

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

CITY OF NEWPORT, RI ZONING BOARD OF REVIEW

DATE: 4.14.21

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: 50 Second Street

Tax Assessor's Plat 12 Lot 292

Petitioner Information

Applicant Jennifer Metzler Address 50 Second Street, Newport RI

Owner Same as above Address Same as above

Lessee _____ Address _____

Property Characteristics

Dimensions of lot-frontage +/- 37' depth +/- 66' area 2,215 sq. ft.

Zoning District in which premises is located R-10

How long have you owned above premises? 10 years

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings 916 SF

Total square footage of the footprint of proposed buildings 963 SF

Present use of
premises Single Family Residence

ZBR
May-7
\$100.-
APR 18 2021
CR# 1007

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 Remove West facing bulkhead door, wood deck and stairs.
Construct 9' x 17'-6" addition, and outdoor shower screening.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	2,215	10,000	No Change
Lot Coverage	41%	20%	43%
Dwelling Units	1	1	1
Parking (# of spaces)	2	2	2
Front Setback	+/- 3"	15'	No Change
Side Setbacks	(N)2'-6" , (S) 9'-3"	10'-0"	(N) No change, (S) 3'-0"
Rear Setback	16'-11"	20'-0"	20'-2"
Height	25'-2"	30'	No change

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

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 a "dogleg" shape in the property at the SW corner.

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 dogleg shape of the property line reduces the allowable building footprint, and makes it difficult to comply to the required setbacks, even with a small sized addition. The house is small, and has no mudroom or protected entryway to the kitchen. The proposed addition solves these issues.

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

The proposed addition creates a new footprint which is only 47 sf larger than the current lot coverage. the enclosed space provides a much needed direct access to the rear of the house and provides indoor circulation which connects the first floor to the entrance and basement. additional footprint is much needed to create an additional bedroom and room for a playroom for a growing family (of 4).

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

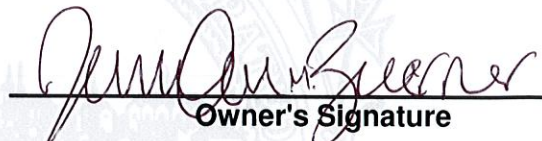
characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant; and

- 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

(774) 722 0857
Telephone Number


Owner's Signature

(774) 722 0857
Telephone Number

Email address jenmetzler@gmail.com

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

50 SECOND STREET ZONING ANALYSIS
PLAT 12, LOT 292

ZONING DISTRICT R-10
EXISTING FOOTPRINT 916 SF
PROPOSED FOOTPRINT 963 SF

LOT SIZE
EXISTING 2,215 SF
REQUIRED 10,000 SF
PROPOSED NO CHANGE

LOT COVERAGE %
EXISTING 41% (916 SF)
ALLOWED 20% (443 SF)
PROPOSED 43% (963 SF)

FRONT SETBACK
EXISTING 0'-3"
REQUIRED: 15'-0" (0'-0")
PROPOSED NO CHANGE

NORTH SIDE SETBACK
EXISTING 2'-6"
REQUIRED 10'-0"
PROPOSED: NO CHANGE

SOUTH SIDE SETBACK
EXISTING 9'-3"
REQUIRED 10'-0"
PROPOSED HOUSE: 5'-3"
OVERHANG: 3'-0"

