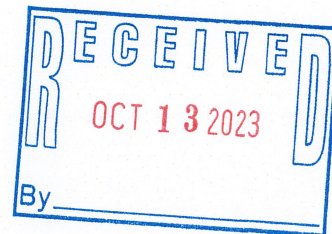


APPLICATION FOR DIMENSIONAL VARIANCE

CITY OF NEWPORT, RI ZONING BOARD OF REVIEW

Amended Application



DATE: October 11, 2023

Board members:

2023-Jun-006

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: 69 Third St. Newport, RI 02840

Tax Assessor's Plat 12 Lot 024

Petitioner Information

Applicant Laura Treonze Address 69 Third St. Newport, RI 02840

Owner Laura & Todd Treonze Address 69 Third St. Newport, RI 02840

Lessee _____ Address _____

Property Characteristics

Dimensions of lot-frontage _____ depth 100' (+/-) area 5,054 (+/-) sq. ft.

Zoning District in which premises is located R10

How long have you owned above premises? Approx. 8 years - Property purchased 9/12/2015

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings 1,551 s.f.

Total square footage of the footprint of proposed buildings 1,758 s.f.

Present use of premises Residential

Proposed use of premises Residential

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

Give extent of proposed alterations Demolition and removal of existing raised patio (278 s.f.)

Demolition and removal of existing side porch (36 s.f.)

Construction of new stand alone 1 1/2 story single car garage (380 s.f.)

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	5,054 s.f.	10,000 s.f.	5,054 s.f.
Lot Coverage (%)	30.7%	20%	35%
Dwelling Units	1,092 s.f.	1,011 s.f.	1,758 s.f.
Parking (# of spaces)	N/A	N/A	N/A
Front Setback	10 1/2"	15'-0"	10 1/2"
Side Setbacks	2'-6" (L) 20'-11" (R)	10'-0"	2'-6" (L) 11" (R)
Rear Setback	44'-3"	20'-0"	32'-3"
Height	33'-4"	30'-0"	20'-6" (Garage)

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 requested lot coverage and set back variance is the minimum variance that will allow for the reasonable use of the land. The current lot is undersized for the district by 50% (5,054 where 10,000 is required). The existing house covers roughly 30% of the lot which is consistent with other lots in the neighborhood, so any expansion would need relief. We are removing a dilapidated raised patio to aid in offsetting the lot coverage change. Its location on the site also allows the neighboring buildings adequate space, as well as a large set back from the street to maintain the current off-street parking area.

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?

The applicant's rights are deprived by the fact that various other Properties in the same zone have built new detached garage structures which closely resemble the structure presently being proposed. For example, The rear neighbor has two garages that are on the property line that run the entire length of the property. (Please see attached photographic examples.) The variance being requested 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 the zoning code is based.

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

The size of this new one car garage is the minimum size to adequately house a modern car, kayak and lawn equipment. This zoning ordinance creates a hardship for the applicant in that the applicant will not be able to adequately utilize the land for proper storage of their equipment. In addition to the above mentioned items, the 1/2 story above the garage was designed with the intent of providing the applicant with a private space outside of the living residence so as to give confidentiality and privacy to them for their profession as an executive coach. It was purposely designed without plumbing so it will not be used as a living area.

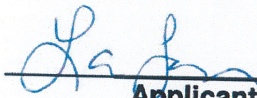
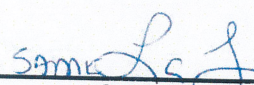
The Zoning Boards Role

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;

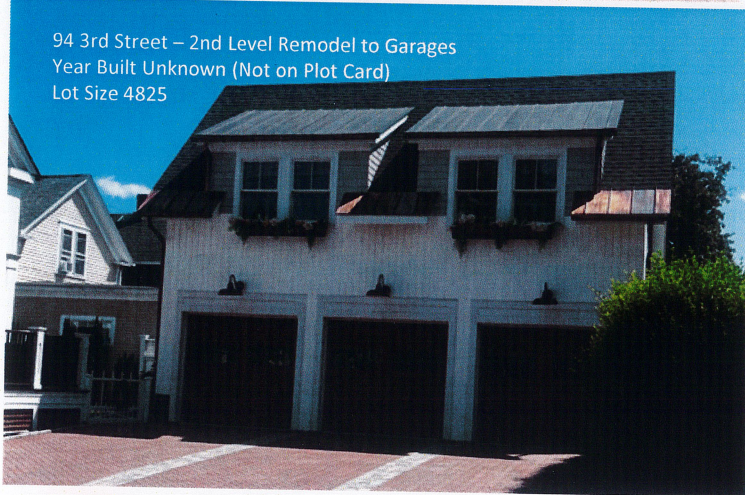
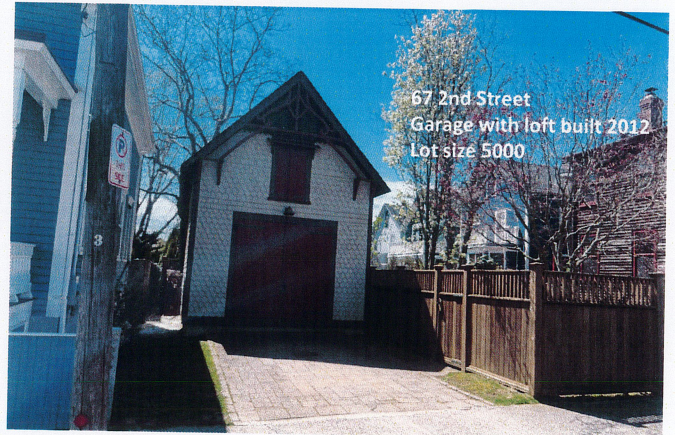
By signing below, I hereby attest that the information provided is accurate and truthful. I also attest that I have read the section entitled "The Zoning Board's Role".

