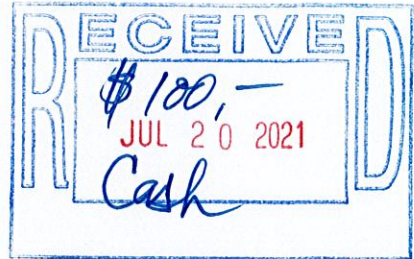


**COMBINED APPLICATION FOR A SPECIAL USE PERMIT & A  
REGULATORY (DIMENSIONAL) VARIANCE**

**CITY OF NEWPORT, RI  
ZONING BOARD OF REVIEW**



DATE: 7/20/2021

*ZBR  
Aug-1*

**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: 2 Berkeley Terrace Newport, RI 02840

Tax Assessor's Plat 33 Lot 080

**Petitioner Information**

Applicant: Douglas & Caterina Colson Address: 2 Berkeley Terrace Newport, RI 02840

Owners: Douglas & Caterina Colson Address: 2 Berkeley Terrace Newport, RI 02840

**Property Characteristics**

Dimensions of lot-frontage 40' depth 75' area 3,000 sq. ft.

Zoning District in which premises is located R-10

How long have you owned above premises? 1 year 4 months

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings 1,173 sq. ft.

Total square footage of the footprint of proposed buildings 1,157 sq. ft.



Present use of premises Family home, personal storage

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

Proposed use of premises Family home, personal storage

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Give extent of proposed alterations Remove existing 8' x 20' free standing storage shed and replace it with a new, smaller 8' x 16' free standing storage shed

### Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	3,000 sq. ft	10,000 sq. ft.	3,000 sq. ft
Lot Coverage	39%	20%	38%
Dwelling Units	1	1	1
Parking (# of spaces)	2	2	2
Front Setback	13'	15'	13'
Side Setbacks	7' East / 10' West	10'	7' East / 10' West
Rear Setback	Shed 1' / Home 16'	20'	Shed 1' / Home 16'
Height	25'	30'	25'

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

**1D: Promote the retention, design and development of a variety of affordable housing stock consistent with local neighborhood housing characteristics**

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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 existing 8' x 20' free standing storage shed is an aging shed that has sunken below grade. This makes it difficult to open the door and enter the shed. The shed floods with every rain fall. The structure is rotting and becoming an eye soar for the neighboring properties**

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?

**Having an undersized lot does not afford us the Required/Allowed setbacks as stipulated in the Zoning Characteristics. We have yard equipment, tools, bicycles, beach chairs and lawn furniture that requires a dry, clean, and covered space. Currently, the existing shed only covers these belongings, it is no longer clean or dry.**

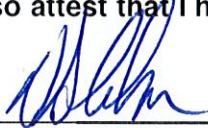
Explain why this is the minimum variance that will make possible the reasonable use of the land, building or structure.

**We are requesting permission to replace the existing 8' x 20' eye soar free standing shed with a beautiful brand new 8' x 16' free standing shed within the existing footprint. The current placement of the existing shed is >2' from the north property line and 10' from both the East and West property lines. The proposed 8' x 16' free standing shed would be place within the existing footprint, >2' of the North Property line, 14' from the West property line and 10' from the East property line. The proposed shed would be smaller and a more eye pleasing structure for the neighboring properties.**

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



Owner's Signature

(508) 221-1903

Telephone Number

( )

