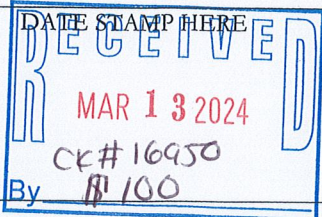




Newport Zoning Application

ZBR 2024 - MAY - 001

(This box for staff use only)



Date: March 13, 2024

Board members:

The undersigned hereby petitions the Zoning Board of Review for a special use permit or 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: 118 Prospect Hill St.

Tax Assessor's Plat: 28 Lot: 15 Zoning District: R3

- Special Use Permit (Non-Conforming Alteration)
 Regulatory (Dimensional) Variance
 Special Use Permit (New Use)
 Use Variance
 Modification

Property Owner: Firehouse Station, LLC

Mailing Address: 118 Prospect Hill St., Newport, RI 02840

Email Address: s.carrabba@salamanderdesigns.com

Phone Number: (860) 680-9052

How long have you been the owner of the above premise? Since Sept. 21, 2020

Legally Authorized Representative *if applicable: Richard P. D'Addario, Esq.

Mailing Address: One Courthouse Square, Newport, RI 02840

Email Address: rdaddario@daddariolaw.com Phone Number: (401) 849-0880

Lessee: _____

Mailing Address: _____

Email Address: _____ Phone Number: _____



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Property Characteristics

Dimensions of lot-frontage: 56.75 ft. Lot Area: 4,086 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 1,658.95 sq. ft.

Total square footage of the footprint of proposed buildings: 400.3 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	4,086	3,000	4,086
Coverage Area (sq. ft.)	1,658.95	1,839	2058.95
Lot Coverage (%)	40.6%	45%	50.3%
Dwelling Units	1	1	1
Parking (# of spaces)	2	1	2
Front Setback (ft.)	3.7	0	3.7
Side Setbacks (ft.)	.3 & 29.8	3	.3 & 3.5
Rear Setback (ft.)	.1	5	.1
Height (ft.)	n/a	n/a	n/a



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

Present use of Premise: Single family home

Proposed use of Premise: Single family home

Summary of Proposed Alterations

The applicant is seeking to add a small pool and pool house to the premises to the west of the existing residence (the "Firehouse.") In doing so he will be increasing the lot coverage to 50.3%. The applicant is seeking a dimensional variance from the 45% lot coverage maximum allowed.



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Applicant Statement

How does your application meet the required standards for variance(s) or special use permit(s)?
(See page 6 for most common applicable standards)

The application for the lot coverage variance is necessary due to unique characteristics of the subject land and existing structures and to the general characteristics of the surrounding area, and is not due to a physical or economic disability of the applicant. The small size of the lot makes it difficult for the applicant and his family to obtain full use and enjoyment of their property. The hardship suffered by the owner of the subject property if the dimensional variance is not granted will amount to more than a mere inconvenience, meaning that the relief sought is minimal to a reasonable enjoyment of the permitted use as a single family home.



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Upon submittal of this application, please make sure you have also reviewed our Zoning Application Submittal Requirements packet, and included with your application, a copy of the Submittal Checklist which can also be found here: [Zoning Application Submittal Requirements](#). If an application is missing any submittal requirements and/or necessary application information, your application may be regarded incomplete. Incomplete applications will not be publicly advertised or appear on an agenda until the project is deemed complete.

By signing below, I hereby attest that the information provided is accurate and truthful. I also attest that I have read through this application thoroughly and understand what is required to submit a completed application.

Firehouse Station, LLC

by Richard P. D'Addario, its attorney

Applicant Signature

Owner Signature

March 13, 2024

Date

Date