 _____ Applicant's Signature	 _____ Owner's Signature
(203) 615-4198 _____ Telephone Number	() SAME _____ Telephone Number

Email address LAURETREDNZE @ GMAIL.COM

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

Photos of detached garage conditions in the vicinity of 69 Third St., Newport, RI



CORDTSEN DESIGN ARCHITECTURE, INC
42 West Main Rd • Middletown • RI
CordtsenDesign.com • 401.619.4689

October 2023

Photos of detached garage conditions in the vicinity of 69 Third St., Newport, RI



CORDTSEN DESIGN ARCHITECTURE, INC
42 West Main Rd • Middletown • RI
CordtsenDesign.com • 401.619.4689

October 2023

Photos of detached garage conditions in the vicinity of 69 Third St., Newport, RI



CORDTSEN DESIGN ARCHITECTURE, INC
42 West Main Rd • Middletown • RI
CordtsenDesign.com • 401.619.4689

October 2023

Photos of detached garage conditions in the vicinity of 69 Third St., Newport, RI



CORDTSEN DESIGN ARCHITECTURE, INC
42 West Main Rd • Middletown • RI
CordtsenDesign.com • 401.619.4689

October 2023

Photos of detached garage conditions in the vicinity of 69 Third St., Newport, RI



CORDTSEN DESIGN ARCHITECTURE, INC
42 West Main Rd • Middletown • RI
CordtsenDesign.com • 401.619.4689

October 2023

Photos of detached garage conditions in the vicinity of 69 Third St., Newport, RI



CORDTSEN DESIGN ARCHITECTURE, INC
42 West Main Rd • Middletown • RI
CordtsenDesign.com • 401.619.4689

October 2023

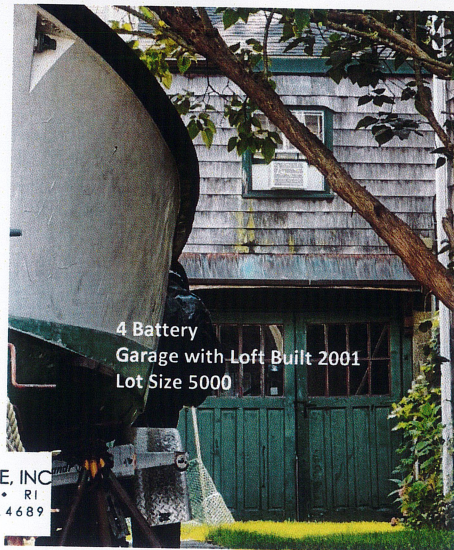
Photos of detached garage conditions in the vicinity of 69 Third St., Newport, RI



CORDTSEN DESIGN ARCHITECTURE, INC
42 West Main Rd • Middletown • RI
CordtsenDesign.com • 401.619.4689

October 2023

Photos of detached garage conditions in the vicinity of 69 Third St., Newport, RI



4 Battery
Garage with Loft Built 2001
Lot Size 5000



CORDTSEN DESIGN ARCHITECTURE, INC.
42 West Main Rd. • Middletown • RI
CordtsenDesign.com • 401.619.4689

October 2023

**Photos of raised patio to be removed from
69 Third St., Newport, RI**



Photo of property adjacent to 69 Third St., Newport, RI





**CORDTSEN
DESIGN
ARCHITECTURE**

42 West Main Road
Middletown, RI 02842

CordtsenDesign.com
401.619.4689



TREONZE RESIDENCE

69 THIRD STREET,
NEWPORT, RI 02840

Newport Zoning:
October 11, 2023

DRAWING LIST

ARCHITECTURAL DRAWINGS

- | | |
|------|---|
| A0.2 | ARCHITECTURAL SITE PLAN |
| A2.0 | EXISTING AND PROPOSED WEST ELEVATIONS + SCHEDULES |
| A2.1 | EXISTING AND PROPOSED SOUTH ELEVATIONS |
| A2.2 | EXISTING AND PROPOSED EAST ELEVATIONS |
| A2.3 | EXISTING AND PROPOSED NORTH ELEVATIONS |
| A3.0 | PROPOSED BUILDING SECTIONS AND EXTERIOR DETAILS |

THIRD STREET

10'-0"±
EXISTING FRONT
YARD SETBACK
TO REMAIN

SIDEWALK

PROPERTY LINE

EXISTING
PORCH

15' SETBACK

EXISTING THREE
STORY DWELLING

EXISTING
PORCH
TO BE
REMOVED

10' SETBACK

PROPERTY LINE

EXISTING
RAISED
PATIO
TO BE
REMOVED

NEW STEPS TO GRADE
LEVEL PATIO

44'-3"±
EXISTING REAR YARD SETBACK

20' SETBACK

PROPERTY LINE

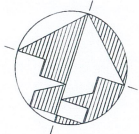
2'-0"±
PROPOSED REAR YARD SETBACK

2'-0"±
PROPOSED SIDE YARD
SETBACK TO ADDITION

10' SETBACK

DRIVEWAY

PROPERTY LINE



1 ARCHITECTURAL SITE PLAN
Scale: 1/4"= 1'-0"

PLAT 12,
LOT 024

NEWPORT ZONING:

ZONING DISTRICT: R10
ZONING USE: TWO FAMILY DWELLING
MINIMUM LOT SIZE: 10,000 SF
ACTUAL LOT SIZE: 5,054 SF

YARD SETBACKS:

MINIMUM REQUIRED	EXISTING
15'-0" FRONT	0'-10.5" FRONT
20'-0" SIDE	2'-4"± SIDE
20'-0" REAR	31'-5" REAR

BUILDING HEIGHT

MAXIMUM ALLOWED:
30'-0"

LOT COVERAGE, ALLOWED: 20%

(1,011 SF OF 5,054 SF = 20%)

LOT COVERAGE, EXISTING:

HOUSE
(INC. SIDE PORCH): 1,092 SF
FRONT PORCH: 181 SF
RAISED PATIO: 278 SF
TOTAL 1,551 SF
1,551 SF OF 5,054 SF = 30.7%

LOT COVERAGE, PROPOSED:

HOUSE: 1,092 SF
FRONT PORCH: 181 SF
REAR STEPS: 53 SF
DETACHED GARAGE: 432 SF
TOTAL 1,758 SF

1,758 SF OF 5,054 SF = 35%

TREONZE RESIDENCE

69 Third Street

Newport, Rhode Island

A0.2

2023 © COPYRIGHT. THIS DRAWING IS NOT TO BE USED FOR MAKING ANY REPRODUCTION THEREOF OR FOR CONSTRUCTION OF ANY BUILDING WITHOUT FIRST OBTAINING THE WRITTEN AUTHORIZATION FROM CORDTSEN DESIGN ARCHITECTURE, INC.

