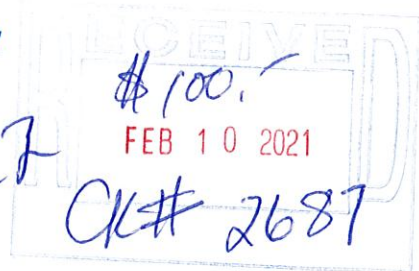


# APPLICATION FOR DIMENSIONAL VARIANCE

CITY OF NEWPORT, RI  
ZONING BOARD OF REVIEW

DATE: 2/9/21

ZBR  
March-7



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: 21 Peckham Avenue

Tax Assessor's Plat 7 Lot 175

## Petitioner Information

Applicant Matthew B. Chase Address 21 Peckham Avenue, APT#2

Owner Matthew B. Chase Address \_\_\_\_\_

Lessee \_\_\_\_\_ Address \_\_\_\_\_

## Property Characteristics

Dimensions of lot-frontage \_\_\_\_\_ depth \_\_\_\_\_ area 920 sq. ft.

Zoning District in which premises is located Residential (R-10)

How long have you owned above premises? 23 years

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings 1070 SF

Total square footage of the footprint of proposed buildings ~~1070 SF~~ 1166

Present use of premises Primary Residence

Proposed use of premises Primary Residence

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

Give extent of proposed alterations I seek this variance to repair and rebuild my existing outdoor shed.

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### Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	4,791	0	4,791
Lot Coverage (%)	20%	20%	<del>20%</del> 24%
Dwelling Units	2	2	2
Parking (# of spaces)	3	3	3
Front Setback	15'	15'	15'
Side Setbacks	10'	10'	10'
Rear Setback	20'	20'	20'
Height	30'	30'	30'

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?

No such conditions exist. I am seeking to rebuild my existing shed to the conditions

shared and allowed to the surrounding homeowners.

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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?

Depriving the applicant of this zoning code would only harm other property owners as I seek to remove a decaying building within my lot. In doing so, I hope to beautify my lot to the standards of surrounding property owners as well as the City of Newport. I seek this variance for my shed due to its poor and irreparable condition. Likewise, a rebuild in the existing location would improve curb appeal and encourage others to do the same.

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

The existing shed [150SF] is too close to the property line. The proposed shed is intended to expand the distance between the property line and the building, which in its current location and lot coverage is non-compliant. The proposed renovation will move the shed further from the property line as well as aid in beautifying the area.

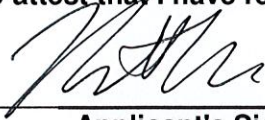
### **The Zoning Boards Role**

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;

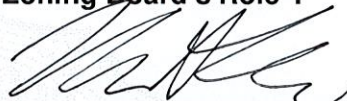
**By signing below, I hereby attest that the information provided is accurate and truthful. I also attest that I have read the section entitled "The Zoning Board's Role".**



