

CITY OF PROVIDENCE  
ZONING BOARD OF REVIEW

INSPECTION & STANDARDS  
RECEIVED

OCT 08 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: Nina Chatham Applicant Mailing Address  
Email: ninajefferies@gmail.com Street: 36 Methyl St  
Phone: 323-317-0808 City, State, Zip: Providence, RI 02906

Owner: Nina Chatham Owner Mailing Address  
Email: ninajefferies@gmail.com Street: 36 Methyl St  
Phone: 323-317-0808 City, State, Zip: Providence, RI 02906

Lessee: \_\_\_\_\_ Lessee Mailing Address  
Email: \_\_\_\_\_ Street: \_\_\_\_\_  
Phone: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

Attorney: \_\_\_\_\_ 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: 36 Methyl Street Providence, RI 02906  
Plat and Lot Numbers of Subject Property: A.P. 92 / Lot 133

2. Base Zoning District(s): R-2  
Overlay District(s): N/A

3a. Date owner purchased the Property: December 2020

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

4. Dimensions of each lot:

Lot # <u>133</u>	Width <u>60'</u>	Depth <u>90'</u>	Total area <u>5,400</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>648</u>	Area of Footprint <u>504, 48</u>
Overall Height <u>30'</u>	Overall Height <u>14'-4'</u>
# of Stories <u>2</u>	# of Stories <u>1</u>

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

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>1350</u>	Area of Footprint <u>504, 48</u>
Overall Height <u>~30'</u>	Overall Height <u>14'-4'</u>
# of Stories <u>2</u>	# of Stories <u>1</u>

6a. Existing Lot Coverage:

Building Coverage (area of all roofed structures) 1296

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 1742

Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) 443

Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 383 383 - incl front porch

6b. Proposed Lot Coverage:

Building Coverage (area of all roofed structures) 1950

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 2396

Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) 675

Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 383

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

7b. Legal Zoning Use of the Property as recorded in the Dept. of Inspection & Standards:  
R-2

8. Proposed Zoning Use of the Property: R-2

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:

     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>
Section 402A Table 4-1	Dimensional Standards/General Standards Quantity of Relief: 22'-6" setback where 30' is required.
_____	_____
_____	_____
_____	_____

**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):**

*We would like to build to the former setback of 25% of the lot depth, which was in place until at least 2017. Existing homes to the west of 36 Methyl seem to utilize the former setback (see enclosed partial plot 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):**

Nina Chatham

Type Name

*M J Ch*

Signature

Type Name

Signature

**Applicant(s):**

Nina Chatham

Type Name

*M J Ch*

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?

*We would like to expand our existing first floor square footage to meet the needs of our growing family, and to position us to remain in the house long term/age in place.*

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

*An existing protected mature black oak tree presents significant hardship in limiting our ability to add square footage within current setbacks. The proposed square footage that lies outside the current setback is smaller than the square footage excluded from the buildable area by the oak tree.*

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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 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:

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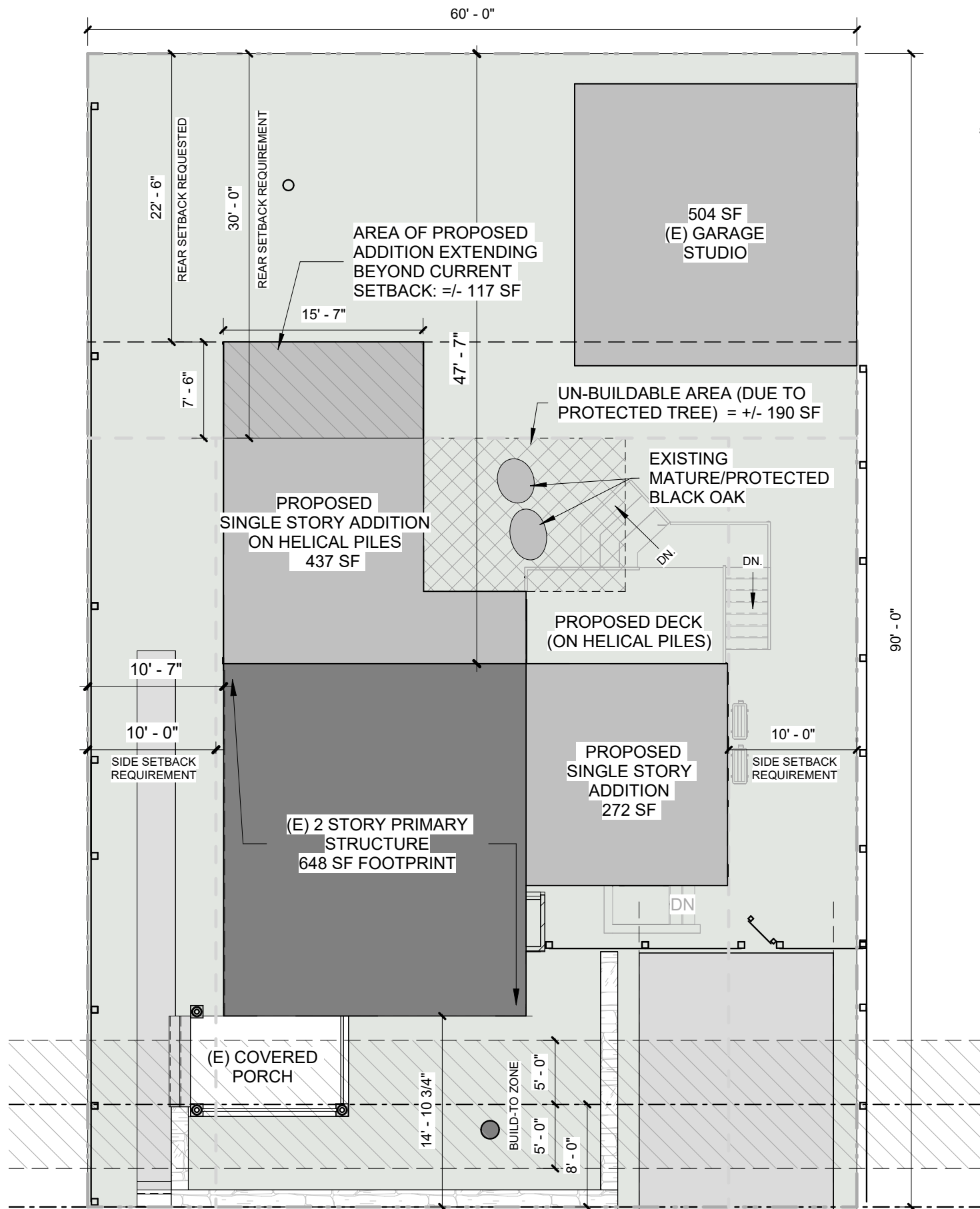
5. If you are seeking a USE VARIANCE, set forth all facts that demonstrate that the Property cannot have any beneficial use if you are required to use it in a manner allowed in the zoning district:

- 
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:

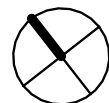
We are invested in this community and love our neighborhood, but with the expansion of our family and the realities of working from home, our existing space no longer meets our needs. The reality of the current housing market means we would be unable to find a new home that provides the space we need without leaving our immediate neighborhood.

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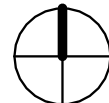
**IF MORE ROOM IS NEEDED TO ANSWER ANY OF THE ABOVE QUESTIONS, PLEASE SUBMIT AN  
ADDENDUM TO THIS APPENDIX WITH COMPLETE RESPONSES.**



1 SITE PLAN  
1" = 10'-0"



MAGNETIC NORTH



PROJECT NORTH

### ZONING R-2

#### DIMENSIONAL STANDARDS:

FRONT SETBACK: Average Setback = 8' build-to zone = between 3' and 13'  
 REAR SETBACK: 30'  
 SIDE SETBACKS: 10' (if <60, 6')  
 HEIGHT: 40' NTE 3 STORIES

#### GROUND LEVEL SQUARE FOOTAGES

numbers in parenthesis are permeable

	EXISTING	PROPOSED
Primary Structure:	648	1357
Porch:	96	96
Deck:	(510) to be demolished	(+/-200)
Garage Studio	504	504
Shed:	48 to be demolished	0
Driveway:	306	306
Walkways:	140	140

<b>Total Impervious Lot Coverage:</b>	<b>1742</b>	<b>2403</b>
<b>Total Building Coverage:</b>	<b>1296</b>	<b>1957</b>

