

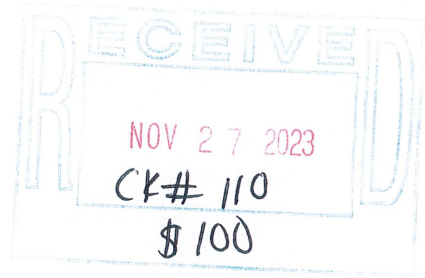
APPLICATION FOR DIMENSIONAL VARIANCE

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW

DATE: 9/3/2023

Board members:

2024-JAN-002



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: 17 Narragansett Avenue

Tax Assessor's Plat 40 Lot 047

Petitioner Information

Applicant Peter Morley Address 17 Narragansett Avenue

Owner Peter Morley Address 17 Narragansett Avenue

Lessee _____ Address _____

Property Characteristics

Dimensions of lot-frontage 28' depth 124' area 3,474 sq. ft.

Zoning District in which premises is located R10

How long have you owned above premises? 2.5 years

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings 734 sq ft

Total square footage of the footprint of proposed buildings 830 sq ft

Present use of premises Residential Single Family Dwelling

Proposed use of premises Residential Single Family Dwelling

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

Give extent of proposed alterations Adding an 8'x12' shed
in the back left corner of the lot.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	3474	24,000 10,000	3474
Lot Coverage (%)	21%	20%	24%
Dwelling Units	1	1	1
Parking (# of spaces)	3	3	3
Front Setback	15ft	15ft	15ft
Side Setbacks	35ft 10ft	10ft	3.5ft
Rear Setback	20ft 20ft	20ft	3.5ft
Height	30ft	30ft	30ft

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?

Our property size is very small which
doesn't allow us to fulfill most setbacks. We
hope that the variance will pass but next
year new zoning laws would change our
rear and side setbacks to 3.5ft. That is
why we want to use 3.5ft setbacks.

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?

We have noticed other properties with sheds against their property line fences so we would like that same right.

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

The current setbacks will not allow us to have a shed because our lot width is only 28 ft. ~~and~~ The shed would be in the center of the lawn where we would prefer not to have it.

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".

Edie J. Mof

Applicant's Signature

(401) 683 8626

Telephone Number

Edie J. Mof

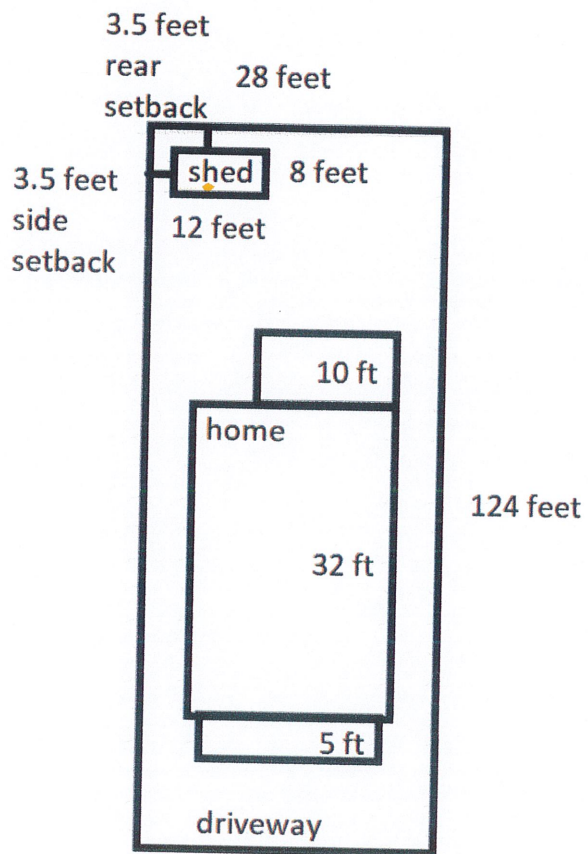
Owner's Signature

(401) 683 8626

Telephone Number

Email address octopus prime time @gmail.com

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





Parcel Identification

Map/Lot: 40-047

Account: 7373

State Code: 01 - Single Fam

Card: 1/1

User Account: 1027870

Assessment

Land: \$248,600

Building: \$304,600

Card Total: \$553,200

Parcel Total: \$553,200

Prior Assessments

Fiscal Year	Land Value	Building Value	Outstanding Value	Total Value
2023	\$248,600	\$304,600	\$0	\$553,200
2022	\$248,600	\$304,600	\$0	\$553,200
2021	\$248,600	\$302,700	\$0	\$551,300
2020	\$220,300	\$200,300	\$0	\$420,600
2019	\$220,300	\$200,300	\$0	\$420,600

Location and Owner

Location: 17 NARRAGANSETT AVE

Owner: MORLEY PETER JR & MICCOOL ELIZABETH J

Address1: 114 COL CHRISTOPHER GREEN RD

Address2: PORTSMOUTH RI 02871

Building Information

Design: Conventional

Year Built: 1998

Heat: Hot Water

Fireplaces: 1

Rooms: 6

Bedrooms: 3

Bathrooms: 2 Full Bath

Above Grade Living Area: 1,090 SF

Sale Information

Sale Date: 02/11/2021

Sale Price: \$469,000

Legal Reference: 294-22

Instrument: Warranty

Sale Date: 07/01/2005

Sale Price: \$420,000

Legal Reference: 1643-336

Instrument: 813-23

Sale Date: 06/18/1998

Sale Price: \$0

Legal Reference: 813-23

Instrument: 813-23

Building Sub Areas

Sub Area	Sub Area Description	Net Area
Basement, Unfinished		540 SF
Basement, Finished		120 SF
First Floor		550 SF
Front Porch, Open, Finished		64 SF
Upper Story, Finished		540 SF

Land Information

Land Area: 3,474 SF

Zoning: R10

View: 0800

Neighborhood: 0800

Yard Item(s)

$$\begin{array}{r} 1 \\ 550 \\ + 64 \\ \hline 120 \\ 734 \end{array}$$

$$\begin{array}{r} 11 \\ 734 \\ + 96 \\ \hline 830 \end{array}$$