

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

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW

DATE: 2/23/2021

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: 89 Roseneath Ave.

Tax Assessor's Plat 41 Lot 103

Petitioner Information

Applicant Stephen Cavagnaro Address 89 Roseneath Ave

Owner Stephen Cavagnaro Address 89 Roseneath Ave.

Lessee _____ Address _____

Property Characteristics

Dimensions of lot-frontage 60 depth 80 area 4,800 sq. ft.

Zoning District in which premises is located Ward 5

How long have you owned above premises? 3 months

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings 1160 sq ft

Total square footage of the footprint of proposed buildings 1160 sq ft

Present use of premises Second Home

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

Proposed use of premises

Second Home

Give extent of proposed alterations The proposal is to add an open deck on the rear of the property, attached to the main dwelling.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	4800	10,000	4800
Lot Coverage	1160	20%	1320
Dwelling Units	1	1	1
Parking (# of spaces)	4		4
Front Setback	33'	15	33'
Side Setbacks	22.9' + 5'	10	22.9' + 5'
Rear Setback	19.2'	20	9.2'
Height	31'	30	31'

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

We are asking to construct a deck similar to what all other homes in the neighborhood have

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?

None at all.

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?

It does not allow us to construct a deck big enough to enjoy

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

IT will give us a comfortable sized deck for our family to enjoy

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".

