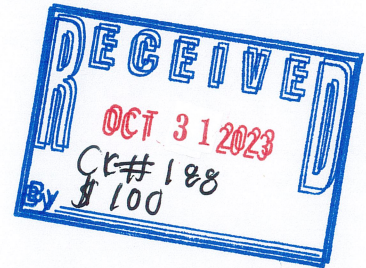


**COMBINED APPLICATION FOR A SPECIAL USE PERMIT & A  
REGULATORY (DIMENSIONAL) VARIANCE**

**CITY OF NEWPORT, RI  
ZONING BOARD OF REVIEW**

DATE: 10/06/2023 ZBR



Board members: 2023-Dec-006

The undersigned hereby petitions the Zoning Board of Review for a special use permit a variance in the application of the provisions or regulations of the Zoning Ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

**Location of premises**

Street & No: 493-495 Broadway  
Tax Assessor's Plat 06 Lot 345

**Petitioner Information**

Applicant \_\_\_\_\_ Address \_\_\_\_\_  
Owner Clinton Cox Address 1428 Quail Drive 34231  
Lessee \_\_\_\_\_ Address Sarasota FL

**Property Characteristics**

Dimensions of lot-frontage 45' depth 108' area 4,880 sq. ft.  
Zoning District in which premises is located R10  
How long have you owned above premises? 8/8/2014  
Are there buildings on the premises at present? yes  
Total square footage of the footprint of existing buildings 1215  
Total square footage of the footprint of proposed buildings 96  
Present use of premises Housing and one store front  
Commercial

All of the following information and questions must be filled in and answered completely.

Proposed use of premises

Housing has one commercial storefront and 2 apartments. No changes

Give extent of proposed alterations

add one 8' x 12' shed that is removable

### Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	4880	10,000	4880
Lot Coverage	1215	20%	1323
Dwelling Units	2	NA	NA
Parking (# of spaces)	4	NA	NA
Front Setback	8'	<del>18'</del> NA	20'
Side Setbacks	3'	10'	2'
Rear Setback	45'	10'	2'
Height	40	30'	10'

What provisions of the Comprehensive Land Use Plan are the applicable to this project?

N/A

What special conditions and circumstances exist which are peculiar to the land, structure or building involved, which are not applicable to other lands, structures or buildings in the same district?

Shed is movable and located 12" from the Rear and Right side fence.

Explain how the literal interpretation of the provisions of this zoning code deprive the applicant of rights commonly enjoyed by other property owners in the same district under the provisions of this zoning code?

Other permittee garages are on the property line when built. This removable shed is 12" - 2' from the line.

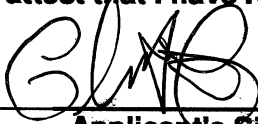
Explain why this is the minimum variance that will make possible the reasonable use of the land, building or structure.

There is not enough room according to the new building codes to install the shed close to the property line. I don't believe any adjoining neighbors would object to the location of this shed.

characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant; and

- d. That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.
- e. That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief;

By signing below, I hereby attest that the information provided is accurate and truthful. I also attest that I have read the section entitled "The Zoning Board's Role".



Applicant's Signature

(401) 7424171

Telephone Number



Owner's Signature

( )

Telephone Number

Email address

CLINTG COX @ gmail . com

Be sure all required drawings are attached to this application at the time of the submittal.

Clint g cox @ gmail . com

493-495 Broadway

Prebuilt - Steel

