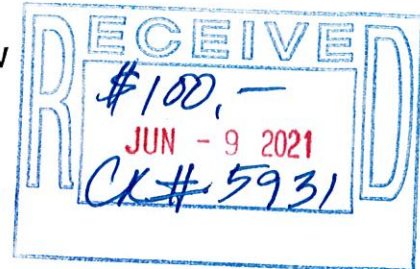


**COMBINED APPLICATION FOR A SPECIAL USE PERMIT & A
REGULATORY (DIMENSIONAL) VARIANCE**

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW



DATE: _____

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: 88 Washington Street

Tax Assessor's Plat 12 Lot 46

Petitioner Information

Applicant William & Lisa Ruh Address 310 Seven Isle Dr., Ft. Lauderdale, FL 33301

Owner same Address _____

Lessee _____ Address _____

Property Characteristics

Dimensions of lot-frontage 109.28 depth 127.50 +/- area 13,919 sq. ft.

Zoning District in which premises is located R-10

How long have you owned above premises? 9 months

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings 1,153 sq. ft.

Total square footage of the footprint of proposed buildings 3,959

Present use of premises single family residential

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

Proposed use of premises single family residential dwelling with accessory guest accommodations.

Give extent of proposed alterations Construct a new single family dwelling and deck.

Renovate existing historic structure into accessory guest accommodations (no kitchen facilities).

Zoning Characteristics Matrix

| | Existing | Required/Allowed | Proposed |
|-----------------------|-----------|------------------|----------|
| Lot Size (sq. ft.) | 13,919 | 10,000 | 13,919 |
| Lot Coverage | 8% | 20% | 28% |
| Dwelling Units | 1 | 2 | 1 |
| Parking (# of spaces) | 2+ | 2 | 2 |
| Front Setback | (New) N/A | 20 | 20.8 |
| Side Setbacks | N/A | 10 | 18.8 |
| Rear Setback | N/A | 20 | 50 |
| Height | N/A | 30 | 29.3 |

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

Goal LU-1: To provide a balanced City consisting of residential uses consistent with the character of

the community.

GoalH-1: To preserve and protect existing housing resources.

Goal HC-1: To identify, protect, and enhance the City's cultural and historic resources.

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?

There is an existing historic structure located on the site. The historic character of the existing dwelling prohibits the demolition or alteration of the structure. The historic structure is not capable of being used as a modern single family dwelling. The existing historic structure impacts the applicants ability to construct a modern home that complies with the R-10 lot coverage requirements.

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 lot coverage provisions of the ordinance will deprive the applicants of enjoying a modern single family home similar in size and character to other single family homes in the same district.

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

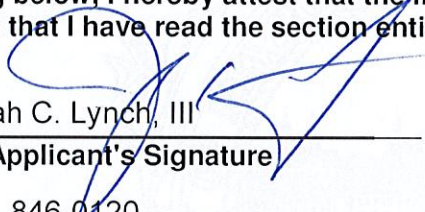
The request for a variance from the lot coverage requirements is the least relief necessary to make possible the reasonable use of the land. The proposed new structure and additional decks comply with the dimensional requirements of the R-10 district. The inclusion of the historic structure's lot coverage raises the total lot coverage beyond 20%.

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".

by Jeremiah C. Lynch, III



Applicant's Signature

() 846-0120

Telephone Number



Owner's Signature

()

