

APPLICATION FOR DIMENSIONAL VARIANCE

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEWDATE: 4/15/21ZBR
May-8

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: 16 Appleby StreetTax Assessor's Plat 28 Lot 4 28.4
18

Petitioner Information

Applicant Terence H Bach Address 16 Appleby StreetOwner Terence H Bach Address 16 Appleby StreetLessee N/A Address _____

Property Characteristics

Dimensions of lot-frontage 33'-4" depth 83' area 2582 sq. ft.Zoning District in which premises is located R10How long have you owned above premises? 3 yrs. 6 monthsAre there buildings on the premises at present? YesTotal square footage of the footprint of existing buildings ~~1411.6 sqft.~~ 1002 + 128 = 1130Total square footage of the footprint of proposed buildings Adding 200 sqft. to existing 128 sqft
Total of 328 sqft. deckPresent use of premises Owner occupied homeProposed use of premises Owner occupied home

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

Give extent of proposed alterations Adding 200 sq ft to an existing
128 sq ft deck off back of house, detached.
Total @ 328 sq ft deck.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	2582		2582
Lot Coverage (%)	43.7%		51.5
Dwelling Units	1		1
Parking (# of spaces)	0		0
Front Setback	6'		6'
Side Setbacks	E 3', W 0'		E 3', W 0'
Rear Setback	5' 43'		35'
Height	20'		20'

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?

West side of house ~~line~~ defines property line. Proposed
deck will terminate 3'-6" from this property line.

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?

I do not feel that my rights are being deprived. I am applying for the variance due to the unique placement of the home which lies on the west side property line. The proposed deck will terminate 3'-6" short of this property line.

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

Due to the unique nature of the placement of this historical home on the west property line, I believe it is reasonable to request with the board's permission, to build a wooden deck structure that terminates 3'-6" short of the property line as defined by the home's placement.

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;

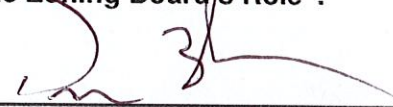
By signing below, I hereby attest that the information provided is accurate and truthful. I also attest that I have read the section entitled "The Zoning Board's Role".



Applicant's Signature

(518) 573 6215

Telephone Number



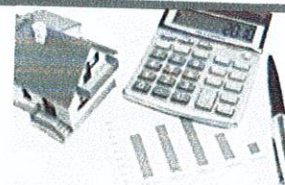
Owner's Signature

(518) 573 6215

Telephone Number

Email address TERENCEBACH@YAHOO.COM

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



[Home](#)

[Search](#)

[Print](#)

[Previous](#)

[Next](#)

Disclaimer: This information is for tax assessing purposes and is not warranted

Parcel Identification

Map/Lot 18-028-4
Account 3325
State Code 01 - Single Fam
Card 1/1

Assessment

Land \$175,500
Building \$361,800
Card Total \$537,300
Parcel Total \$537,300

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2020	\$172,600	\$262,900	\$0	\$435,500
2019	\$172,600	\$262,900	\$0	\$435,500
2018	\$172,600	\$262,900	\$0	\$435,500
2017	\$132,700	\$290,300	\$0	\$423,000

Location and Owner

Location 16 APPLEBY ST
Owner BACH TERENCE
Owner2 BACH JANE
Owner3
Address 16 APPLEBY ST
Address2
Address3 NEWPORT RI 02840

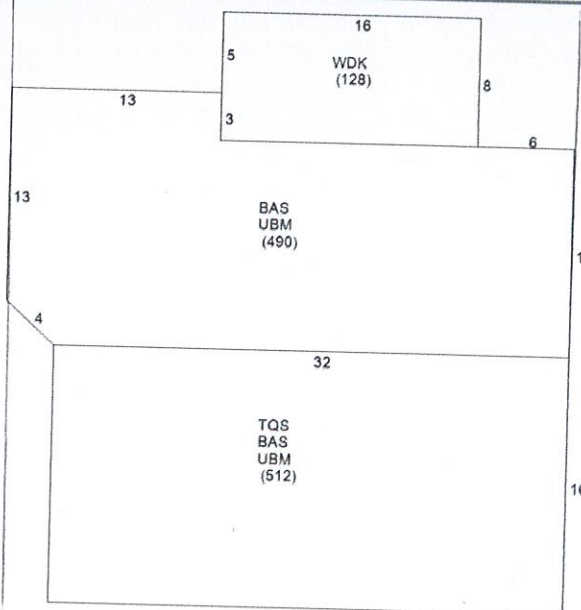
Building Information

Design Conventional
Year Built 1890
Heat Hot Water
Fireplaces 0
Rooms 8
Bedrooms 3
Bathrooms 2 Full Bath
Above Grade Living Area 1,411.6 SF

