

APPLICATION FOR DIMENSIONAL VARIANCE

CITY OF NEWPORT, RI ZONING BOARD OF REVIEW

DATE: 10/23/2023 (revised 12/6/2023)

Board members:

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: 5 Harvard St, Newport, RI

Tax Assessor's Plat 07 Lot 370

Petitioner Information

Applicant Patricia Henry, Erica Garofalo Address 5155 Central Dr, Stone Mountain, GA 30083

Owner Patricia Henry, Erica Garofalo Address 5155 Central Dr, Stone Mountain, GA 30083

Lessee N/A Address _____

Property Characteristics

Dimensions of lot-frontage 45' depth 90' area 4,050 sq. ft.

Zoning District in which premises is located R10

How long have you owned above premises? since 5/5/2023

Are there buildings on the premises at present? Yes, one single family home and one shed.

Total square footage of the footprint of existing buildings 1,108

Total square footage of the footprint of proposed buildings 1,288

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 _____

Requesting to build a deck attached to the back of the house. Proposed deck dimensions are 10' x 18'.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	4,050 SF	10,000 SF	No change
Lot Coverage (%)	27.4 %	20%	31.8 %
Dwelling Units	1	1	No change
Parking (# of spaces)	1	1	No change
Front Setback	5'	15'	No change
Side Setbacks	10' (left), 5' (right)	10'	No change
Rear Setback	42'	20'	No change
Height	16'	30'	No change

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?

N/A

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 is seeking to make an improvement to the property by adding a deck on the back of the house. This will create outdoor living space and allow full use and enjoyment of the property. Current zoning code does not allow for this opportunity. so a variance is requested.

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

This Applicants are seeking to add a back deck to be able to enjoy outdoor living space in the privacy of their backyard.

The Applicants grew up in Newport and are finally returning home after several years. This neighborhood is close to where they grew up and where they plan to stay and retire. Due to the small lot size and the proximity of the house to the street and neighbors, there is no other space to allow for outdoor living except the backyard. It's common in our neighborhood to have a deck, a pool, etc. to enjoy in the nice weather, the applicants would like that opportunity as well.

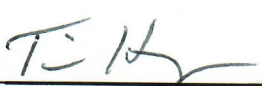

The Zoning Boards Role

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
(404) 421-9474 _____ Telephone Number	(404) 452-4189 _____ Telephone Number
Email address triciahenry03@gmail.com _____	

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

Plot Plan - 5 Harvard St

Parcel 07-370

Zoning = R-10

Lot area = 4,050 SF (.10 acres)

Lot Coverage

Main House = 1,008 SF

Shed = 100 SF (Existing total 1,008 + 100 = 1,108 SF)

