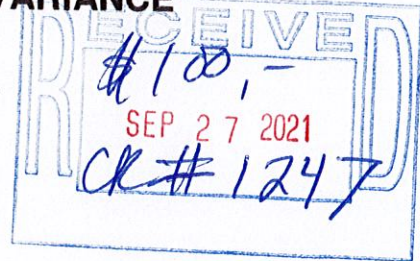


COMBINED APPLICATION FOR A SPECIAL USE PERMIT & A
REGULATORY (DIMENSIONAL) VARIANCE

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW



DATE: 9/27/21

ZBR
Oct-10

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: 32834 Callender Ave

Tax Assessor's Plat 18 Lot 087

Petitioner Information

Applicant John Cranshaw Address 32 Callender Ave

Owner John Cranshaw Address 32 Callender Ave

Lessee _____ Address _____

Property Characteristics

Dimensions of lot-frontage _____ depth _____ area _____ sq. ft.

Zoning District in which premises is located R10

How long have you owned above premises? 11 Years

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings 1,684

Total square footage of the footprint of proposed buildings 1,684

Present use of premises Residential - 2 Family

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

Proposed use of premises

Residential - 2 family

Give extent of proposed alterations

Install new electric service utility drop from pole to house and new riser in lieu of installing underground service line. Regarding ordinance 17.100.030 E

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)			
Lot Coverage			
Dwelling Units	2		2
Parking (# of spaces)	3		3
Front Setback			
Side Setbacks			
Rear Setback			
Height			

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

N/A

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 zoning ordinance requirement will force me to install underground electric utility lines, requiring excavation of city street, driveway and yard. The extent of work will require a city street is shut down during excavation and a police detail. This extensive work for electric service line will do little to alleviate visible cables strung from utility poles to buildings in the neighborhood.

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?

The cost to the home owner to install new electric utility service will be increased significantly. Installation of standard overhead service will be around \$2,500 to \$3,500. Installation of underground service will triple the cost with a price ranging from \$9,000 to \$12,000.

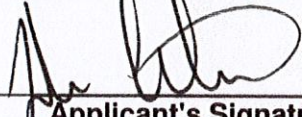
Explain why this is the minimum variance that will make possible the reasonable use of the land, building or structure.

Overhead utility drop is currently in place and is the same manner for which electric utility is delivered to other properties in the neighborhood. It will not alter the aesthetics of the neighborhood and overhead utility drop will not place undue financial burden on homeowner.

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;

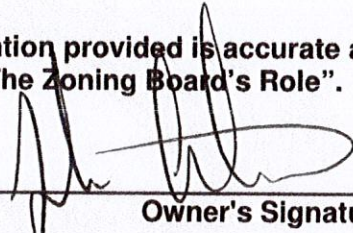
By signing below, I hereby attest that the information provided is accurate and truthful. I also attest that I have read the section entitled "The Zoning Board's Role".



Applicant's Signature

(786) 543-7757

Telephone Number



Owner's Signature

(786) 543-7757

Telephone Number

Email address

johncranshaw@yahoo.com

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

32 & 34 Callender Ave Electric Service Utility Drop

