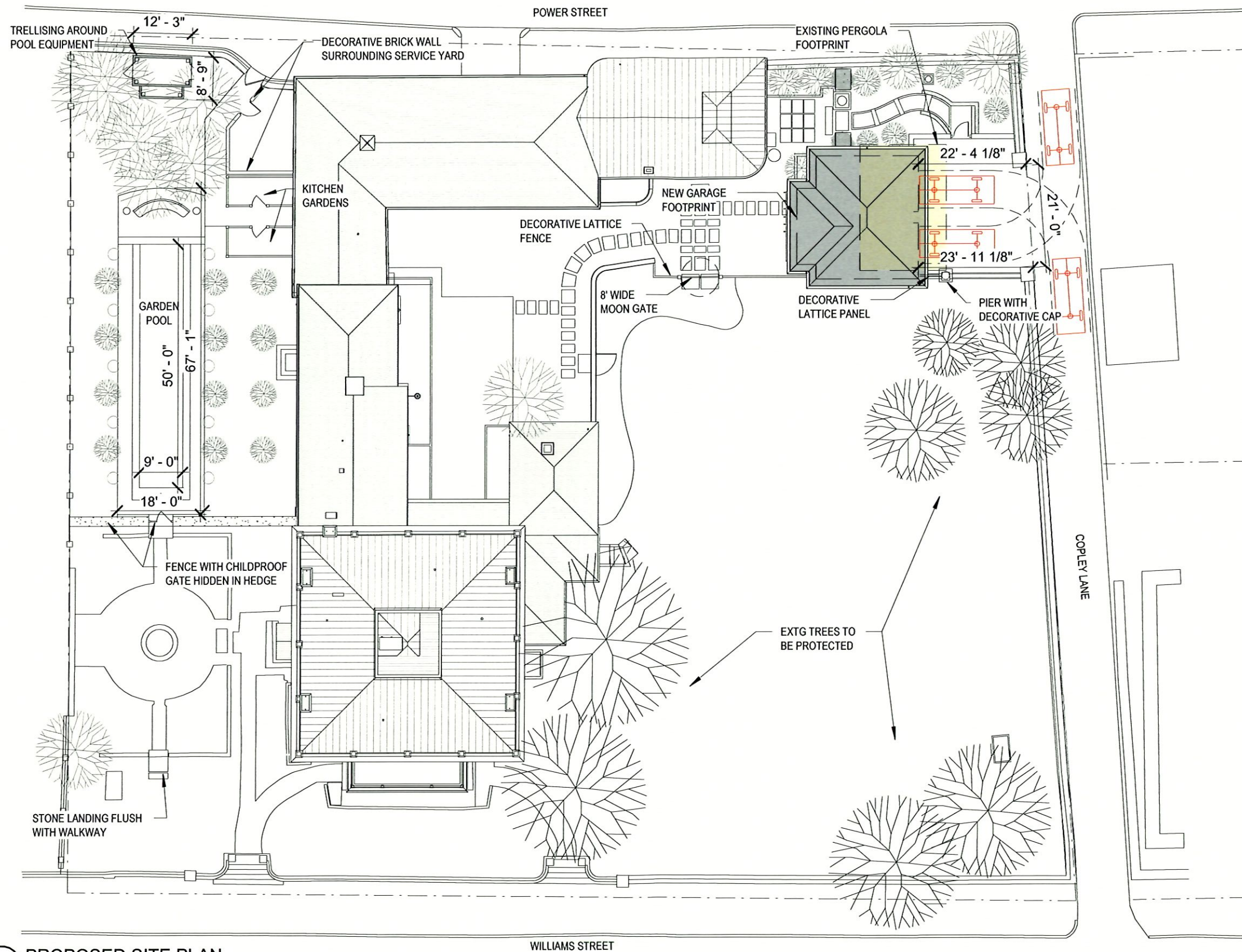
EXISTING SITE PLAN



DBVW
ARCHITECTS



A1.0



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

Carrington House

66 Williams Street, Providence, RI 02906

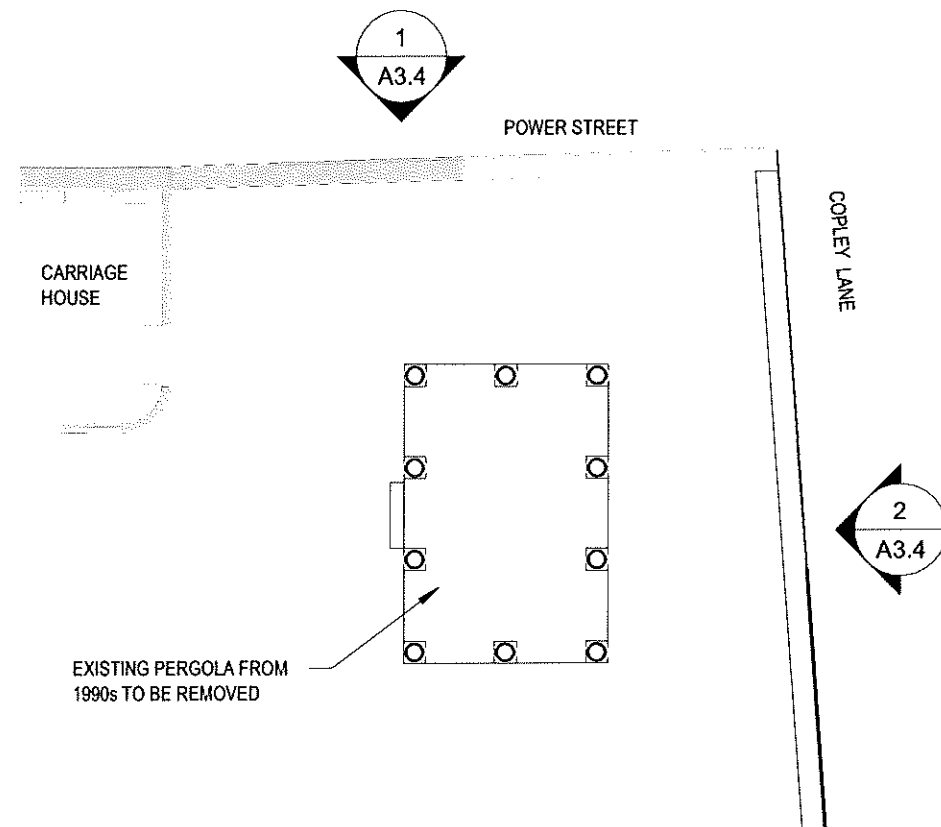