Telephone Number

Email address jlynch@mvlaw.com

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

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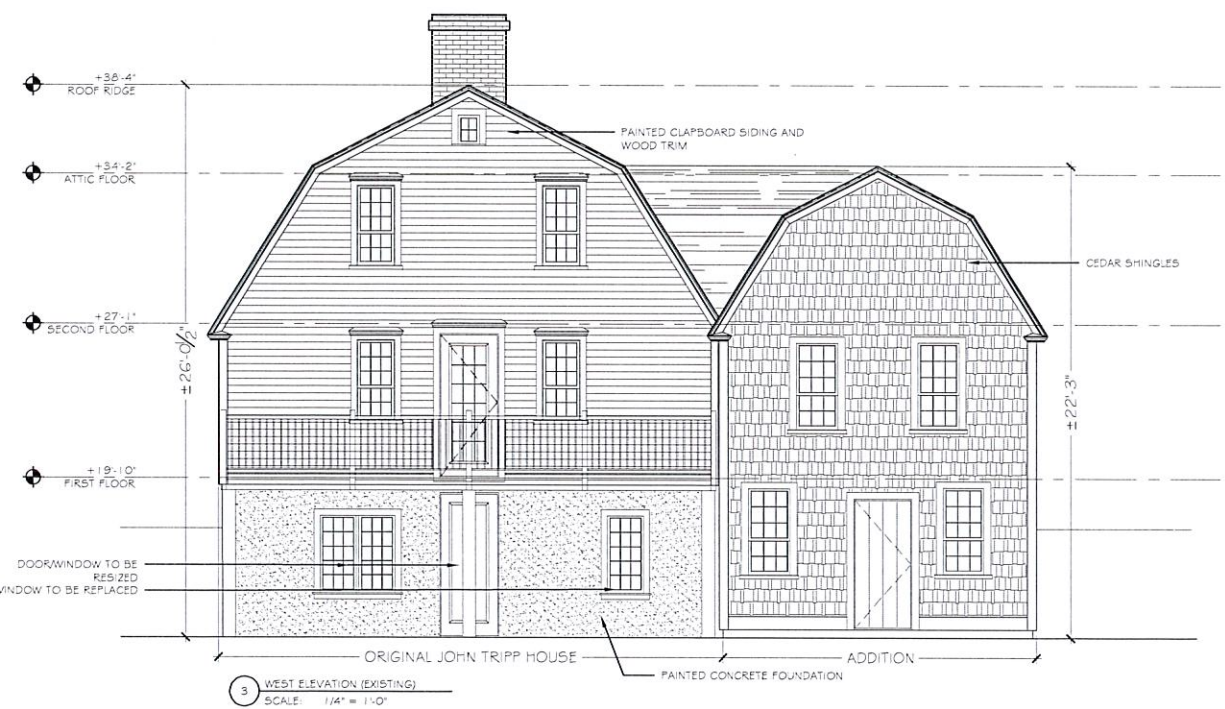