DESCRIPTION:

ARCHITECTURAL

REVISION SCHEDULE

REV. #

REV. DATE

SITE PLAN

SCALE: As Noted

DATE: OCTOBER 11, 2023

CORDTSEN

DESIGN

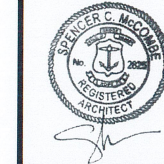
ARCHITECTURE

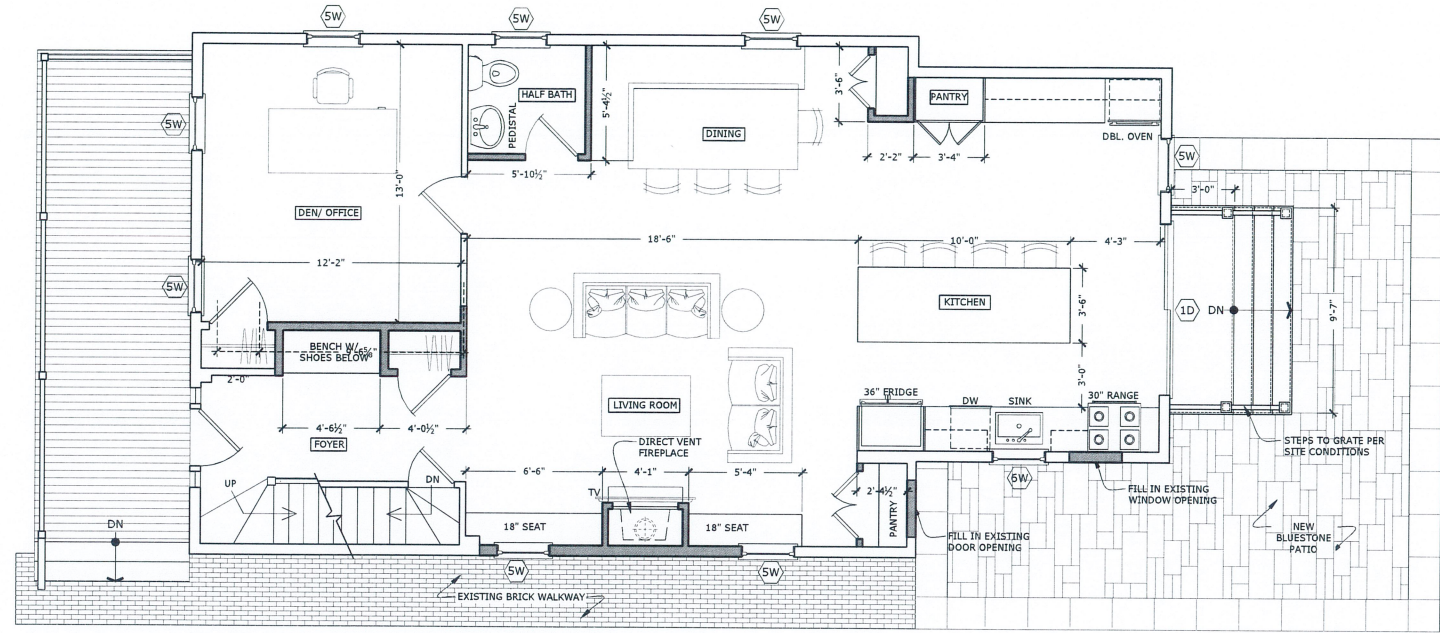
43 West Main Road

Middletown, RI 02842

CordtsenDesign.com

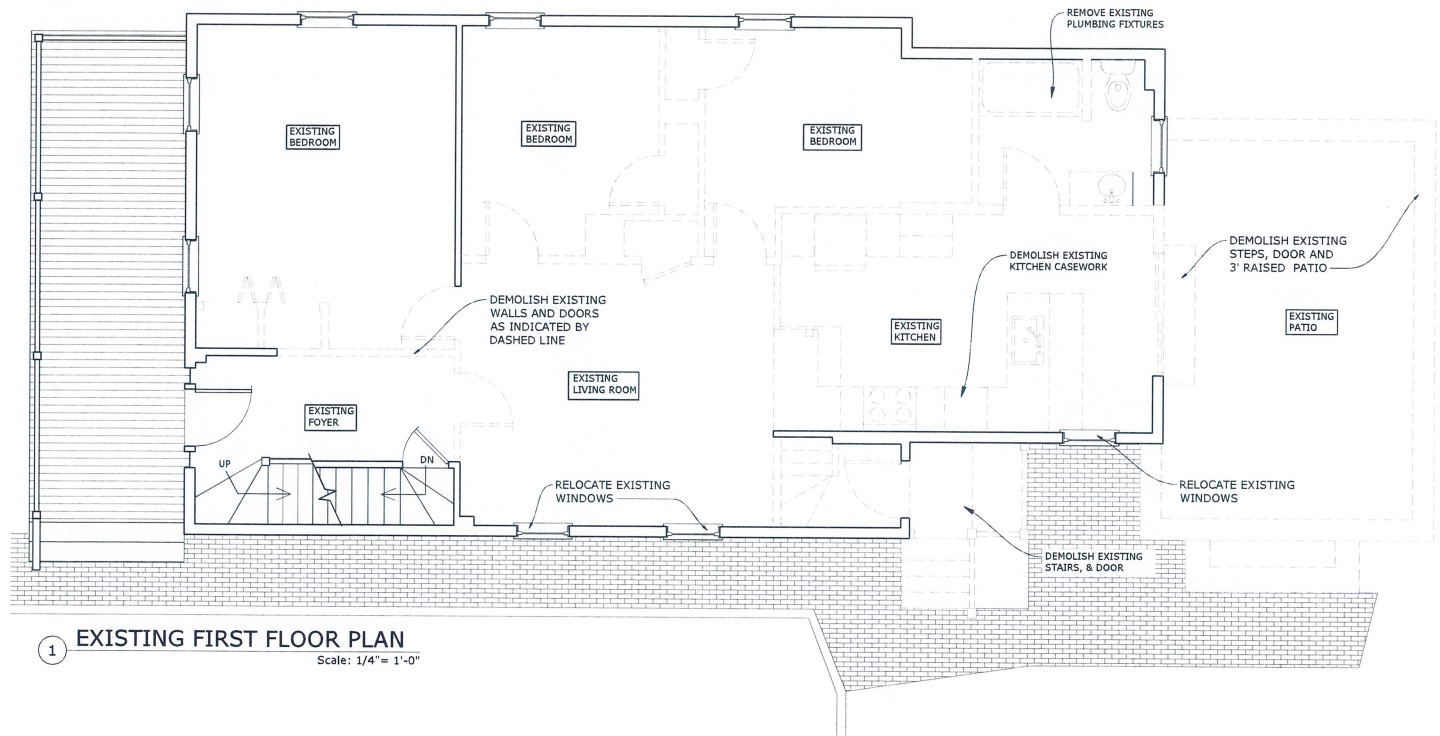
401.619.4689





2 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

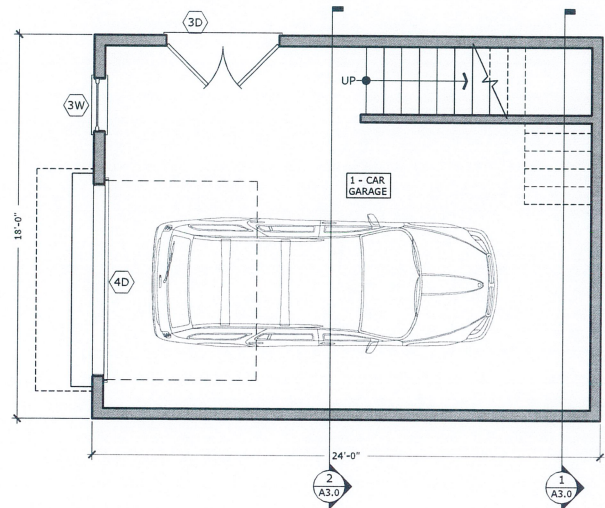
NOTE: CONTRACTOR TO VERIFY ALL NEW STAIR OPENING & LANDING SIZING WITH ARCHITECT BEFORE COMMENCING CONSTRUCTION



