

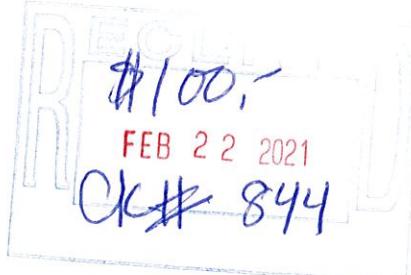
COMBINED APPLICATION FOR A SPECIAL USE PERMIT & A REGULATORY (DIMENSIONAL) VARIANCE

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW

DATE: 2-22-2021

Board members:

28 R March 9



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: 19 Aborn Street

Tax Assessor's Plat 11 Lot 383

Petitioner Information

Applicant Cheny Ford Address 19 Aborn St
Owner Cheny Ford Address 19 Aborn St
Lessee N/A Address _____

Property Characteristics

Dimensions of lot-frontage 50 depth 89 area 4415 sq. ft.

Zoning District in which premises is located R10A

How long have you owned above premises? 1/4/14

Are there buildings on the premises at present? YES

Total square footage of the footprint of existing buildings 756

Total square footage of the footprint of proposed buildings 141.3

Present use of premises single family home

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

Proposed use of premises continued single family residence,
Maintain single family residence.

Give extent of proposed alterations Add small shed, stand by generator, and bulkhead. The generator & bulkhead will remain outside the setback. The shed will encroach on the rear & side setbacks. When completed, all will not exceed 20% lot coverage in total, will remain at 20% lot coverage.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	4415	10,000	Same
Lot Coverage	17%	20%	Same
Dwelling Units	1	1	1
Parking (# of spaces)	2		Same
Front Setback	21.09	15	21.09
Side Setbacks	L=14.44 R=14.44	10'	L=11.4 generator R=8.9 bulkhead
Rear Setback	20.96	20.0	
Height	29 1/2	29 1/2	29 1/2

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

N/A

Note: Shed encroaches rear and side setbacks
5' off rear property line
2' off right side property line

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?

This is a very small, substandard/non conforming lot in a R-10A zone. This property is only 44/15 sq ft. The existing structure is a modestly sized 3 bed/bath residence with a relatively small footprint. (Currently only using 756 sqft footprint). The entire lot coverage is currently only at 17%.

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?

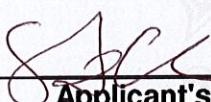
It's common to a modern home to have access to a garage and basement, this home has neither. The neighbors on 3 sides all have garages within the setbacks & access to their basements from the outside. Common entities is storage in either garage or shed. Again, we have neither.

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

The location of the generator is close to the electrical panel and fuel source, (Propane tanks) and fall outside the setback. In addition, the bulk head is located by the gate & driveway and also would fall outside the right side setback. The proposed shed we seek relief for will be situated 5 ft off the rear property line & 4 ft off the right side property line for maintenance purposes. This is primarily what we seek relief for.

- 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;

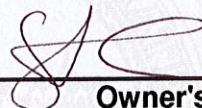
By signing below, I hereby attest that the information provided is accurate and truthful. I also attest that I have read the section entitled "The Zoning Board's Role".



Applicant's Signature

(401) 290-8051

Telephone Number



Owner's Signature

(401) 290-8051

Telephone Number

Email address

caford99@bellsouth.net

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

19 Aborn Street, Newport, RI

Plat #II, Lot 383 *