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
10/24/2017	\$455,000	2708-110	
02/24/2004	\$355,000	1453-17	
01/28/2001	\$245,000	989-150	
10/02/2000	\$100,000	864-95	

[Click To Open Google Maps](#)



Building Sub Areas

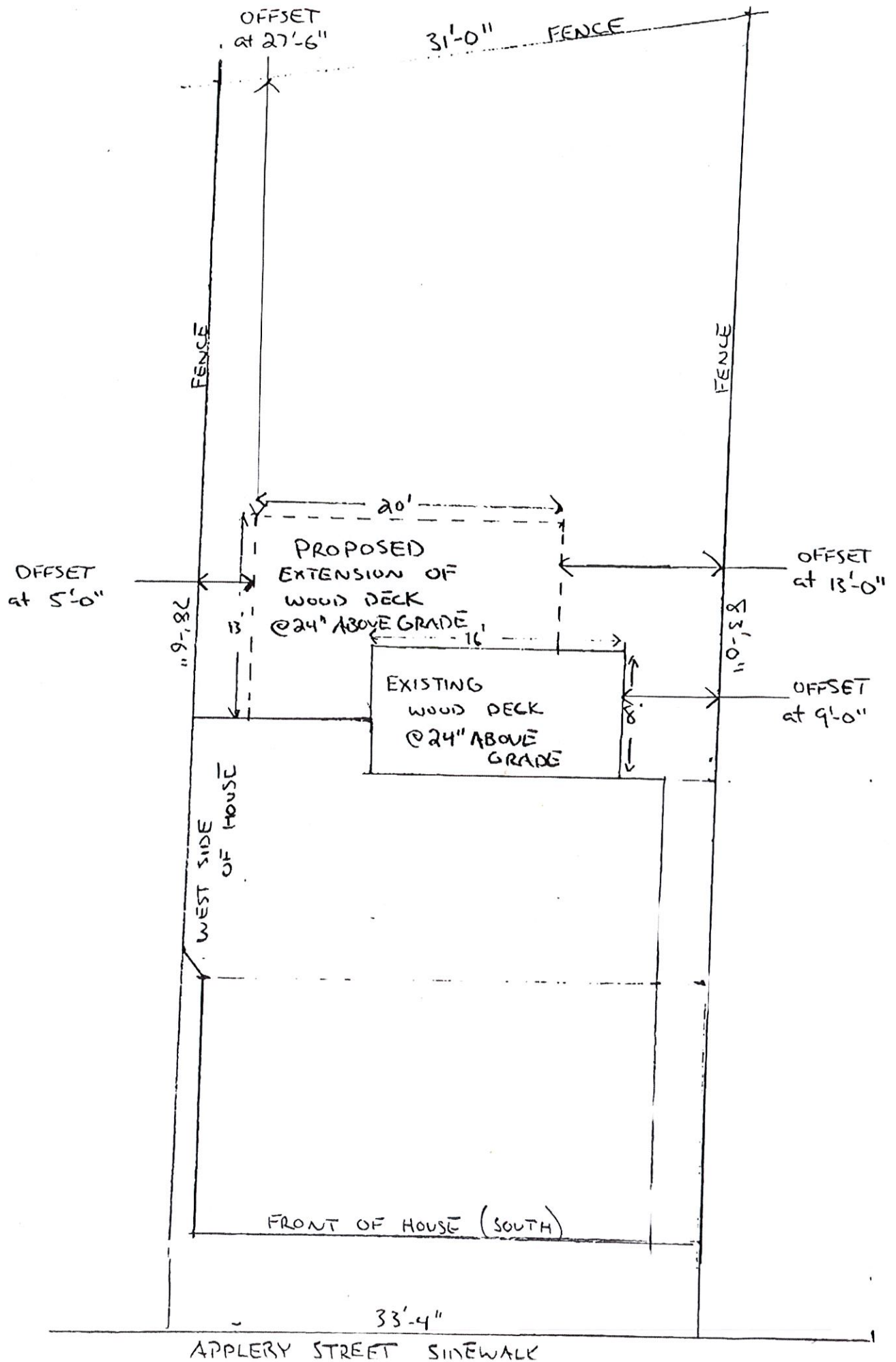
Sub Area	Net Area
Basement, Unfinished	1,002 SF
Deck, Wood	128 SF
First Floor	1,002 SF
Three Quarter Story	409.6 SF