Stephen G. Scavagnaro
Applicant's Signature

(781) 975-1294

Telephone Number

Stephen G. Scavagnaro
Owner's Signature

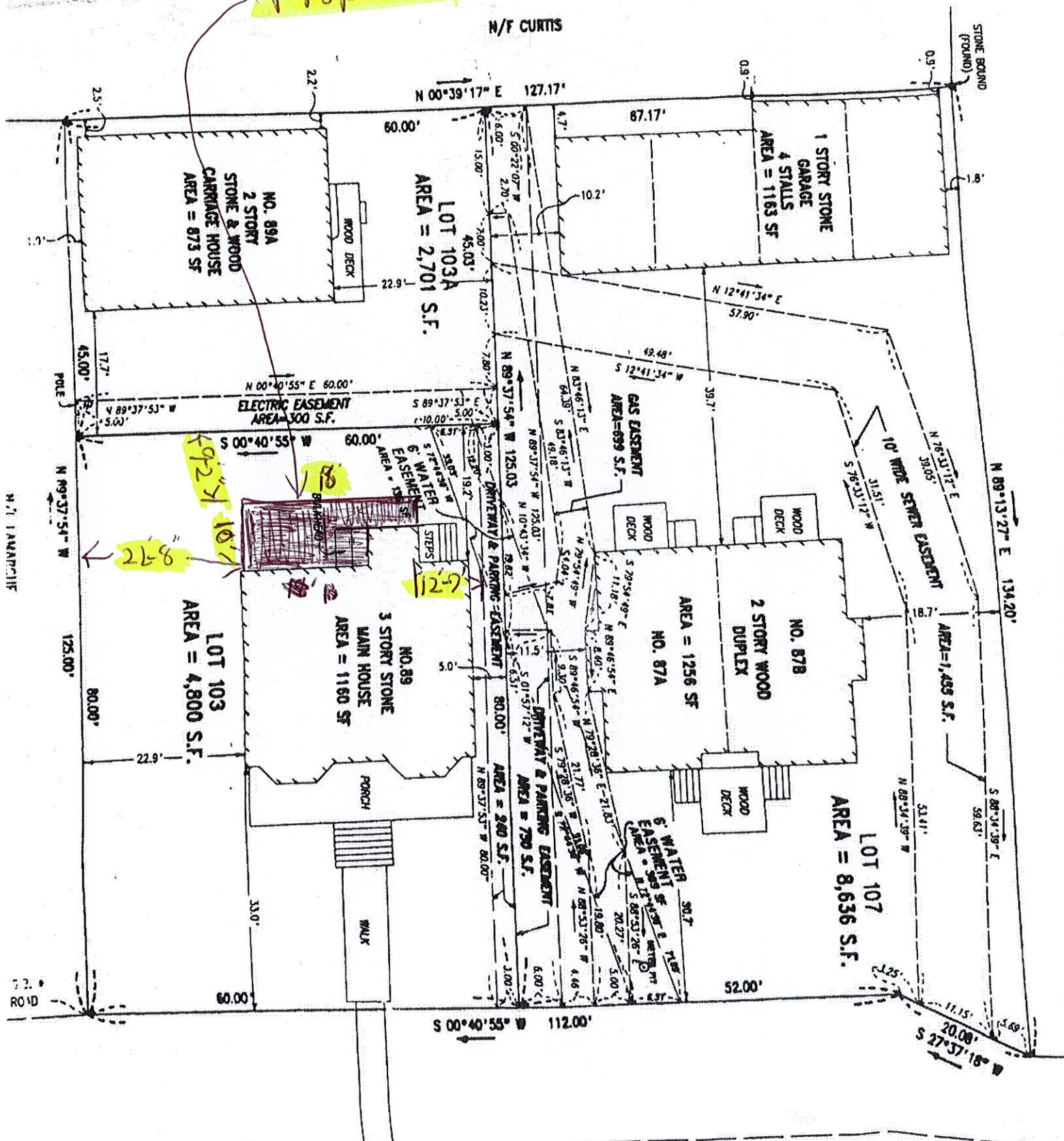
(781) 975-1294

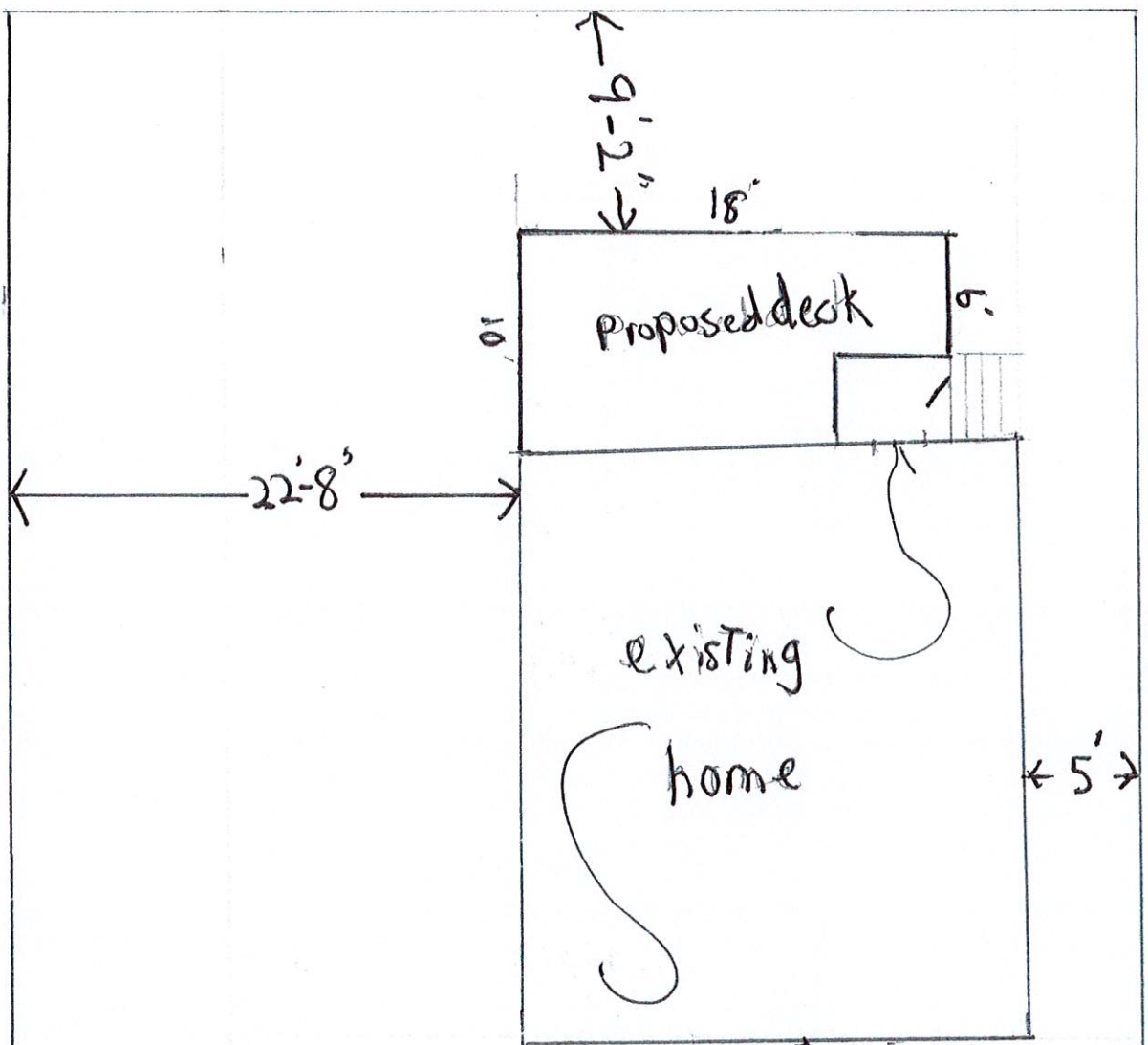
Telephone Number

Email address Scavagnaro@hotmail.com

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

Proposed deck





89 Roseneath Ave
10x18' deck 1st floor



Roseneath Ave