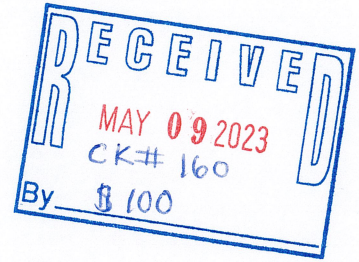


# APPLICATION FOR DIMENSIONAL VARIANCE

CITY OF NEWPORT, RI  
ZONING BOARD OF REVIEW



DATE: May 8, 2023

Board members: ZBR 2023-JUL-001

The undersigned hereby petitions the Zoning Board of Review for 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: 47 Eustis Ave

Tax Assessor's Plat 11 Lot 337

## Petitioner Information

Applicant AnnAM Bruce Barbieri Address 47 Eustis Ave

Owner AnnAM Bruce Barbieri Address 47 Eustis Ave

Lessee \_\_\_\_\_ Address \_\_\_\_\_

## Property Characteristics

Dimensions of lot-frontage 75'50' depth 75'50' area 3678 sq. ft.

Zoning District in which premises is located R10A

How long have you owned above premises? 1 1/2 years

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings 962 SF

Total square footage of the footprint of proposed buildings 170 SF

Present use of premises Single Family Dwelling

Proposed use of premises Single Family Dwelling



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

Give extent of proposed alterations Add dining area  
to existing structure on north side of  
house.

#### Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	3678	10,000	3678
Lot Coverage (%)	27.5%	20%	32%
Dwelling Units	1	1	1
Parking (# of spaces)	1	1	1
Front Setback	15.5' / 6.8'	15'	6.4
Side Setbacks	26.5'	10'	30'
Rear Setback	N/A	N/A	N/A
Height	22'	30'	15'

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?

The lot is an existing substandard corner  
lot 3678', as it exists and does not  
conform and barely conforms on Taber St.  
The structure will be 11' x 11',  
6'4" from property line on Taber St.



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?

There are other residences in neighborhood that exceed the allowed lot coverage.

The proposed application is consistent with the kind of properties that are in this area.

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

The requested variance will be a dining room to accommodate family gatherings. The existing is cramped + small. Aging in place is of utmost importance.

#### The Zoning Boards Role

In granting a variance, the zoning board of review shall **require** that evidence of the following standards be entered into the record of the proceedings:

- a. That the reasons set forth in the application justify the granting of the variance and that the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building or structure;
- b. That the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and will not impair the intent or purpose of the zoning code or the comprehensive plan upon which this zoning code is based;
- c. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not due to the general 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".

