

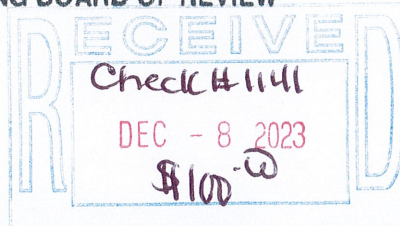
COMBINED APPLICATION FOR A SPECIAL USE PERMIT & A
REGULATORY (DIMENSIONAL) VARIANCE

2024-JAN-004

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW

DATE: 12 - 06 - 2023

Board members:



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: 3 Lincoln St

Tax Assessor's Plat 19 Lot 107

Petitioner Information

Applicant John Curtis Address 3 Lincoln St

Owner John Curtis Address 3 Lincoln St

Lessee Address

Property Characteristics

Dimensions of lot-frontage 42'- 6 3/4" depth 70'- 0 1/2" area 2,966 sq. ft.

Zoning District in which premises is located R-10

How long have you owned above premises? 2 years

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings 1,245SF

Total square footage of the footprint of proposed buildings 1,317SF

Present use of premises Single Family Residence

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

Proposed use of premises Single Family Residence

Give extent of proposed alterations The Curtis' propose to remove and existing poorly constructed 2 story rear addition and replace it with a single story addition of the same depth and add a small shed / trash enclosure with a door at grade.

Zoning Characteristics Matrix

| | Existing | Required/Allowed | Proposed |
|-----------------------|----------------------|-------------------------|----------------------|
| Lot Size (sq. ft.) | 2,966sf | 10,000sf | 2,966sf |
| Lot Coverage | 42% | 20% | 44% |
| Dwelling Units | 1 | 1 | 1 |
| Parking (# of spaces) | 2 | 2 | 2 |
| Front Setback | 9" to stair | 9" - align to neighbors | 9" |
| Side Setbacks | N 3'-8 1/4" S 10'-1" | 10ft | N 3'-8 1/4" S 10'-1" |
| Rear Setback | 22' - 2 1/4" | 20ft | 22' - 2 1/4" |
| Height | 36' - 4 3/4" | 30ft | 36' - 4 3/4" |

addition is 12ft high

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

Goal H-1 - Preserve & Protect Existing housing resources, especially historic homes

Goal H-3 - Reduce the precentage of seasonally vacant homes, this will become a year round home.

Goal EN-1 - Renewable energy. We will install a solar array on this house.

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 less than 1/3 of the required minimum lot size in the R-10 zone. We have no where to expand and need to address the poor construction of the existing rear addition. The proposed living space addition does not reduce the existing setbacks and is a smaller footprint than what exists now. While addressing the appropriate storage of trash and yard care items we are further restricted as to not encroach on the already tight existing off street parking.

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 literal interpretations of the zoning code do not reflect the existing hardship that the Curtis' inherited by inhabiting a lot that is less than 1/3 the required size in the R-10 zone.

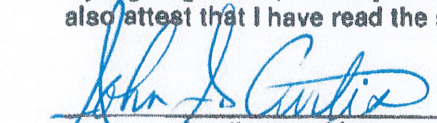
Explain why this is the minimum variance that will make possible the reasonable use of the land, building or structure.

This project makes use of an existing footprint and actually reduces the rear yard massing of the house by converting an existing 2 story bump out into a single story. The living space addition itself meets all setback requirements and does not increase the existing lot coverage. The variance is more related to the ability to construct an at grade storage shed / trash enclosure which we think is a minimal ask considering the dense neighborhood.