#### LOT COVERAGE:

LOT AREA: 5,400 SF

Total allowable Impervious: 65% = 3,500 - *2403 proposed complies*

Allowable Building Impervious: 45% = 2500 allowable - *1957 proposed complies*

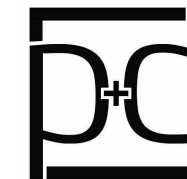
Allowable Rear Yard Impervious: 50%

proposed rear yard area: 1350 x .50 = 675 allowable impervious coverage

existing garage area within proposed rear yard: *443 complies*

(no additional impervious area proposed in rear yard)

ARCHITECT:



PURPOSE + DESIGN

16 Firglade Avenue  
 Providence, RI 02906  
 401|328|0047  
 stephanie@purposeanddesign.com

**NOT FOR  
CONSTRUCTION**

architect's seal

# Chatham Addition

36 Methyl Street  
 Providence, RI  
 02906

REVISIONS

ZBR APPLICATION 10-8-24

REVISIONS 10-30-24

Sheet No.

**A1**



**NOT FOR  
CONSTRUCTION**

architect's seal

# Chatham Addition

36 Methyl Street  
Providence, RI  
02906

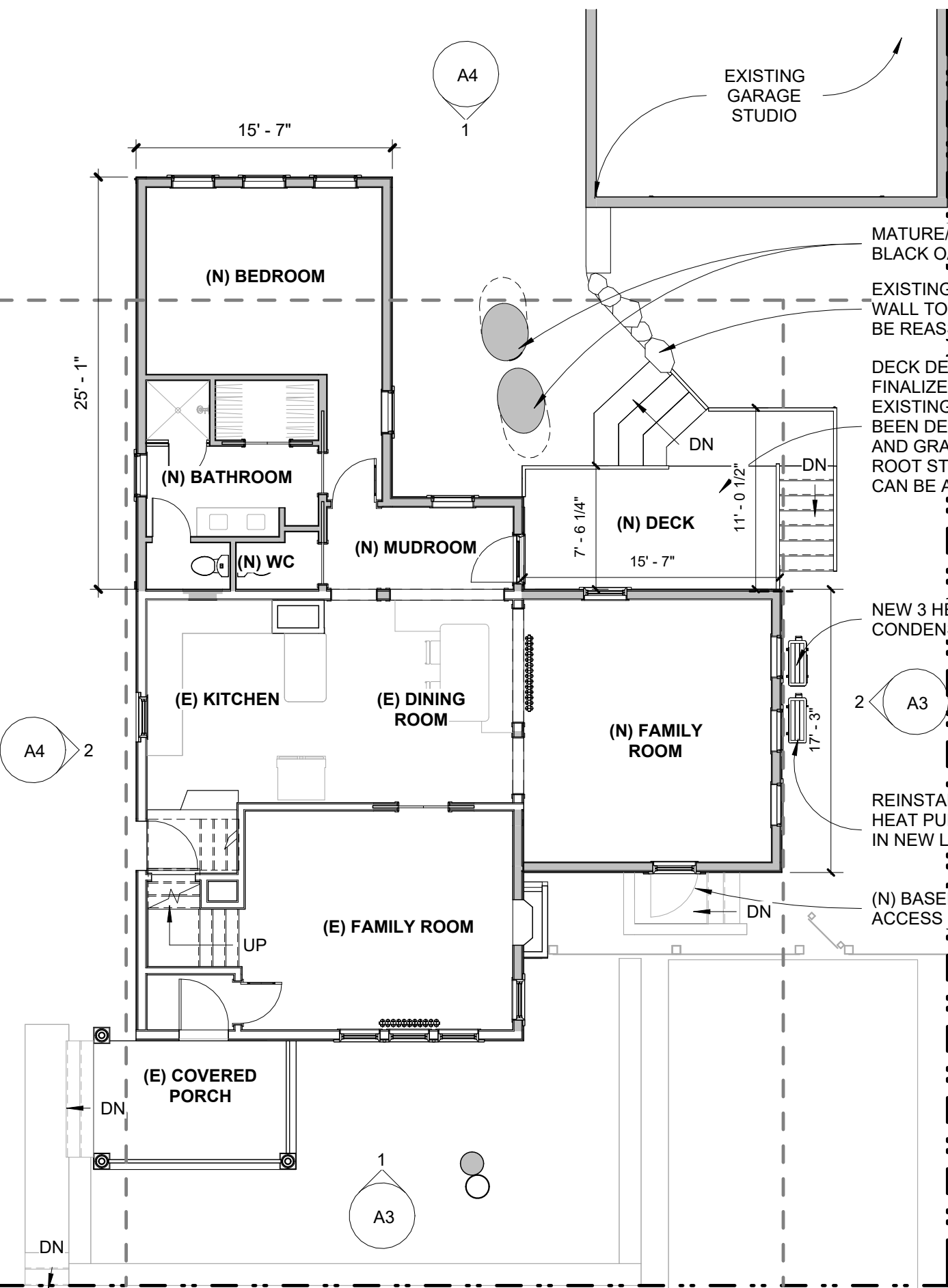
REVISIONS

ZBR APPLICATION 10-8-24

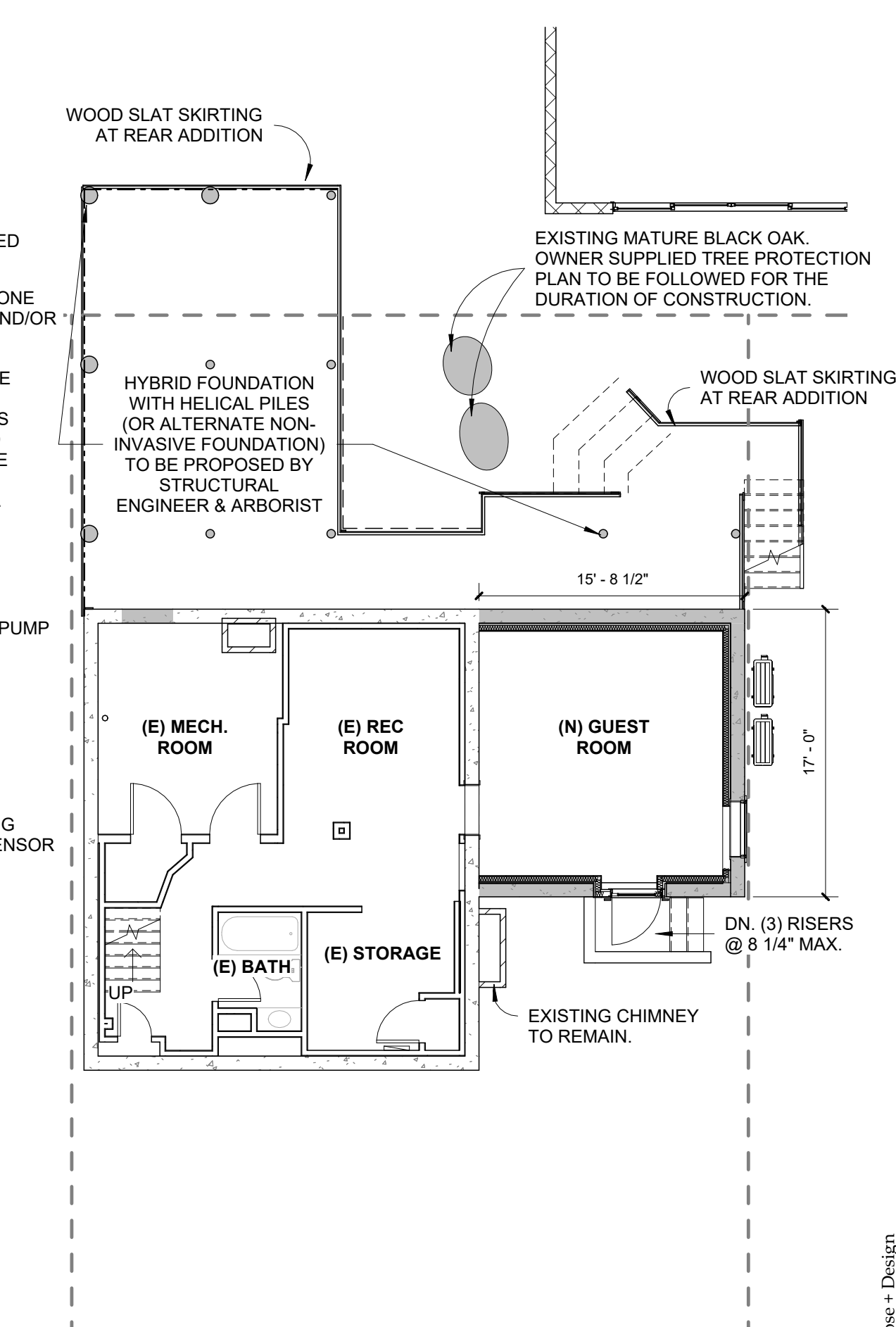
REVISIONS 10-30-24

Sheet No.