Anna Barbieri

Applicant's Signature

(781) 316-4025

Telephone Number

Bruno P. Faurin  
Anna Barbieri

Owner's Signature

(781) 316-4025

Telephone Number

Email address

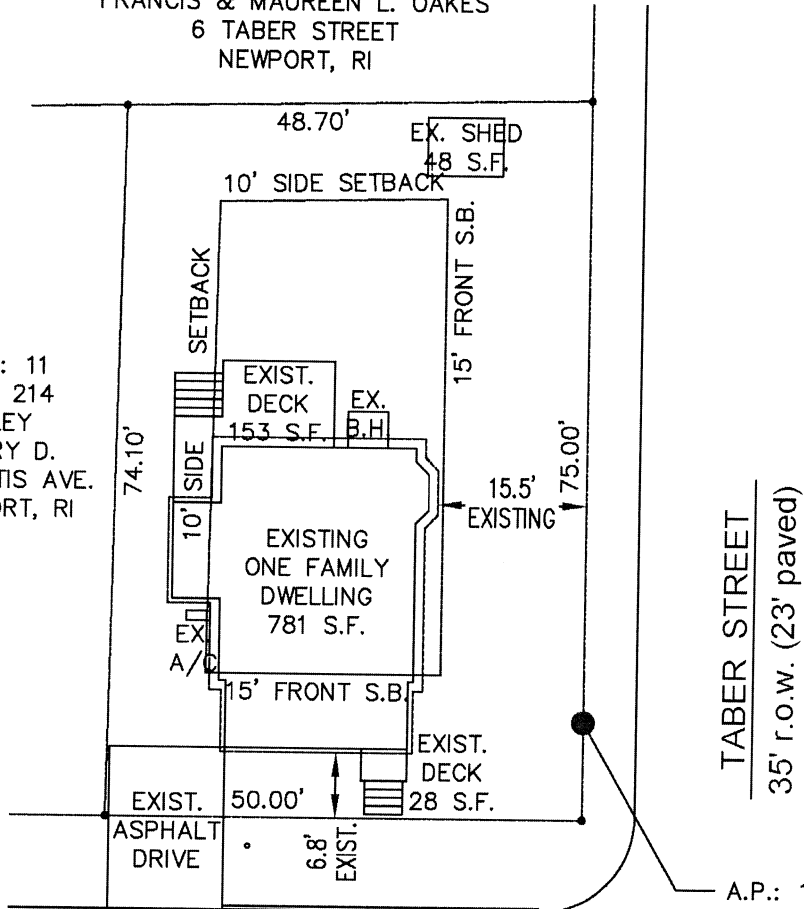
anna.barbieri65@gmail.com

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



A.P.: 11, LOT: 746  
FRANCIS & MAUREEN L. OAKES  
6 TABER STREET  
NEWPORT, RI

A.P.: 11  
LOT: 214  
WILEY  
HENRY D.  
49 EUSTIS AVE.  
NEWPORT, RI



A.P.: 11, LOT: 337  
ZONING DISTRICT: R-10A  
ANNA A. BARBIERI  
47 EUSTIS AVENUE  
3,678 SQ. FT.  
LOT COVERAGE:  
EXISTING = 27.5%

EUSTIS AVENUE  
50' r.o.w. (30' paved)

TABER STREET

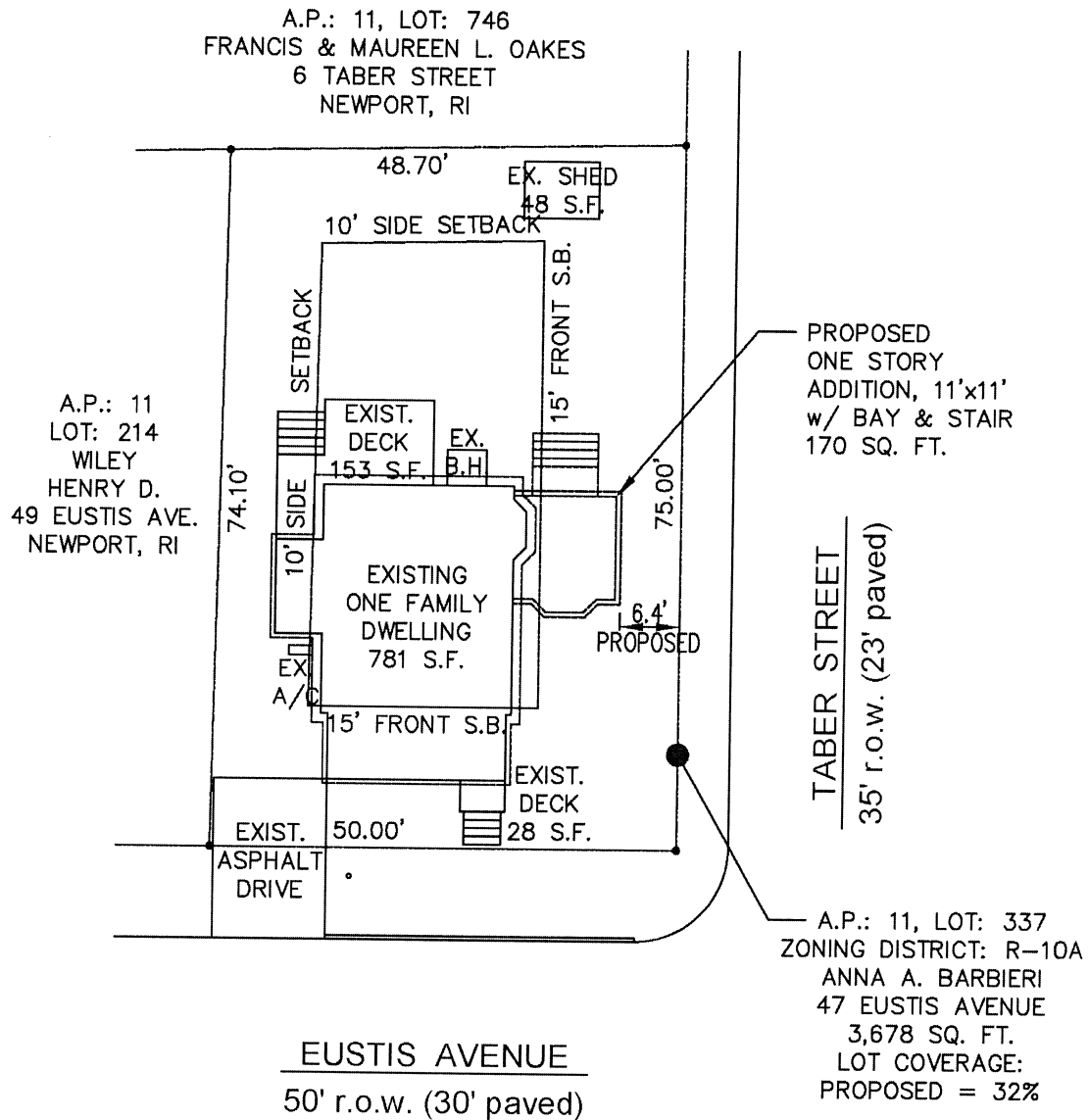
35' r.o.w. (23' paved)

