

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

CITY OF NEWPORT, RI ZONING BOARD OF REVIEW

****AMENDED****

DATE: December 30, 2020

Board Members:

The undersigned hereby petitions the Zoning Board of Review for a Special Use Permit and a Regulatory (Dimensional) 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.: 132 Evarts Street

Tax Assessor's Plat: 10, Lot: 203

Petitioner Information

Applicants:	Juan C. Campos Alba Corleto Campos	Addresses:	c/o J. Russell Jackson, Esq. Miller Scott Holbrook & Jackson 122 Touro Street Newport, RI 02840
Owner:	Same		Same
Leasee:	N/A		N/A

Property Characteristics

Dimensions of Lot:	Frontage:	67.75 ft. +/- Van Zandt Avenue
	Depth:	190 ft. +/-
	Area:	12,477 +/- sq. ft.

Zoning District in which premises is located: R-10

How long have you owned above premises? 8 Years

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 3,272.74 sq. ft. (26.23%)

Total square footage of the footprint of proposed buildings: 3,298.8 sq. ft. (26.43%)

Present use of premise: Two Family Residential

Proposed use of premises: Multifamily with a total of three dwelling units.

Give extent of proposed alterations: The Applicants propose to demolish and remove the existing dilapidated garage. A new addition will be built on the northern and western sides of the existing two family which will provide for a new dwelling unit.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft)	12,477	10,000	12,477
Lot Coverage	26.23 %	20 %	26.43 %
Dwelling Units	2	2	3
Parking (# of spaces)	4	6	6
Front Setback (ft.)	Evarts Street (South) 9 ft. 6 inch. ----- Evarts Court (R.O.W.) (East) 0 ft.	15 ft.	Evarts Street (South) 9 ft. 6 inch ----- Evarts Court (R.O.W.) (East) Existing Structure = 0 ft. Addition = 10 ft. 7 inch.
Side Setbacks (ft.)	Dwelling Structure West = 15 ft. 10 inch. ----- Garage: West= 5 ft.	10 ft.	Dwelling Structure West = 15 ft. 10 inch. ----- Garage = N/A
Rear Setback (ft.)	Dwelling Structure 90 ft. +/- ----- Garage 60 ft. 11 inch.	20 ft.	Dwelling Structure 71 ft. 6 inch. +/- ----- Garage = N/A
Height (ft.)	Dwelling Structure Less than 30 ft. ----- Garage 11 ft. 7.5 inch.	30 ft.	Dwelling Structure Less than 30 ft. ----- Garage = N/A

Project Summary:

The Applicants seek relief under:

Section 17.108.020 (Special Use Permits)

Section 17.108.010 (Variances)

Section 17.72.030 (Alteration to Nonconforming Development)

Section 17.20.040(A) (R-10 Front Setback Requirements)

Section 17.104.404(C) (Parking Standards)

The Applicants seek relief under the aforementioned provisions of the Zoning Code for permission to demolish and remove the existing dilapidated garage and construct an addition to the existing residential dwelling structure. The addition will contain a new two bedroom dwelling. The new addition will essentially utilize the same square footage and lot coverage of the garage thereby keeping lot coverage at 26%. The addition will encroach into the front setback to the east along the "Court" or "Right of Way" which runs north from Evarts Street. The property is a corner lot with frontage on Evarts Street to the south and a Court or Right of Way to the east. The additional dwelling is being constructed to accommodate the Applicants' adult son and his fiancé. The proposed development will eliminate the west side encroachment of the accessory structure and will provide the necessary on-site parking. The project as proposed will require dimensional relief only in relation to constructing the addition within a portion of the eastern front setback, which is unavoidable given the existing two family structure sits right up against the east boundary line and occupies the entire setback. The addition will be 10 feet 7 inches from the east property line, where 15 feet is required. It will require a Special Use Permit for the multifamily use and the modification of a non-conforming development. Lastly, the parking relief relates to the required twenty (20') foot driveway/aisle width for two way traffic and 90 degree angled parking. There will, however, be a sufficient number of spaces on site to meet the parking requirement.