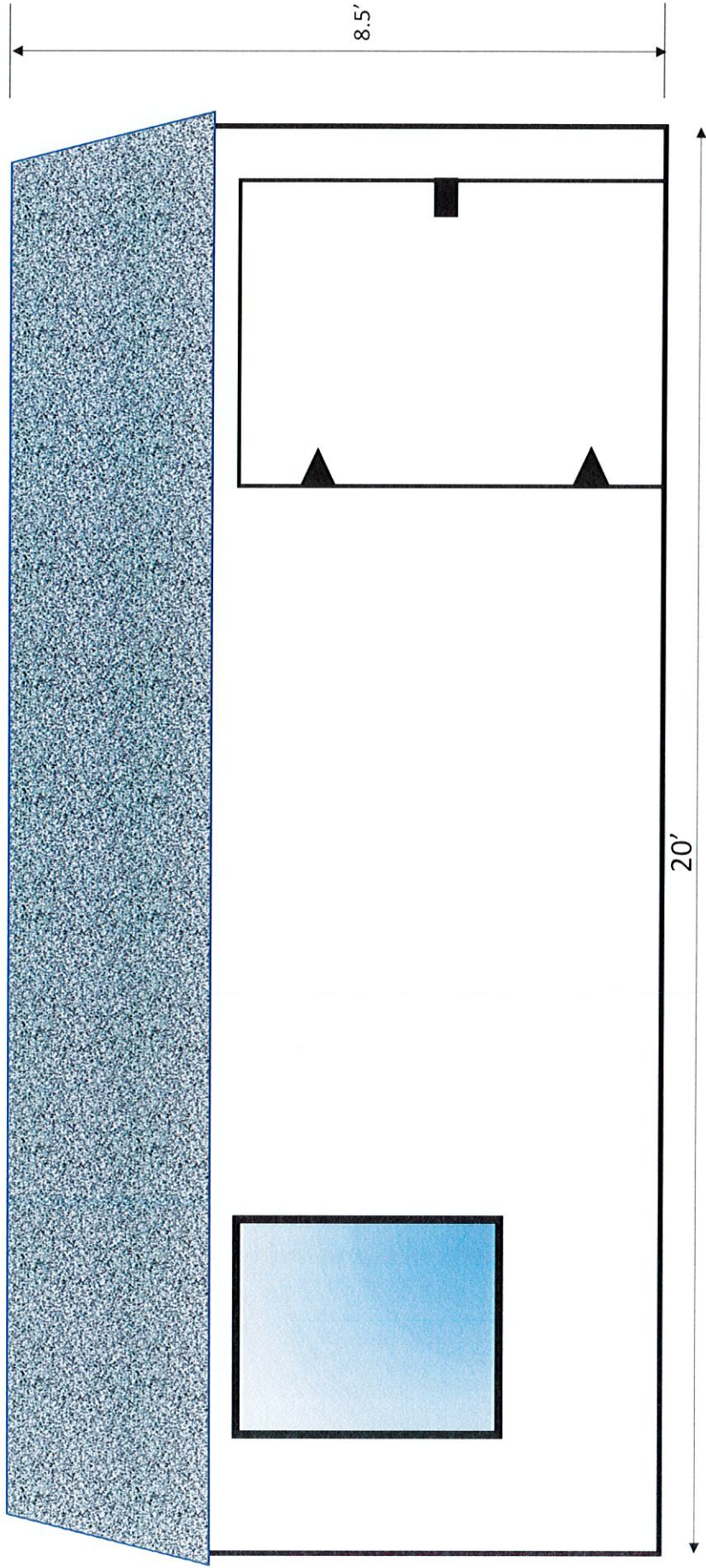
Telephone Number

Email address DCOLSON@COMCAST.NET

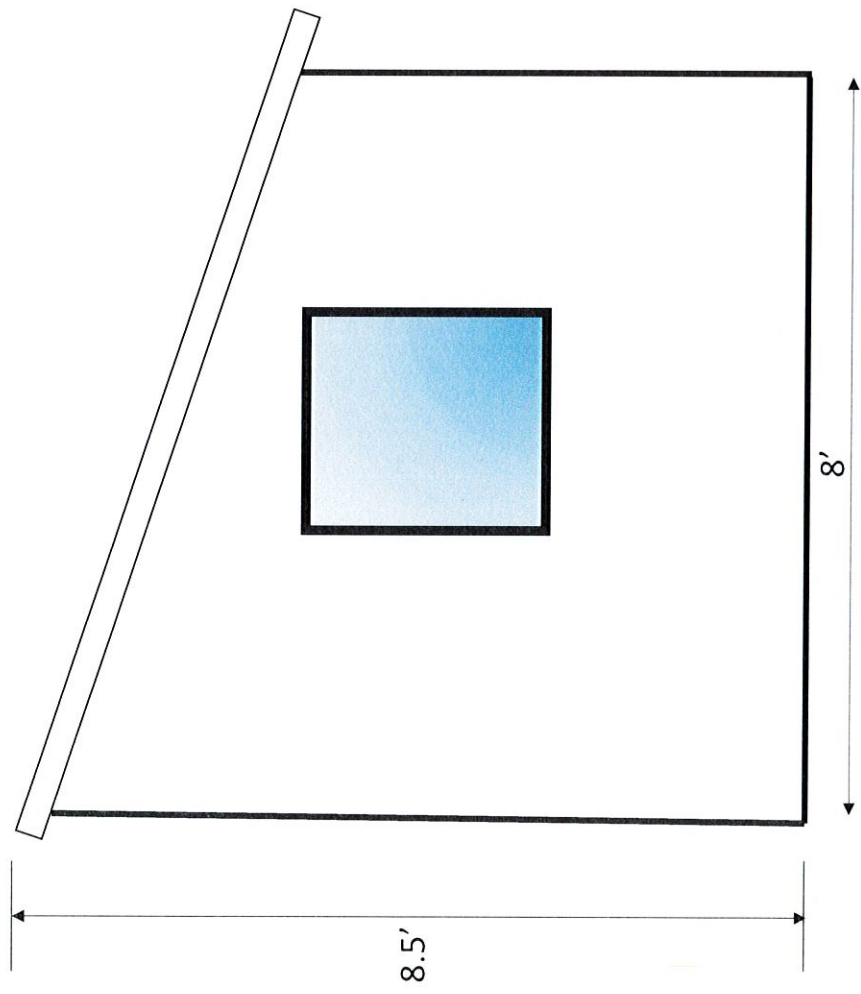
Be sure all required drawings are attached to this application at the time of the submittal.