## EXISTING SITE PLAN

SCALE: 1" = 20'





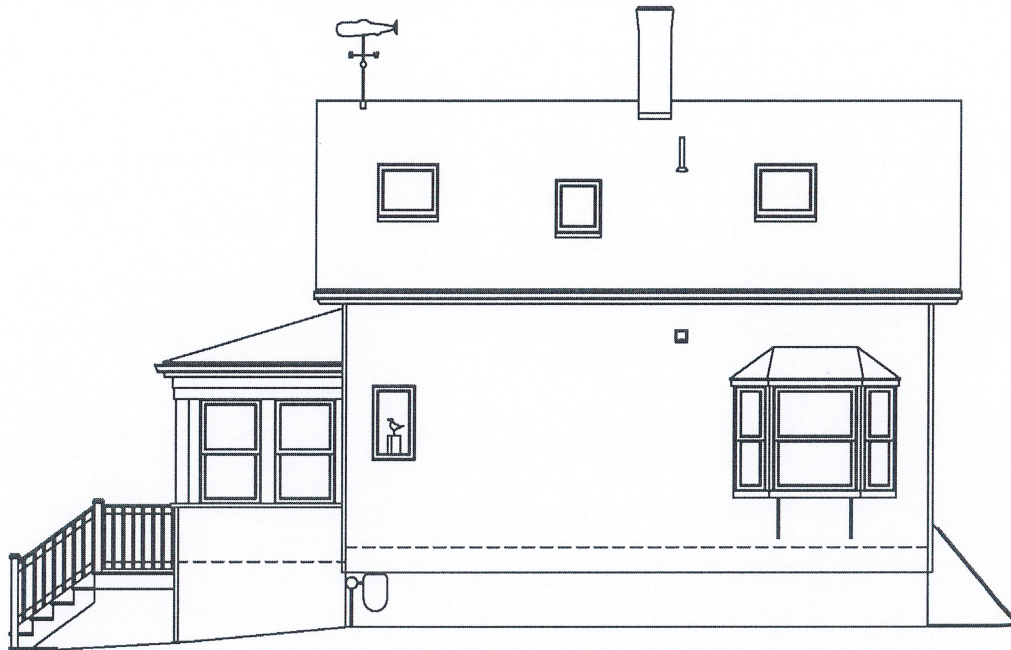


## PROPOSED SITE PLAN

SCALE: 1" = 20'