PROPOSED SITE PLAN



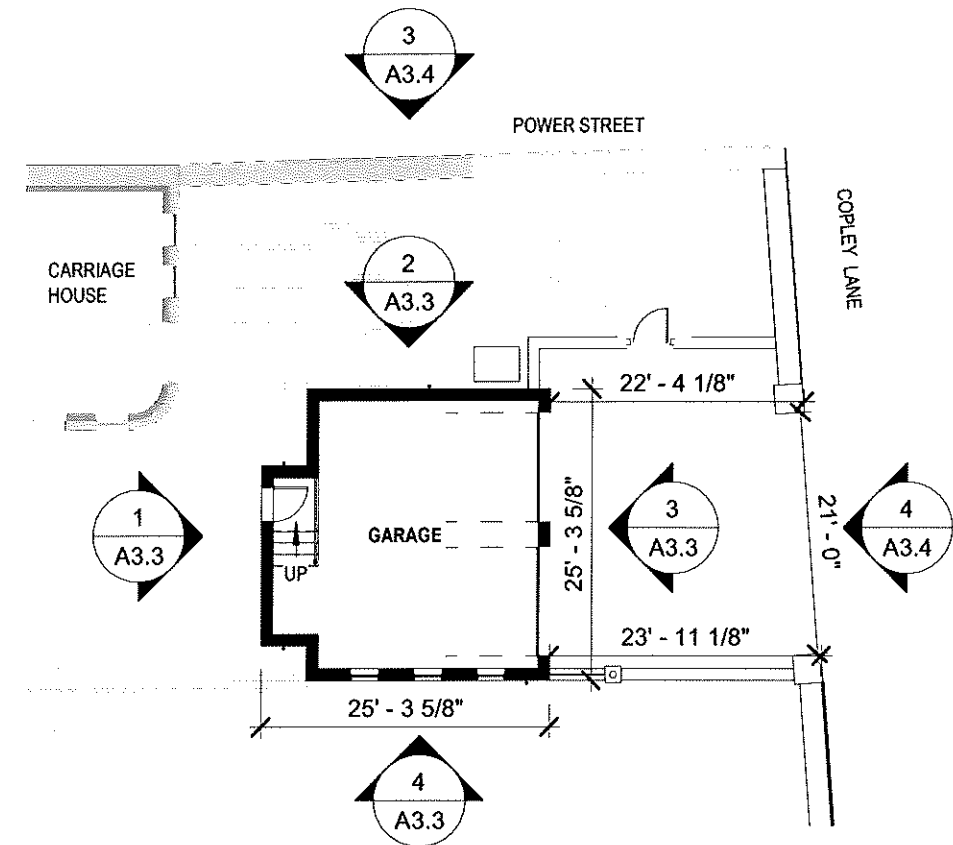
DBVW
ARCHITECTS



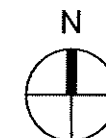
A1.1

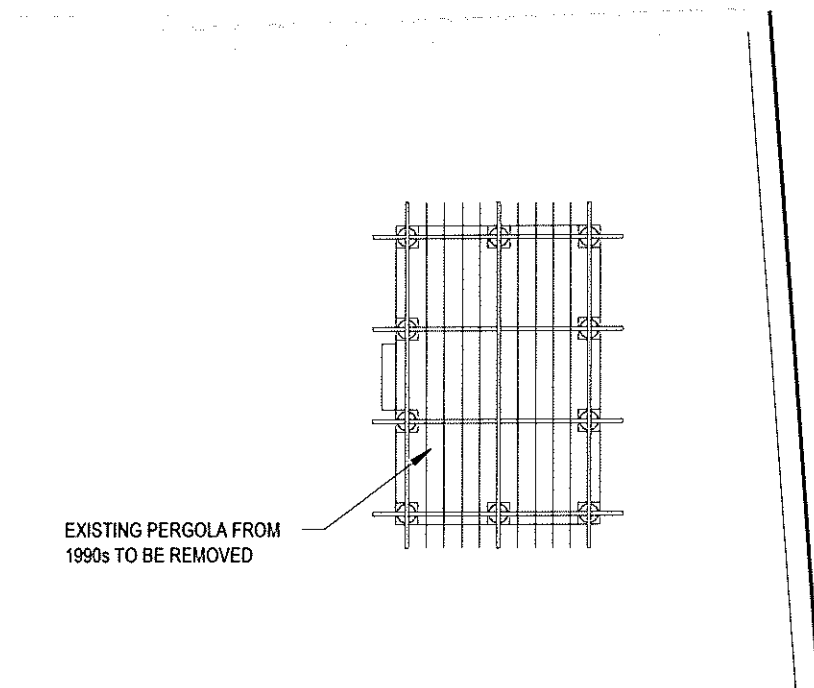


1 EXISTING FLOOR PLAN - PERGOLA
1/16" = 1'-0"