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;

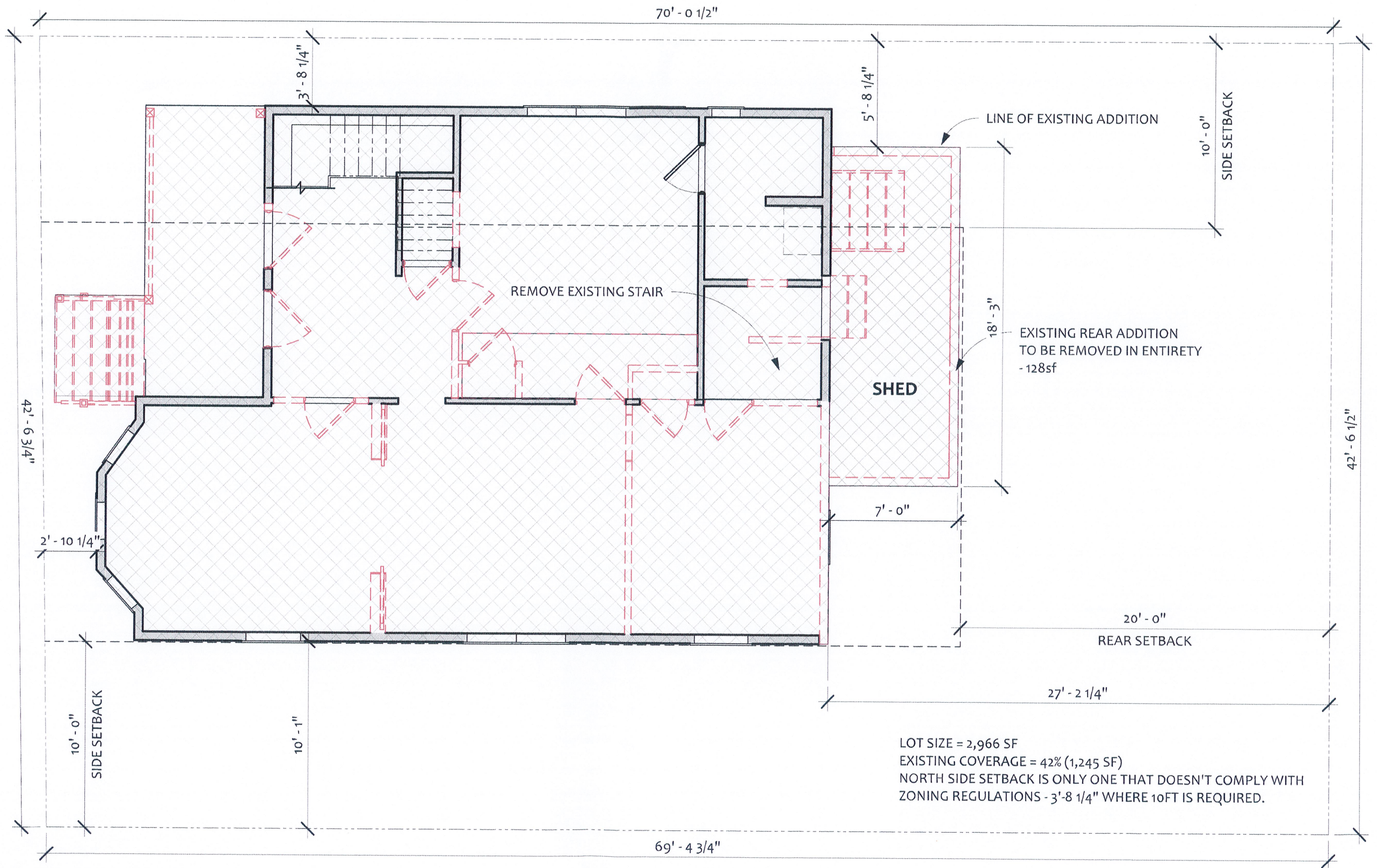
By signing below, I hereby attest that the Information provided is accurate and truthful. I also attest that I have read the section entitled "The Zoning Board's Role".