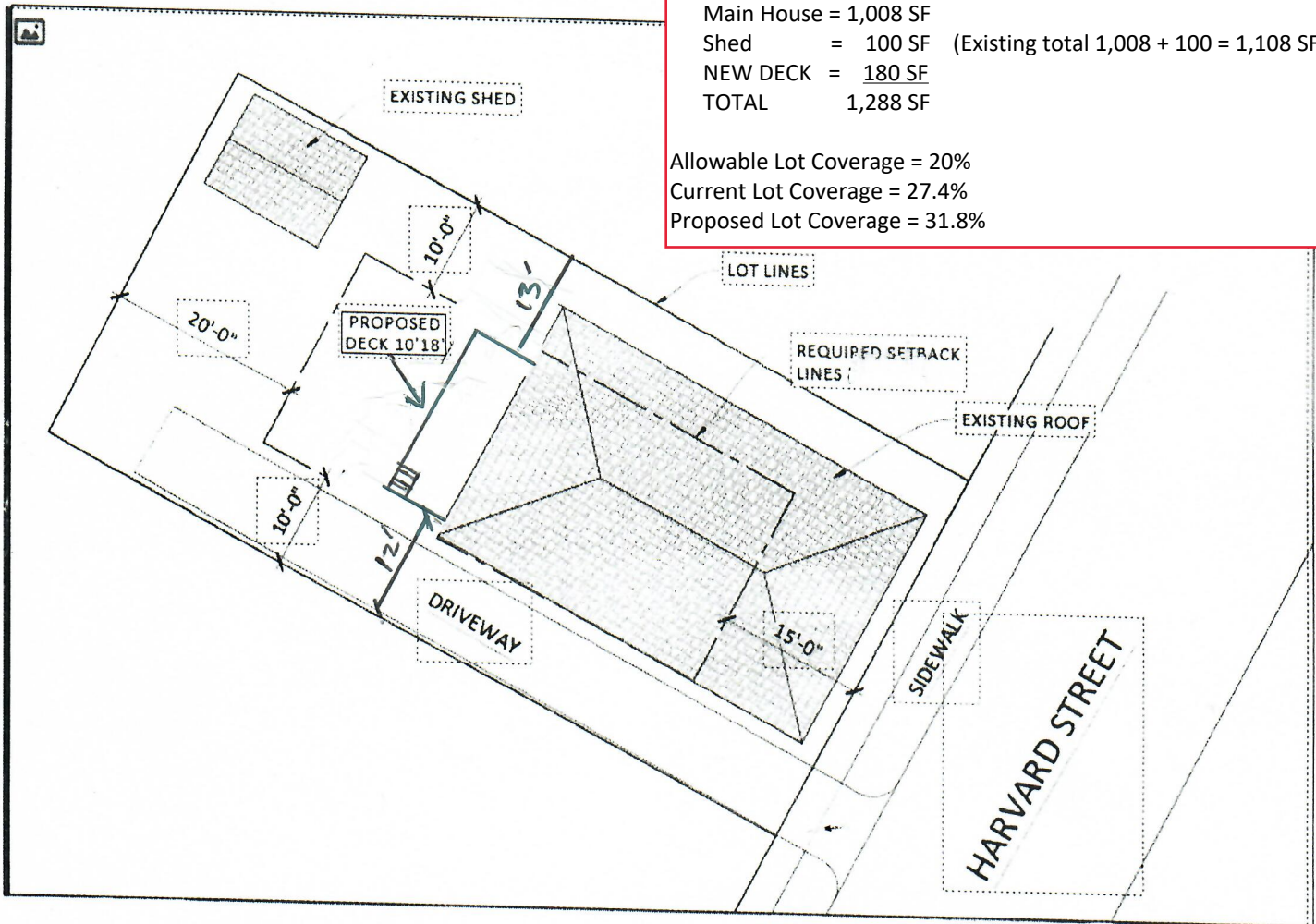
NEW DECK = 180 SF

TOTAL 1,288 SF

Allowable Lot Coverage = 20%

Current Lot Coverage = 27.4%

Proposed Lot Coverage = 31.8%

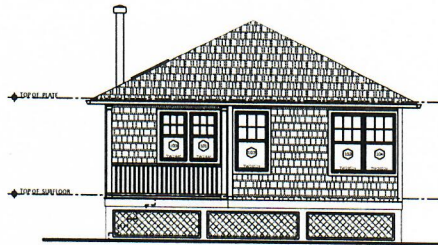


PLOT PLAN

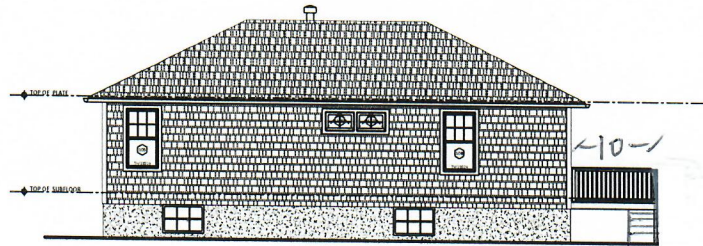
Scale: 3/32" = 1'-0"

NOTE: THIS DRAWING IS NOT A SURVEYED PLAN. IT HAS BEEN CREATED FROM AVAILABLE INFORMATION TAKEN FROM G.I.S. MAPS THAT ARE AVAILABLE ONLINE. EVERY ATTEMPT HAS BEEN MADE TO CREATE AN ACCURATE DEPICTION OF THE EXISTING & PROPOSED CONDITIONS