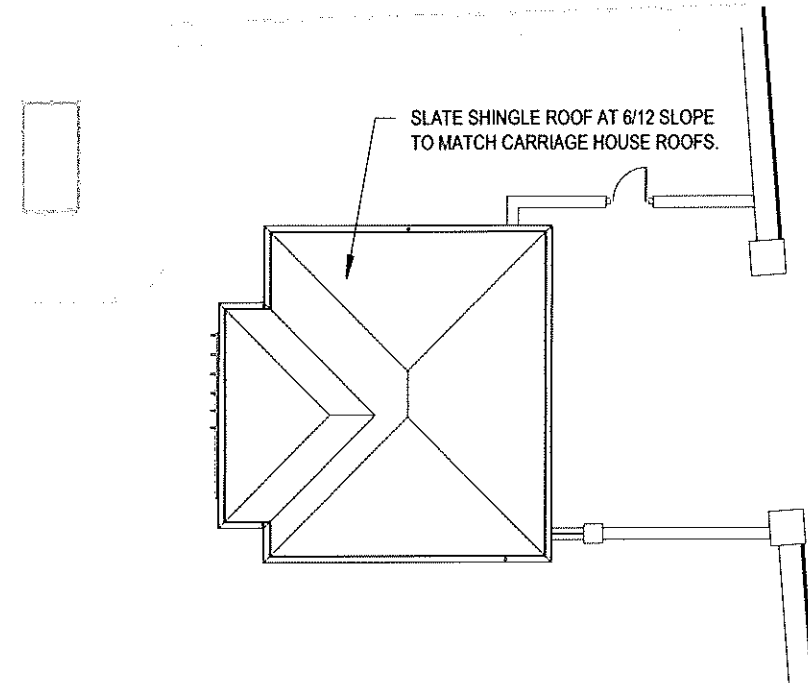


2 PROPOSED FLOOR PLAN - GARAGE
1/16" = 1'-0"

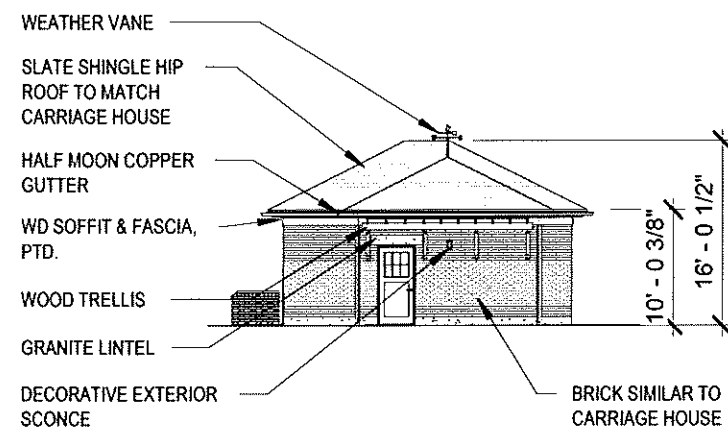




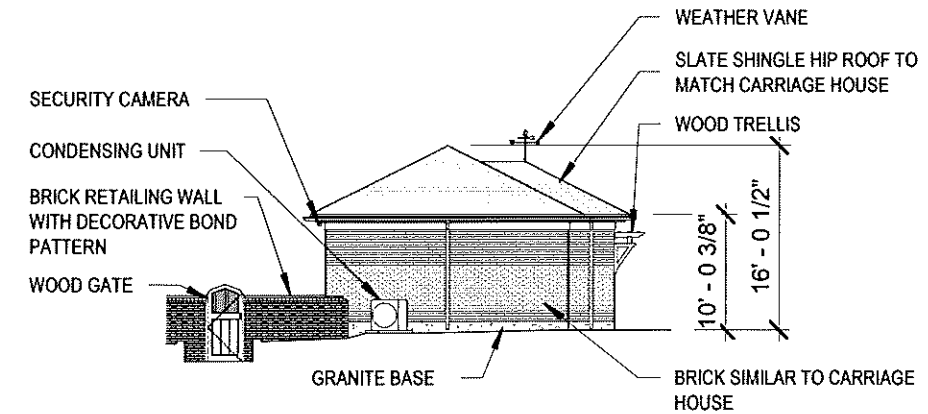
1 EXISTING ROOF PLAN - PERGOLA
1/16" = 1'-0"