# A2



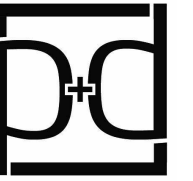
2 PROPOSED FIRST FLOOR PLAN  
1/8" = 1'-0"



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



ARCHITECT:



PURPOSE + DESIGN

16 Firglade Avenue  
Providence, RI 02906  
401|328|0047  
stephanie@purposeanddesign.com

**NOT FOR  
CONSTRUCTION**

architect's seal

# Chatham Addition

36 Methyl Street  
Providence, RI  
02906

REVISIONS

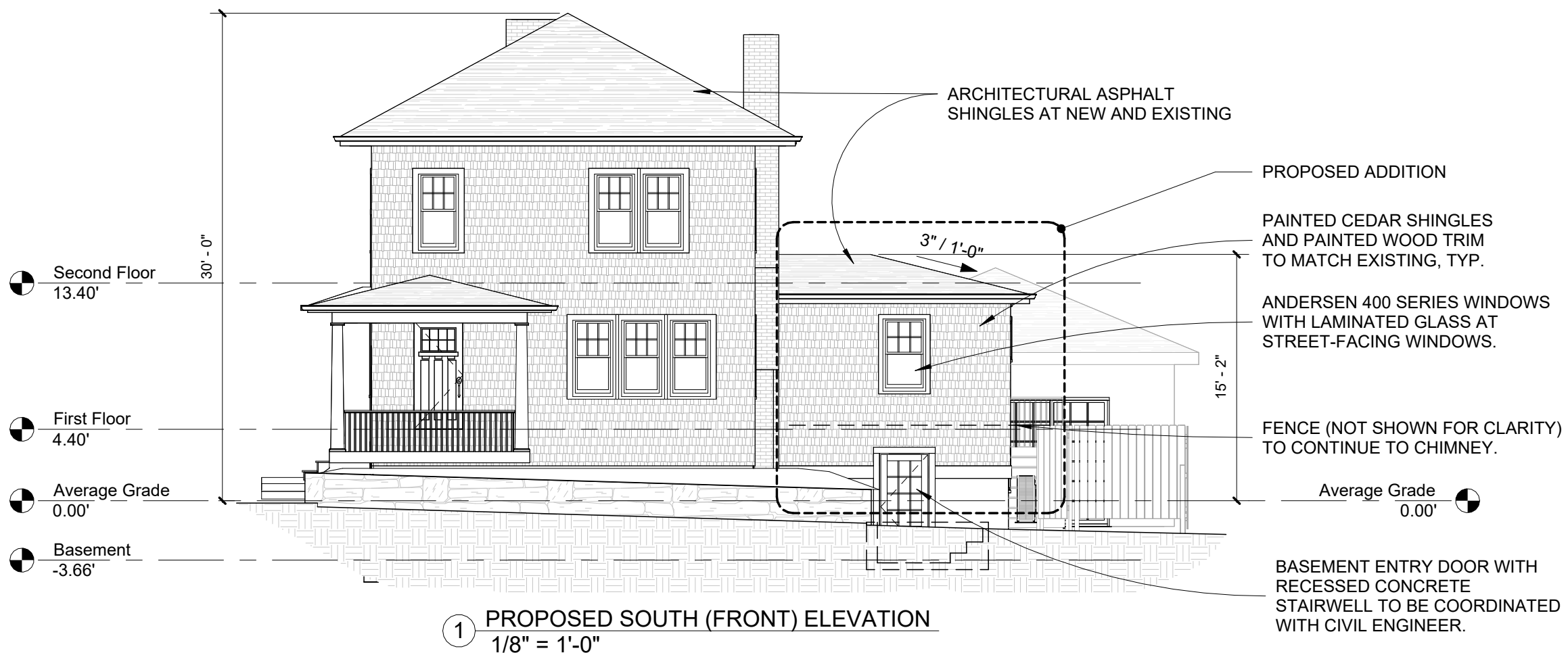
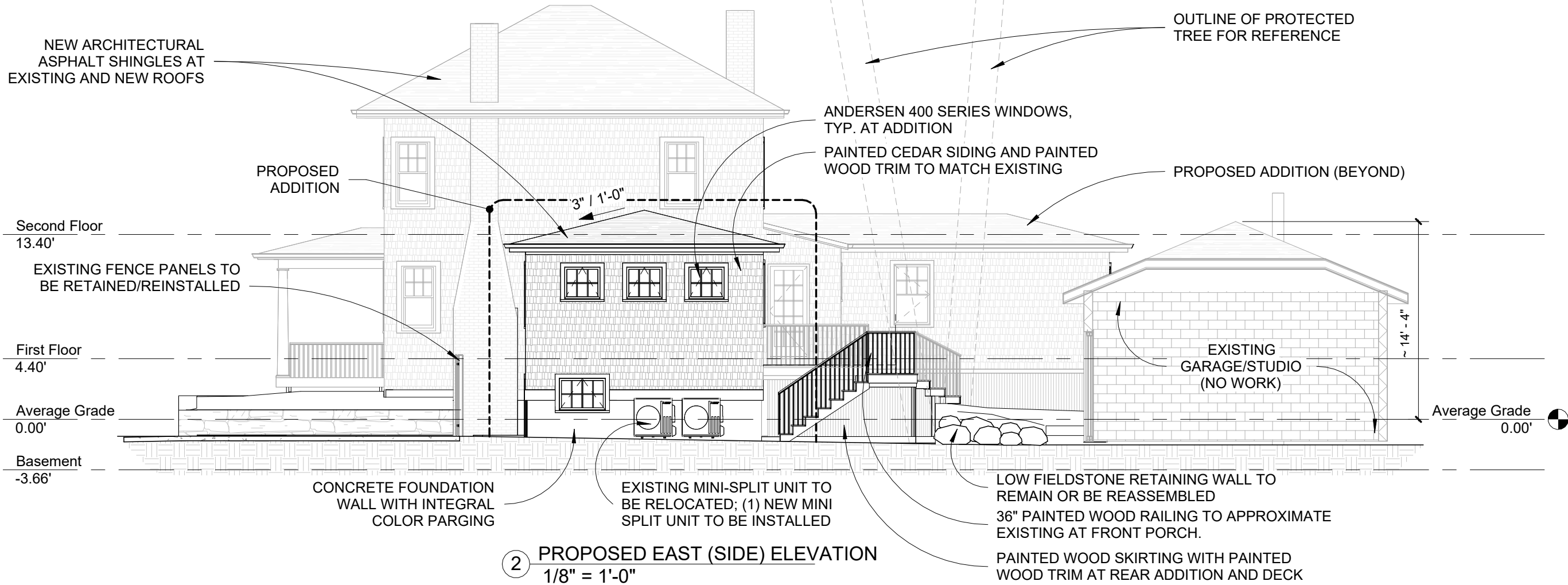
ZBR APPLICATION 10-8-24