The existing parcel is a legal non-conforming lot of record. It conforms to the lot area requirements with 12,477 +/- square feet of land, however it is narrow and fails to provide the minimum lot width of eight (80') feet. The existing two family structure has a small main house with an addition on the rear which houses the second dwelling unit. The property is a "non-conforming development" by virtue of the encroachment by the existing two family structure into the east side setback and by virtue of existing lot coverage.

The subject property is located at 132 Evarts Street. It is a long narrow lot bounded to the east by a "court" or "right of way" which runs north from Evarts Street. The immediate area is a densely developed residential neighborhood which includes municipal/institutional uses. There is a mix of single, two, and multifamily uses in this area, with smaller lot sizes and increased density to the west toward Hall Avenue. The overall plan proposed by the Applicants for the construction of an addition to provide for a two bedroom dwelling unit will not create dimensional non-conformities to such a degree that it is injurious to, or inconsistent with, the surrounding neighborhood, or the purpose and intent of the R-10 Zone. The proposed multifamily residential use is allowed by Special Use Permit. Given the square footage of the lot, the proposed three dwelling units falls well within the density formula for the R-10 Zone.

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

The Applicants state that the proposed development is consistent with many provisions of the Comprehensive Land Use Plan, including, but not limited to the following:

Land Use:

Goal LU-1: To provide a balanced City consisting of residential, commercial, and employment uses consistent with the character, environmental resources and vision of the community.

Policy LU-1.7 The City shall protect the existing character of residential neighborhoods while encouraging local neighborhood business.

Housing:

Goal H-1: To preserve and protect existing housing resources in the community.

Policy H-1.3 The City shall continue to promote the repair, revitalization or rehabilitation of residential structures and neighborhoods.

Policy H-1.4 The City shall encourage resident involvement in identifying and addressing the maintenance of housing in their neighborhood.

Goal H-3: To reduce the percentage of seasonally vacant homes and increase neighborhood stability and vitality.

Transportation & Circulation:

Goal T-5: To provide sufficient and suitably located parking, designed to eliminate, mitigate or reduce impacts.

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 existing parcel has sufficient land area to meet the R-10 multifamily density formula in order to accommodate three (3) dwelling units, however the existing structure encroaches into the front and east setbacks. The Applicants continue to reside in the main house and rent out the apartment attached to the rear. The location and unique layout of the existing two family structure make it difficult to expand without requiring zoning relief. The existing garage needs to be taken down due to its poor structural condition. Because of these issues which are peculiar to the land and structures, the Applicants can best meet their needs for an additional dwelling unit by removing the garage and building an addition of similar footprint size attached to the existing two family dwelling.

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 Applicants propose to demolish and remove the dilapidated garage and construct an addition on the rear of the two family dwelling structure essentially utilizing the same size footprint of the garage, thus maintaining existing lot coverage. This requires a dimensional variance since the addition will encroach into the front setback to the east. This property is in the Van Zandt neighborhood. The larger section of this R-10 Zone between Malbone Road to the east and Farewell Street to the west has a broad mix of uses, including residential single family, two family, multifamily, commercial uses and institutional/municipal uses such as schools and cemeteries. The area immediately surrounding the subject parcel is characterized by densely developed residential properties. Many of the lots in this area appear to be dimensionally non-conforming with existing developments encroaching into setbacks and exceeding 20% lot coverage. The literal interpretation of the zoning code, resulting in the denial of the relief requested, would unreasonably deny these Applicants and Owners the ability to further develop their property with a new addition. Dimensional non conformities exist with other properties throughout this neighborhood. The planned improvements to the property by the Applicants are not inconsistent with the surrounding neighborhood, or the rights enjoyed by other property owners in this area of the R-10 Zone.

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

The Applicants are proposing to utilize the same size footprint of the existing garage to build the addition. There will be no increase in lot coverage requiring zoning relief. The variance request is the minimum relief necessary to develop a needed third dwelling. Upon completion, the development of this parcel will not be inconsistent in size, scope and scale of other properties in the Van Zandt Avenue/Hall Avenue/Evarts Street area. The proposal represents a carefully developed building plan which eliminates the west side encroachment and preserves open space along the western and northern portions of the parcel. The Applicant has taken care to seek the minimum relief necessary to build a reasonable addition for a third dwelling unit which will accommodate the living needs of the Applicants and their family. The proposed development will result in a new dwelling with amenities consistent with modern living. Granting the request for dimensional relief is the minimum variance which will allow the Applicants the reasonable use and enjoyment of their property by converting to a multifamily. The proposed development is not inconsistent with the neighborhood. Accordingly, the proposed use of the property and the relief sought by the Applicants will not be injurious to, or create a burden or hardship for abutting property owners, will be harmonious with the neighborhood, and is appropriate in scope, size and use for this area.