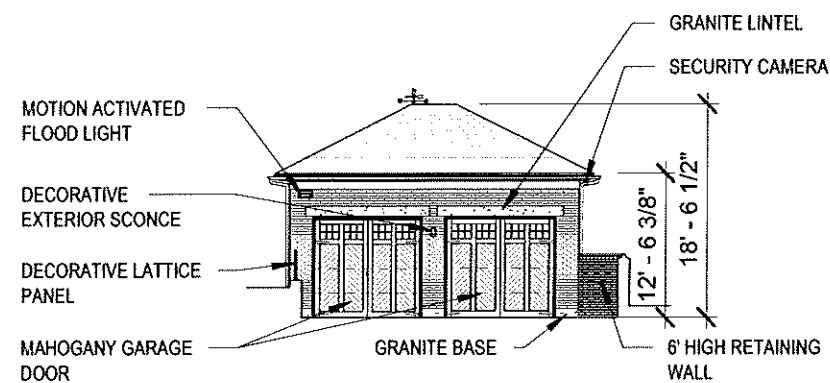
2 PROPOSED ROOF PLAN - GARAGE
1/16" = 1'-0"



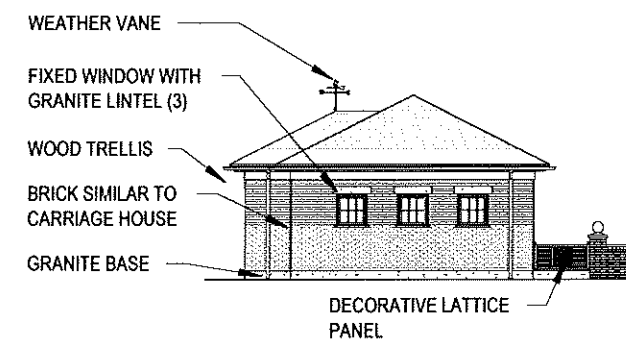
1 PROPOSED GARAGE WEST ELEVATION
1/16" = 1'-0"



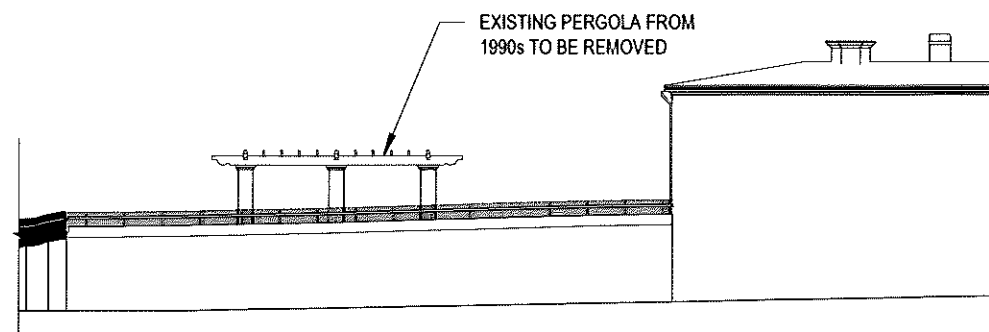
2 PROPOSED GARAGE NORTH ELEVATION
1/16" = 1'-0"



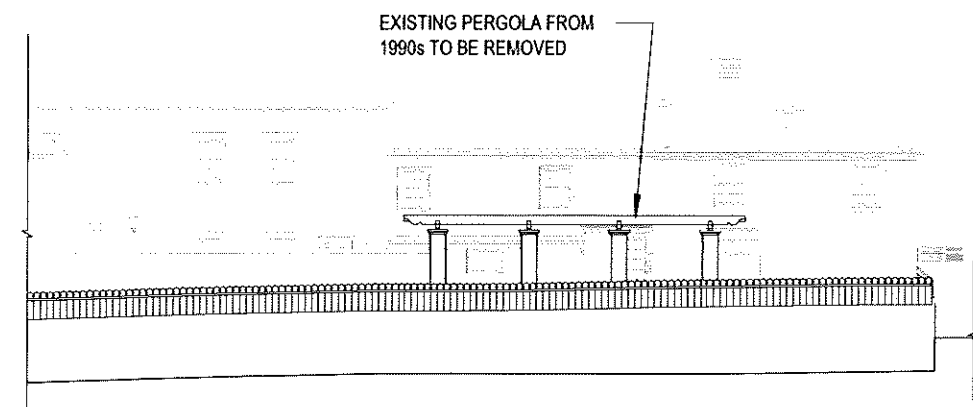
3 PROPOSED GARAGE EAST ELEVATION
1/16" = 1'-0"