Land Information

Land Area 2,582 SF
Zoning R10
View -
Neighborhood 0600

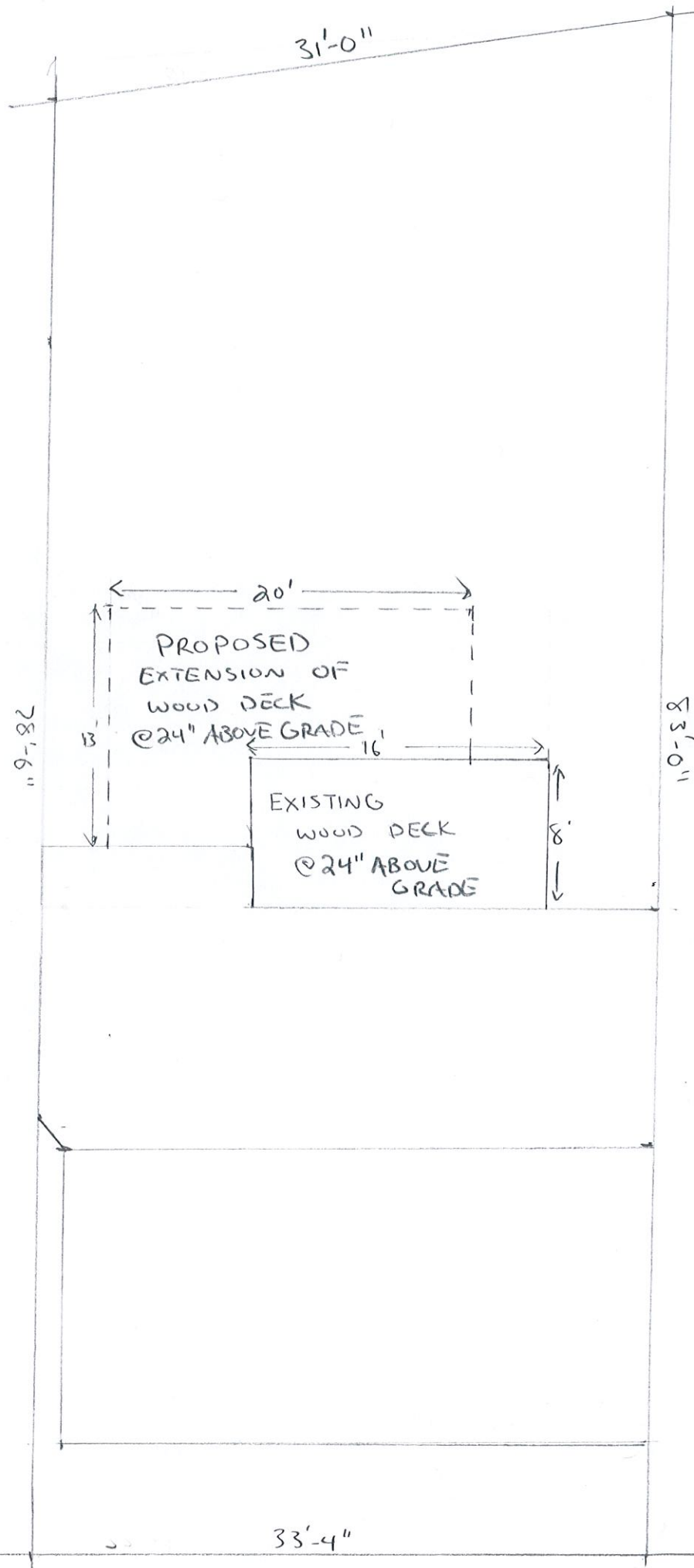
Yard Item(s)





1/8" = 1'

APPLERY STREET SIDEWALK



1/8" = 1'

33'-4"