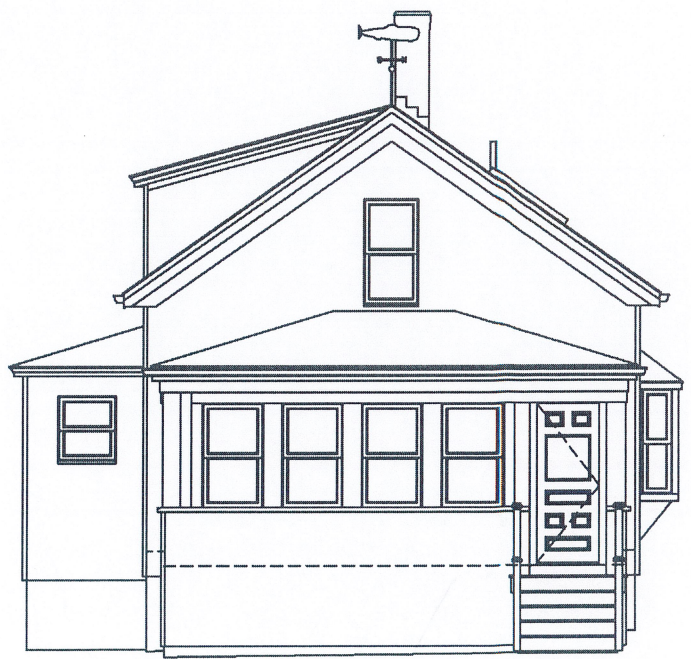
NORTH ELEVATION

SCALE:  $1/8" = 1'-0"$



WEST ELEVATION

SCALE:  $1/8" = 1'-0"$



EAST ELEVATION

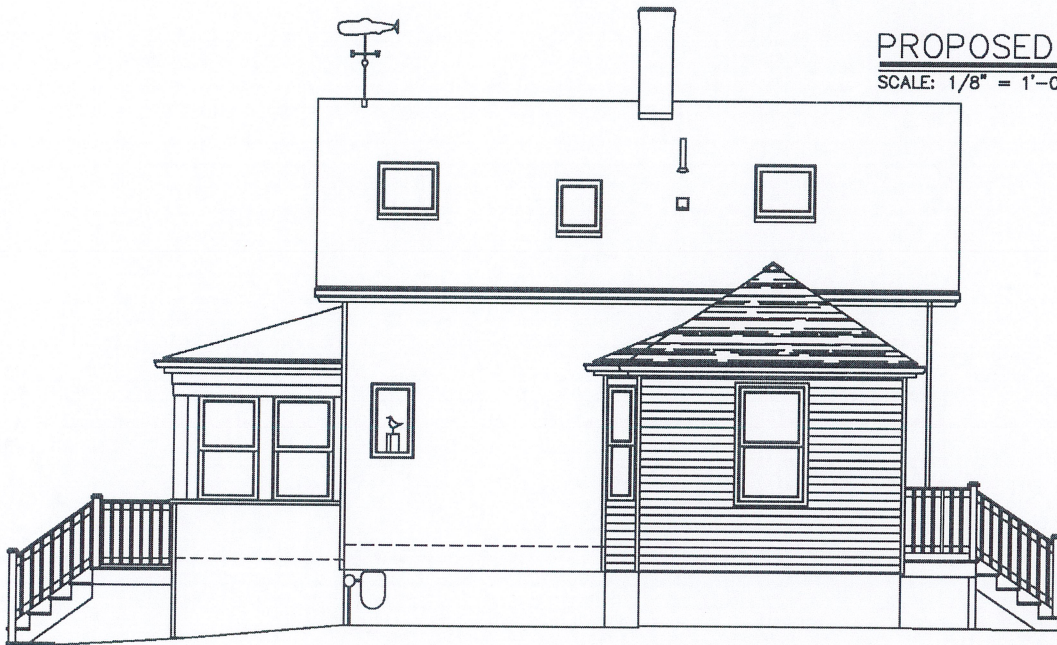
SCALE:  $1/8" = 1'-0"$





PROPOSED WEST ELEVATION

SCALE:  $1/8" = 1'-0"$



PROPOSED NORTH ELEVATION

SCALE:  $1/8" = 1'-0"$



PROPOSED EAST ELEVATION

SCALE:  $1/8" = 1'-0"$