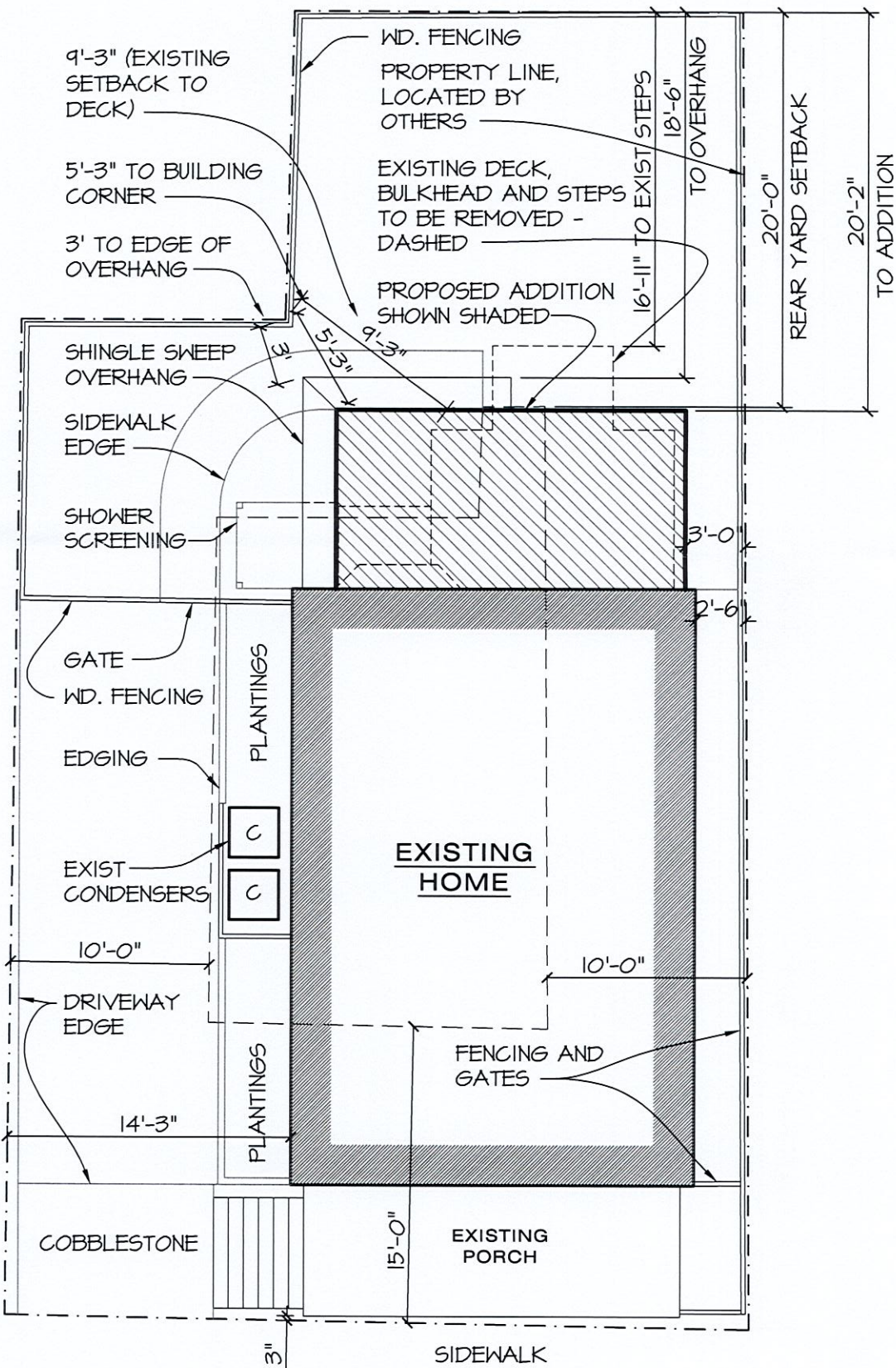
REAR SETBACK
EXISTING 16'-11"
REQUIRED 20'-0"
PROPOSED HOUSE: 20'-2"
OVERHANG: 18'-6"

HEIGHT
EXISTING +/- 25'-2"
ALLOWED 30'-0"
PROPOSED NO CHANGE

SQUARE FOOTAGE CALCULATIONS:

EXIST. HOUSE, PORCH, DECKS, BULKHEAD AND CONDENSERS	916 SF
DECK, STAIRS AND BULKHEAD BEING REMOVED:	143 SF
PROPOSED REAR ADDITION WITH OVERHANG	190 SF
TOTAL PROPOSED FOOTPRINT:	963 SF

NOTE:
SITE PLAN INFORMATION TAKEN FROM SURVEY
PLAN PROVIDED BY NORTHEAST ENGINEERS AND
CONSULTANTS, INC. MAY 2011 AND CITY
ASSESSOR'S DATABASE



S I T E P L A N
SCALE: 1/8" = 1'-0"