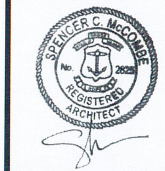
1 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

WALL LEGEND:

	EXISTING WALL
	DEMOLISHED WALL
	NEW WALL



**CORDTSEN
DESIGN
ARCHITECTURE**
42 West Main Road
Middletown, RI 02942
CorttsenDesign.com
401.619.4689



REVISION SCHEDULE

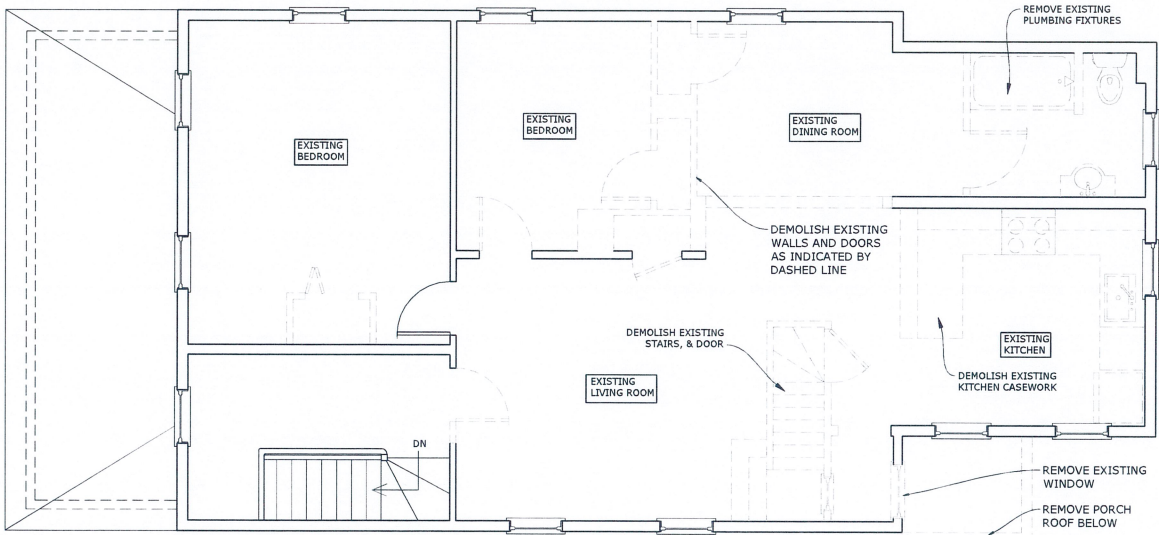
REV. #	REV. DATE

DESCRIPTION:
EXISTING & PROPOSED
FIRST FLOOR PLANS
SCALE: As Noted
DATE: OCTOBER 11, 2023

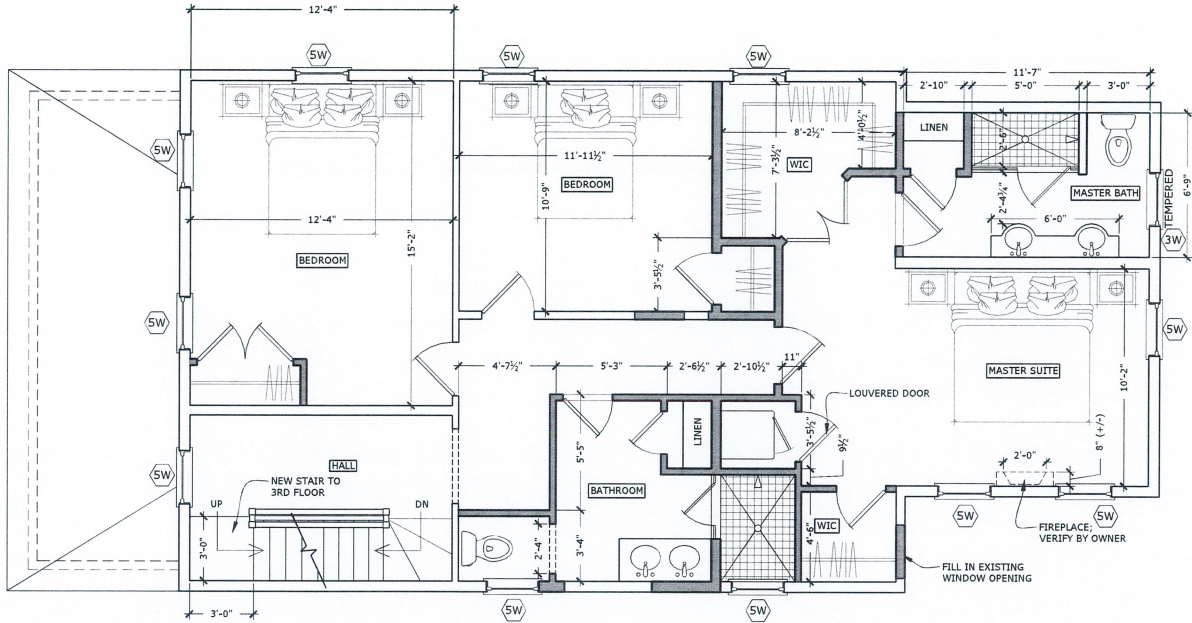
TREONZE RESIDENCE
69 Third Street
Newport, Rhode Island

A1.1

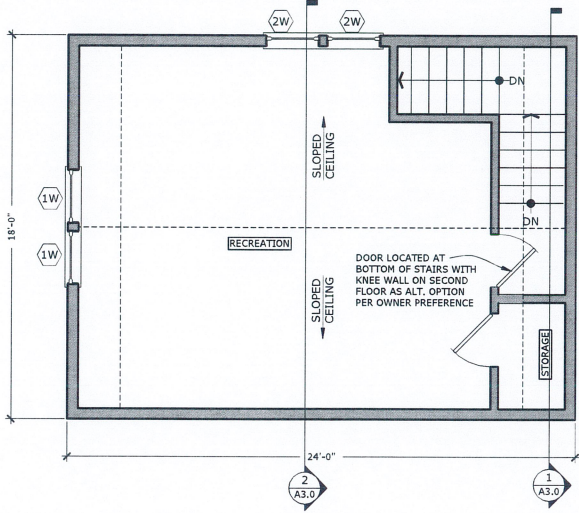
2023.6 COPYRIGHT. THIS DRAWING IS NOT TO BE USED FOR MAKING ANY REPRODUCTION THEREOF, OR FOR CONSTRUCTION OF ANY BUILDING WITHOUT FIRST OBTAINING THE WRITTEN AUTHORIZATION FROM CORDTSEN DESIGN ARCHITECTURE, INC.



1 EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



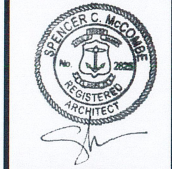
2 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"
NOTE: CONTRACTOR TO VERIFY ALL NEW STAIR OPENING & LANDING SIZING WITH ARCHITECT BEFORE COMMENCING CONSTRUCTION

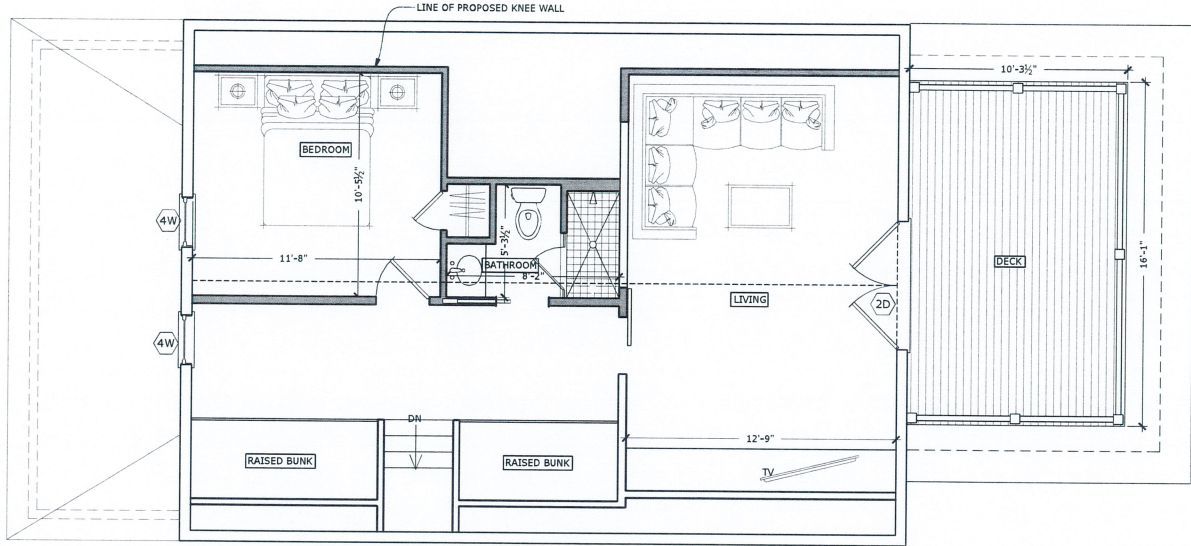


WALL LEGEND:

[Solid Line]	EXISTING WALL
[Dashed Line]	DEMOLISHED WALL
[Thick Solid Line]	NEW WALL

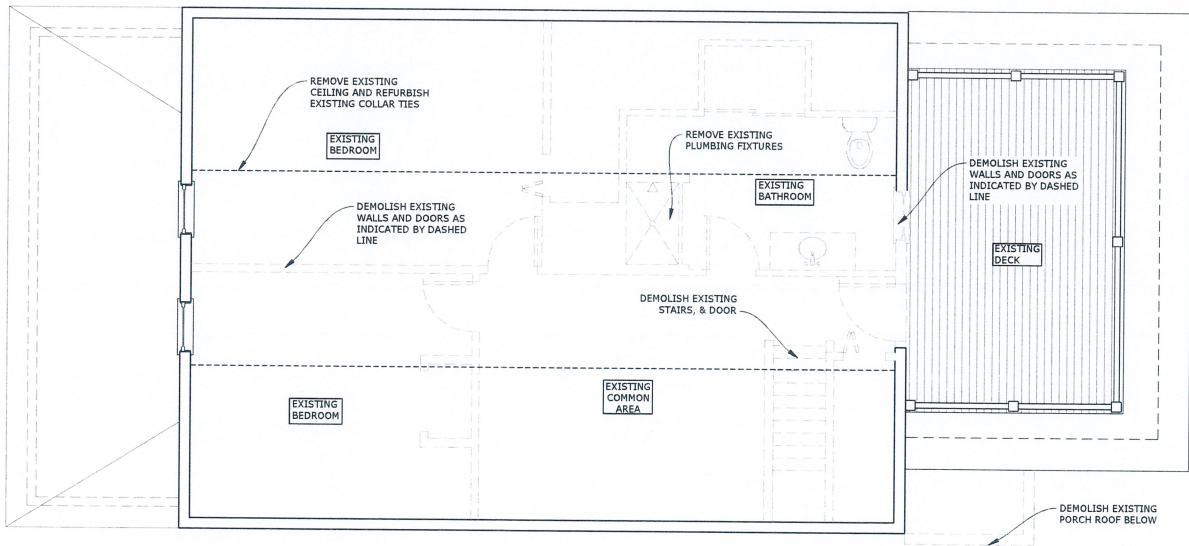
REVISION SCHEDULE		DESCRIPTION & PROPOSED EXISTING & PROPOSED SECOND FLOOR PLANS	
REV. #	REV. DATE	SCALE: As Noted	DATE: OCTOBER 11, 2023