REVISIONS 10-30-24

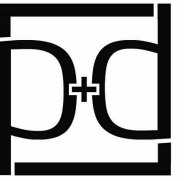
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# Chatham Addition

36 Methyl Street  
Providence, RI  
02906

REVISIONS

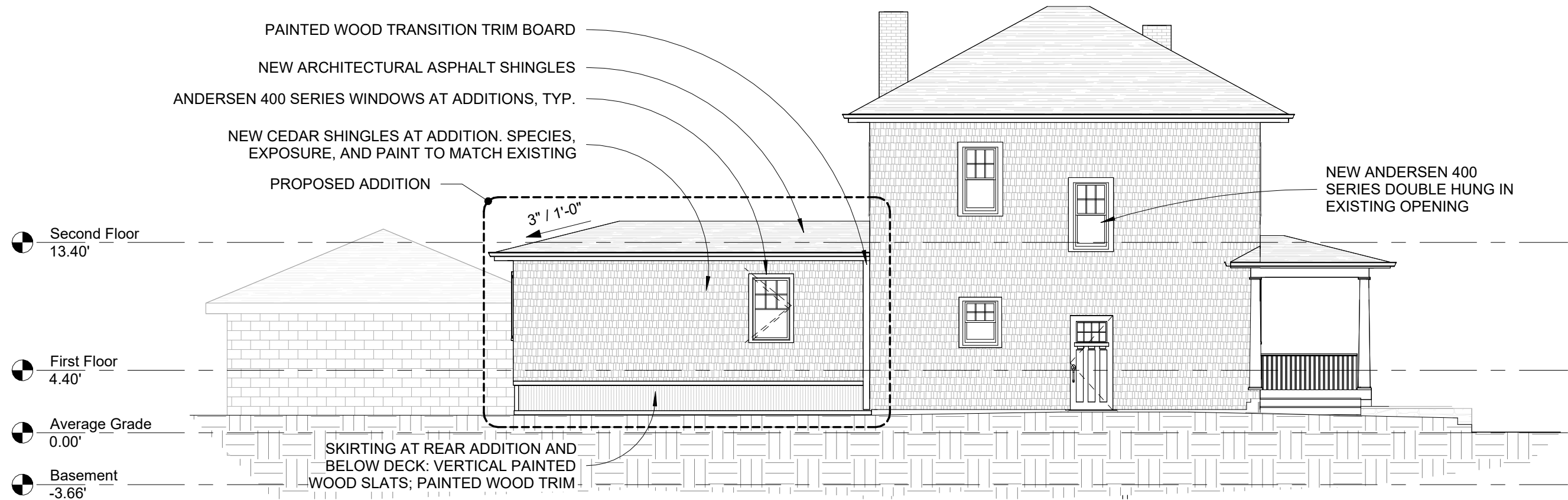
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REVISIONS 10-30-24