**Applicant's Signature**

( 401 ) 835 - 0157

**Telephone Number**



**Owner's Signature**

( 401 ) 835 - 0157

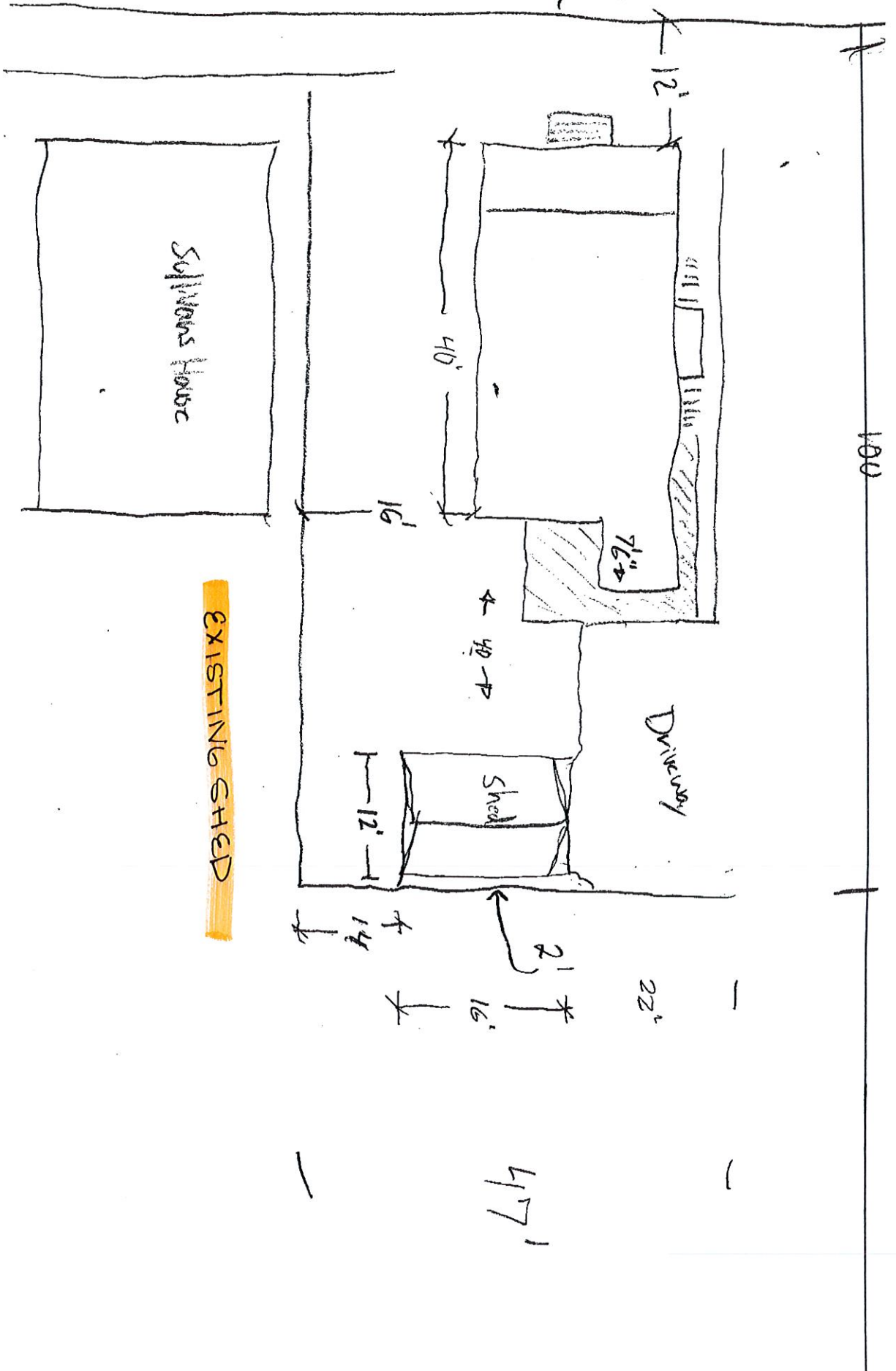
**Telephone Number**

**Email address** Matt@MBCCarpentry.com

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