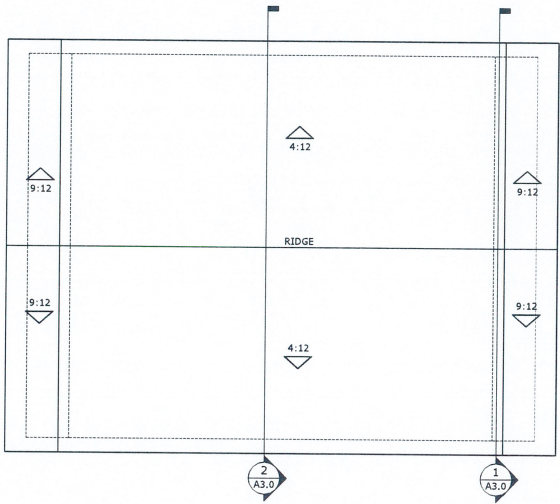


1 PROPOSED THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"

NOTE: CONTRACTOR TO VERIFY ALL NEW STAIR OPENING & LANDING SIZING WITH ARCHITECT BEFORE COMMENCING CONSTRUCTION



3 EXISTING THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"



WALL LEGEND:

	EXISTING WALL
	DEMOLISHED WALL
	NEW WALL

TREONZE RESIDENCE

69 Third Street
Newport, Rhode Island

A1.3

DESCRIPTION:
EXISTING & PROPOSED
THIRD FLOOR PLANS

SCALE: As Noted

DATE: OCTOBER 11, 2023

REVISION SCHEDULE

REV. #	REV. DATE

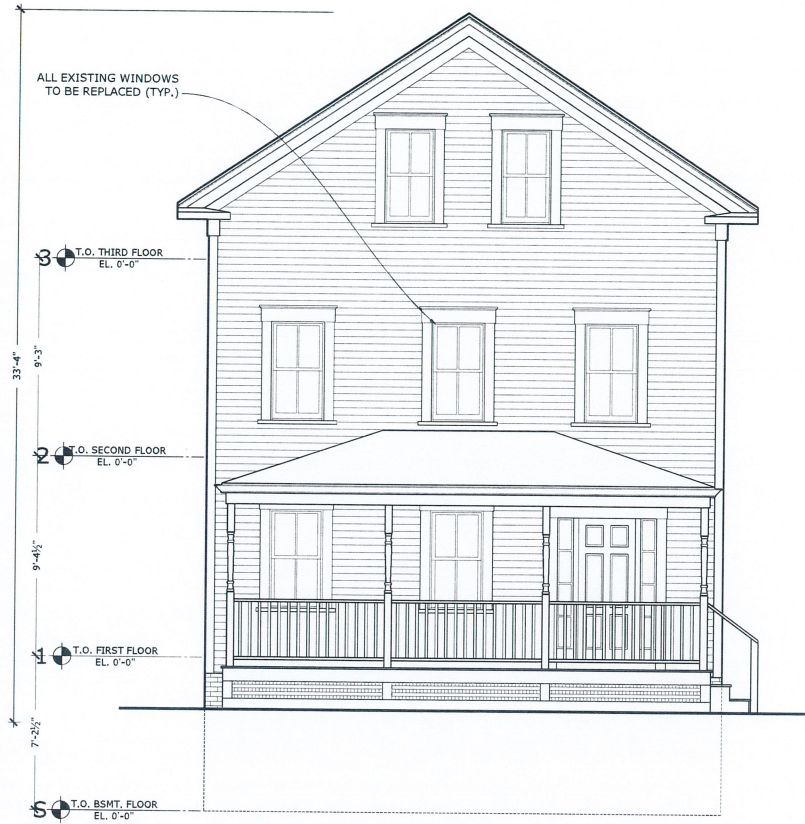


CDA

CORTTSEN DESIGN ARCHITECTURE

42 West Main Road
Middletown, RI 02842
CorttsenDesign.com
401.613.4669

2023 & COPYRIGHT. THIS DRAWING IS NOT TO BE USED FOR MAKING ANY REPRODUCTION THEREOF, OR FOR CONSTRUCTION OF ANY BUILDING WITHOUT FIRST OBTAINING THE WRITTEN AUTHORIZATION FROM CORTTSEN DESIGN ARCHITECTURE, INC.



1 EXISTING WEST ELEVATION

Scale: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION

Scale: 1/4" = 1'-0"