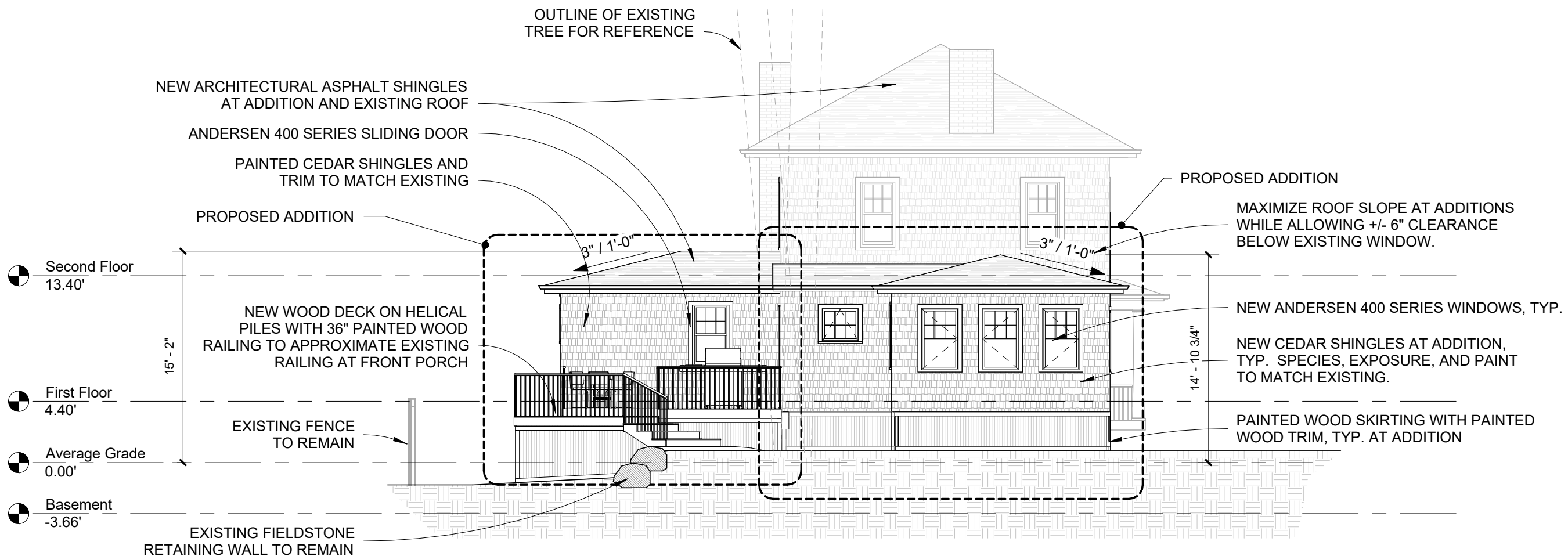
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# A4

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② PROPOSED WEST (SIDE) ELEVATION  
1/8" = 1'-0"



① PROPOSED NORTH (REAR) ELEVATION  
1/8" = 1'-0"