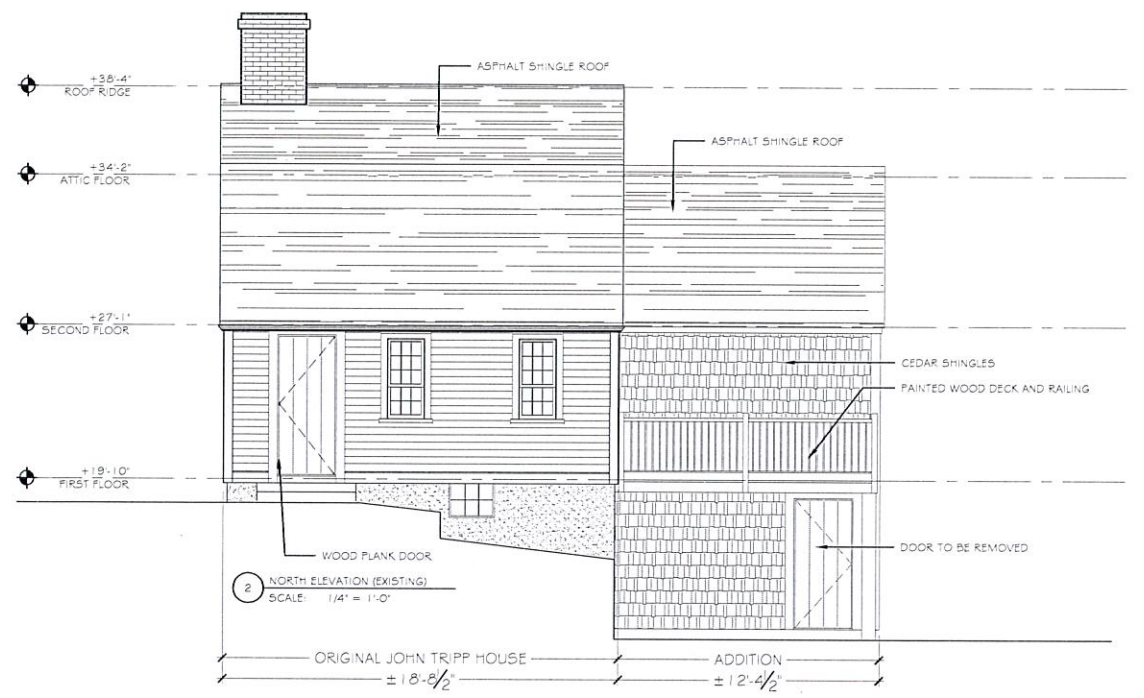
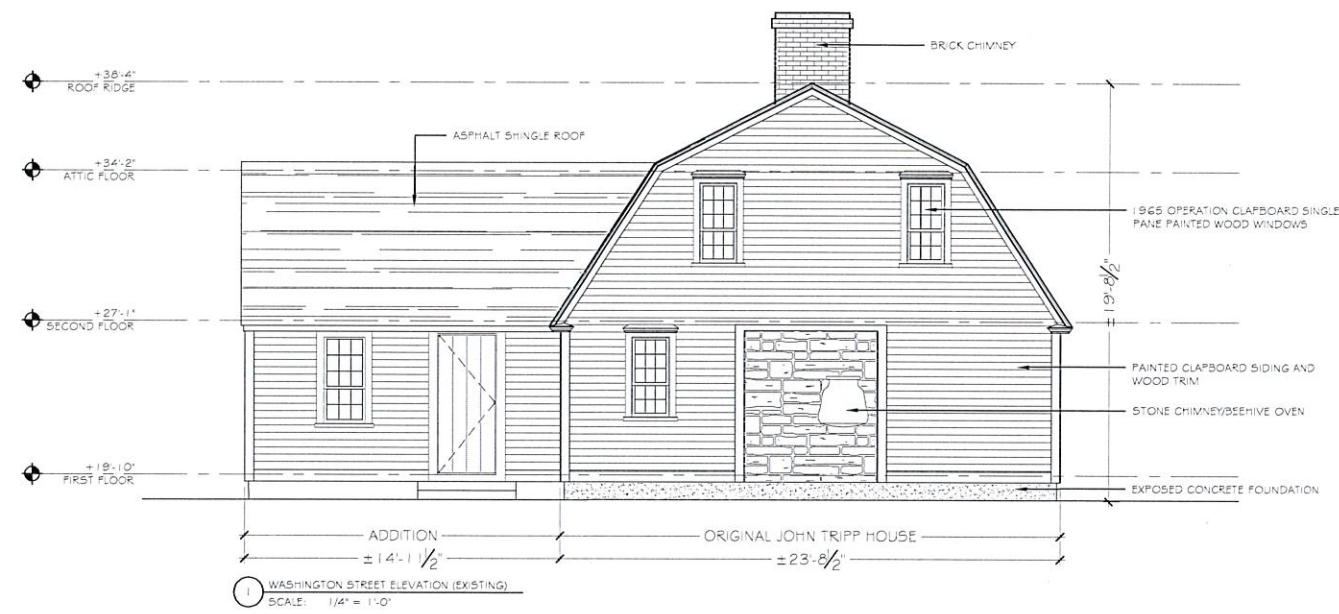
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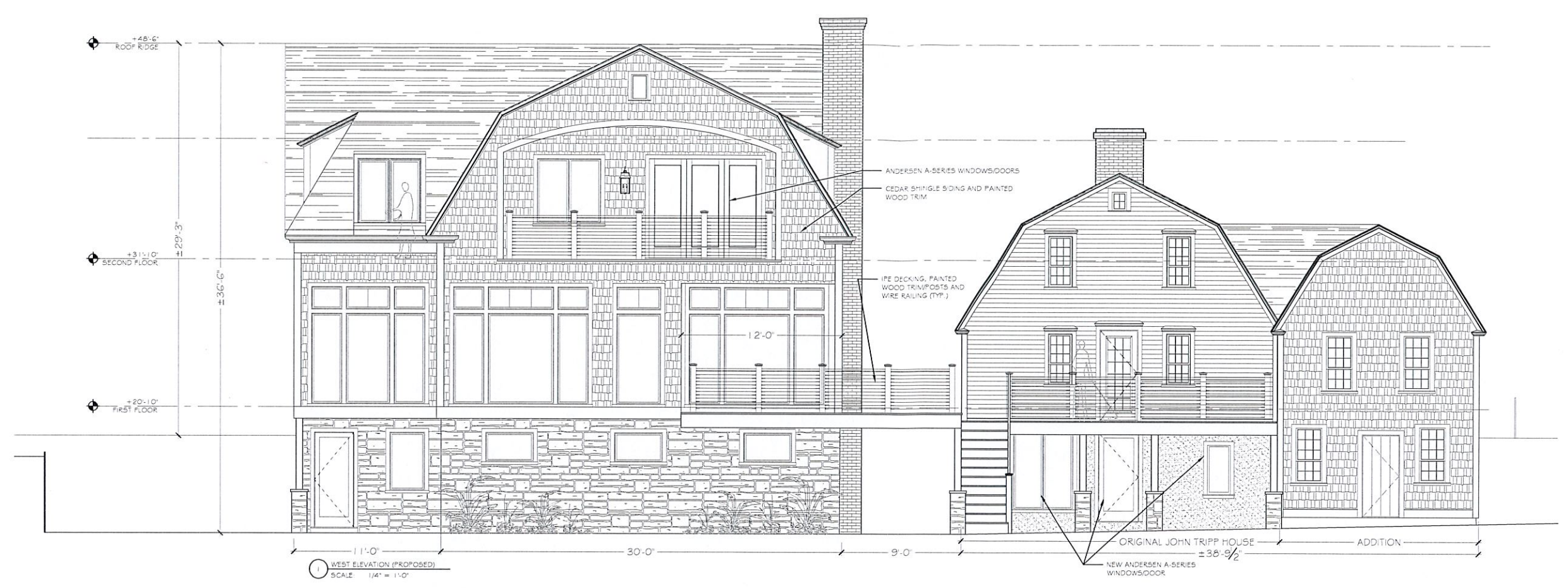