The Zoning Boards Role

Special use permits shall be granted only where the zoning board of review finds that the proposed use or the proposed extension or alteration of an existing use is in accord with the public convenience and welfare, after taking into account, where appropriate:

1. The nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of the structure;
2. The resulting traffic patterns and adequacy of proposed off-street parking and loading;
3. The nature of the surrounding area and the extent to which the proposed use or feature will be in harmony with the surrounding area;
4. The proximity of dwellings, churches, schools, public buildings and other places of public gathering;
5. The fire hazard resulting from the nature of the proposed buildings and uses and the proximity of existing buildings and uses;
6. All standards contained in this zoning code;
7. The comprehensive plan for the city.

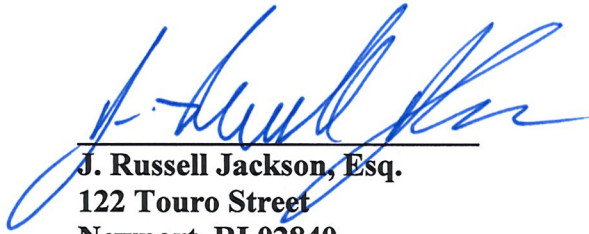
The burden of proof in a special-use permit application is on the applicant. This means that if the applicant fails to present adequate competent evidence to prove the applicable standard for issuing a special-use permit has been met, the board must deny the application.

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:

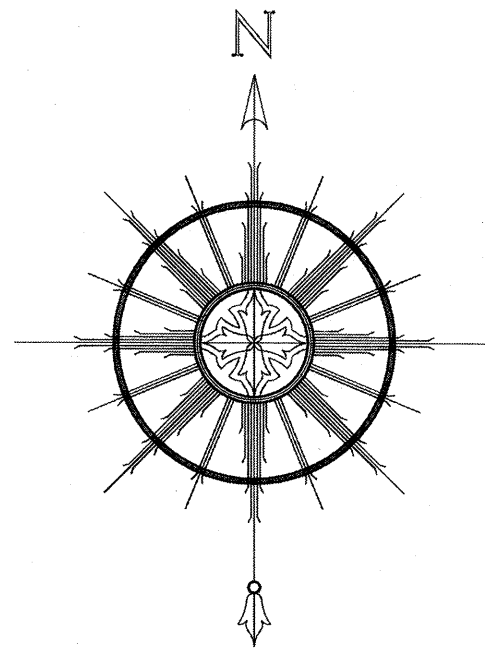
- a) That the reasons set forth in the application justify the granting of the variance and that the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building or structure;
- b) That the variance will not be injurious to the neighborhood or otherwise 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 are; 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".**