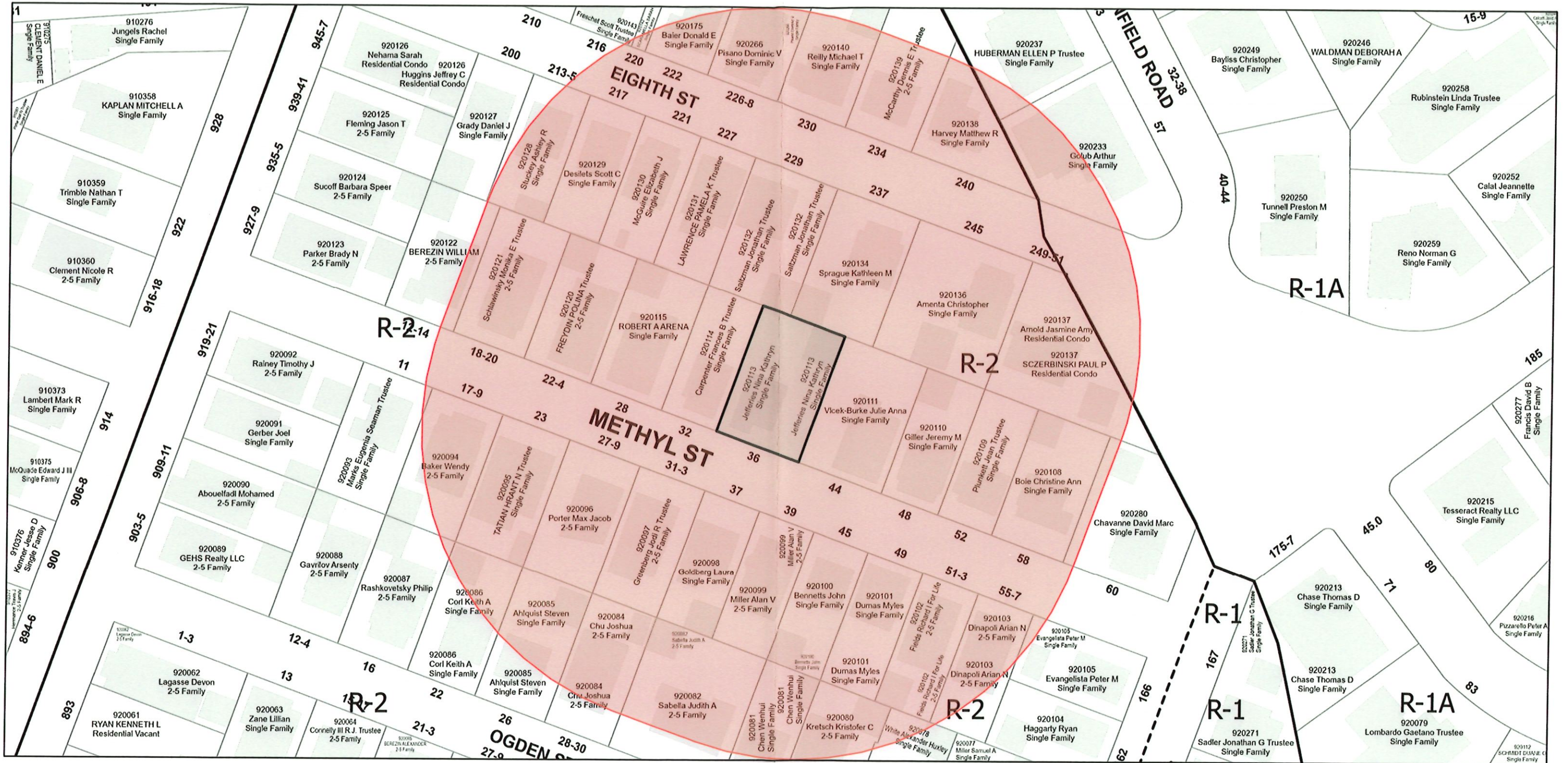










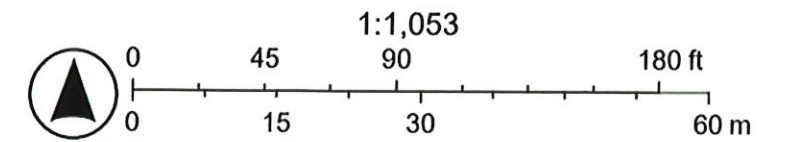


# 36 Methyl Radius Map



10/7/2024, 4:48:38 PM

-  Plat Boundaries
-  Zoning
-  Parcels
-  Buildings



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