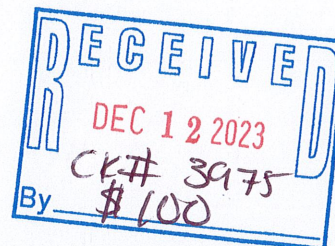


APPLICATION FOR DIMENSIONAL VARIANCE

CITY OF NEWPORT, RI ZONING BOARD OF REVIEW

2024-JAN-005

DATE: 12/5/23



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: 6 Brooks Ave, Newport RI

Tax Assessor's Plat 06 Lot 048

Petitioner Information

Applicant George Antone Address 6 Brooks Ave, Newport

Owner Same Address _____

Lessee _____ Address _____

Property Characteristics

Dimensions of lot-frontage 45' depth 115 area 6025 sq. ft.

Zoning District in which premises is located R10

How long have you owned above premises? Since 1997

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings 1,737

Total square footage of the footprint of proposed buildings 8

Present use of premises Residence

Proposed use of premises Generator

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

Proposed use of premises

generator

Give extent of proposed alterations

installation of 1 (one) generator
generator Air Cooled mounted on precast concrete
pad 18kw

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	6,025		
Lot Coverage	28%		
Dwelling Units	1		
Parking (# of spaces)	4		
Front Setback	20 ft	20 ft	40 ft.
Side Setbacks	10 ft	10 ft.	left - 8 ft right - 47 ft
Rear Setback	10 ft	10 ft	88 ft.
Height		30 ft	3 ft.

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

homeowner would like to have the stand by
generator for emergency use during any period of
power outages

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?

When existing Structure Changed ownership
it already stands at the minimum required
set back, owner would like to add Generator
for emergencies

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

the existing Structure on Property
already sits at minimum required set back of
10 feet, Generator can be no less than 18 inches
from the Structure

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 _____
401-480-0053 (401) 662-6073
Telephone Number Telephone Number
Email address clio7161@gmail.com

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

PROPOSED GENERATOR LOCATION

