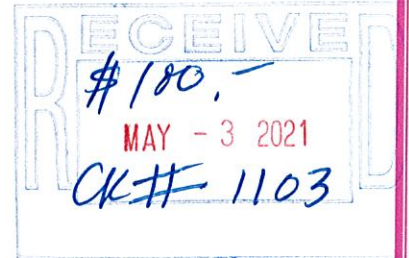


**COMBINED APPLICATION FOR A SPECIAL USE PERMIT & A  
REGULATORY (DIMENSIONAL) VARIANCE**

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



DATE: 4/29/2021

*ZBR  
June-2*

**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: 27 Everett St.

Tax Assessor's Plat 19 Lot 087

**Petitioner Information**

Applicant Tracy Detwiler Address 27 Everett St.

Owner Same Address SAME

Lessee                      Address                     

**Property Characteristics**

Dimensions of lot-frontage 50<sup>Approx.</sup> depth 130<sup>Approx.</sup> area 6695 sq. ft.

Zoning District in which premises is located R-10

How long have you owned above premises? 8 years

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings House 1233 Garage 240 = 1473 SF

Total square footage of the footprint of proposed buildings 387 SF

Present use of premises Single Family Residence



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

Proposed use of premises

Single family res. (same)

Give extent of proposed alterations

Remove existing 12'x20' garage and build new <sup>1-story</sup> 12'x22' garage with an 18'x20' storage/craft room with shelving and utility sink per plans.

### Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	6695 SF.	10,000 SF.	—
Lot Coverage	1473 SF. or 22%	1339 SF. or 20%	1860 SF. or 28%
Dwelling Units	1		1
Parking (# of spaces)	4		Same
Front Setback	16'	15'	Same
Side Setbacks	R-3'-3" L-33'	10'	R-Same L-16'
Rear Setback	16'-6"	<del>10'</del> Accessory Use	Same
Height	13'-6"	30'	14'-8"

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

The project I am proposing would be comparable to other variances that were granted on my street and in my neighborhood in the past few years.



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?

My property is much lower than my neighbor to the East so my basement is constantly flooding and ruining my belongings and creating a mold issue in my house. I have tried to rectify the problem on the exterior but to no avail.

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?

There are other properties on my street that have more lot coverage and include larger garages on the property than what I am asking for. My property also is experiencing a much worse problem than others as to the drainage issue I am having.

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

I went before the zoning board last year with a proposal for a smaller footprint with a second floor but it was denied. I was told if I changed the plan to a single story structure with a larger footprint to accommodate my needs, that it would be feasible to the abutters that were in opposition to the previous application.




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) 406-0754  
Telephone Number

  
\_\_\_\_\_  
Owner's Signature

(401) 406-0754  
Telephone Number

Email address Tracyjd7@gmail

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