Applicant's Signature
(617) 594-8427
Telephone Number


Owner's Signature
(617) 594-8427
Telephone Number

Email address jjcurtis@curtiscon.com

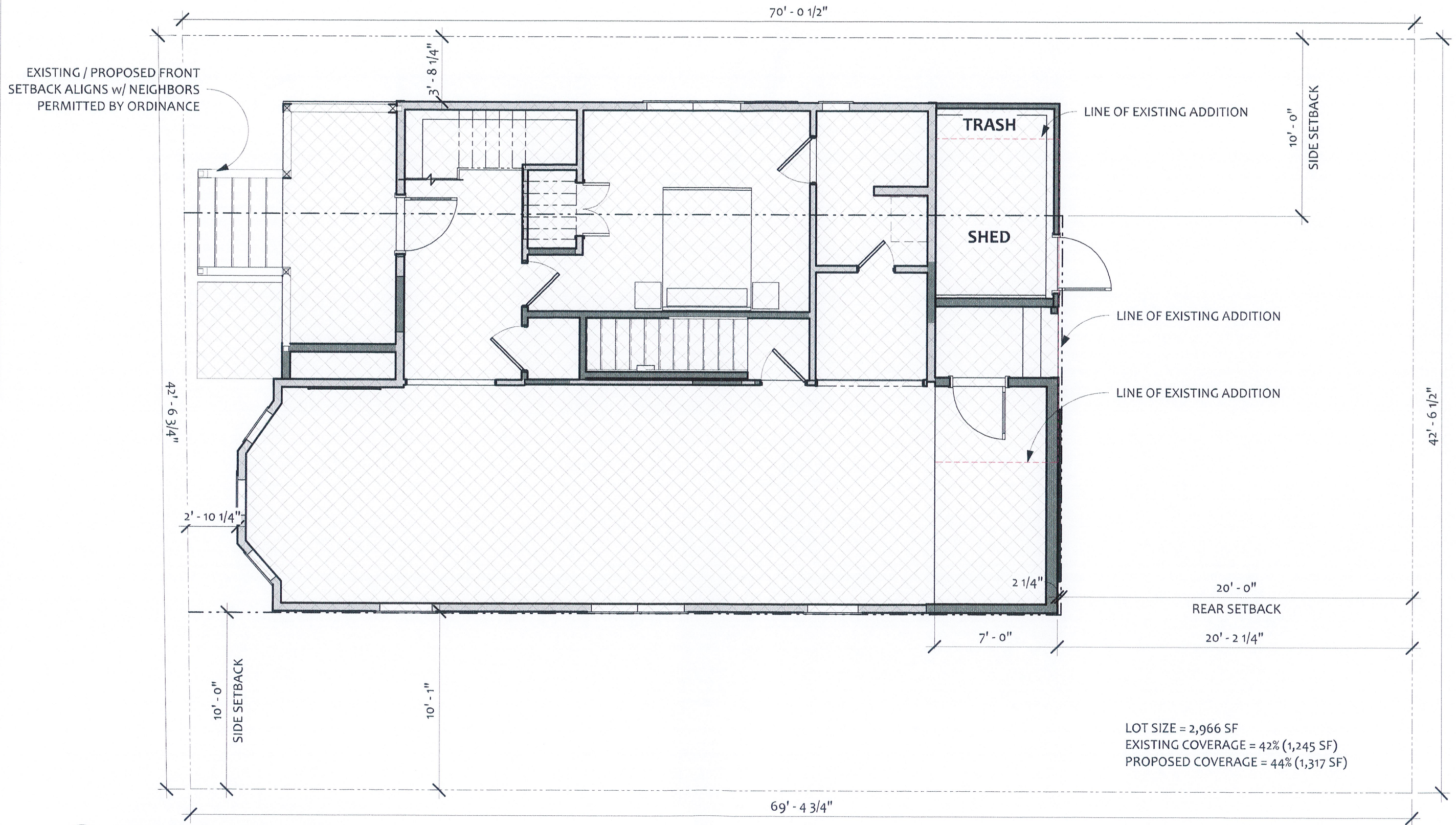
Be sure all required drawings are attached to this application at the time of the submittal.



LOT SIZE = 2,966 SF
 EXISTING COVERAGE = 42% (1,245 SF)
 NORTH SIDE SETBACK IS ONLY ONE THAT DOESN'T COMPLY WITH
 ZONING REGULATIONS - 3'-8 1/4" WHERE 10FT IS REQUIRED.