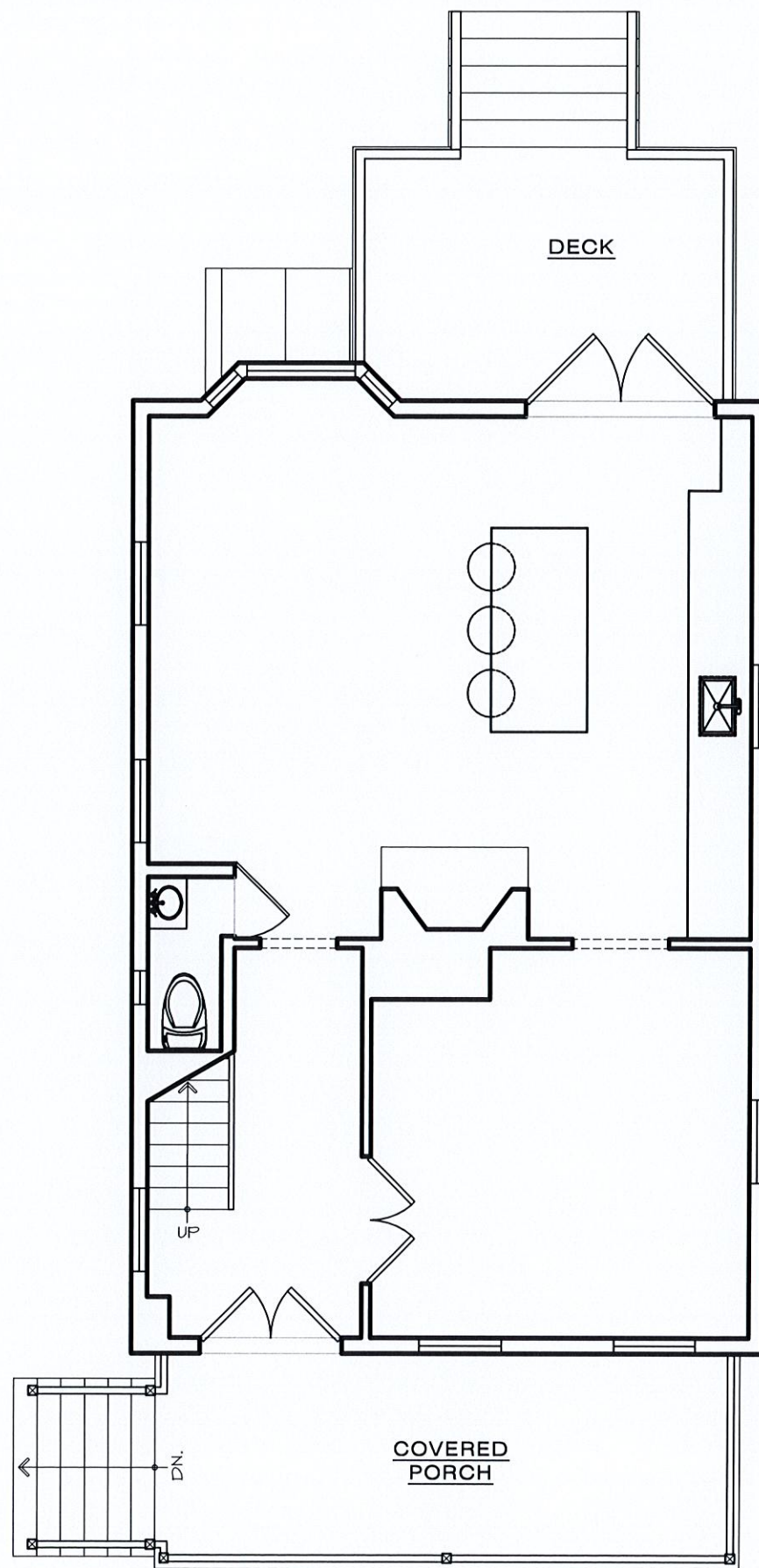
SITE

DRAWING #	DESCRIPTION	DATE	STATUS	HDC AND ZONING REVIEW
		4.14.2021		

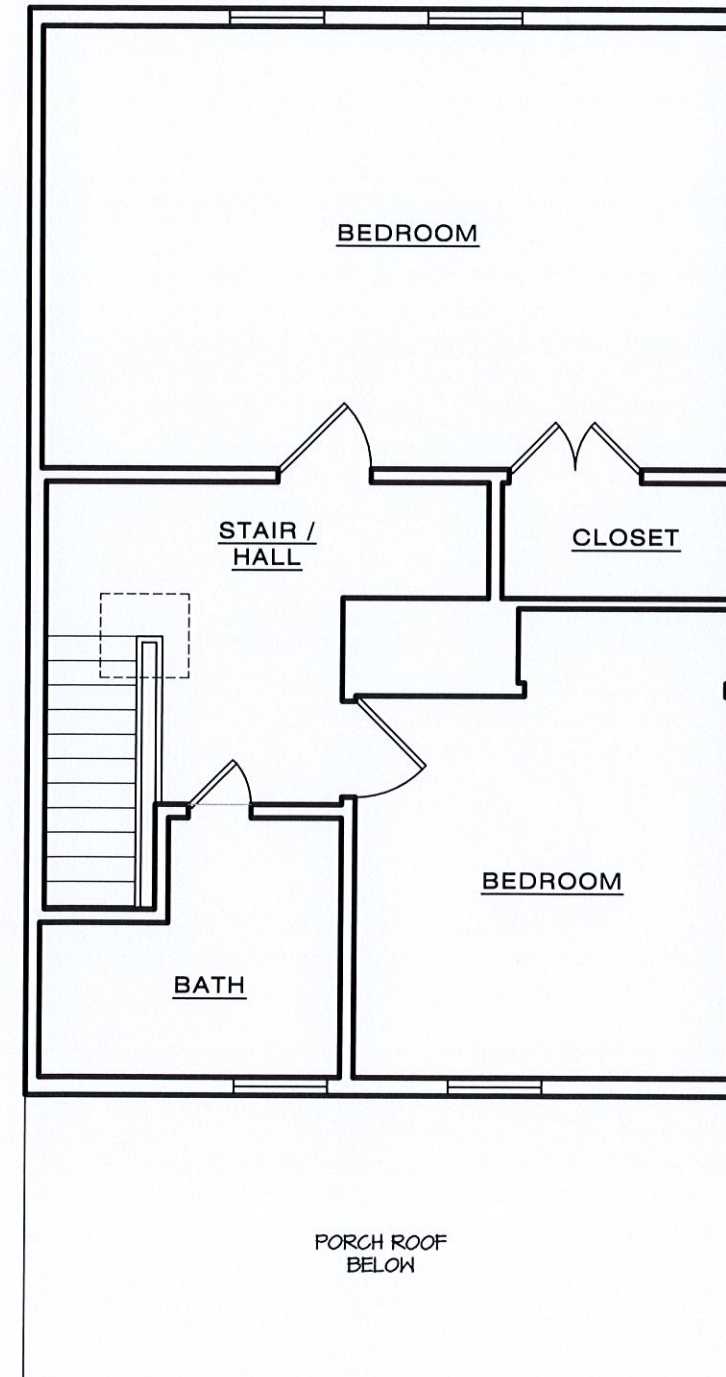
RENOVATIONS AND ADDITIONS TO
50 SECOND STREET
NEWPORT, RI

DO NOT SCALE
DRAWINGS

401.662.5621
203 GODDARD ROW
NEWPORT, RI 02840
SPRING STREET
STUDIO



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



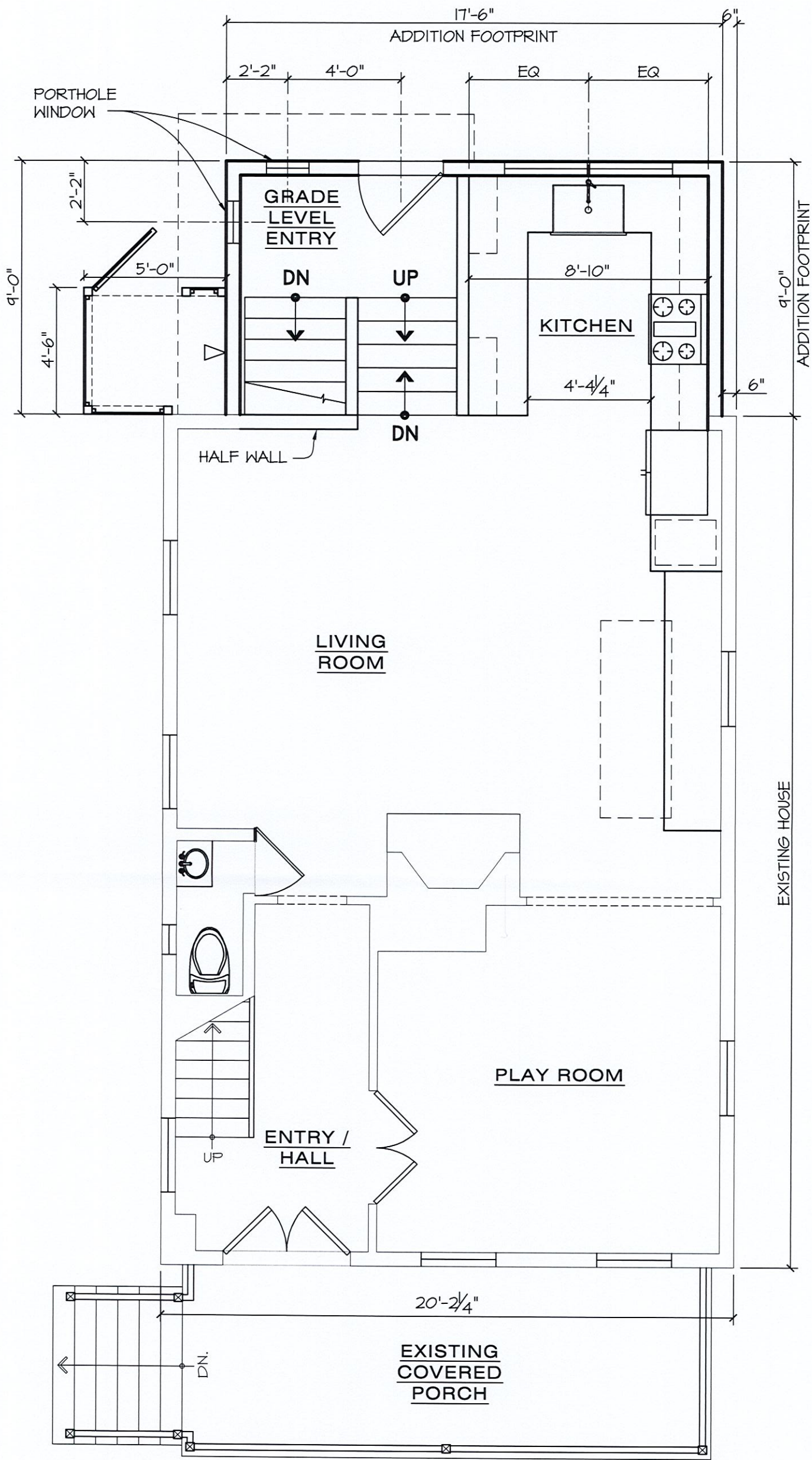
EXISTING SECOND FLOOR PLAN
SCALE: 1/4" 1'-0"

DO NOT SCALE
DRAWINGS

RENOVATIONS AND ADDITIONS TO
50 SECOND STREET
 NEWPORT, RI

STATUS:
 HDC AND
 ZONING
 REVIEW
 ISSUE DATE:
 4.14.2021
 DESCRIPTION:
EXISTING PLANS

DRAWING #
E1.0



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

RENOVATIONS AND ADDITIONS TO
50 SECOND STREET
NEWPORT, RI

DO NOT SCALE
DRAWINGS

401.662.5621
203 GODDARD ROW
NEWPORT, RI 02840



STATUS:

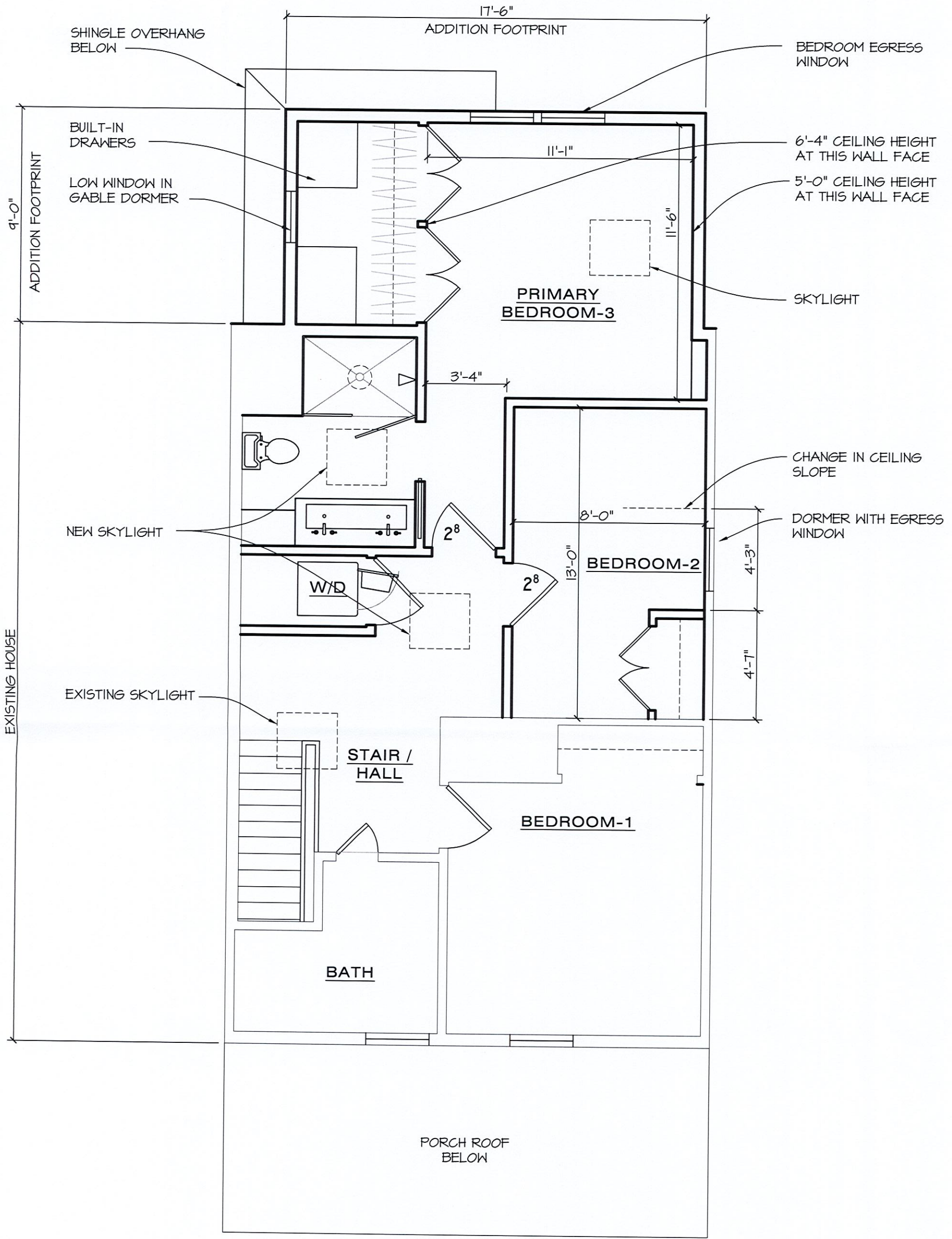
HDC AND
ZONING
REVIEW

ISSUE DATE:
4.14.2021

DESCRIPTION:
**FIRST FLOOR
PLAN**

DRAWING #

A1.1



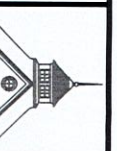
PROPOSED SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$ " 1'-0"