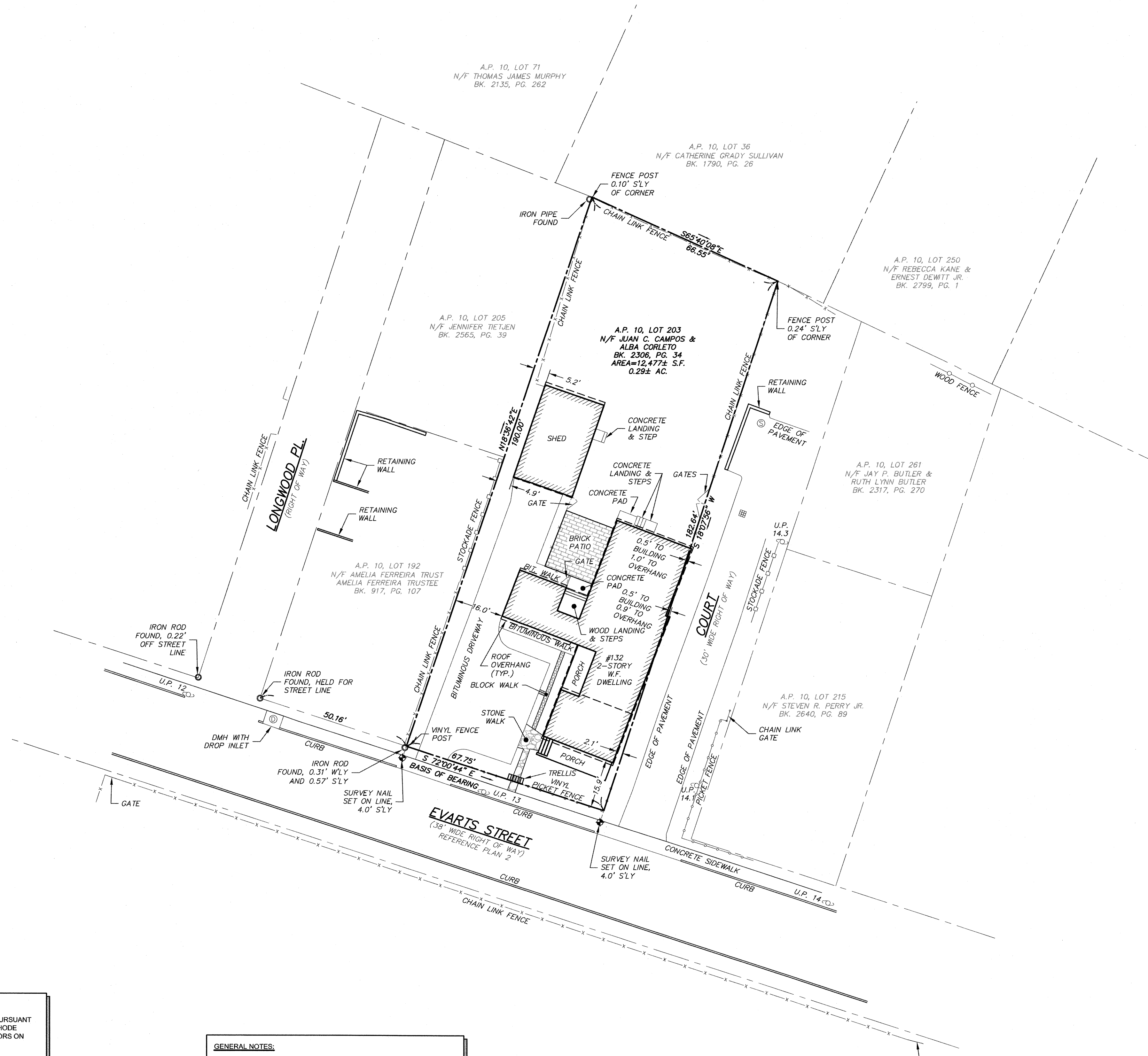
**Applicants & Owners,
By Their Attorneys,
Miller Scott Holbrook & Jackson**



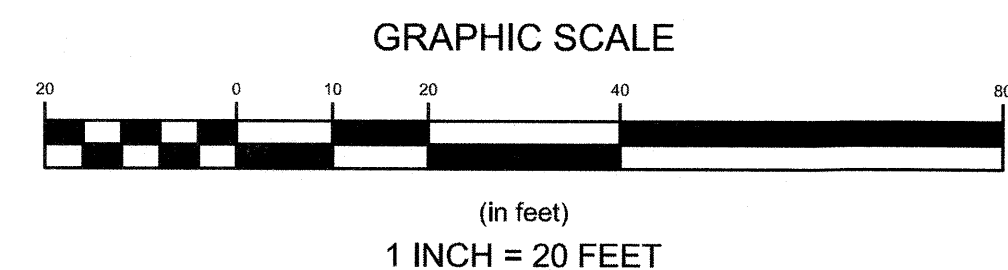
**J. Russell Jackson, Esq.
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Tel: 401-847-7500
Fax: 401-848-5854
jrjackson@millerscott.com**