**CORDTSEN
DESIGN
ARCHITECTURE**
42 West Main Road
Middletown, RI 02842
CordtsenDesign.com
401.619.4689



REVISION SCHEDULE	
REV. #	REV. DATE

DESCRIPTION: EXISTING & PROPOSED EXTERIOR ELEVATIONS	
SCALE: AS NOTED	DATE: OCTOBER 11, 2023

TREONZE RESIDENCE
69 Third Street
Newport, Rhode Island

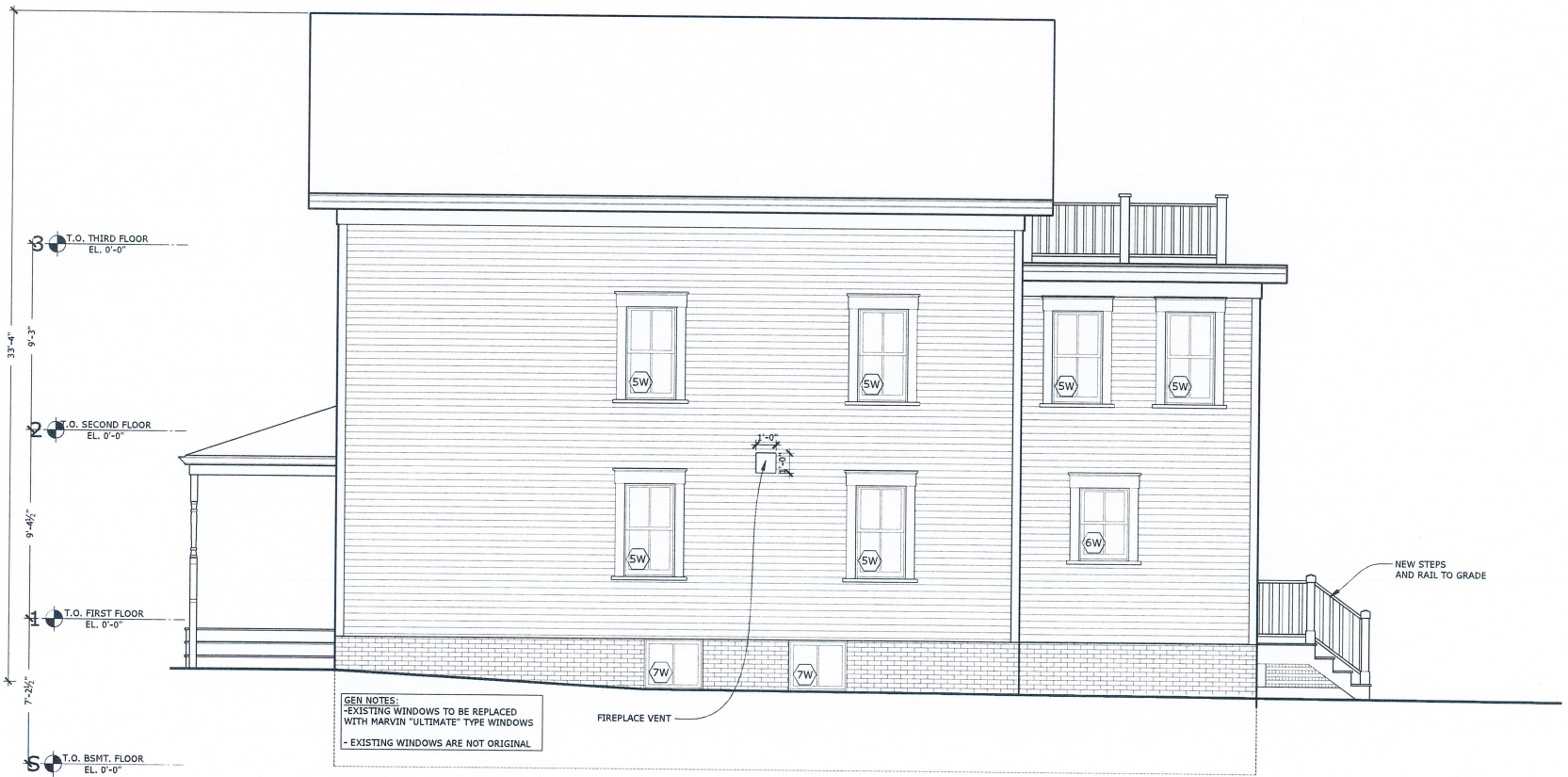
A2.0

2023 © COPYRIGHT. THIS DRAWING IS NOT TO BE USED FOR MAKING ANY REPRODUCTION THEREOF, OR FOR CONSTRUCTION OF ANY BUILDING WITHOUT FIRST OBTAINING THE WRITTEN AUTHORIZATION FROM CORDTSEN DESIGN ARCHITECTURE, INC.



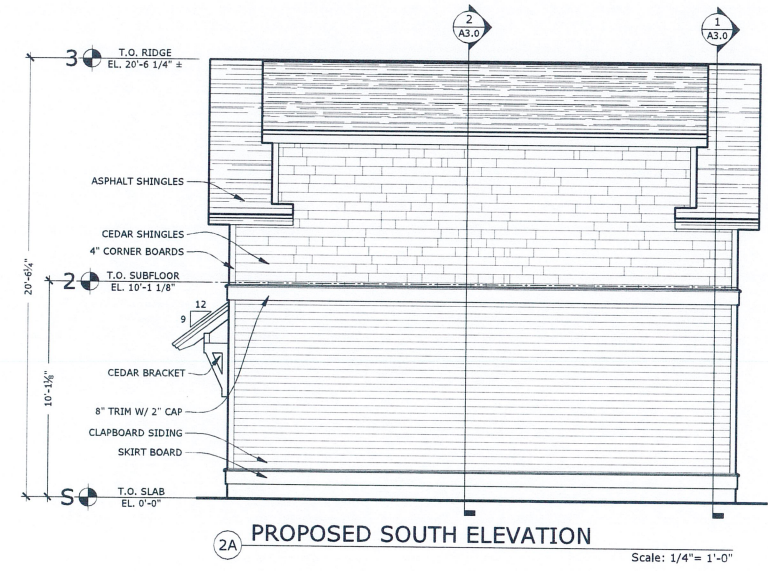
2 EXISTING SOUTH ELEVATION

Scale: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION

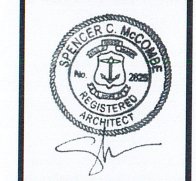
Scale: 1/4" = 1'-0"