RENOVATIONS AND ADDITIONS TO
50 SECOND STREET
NEWPORT, RI

DO NOT SCALE
DRAWINGS

SPRING STREET
STUDIO
401.662.5621
203 GODDARD ROW
NEWPORT, RI 02840



STATUS:
HDC AND
ZONING
REVIEW

ISSUE DATE:
4.14.2021

DESCRIPTION:
SECOND FLOOR
PLAN

DRAWING #

A1.2

DO NOT SCALE
DRAWINGS

RENOVATIONS AND ADDITIONS TO
50 SECOND STREET
NEWPORT, RI

STATUS:
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ZONING
REVIEW

ISSUE DATE:
4.14.2021

DESCRIPTION:
**PROPOSED
ELEVATION**

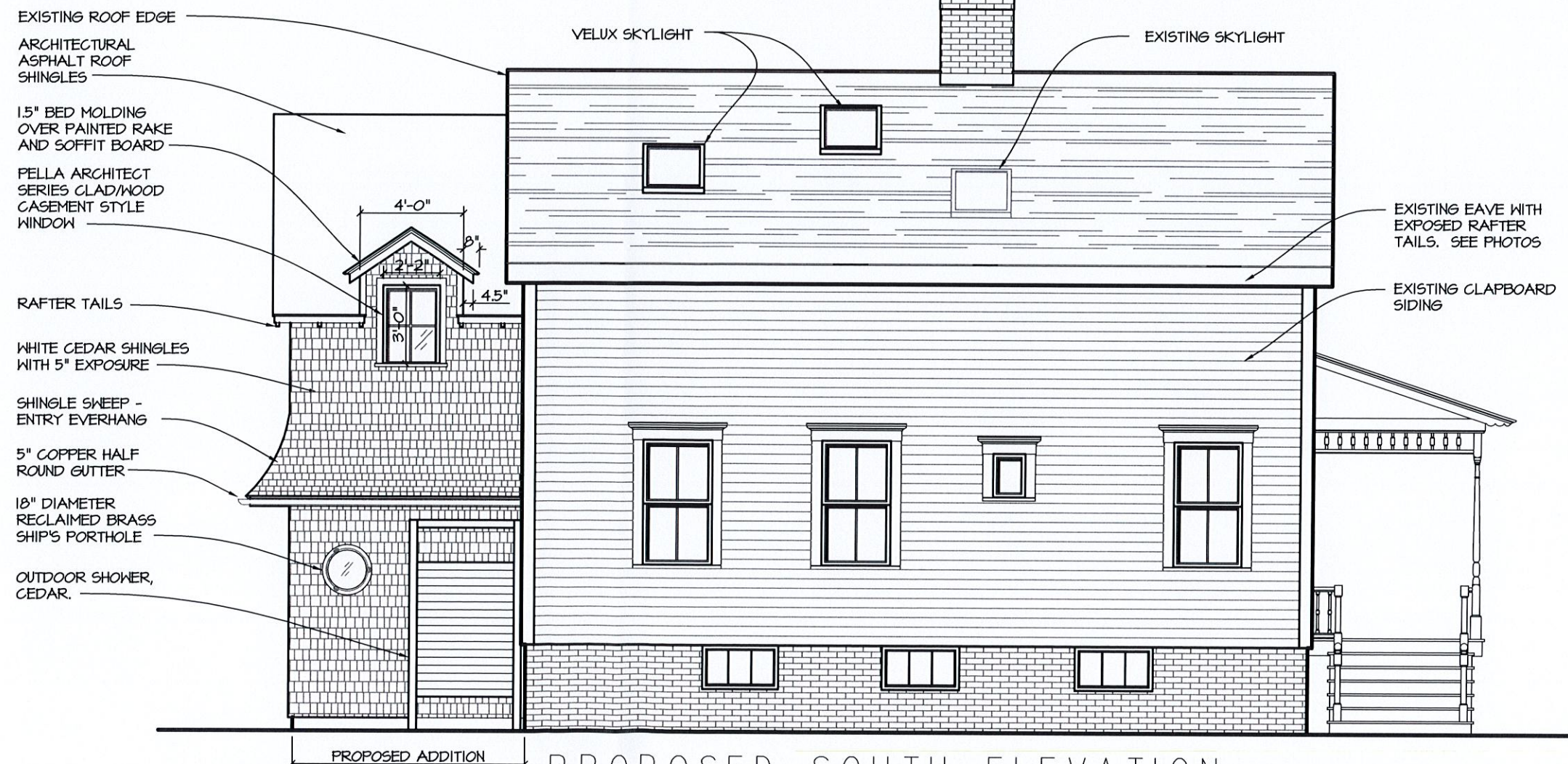
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EXISTING SOUTH ELEVATION

SCALE: 1/8" 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 3/16" 1'-0"