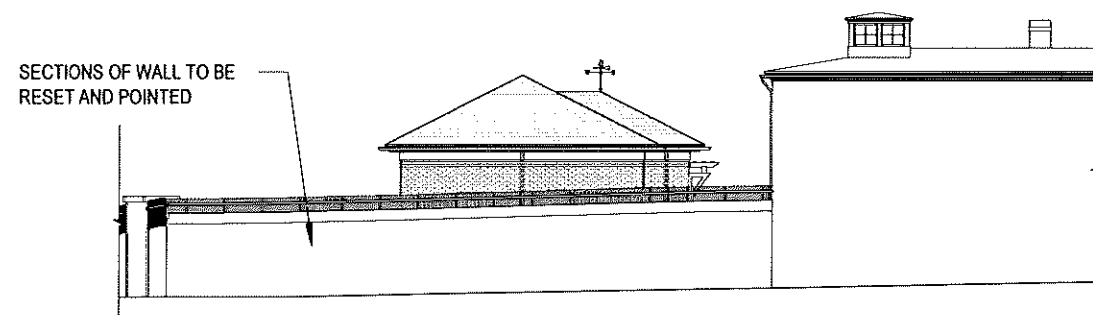
4 PROPOSED GARAGE SOUTH ELEVATION
1/16" = 1'-0"



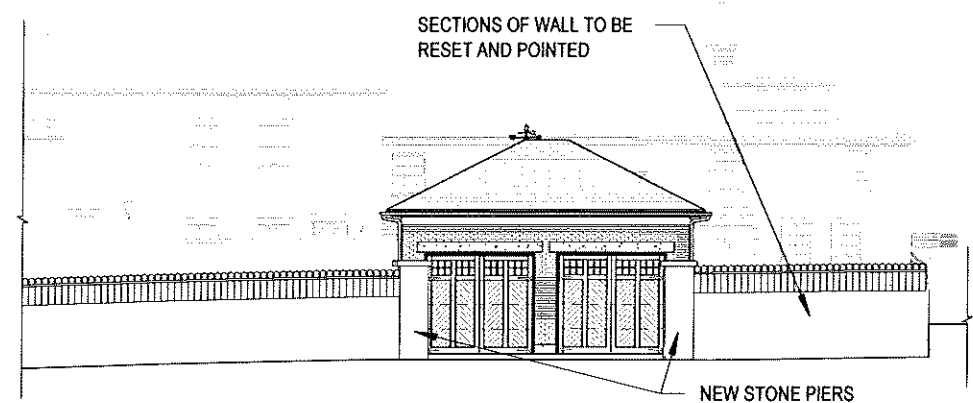
1 EXISTING NORTH ELEVATION FROM POWER STREET
1/16" = 1'-0"