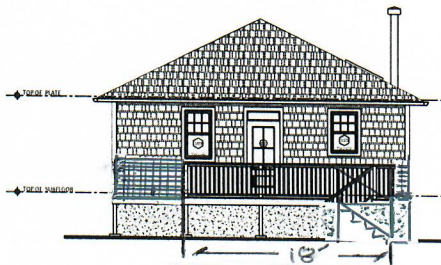
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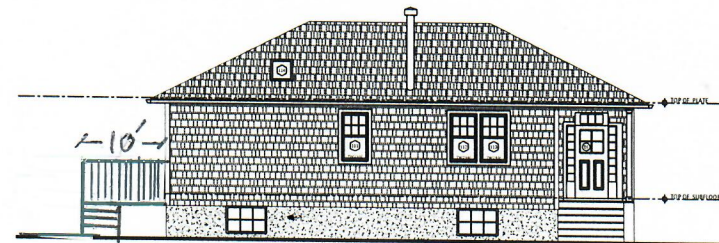
1 FRONT ELEVATION Scale: 1/4" = 1'-0"



2 SIDE ELEVATION Scale: 1/4" = 1'-0"



3 SIDE ELEVATION Scale: 1/4" = 1'-0"



WINDOW & EXTERIOR DOOR SCHEDULE							
MARK	QTY	MODEL	ROUGH OPENING	FIN. HEADR. SIZE	# JACK STUDS	NOTES	U-FACTOR
100	1	TW2446	2'-4 1/2" x 4'-8 1/2"	(D)-246	1		.30
101	1	TW2446	2'-4 1/2" x 4'-8 1/2"	(D)-246	1		.30
102	1	TW2852	2'-10 1/2" x 3'-4 1/2"	(D)-246	1		.30
103	1	TW2852	2'-10 1/2" x 3'-4 1/2"	(D)-246	1		.30
104	1	TW2852	2'-10 1/2" x 3'-4 1/2"	(D)-246	1	EGRESS	.30
105	1	TW2852	2'-10 1/2" x 3'-4 1/2"	(D)-246	1		.30
106	1	AND81	7'-4" x 1'-9"	(D)-246	1		.24
107	1	AND81	7'-4" x 1'-9"	(D)-246	1		.24
108	1	TW2852	2'-10 1/2" x 3'-4 1/2"	(D)-246	1	EGRESS	.30
109	1	TW2446	2'-4 1/2" x 4'-8 1/2"	(D)-246	1		.30
110	1	TW2446	2'-4 1/2" x 4'-8 1/2"	(D)-246	1	VERIFY SIZE BEFORE ORDERING	.30
111	1	TW2446	2'-4 1/2" x 4'-8 1/2"	(D)-246	1		.30
112	1	TW2446	2'-4 1/2" x 4'-8 1/2"	(D)-246	1		.30
113	1	TW2446	2'-4 1/2" x 4'-8 1/2"	(D)-246	1		.30
114	1	VELUX	1'-10 1/2" x 3'-2"	(D)-246	1		.30
D1	1	PER OWNER	3'-0" x 6'-8" UNIT	(D)-246	1		
D2	1	THREMA TRU	3'-0" x 6'-8" UNIT	(D)-246	1		

NOTES
WINDOWS TO BE ANDERSEN 600 SERIES. SCREENS, GRILLES, HARDWARE ETC., TO BE SPECIFIED BY OWNER

FLUENT HOME DESIGN
401.488.0888
fluenthomedesign@gmail.com

PROJECT NAME

RENOVATIONS TO
5 HARVARD STREET
NEWPORT, RHODE ISLAND

PROJECT DATE

DATE ISSUED: 9.10.23

DWG. SCALE: AS NOTED

DRAWN BY: MSM

CHECKED BY: MSM

DRAWING ISSUE LOG

ISSUE #	TITLE	DATE
001	REVIEW	9.10.23
002	PERMIT	9.23.23

EXTERIOR ELEVATIONS

SHEET

A-2.0