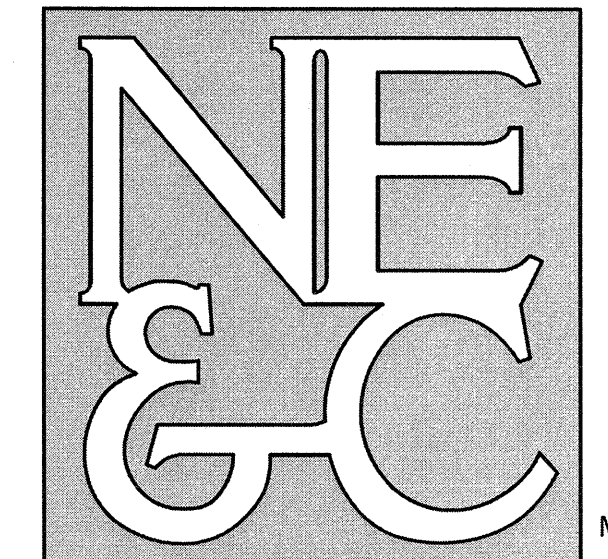
SEE GENERAL NOTES #2



LEGEND:	
---	PROPERTY LINE
---	ABUTTER'S PROPERTY LINE
x-x-x	CHAIN LINK FENCE
-o-o-	PICKET FENCE
-□-□-	STOCKADE FENCE
-o-o-	WOOD FENCE
⊙	DRAIN MANHOLE
⊙	SEWER MANHOLE
⊙	CATCH BASIN
U.P. 12	UTILITY POLE
○	IRON ROD/IRON PIPE
●	DRILL HOLE
+	SURVEY NAIL



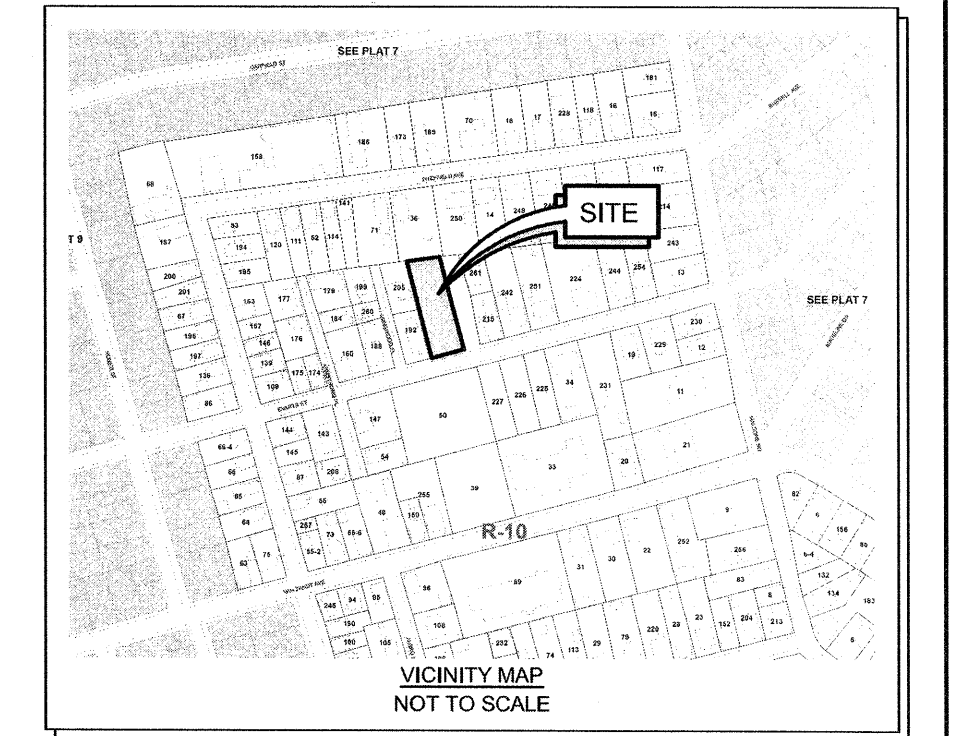
NORTHEAST ENGINEERS
& CONSULTANTS, INC.



A KNOWLEDGE CORPORATION®

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SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING



No.	Revision	Date	App.
Designed By:	Drawn by: VAL	Checked by: MST	
Scale:	1"=20'	Date:	21 JULY 2020
Project Title:			
A.P. 10, LOT 203 132 EVART STREET NEWPORT, RHODE ISLAND			
Client/Owner:			
JUAN CAMPOS 162 BROADWAY, UNIT 1 NEWPORT, RI 02840			
Issued for:			
Drawing Title:			
LIMITED CONTENT BOUNDARY SURVEY			
Drawing Number:			
L-1			
Sheet 1 of 1			
Project Number:			
20110.0			
Survey Index:			
14 - 10 - 203			
OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.			

SURVEYOR'S CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY

MEASUREMENT SPECIFICATION: CLASS I

STATEMENT OF PURPOSE:

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO DETERMINE AND MONUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 10, LOT 203.

MARC S. THAYER
DATE: 7-22-2020
COA NO. A356

GENERAL NOTES:

- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN JULY 2020.
- NORTH ARROW AND BASIS OF BEARING BASED ON MAGNETIC NORTH (JULY 2010).

PLAN REFERENCES:

- PLAN ENTITLED "PLAN OF LAND (SHOWING PROPOSED BUILDING FOOTPRINT)", 136 EVART'S STREET, AP 10, LOT 201 NEWPORT, RHODE ISLAND, PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC., SCALE: 1"=20', DATED SEPTEMBER 29, 2010.
- PLAN ENTITLED "CITY OF NEWPORT, R.I. DEPARTMENT OF PUBLIC WORKS PLAN OF EVARTS STREET, HALL AVE. TO MALBONE ROAD", SCALE: 1"=40', DATED APRIL 23, 1938. FILED IN THE NEWPORT LAND EVIDENCE RECORDS IN PLAT BOOK 2, PAGE 46.

REFERENCED CODES
RHODE ISLAND STATE BUILDING CODE SBC-2: RHODE ISLAND ONE AND TWO FAMILY DWELLING CODE, 11TH EDITION, EFFECTIVE JULY 1, 2013.

CLIENT: Juan & Alma Campos
ADDRESS: 132 Evarts Street
Newport, RI 02840

PROJECT LOCATION: 132 Evarts Street
STREET ADDRESS: Newport, RI 02840
PLAT: 10 LOT: 203
ZONE: R10

LOT AREA:	12,477 Sq Ft
ALLOWABLE:	20% (2,495.4 SQ FT)
EXISTING:	26.23% (3,272.74 SQ FT)
PROPOSED:	26.43% (3,298.8 SQ FT)

	FRONT	SIDE (L)	SIDE (R)	REAR
ALLOWABLE	15'-0"	10'-0"	15'-0"	20'-0"
EXISTING	9'-6"	15'-10"	0'-0"	91'-4 $\frac{3}{8}$ "
PROPOSED	9'-6"	15'-10"	0'-0"	71'-6"

BUILDING HEIGHT	
ALLOWABLE:	30'-0"
EXISTING:	N/A
PROPOSED:	EXISTING TO REMAIN. NEW CONSTRUCTION NOT TO EXCEED EXISTING RIDGE.

ENVIRONMENTAL DATA	
CLIMATE ZONE:	5A
WIND SPEED:	110 MPH
SNOW LOAD:	30 PSF
FROST DEPTH:	3'-4"

DESIGN LOADS	
LIVING SPACE:	40 PSF
DECK, BALCONIES:	40 PSF
SLEEPING ROOMS:	30 PSF
UNINHABITABLE ATTICS:	20 PSF



1 SITE PLAN
TS0.0.1 SCALE: 1/16" = 1'-0"

FOR ZONING

JPS
Construction and Design

jpsconstdesign@gmail.com
www.jpsconstdesign.com

CAMPOS

132 EVARTS STREET
NEWPORT, RI 02840

[illegible]

2020.12.29
FOR ZONING

SCHEMATIC DESIGN

SITE PLAN

DA

DRAWN BY:

CHECKED BY:

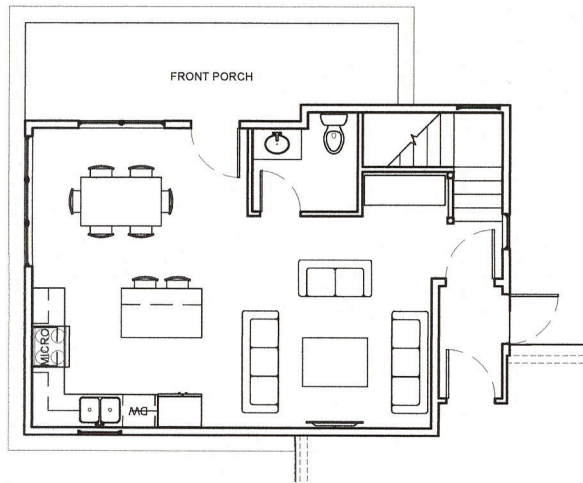
PROJECT NUMBER:	
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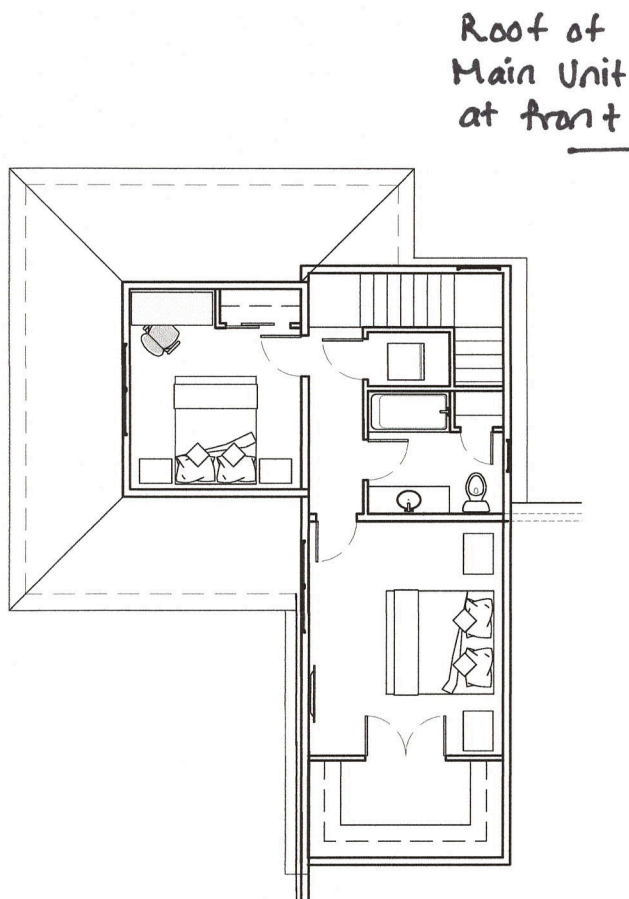
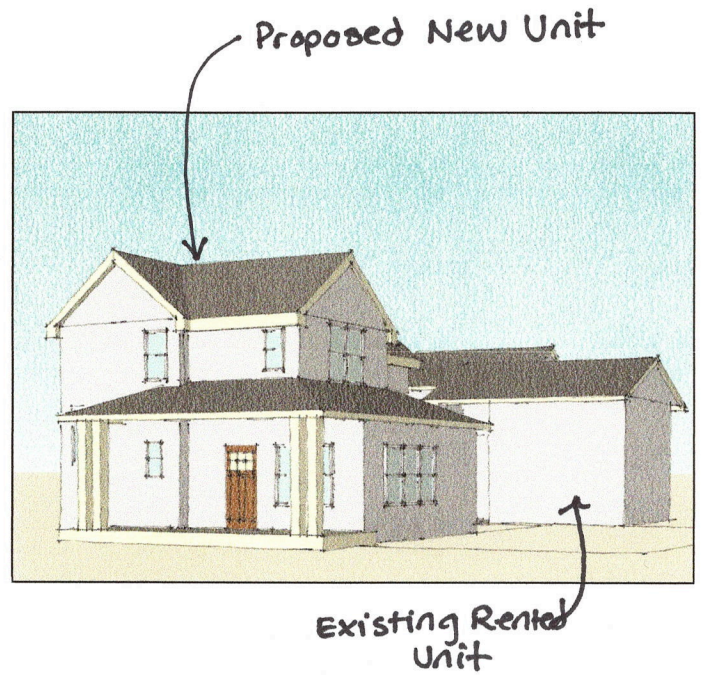
TS001

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	TOTAL SHEETS:
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PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