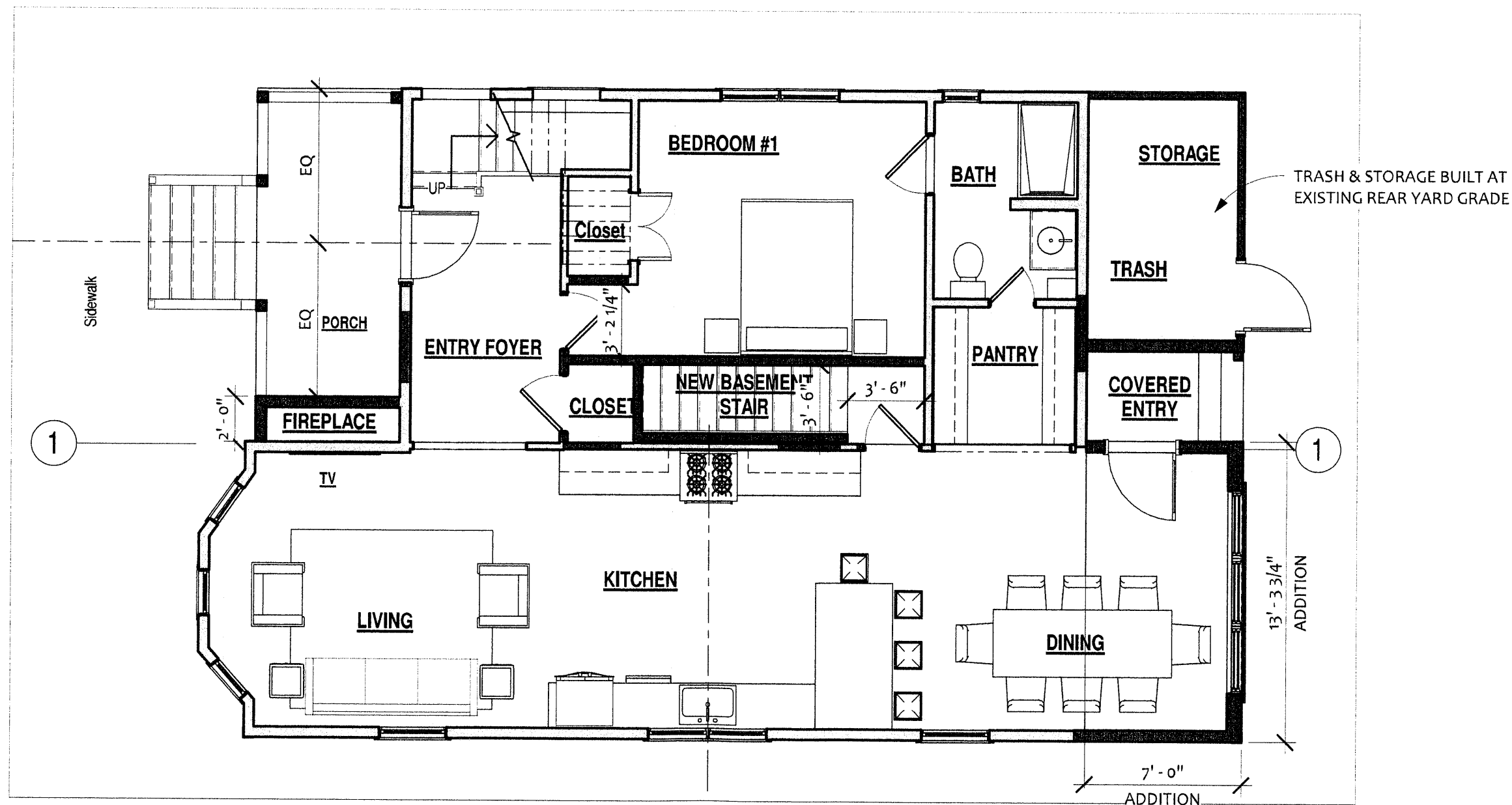
1 EXISTING SITE PLAN
 3/16" = 1'-0"