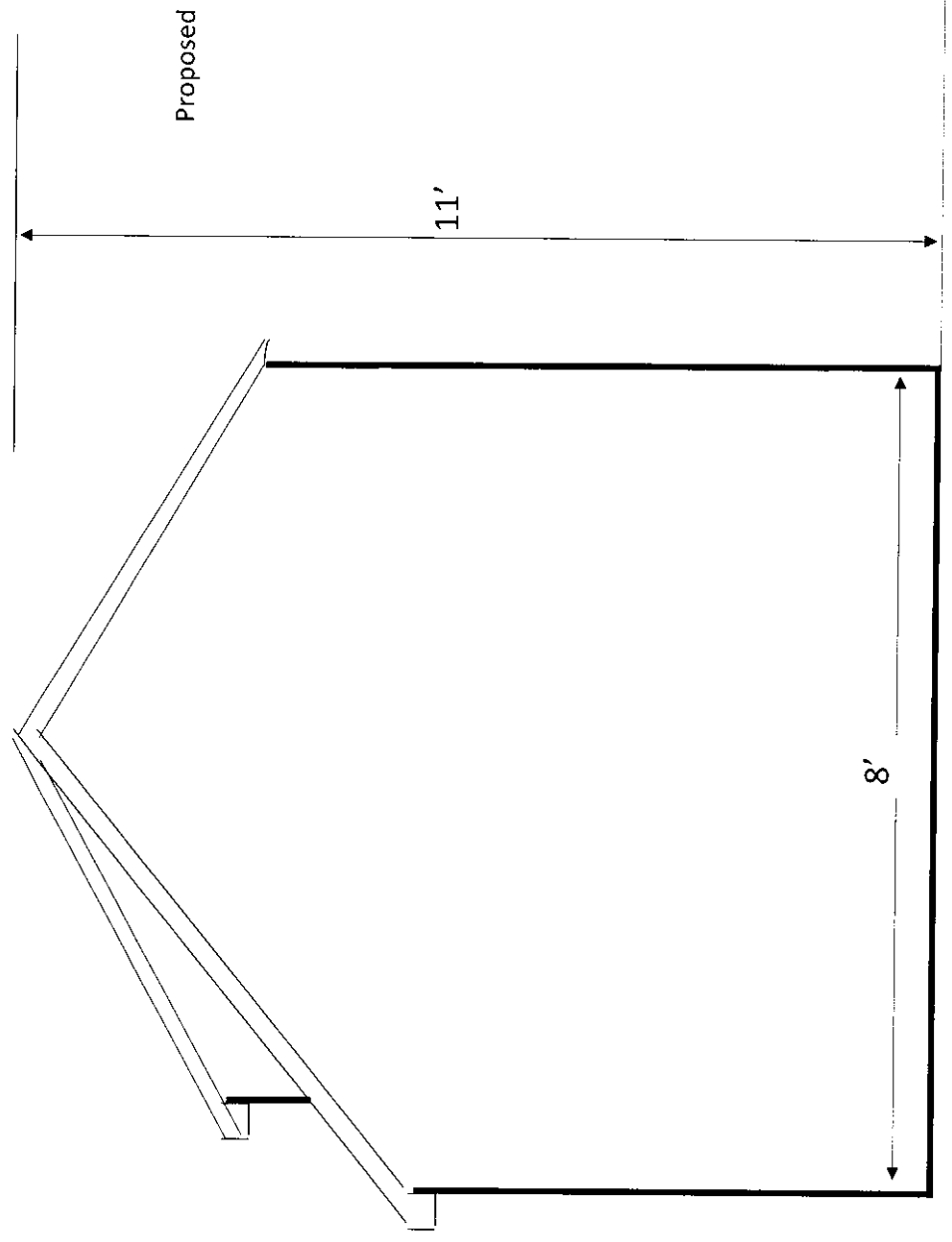
Existing Free-Standing Storage Shed - Front View