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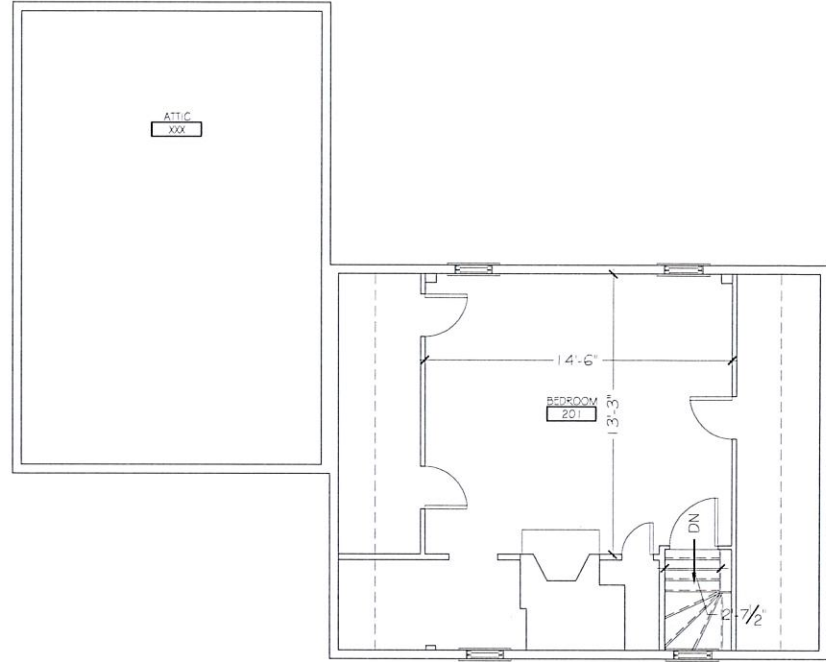
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PROPOSED ELEVATIONS