Peckham Ave

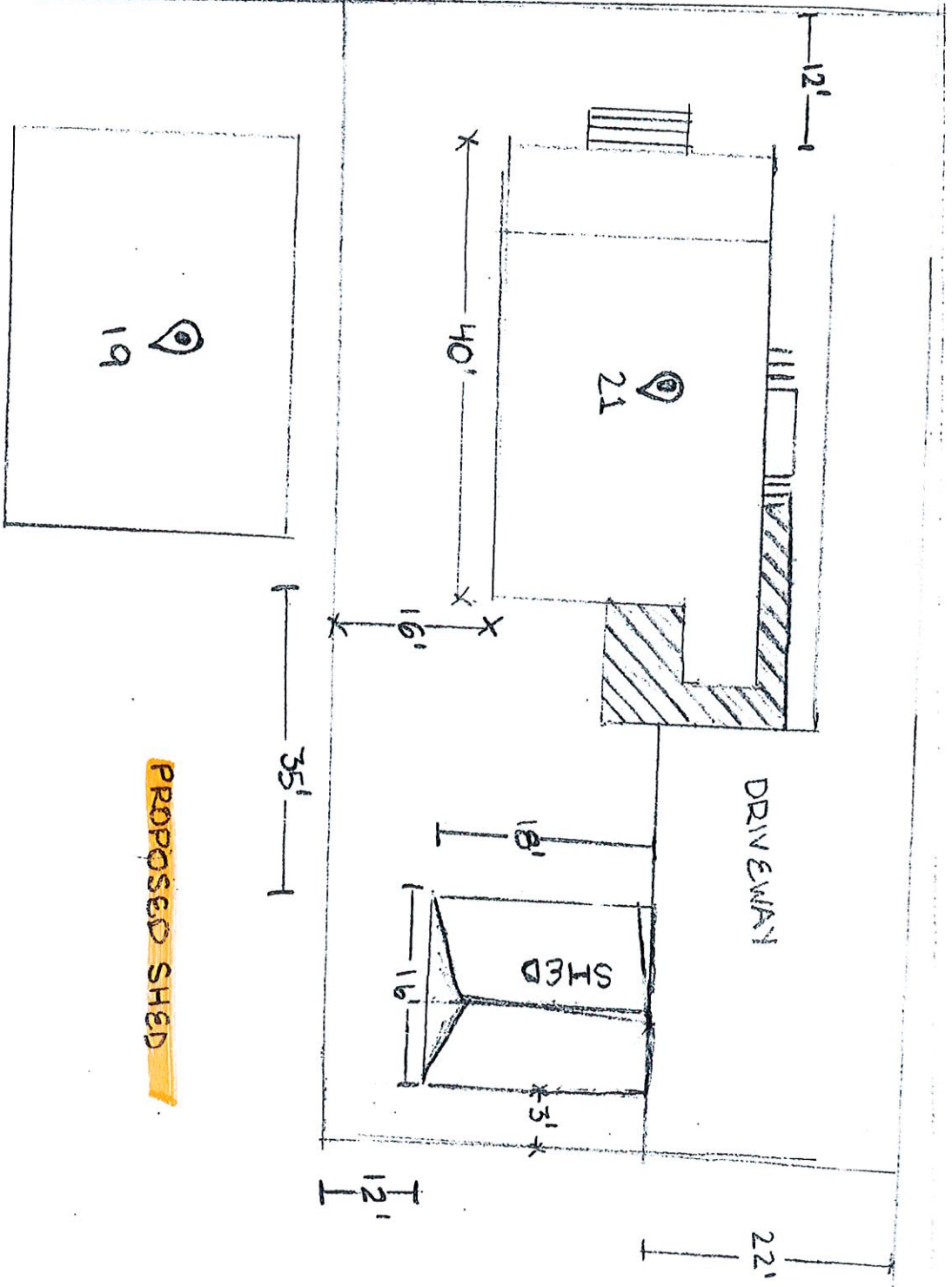
KALIE WAY



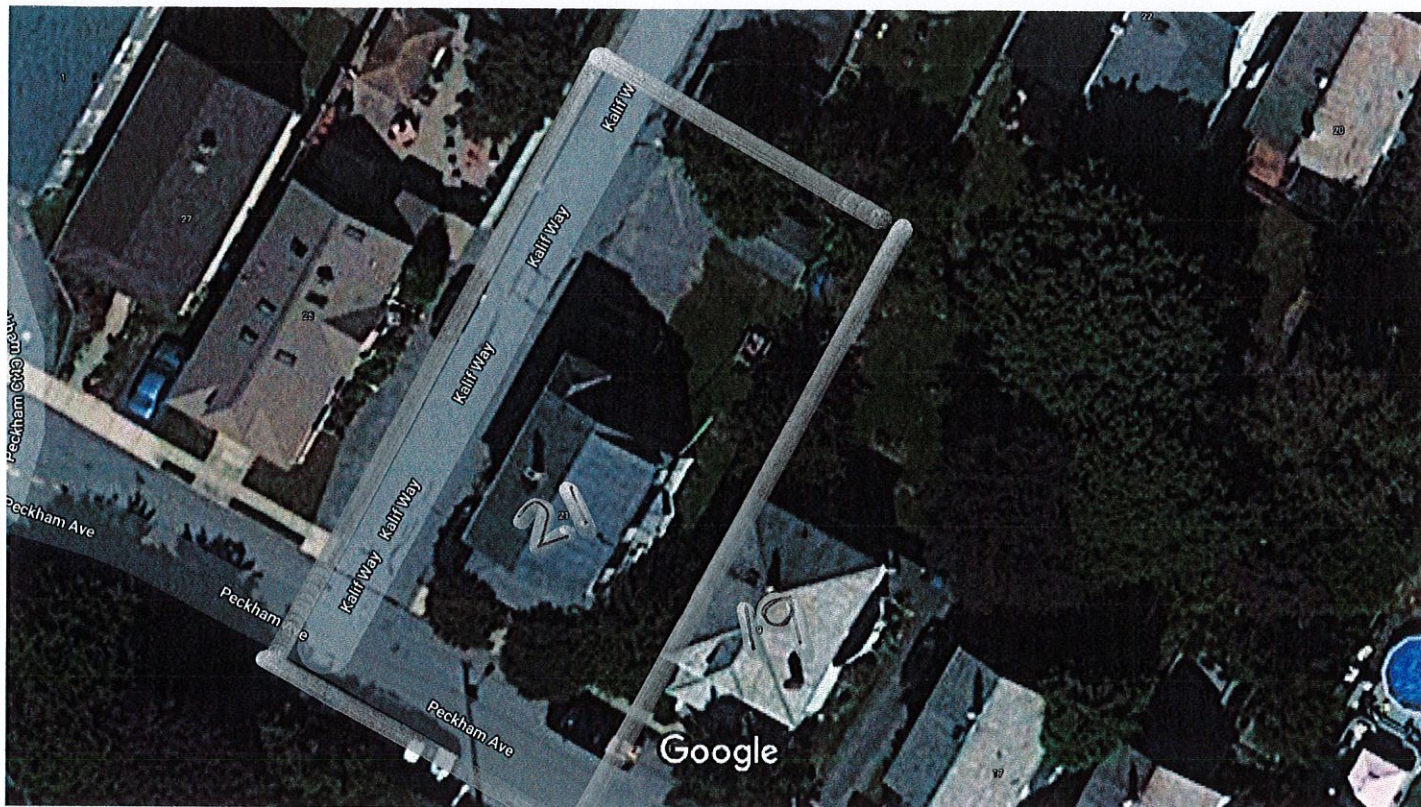


PECKHAM AVENUE

KALIF WAY



PROPOSED SHED



Map data ©2021, Map data ©2021 20 ft

21 Peckham Ave, Plat 7, Lot 175