2 EXISTING EAST ELEVATION FROM PUBLIC ALLEYWAY
1/16" = 1'-0"



3 PROPOSED GARAGE NORTH ELEVATION FROM POWER STREET
1/16" = 1'-0"



4 PROPOSED GARAGE EAST ELEVATION FROM PUBLIC ALLEYWAY
1/16" = 1'-0"



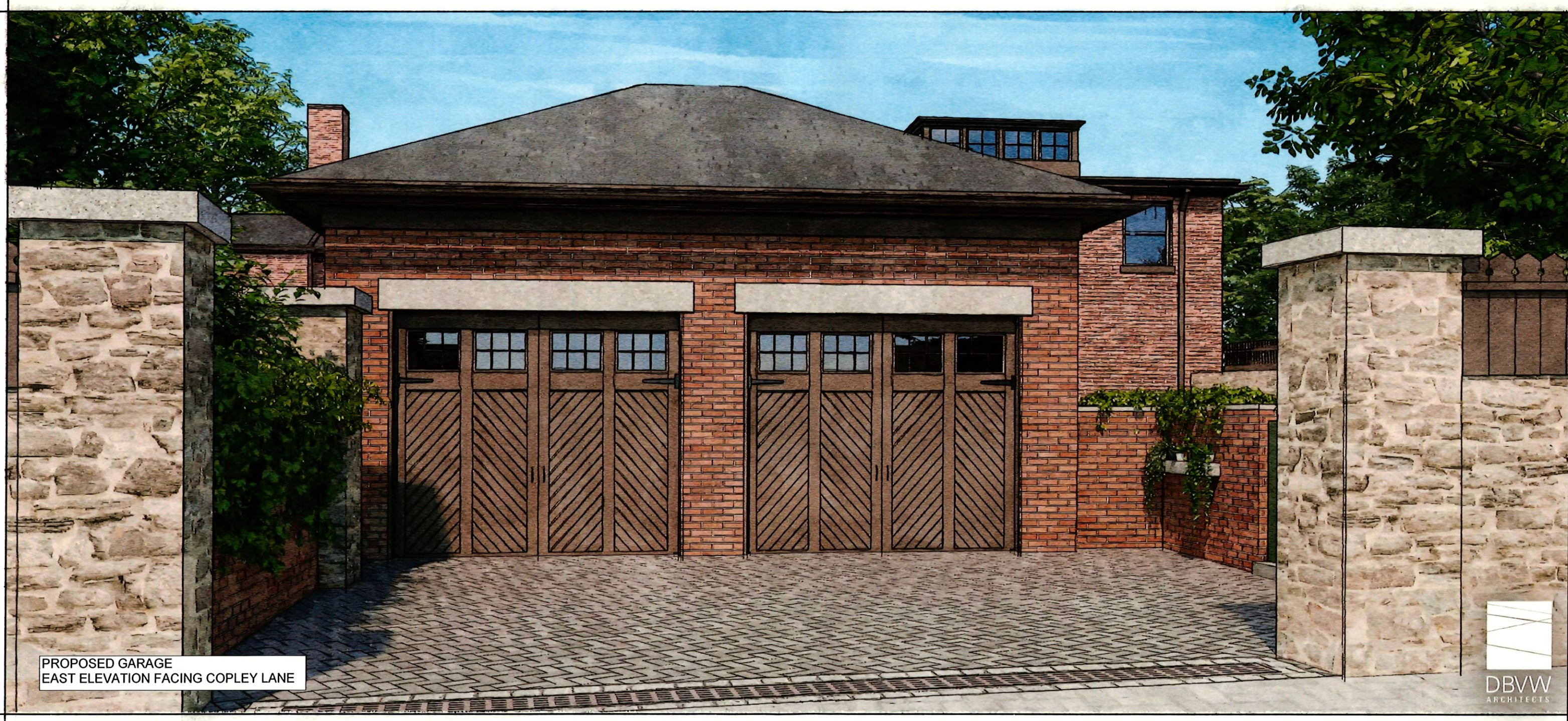
PROPOSED GARAGE
AERIAL VIEW LOOKING NORTHEAST



PROPOSED GARAGE
AERIAL VIEW LOOKING SOUTHEAST



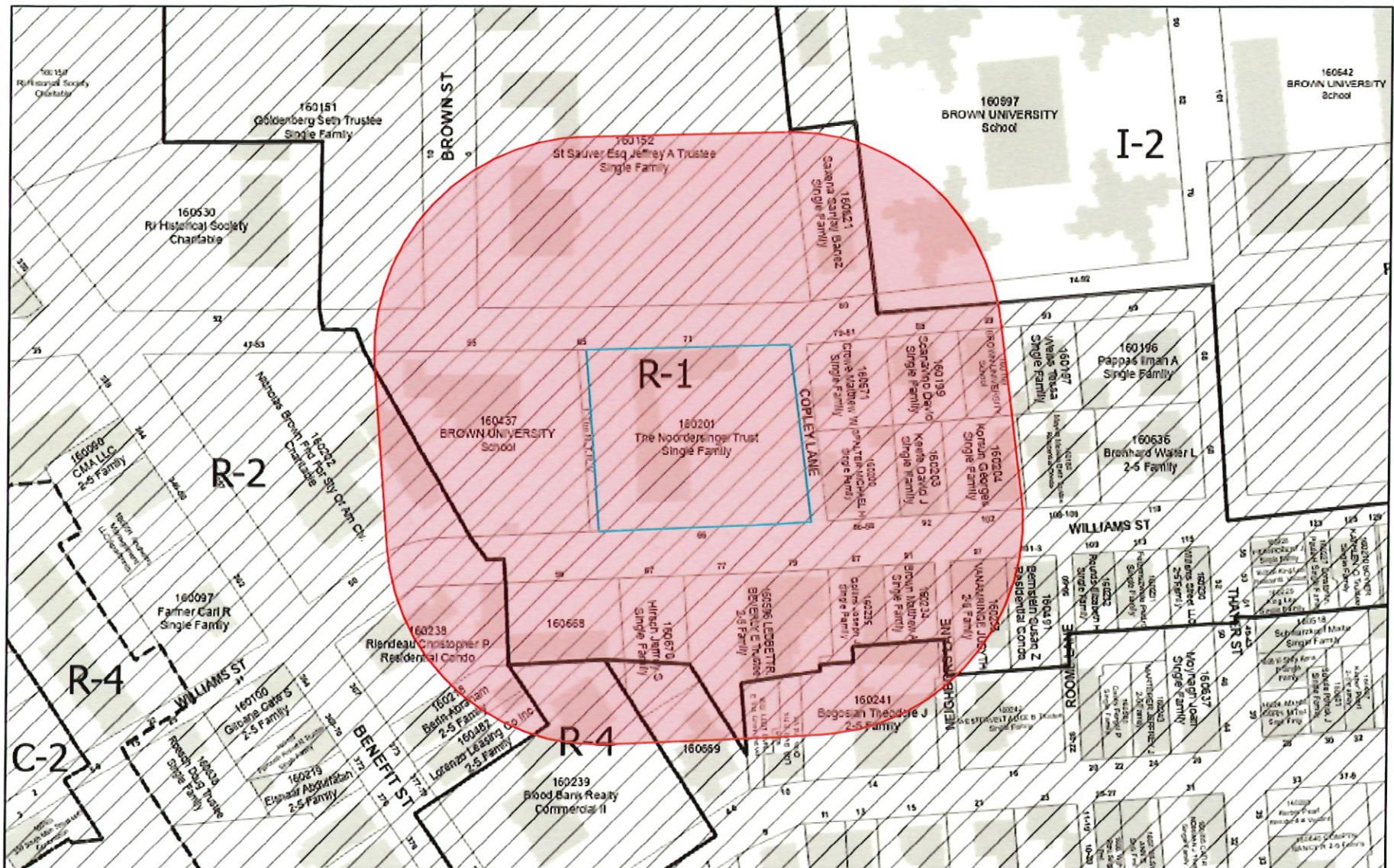
PROPOSED GARAGE
WEST ELEVATION FACING COURTYARD



PROPOSED GARAGE
EAST ELEVATION FACING COPLEY LANE



PROPOSED GARAGE
VIEW FROM POWER STREET