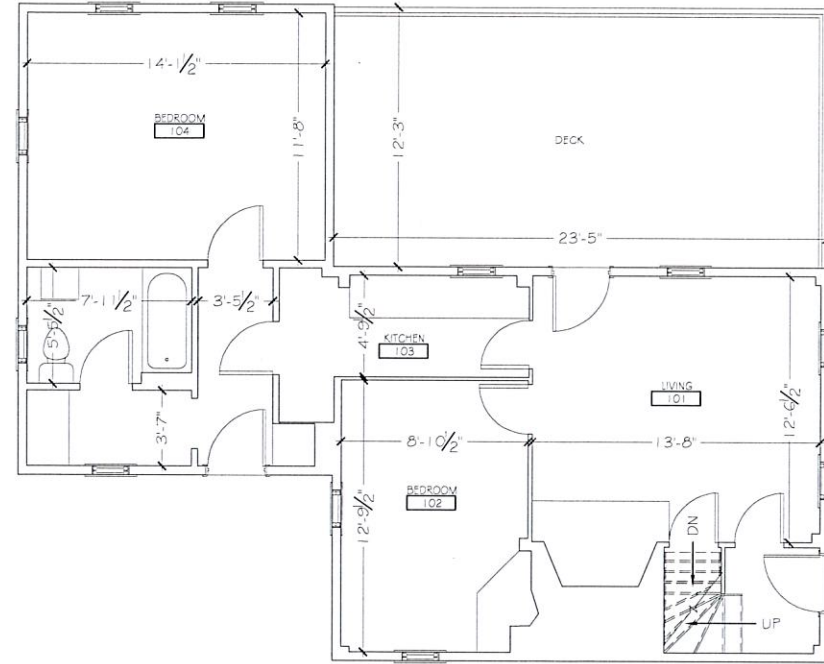
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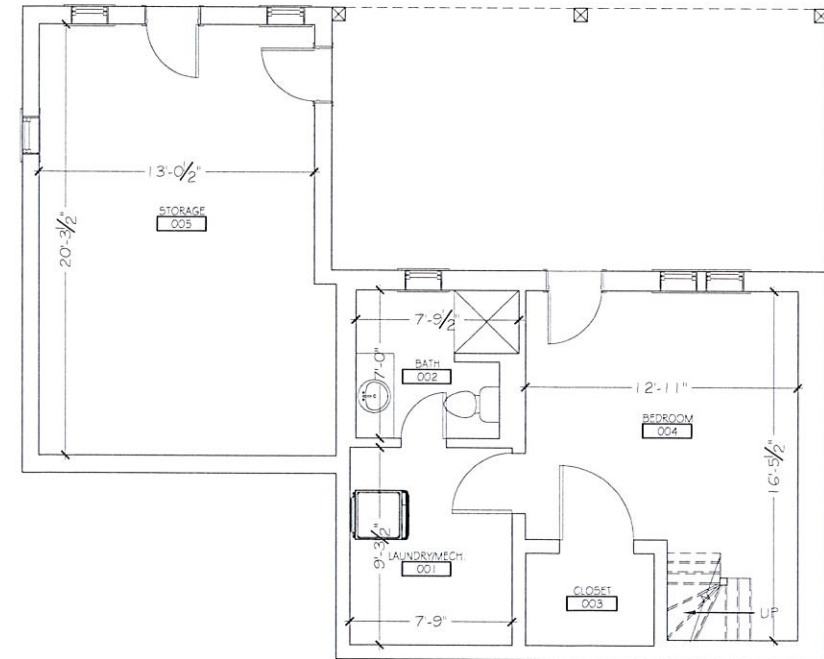




1. EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1. EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1. EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"

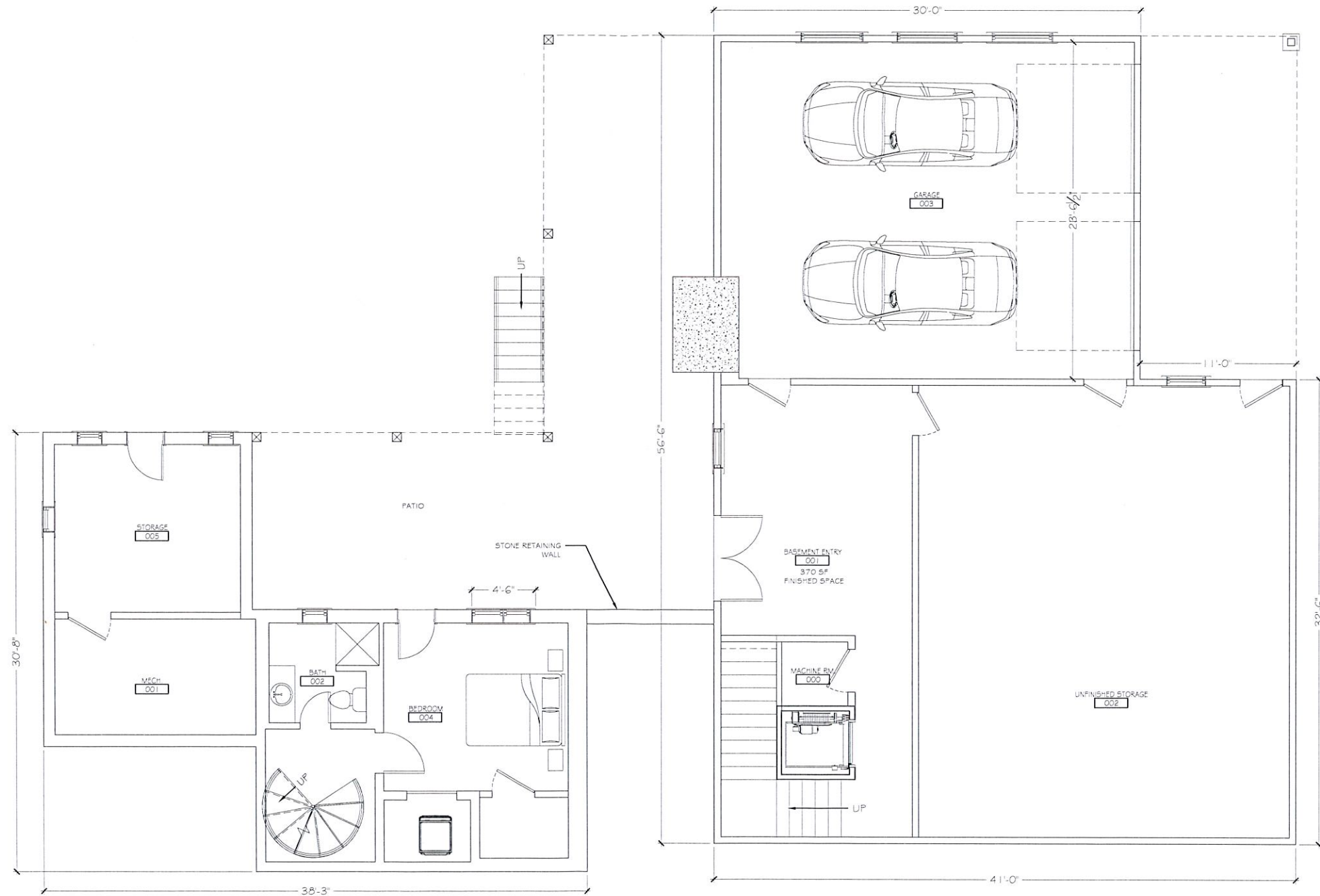
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88 WASHINGTON STREET
NEWPORT RI 02840
EXISTING FLOOR PLANS

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| UP BY | |
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A104