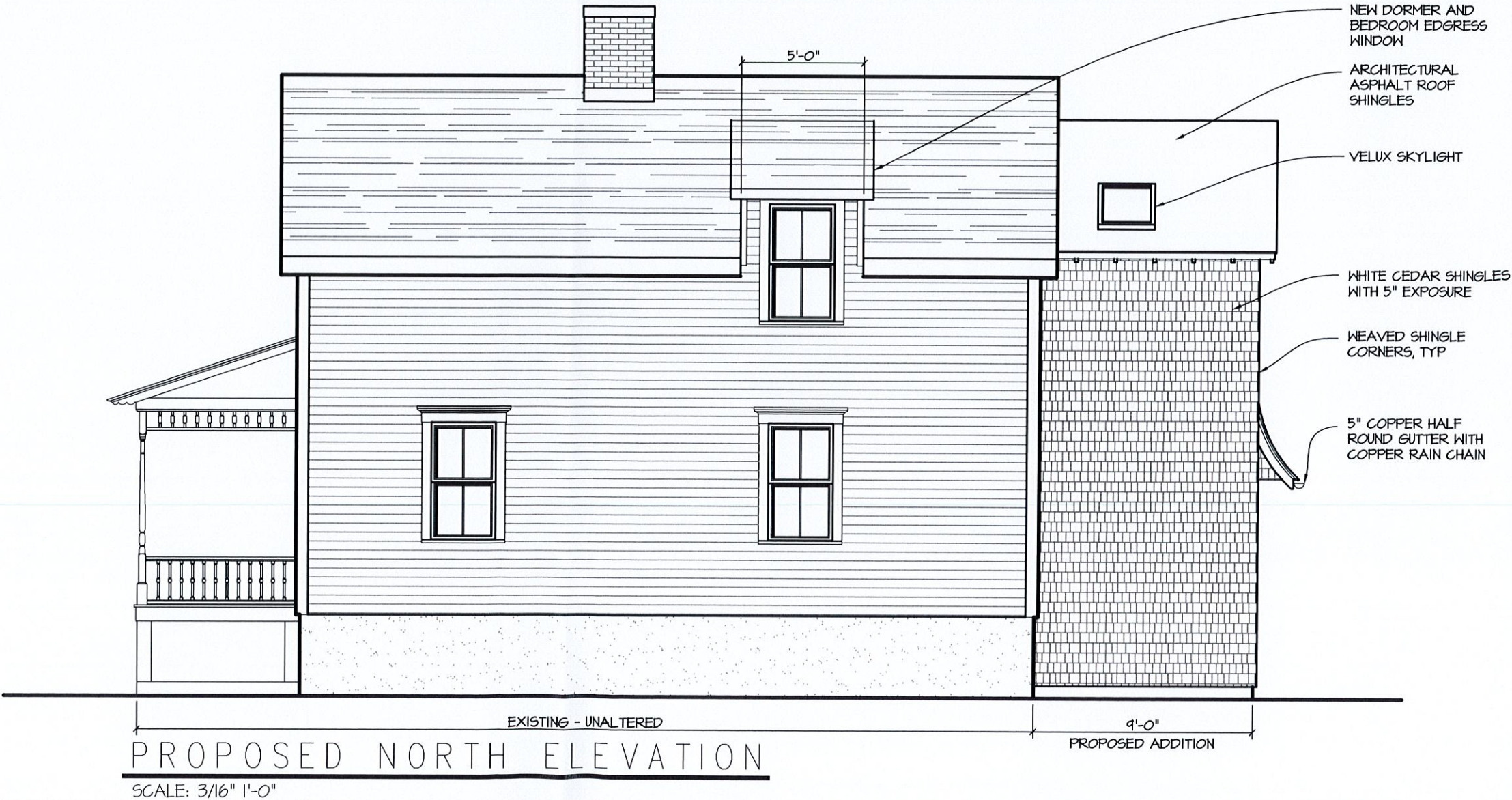
DO NOT SCALE
DRAWINGS

RENOVATIONS AND ADDITIONS TO
50 SECOND STREET
 NEWPORT, RI

STATUS:
HDC AND ZONING REVIEW
ISSUE DATE:
4.14.2021
DESCRIPTION:
EXTERIOR ELEVATIONS
DRAWING #
A2.1



EXISTING NORTH ELEVATION
SCALE: 1/8" 1'-0"



DO NOT SCALE
DRAWINGS

RENOVATIONS AND ADDITIONS TO
50 SECOND STREET
 NEWPORT, RI

STATUS:

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REVIEW

ISSUE DATE:

4.14.2021

DESCRIPTION:

**EXTERIOR
ELEVATIONS**

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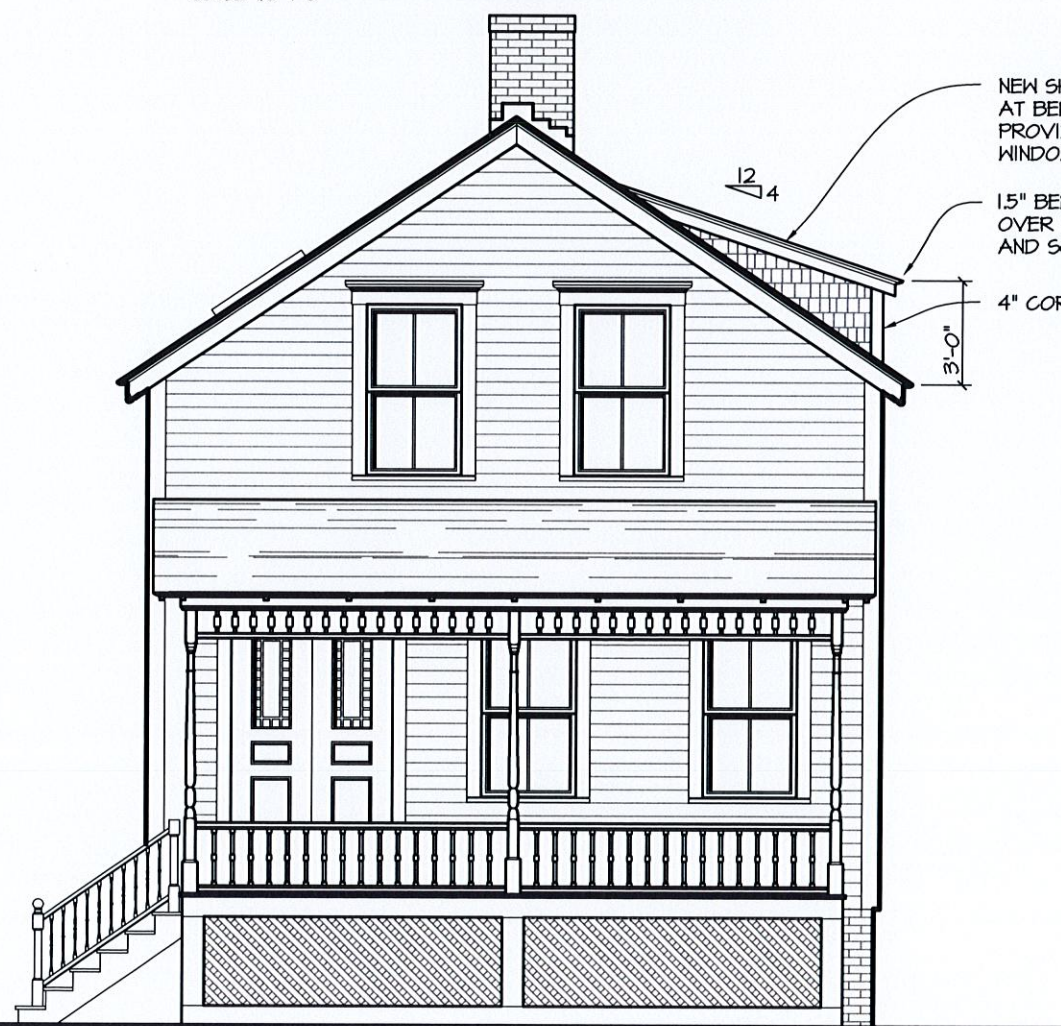
EXISTING EAST ELEVATION