0.03

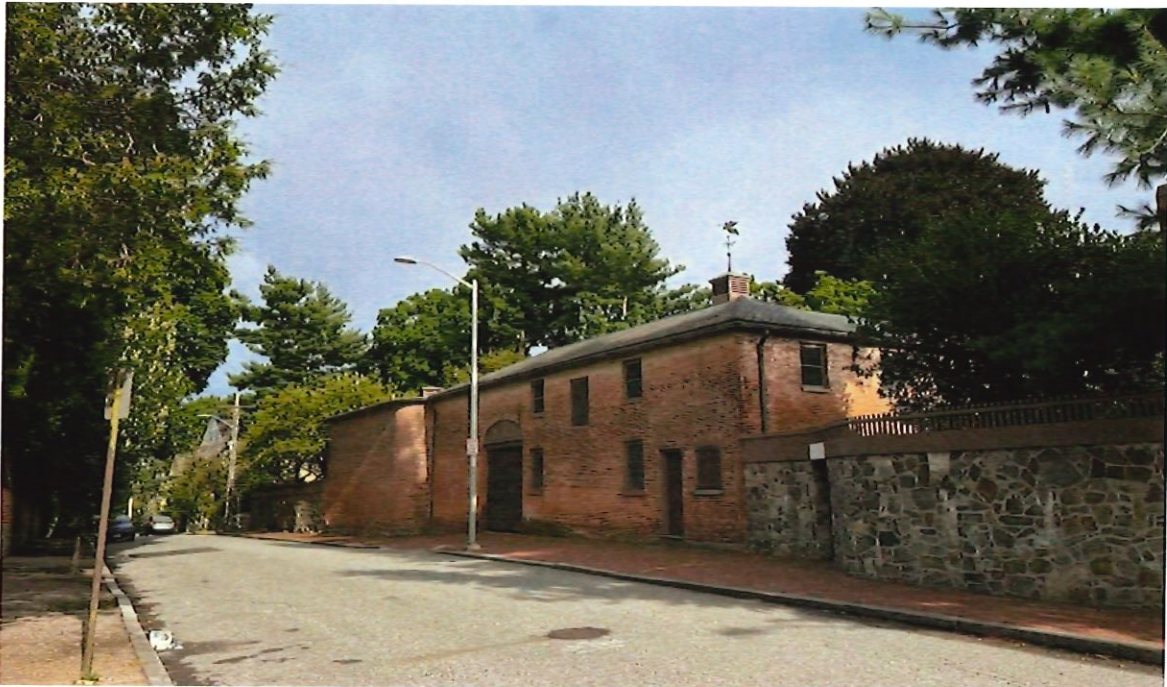




1. View from Williams Street looking northeast. Note lack of visibility of widow's walk.



2. View from Williams Street looking northwest



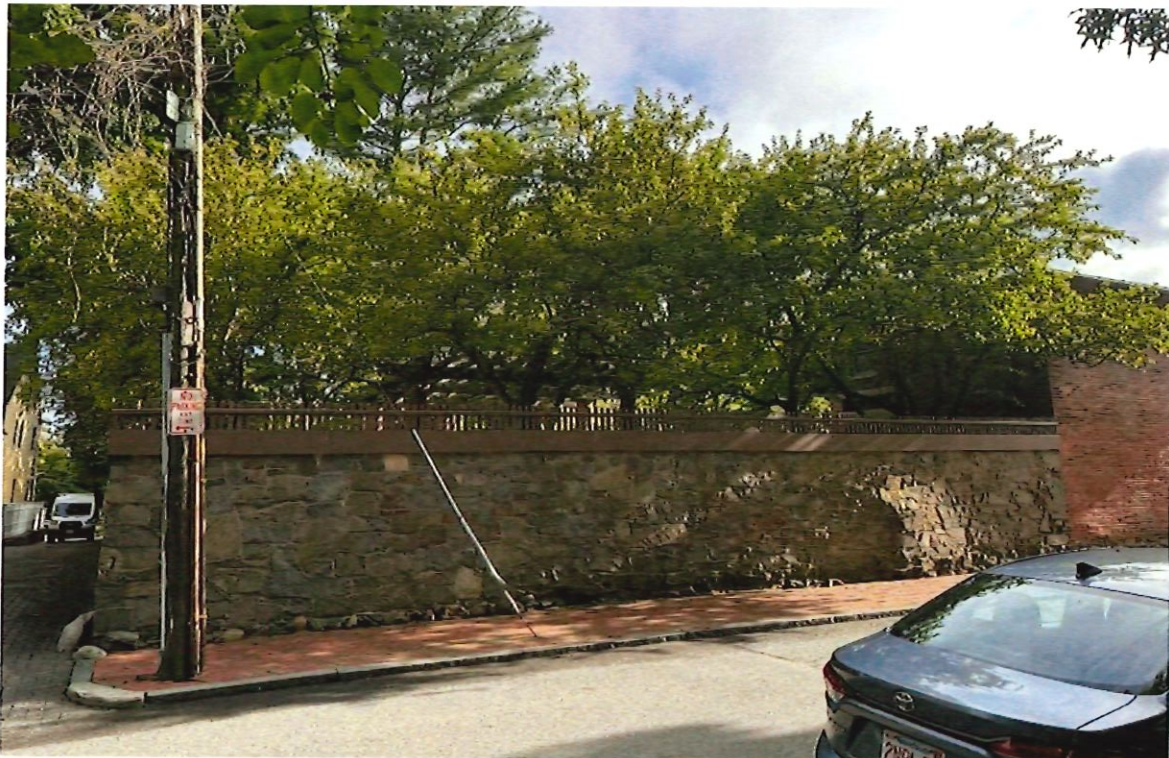
3. View from Power Street looking southeast



4. View from Power Street (north elevation of carriage house)



5. View from Power Street looking southwest



6. View of site wall from Power Street



7. Entrance to Copley Lane from Williams Street (looking north)



8. Entrance to Copley Lane from Power Street (looking south)



9. Copley Lane looking north (Carrington House property on left)



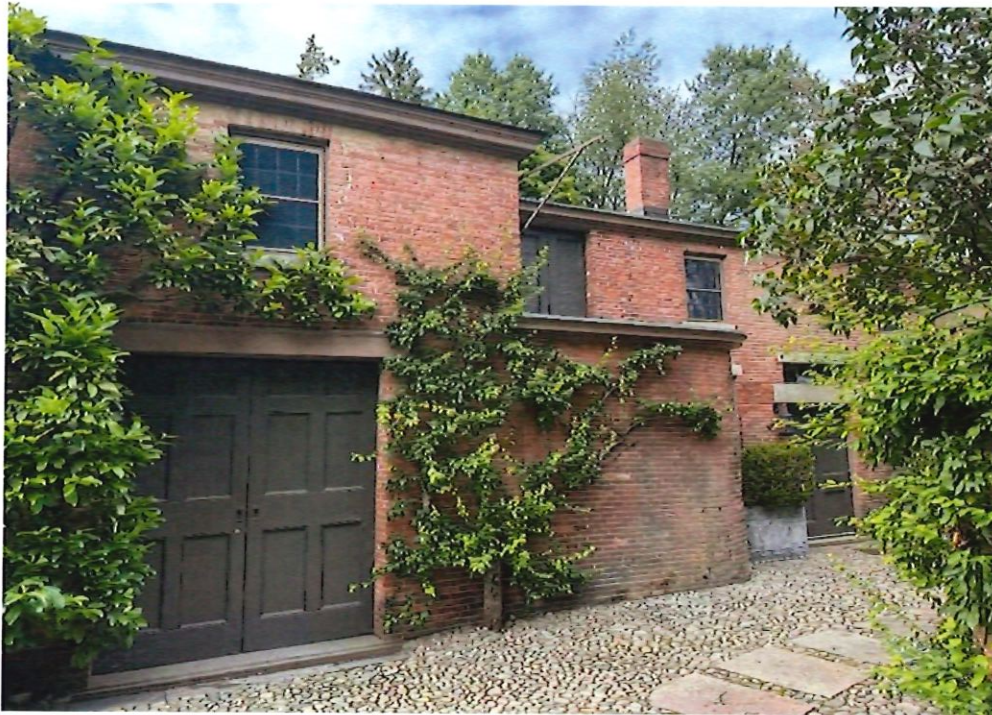
10. Copley Lane looking southwest at Carrington House wall (at location of proposed opening)



31. South elevation of carriage house



32. East wall of pass through from Power Street to Courtyard



33. South elevation of carriage house and stable



34. South elevation of stable



35. South and east elevations of stable



36. Looking east toward 1970s pergola