1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

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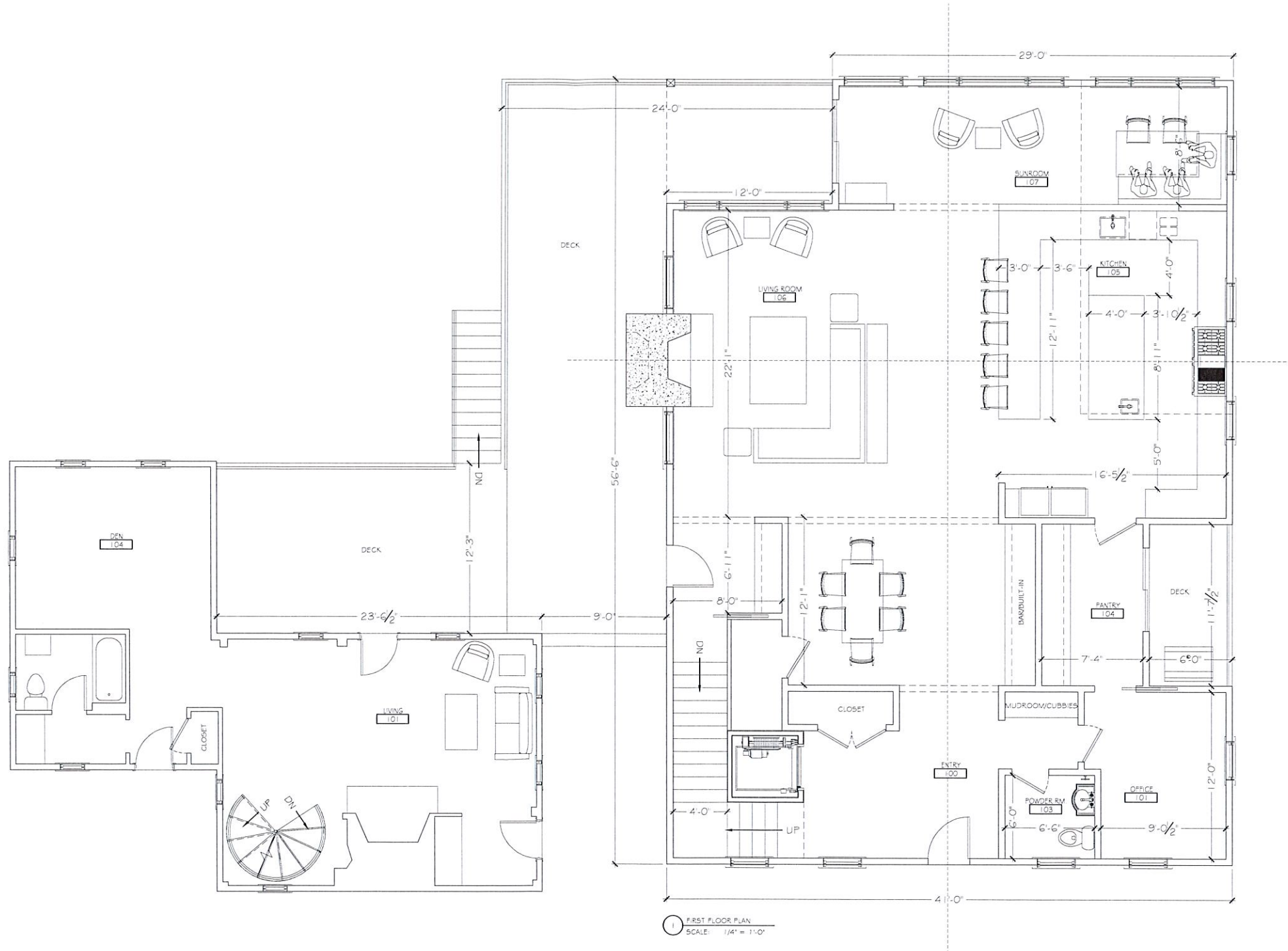
88 WASHINGTON STREET

NEWPORT RI 02840

PROPOSED FLOOR PLANS

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SHEET NO.
A105



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

88 WASHINGTON STREET

NEWPORT, RI 02840

PROPOSED FLOOR PLANS

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| CHECKED BY | |
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SHEET NO. A106

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NEWPORT RI 02840

PROPOSED FLOOR PLANS

OWG CONTENTS

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| TITLE | | DWG. NO. | |
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A107