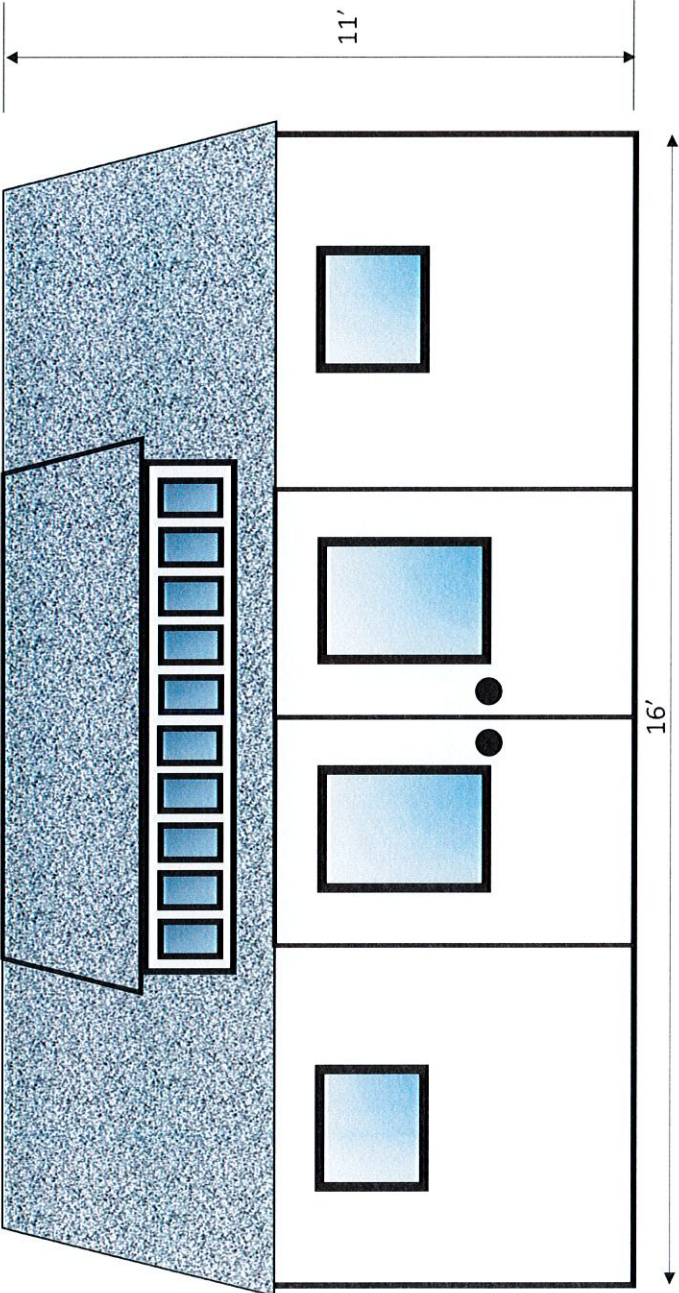
Existing Free-Standing Storage Shed - Side View



Proposed Free-Standing Storage Shed  
Side-View



Proposed Free-Standing Storage Shed  
Front View





2 Berkeley Terrace – Plat 33 Lot 030 Zoning District R-10

Photographs of existing 8' x 20' Free Standing Storage Shed -



Image of Proposed Free Standing Replacement Storage Shed. Color and dimensions not precise:

