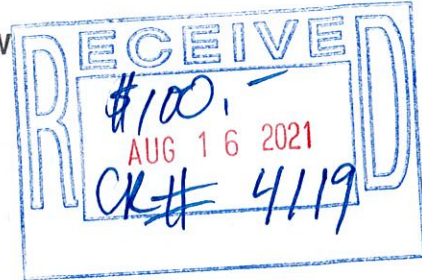


# APPLICATION FOR DIMENSIONAL VARIANCE

CITY OF NEWPORT, RI  
ZONING BOARD OF REVIEW



DATE: 8/13/21

ZBR  
Sept-4

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: 33 HAMMOND ST, NEWPORT, RI 02840

Tax Assessor's Plat 35 Lot 182

## Petitioner Information

Applicant William & Joyce BAILEY Address 33 HAMMOND ST. NEWPORT, RI 02840

Owner SAME Address SAME

Lessee N/A Address \_\_\_\_\_

## Property Characteristics

Dimensions of lot-frontage 41' depth 102' area 4000 sq. ft.

Zoning District in which premises is located R-10 - RESIDENTIAL

How long have you owned above premises? 4 1/2 yrs

Are there buildings on the premises at present? YES

Total square footage of the footprint of existing buildings 1072

Total square footage of the footprint of proposed buildings N/A / CONDENSER PAD

Present use of premises SINGLE FAMILY HOME

Proposed use of premises SAME



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

Give extent of proposed alterations We are adding heat pump/cooling system under the RISE program. We would like to place the condenser in the setback area. We have contacted our adjacent neighbor and he does not have an objection to the proposed placement of the unit

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	4000	10,000	
Lot Coverage (%)	26.8%	20%	27%
Dwelling Units	<del>1072 sq ft.</del>		<del>1080 sq ft.</del>
Parking (# of spaces)	3		3
Front Setback	6'	15'	6'
Side Setbacks	5'	10'	5 1/2 ft.
Rear Setback	60'	20'	60'
Height	3 stories		3 stories

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 buildings are very close together and there is no room on the other side of the house to place the condenser unit



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?

N/A We would not be able to install the  
split unit A/C ~~pumps~~ and heat pumps.

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

N/A IT IS THE ONLY PLACE THE UNIT WILL  
FIT NEXT TO THE HOUSE.

#### 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".

Joyce Wensel-Barley

Applicant's Signature

( )

Telephone Number

Joyce Wensel-Barley

Owner's Signature

(340) 514-4897

Telephone Number

Email address joycebarley56@gmail.com

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





# SITE PLAN

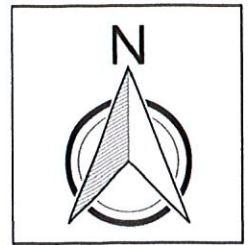
33 Hammond St

Newport, RI 02840

Parcel ID: NEWP M:035 B:0182

Lot area: 0.09 Acres

Plot Size: 11"x17"



scale 1"=10'

Hammond St