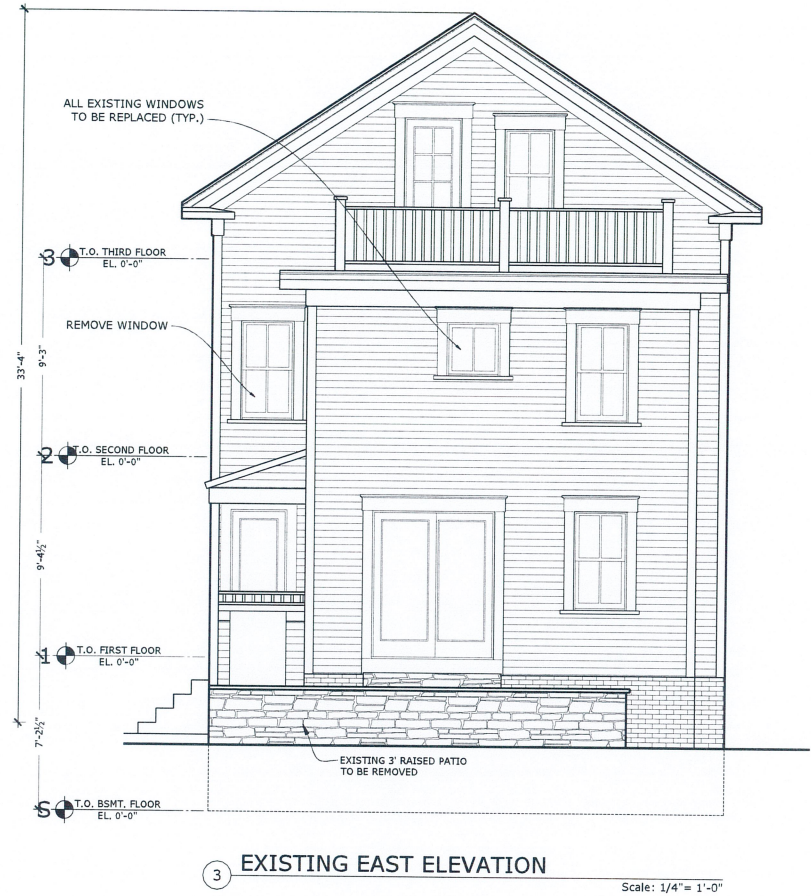
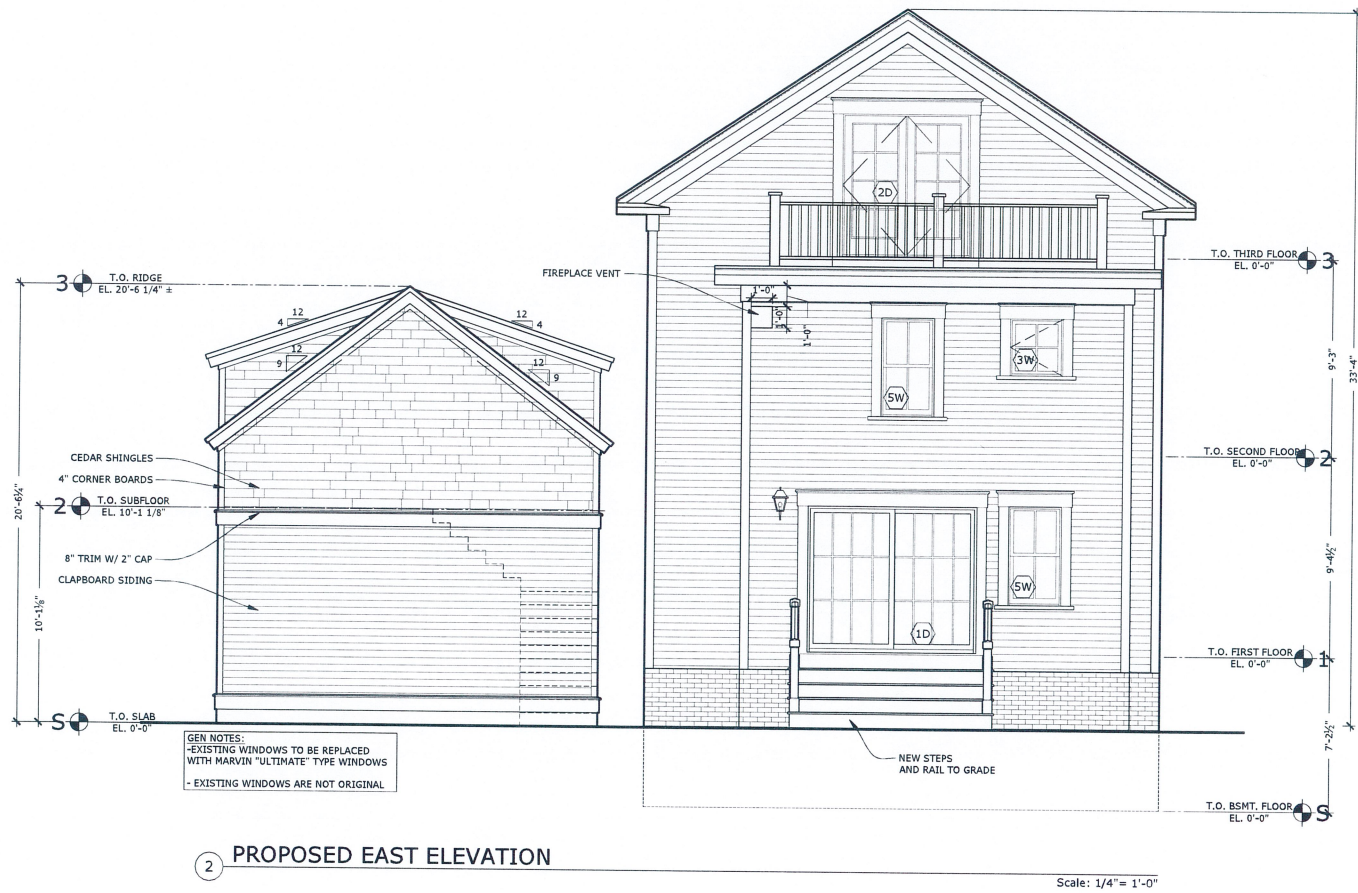


2A PROPOSED SOUTH ELEVATION

Scale: 1/4" = 1'-0"

REVISION SCHEDULE	
REV. #	REV. DATE





REVISION SCHEDULE	
REV. #	REV. DATE





**CORDTSEN
DESIGN
ARCHITECTURE**
42 West Main Road
Middletown, RI 02842
CordtsenDesign.com
401.619.4689



REVISION SCHEDULE

REV. #	REV. DATE

DESCRIPTION:
EXISTING & PROPOSED
EXTERIOR ELEVATIONS

SCALE: As Noted
DATE: OCTOBER 11, 2023

TREONZE RESIDENCE

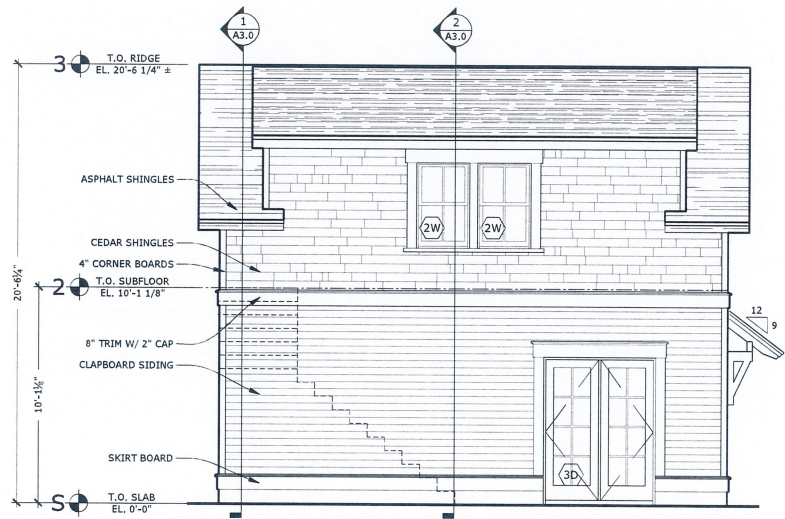
69 Third Street
Newport, Rhode Island

A2.3



4 EXISTING NORTH ELEVATION

Scale: 1/4" = 1'-0"



2A PROPOSED NORTH ELEVATION

Scale: 1/4" = 1'-0"



GEN NOTES:
- EXISTING WINDOWS TO BE REPLACED
WITH MARVIN "ULTIMATE" TYPE WINDOWS
- EXISTING WINDOWS ARE NOT ORIGINAL

2 PROPOSED NORTH ELEVATION

Scale: 1/4" = 1'-0"