SCALE: 1/8" 1'-0"



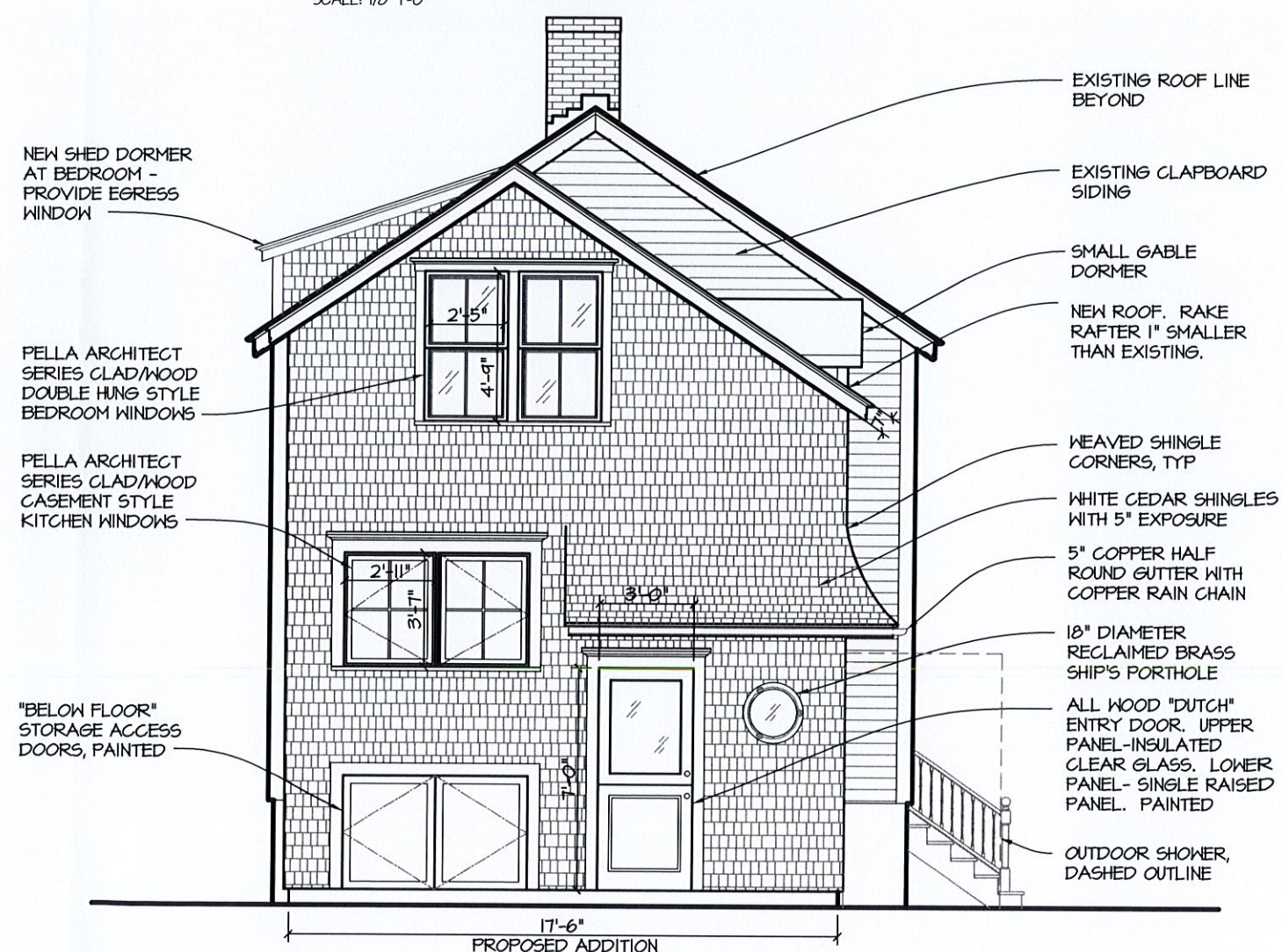
EXISTING WEST ELEVATION

SCALE: 1/8" 1'-0"



PROPOSED EAST ELEVATION

SCALE: 3/16" 1'-0"



PROPOSED WEST ELEVATION

SCALE: 3/16" 1'-0"