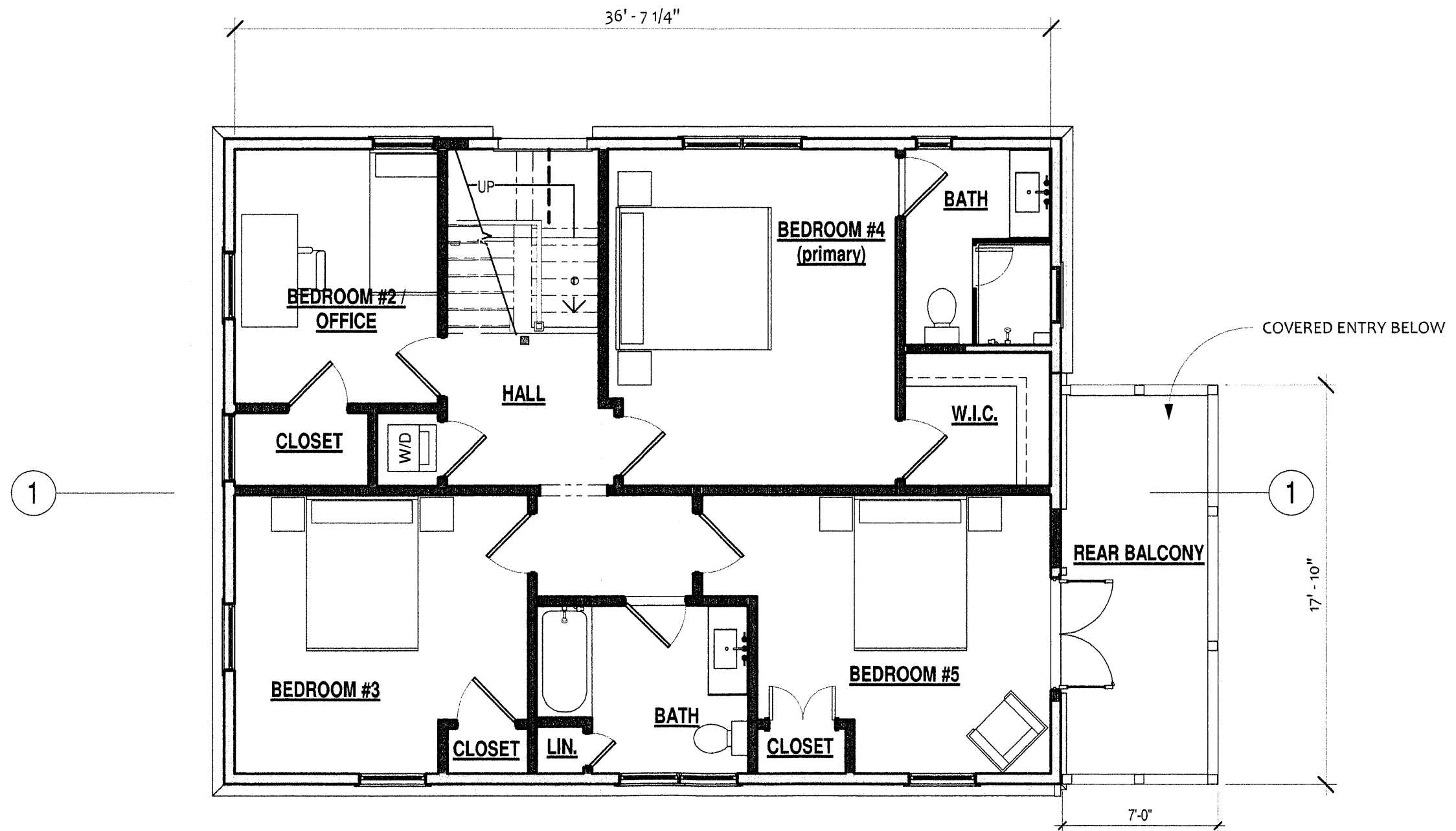


1 PROPOSED SITE PLAN
3/16" = 1'-0"

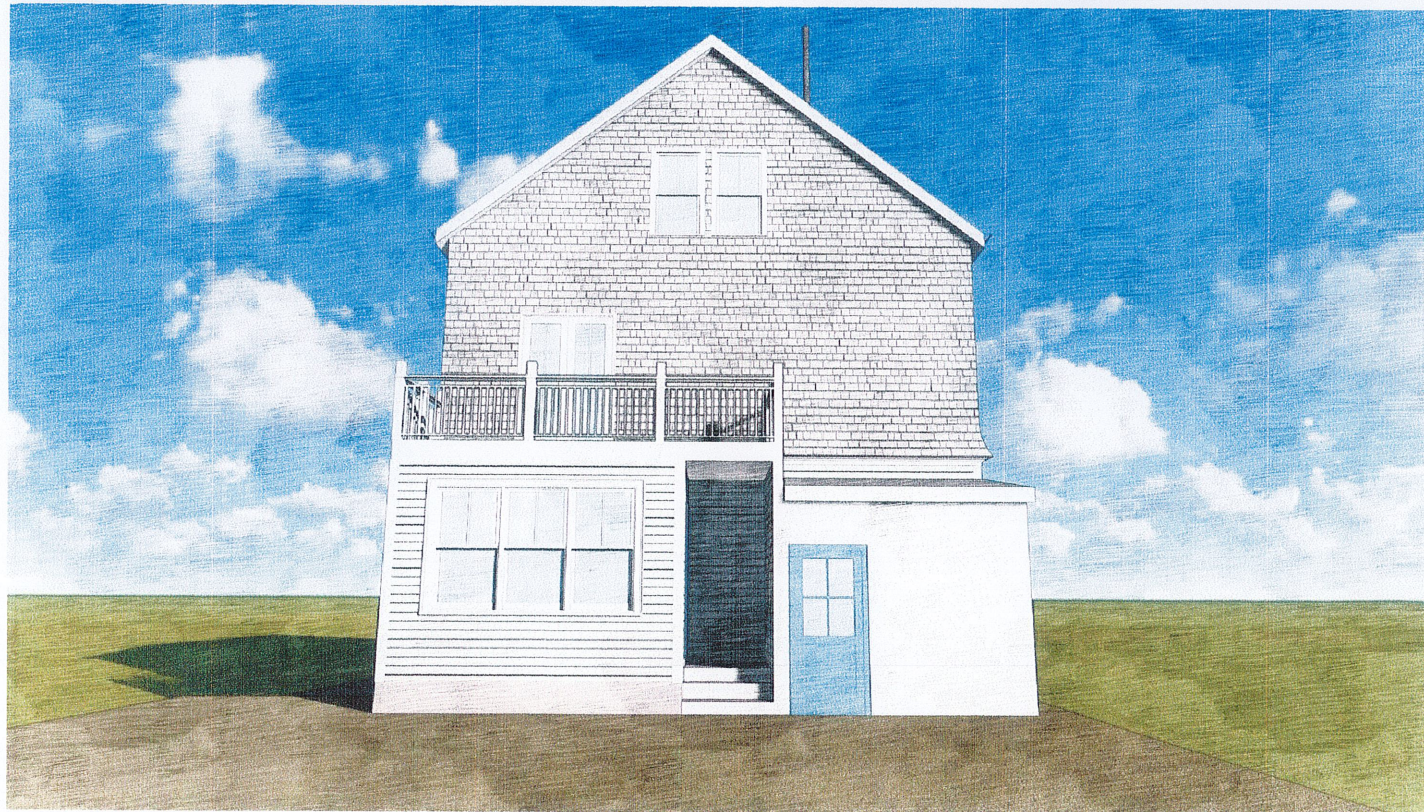




2 PROPOSED 1ST FLOOR PLAN
3/16" = 1'-0"



2 PROPOSED 2ND FLOOR PLAN
3/16" = 1'-0"



CURTIS RESIDENCE
3 Lincoln Street, Newport, Rhode Island, 02840

3-D VIEWS

12/6/2023 4:24:15 PM

A-150



4 SIDE ELEVATION 1
1/8" = 1'-0"



3 SIDE ELEVATION
1/8" = 1'-0"



1 REAR ELEVATION
1/8" = 1'-0"



ANALYSIS OF (10) ADJACENT LOT COVERAGE PERCENTAGES



Average adjacent lot coverage:
10 lots
41%

