

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

CITY OF NEWPORT, RI  
ZONING BOARD OF REVIEW

AD \$150.00

APR 25 2022

CHK # 4970

DATE: 4/25/22

Board members:

ZON MAY 10

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: 15 Slocum St

Tax Assessor's Plat 34 Lot 123

## Petitioner Information

Applicant James Fry/Maureen Thompson Address 262 N. Bryan st. Arlington, VA 22201

Owner James Fry/ Maureen Thompson Address 15 Slocum Ave, Newport, RI

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

## Property Characteristics

Dimensions of lot-frontage 50' depth 60' area 3,000 sq. ft.

Zoning District in which premises is located R-10

How long have you owned above premises? 2 Years

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings 971 sf

Total square footage of the footprint of proposed buildings 168 sf

Present use of  
premises two family dwelling

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

Proposed use of premises Single family dwelling. addition of screened porch

Give extent of proposed alterations Renovate existing two family dwelling  
convert to single family dwelling. add 12'x14' screened porch and 6 x10 shed

### Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	3,000 sf	10,000 sf	3,000
Lot Coverage	971 sf	600 sf	1,139 sf
Dwelling Units	2	1	1
Parking (# of spaces)	0		0
Front Setback	3.7'	15'	3.7' (unchanged)
Side Setbacks	8.3' / 19'	10'	7.1' to porch, 5' to shed
Rear Setback	11'	20'	5' to shed
Height	34'6"	30'	34'6" (unchanged)

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

none



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 building sits on a nonconforming lot, 1/3 the size of the R-10 zone, and was constructed prior to zoning by law adoption. Because of the small square footage of the lot, the existing structure is already over the lot coverage requirements of an rR-10 Zone. No exterior connection can be added without request for a variance both in setback and lot coverage.

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 existing building has no connection to its exterior space currently. Although the backyard is small, this property does have the benefit of a decent sideyard. the proposed screen porch affords an opportunity to visually and physically connect the interior of the home with the exterior.

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

The design is situated on the side of the property that has the greatest distance to the property line, minimizing the amount of setback variance requested. The screened porch proposed is of a modest size, 12X14' just enough for a table and chairs. a 6 x 10 shed is also requested as part of this variance to allow for garden and lawn tools.

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".

Maureen Murphy  
Applicant's Signature

Maureen Murphy  
Owner's Signature

(703) 338-5679  
Telephone Number

(703) 338-5679  
Telephone Number

Email address maureenmva@gmail.com / jimfrydc@yahoo.com

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



## The Zoning Boards Role

Special use permits shall be granted only where the zoning board of review finds that the proposed use or the proposed extension or alteration of an existing use is in accord with the public convenience and welfare, after taking into account, where appropriate:

1. The nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of the structure;
2. The resulting traffic patterns and adequacy of proposed off-street parking and loading;
3. The nature of the surrounding area and the extent to which the proposed use or feature will be in harmony with the surrounding area;
4. The proximity of dwellings, churches, schools, public buildings and other places of public gathering;
5. The fire hazard resulting from the nature of the proposed buildings and uses and the proximity of existing buildings and uses;
6. All standards contained in this zoning code;
7. The comprehensive plan for the city.

The burden of proof in a special-use permit application is on the applicant. This means that if the applicant fails to present adequate competent evidence to prove the applicable standard for issuing a special-use permit has been met, the board must deny the application.

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



# REFERENCE:

1. DEED BK. 3031 PG. 110

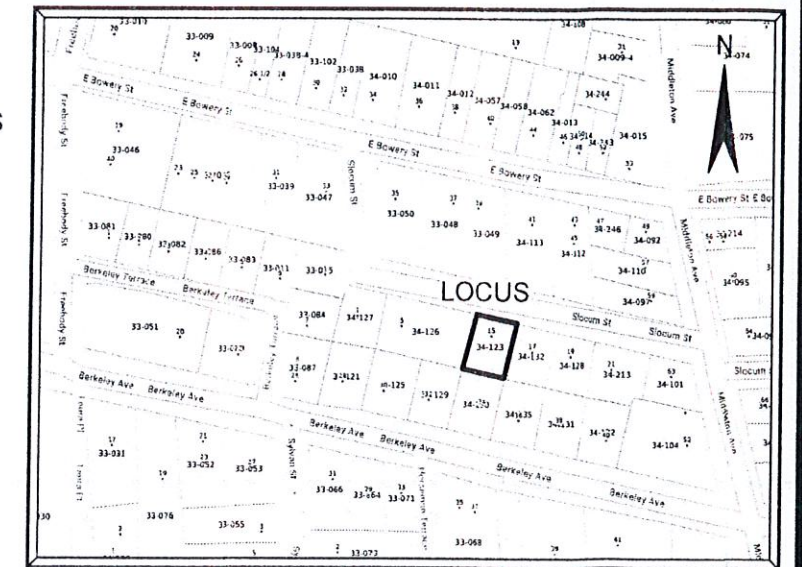
A.P. 34 / LOT 135  
N/F  
LYNNE SHORE

A.P. 34 / LOT 130  
N/F  
PATRICK N. & MARION WALSH

A.P. 34 / LOT 129  
N/F  
JACK A. & FRANCES T. PERKINS

A.P. 34 / LOT 132  
N/F  
MICHAEL RICHARD GRANT

A.P. 34 / LOT 126  
N/F  
KATHLEEN J. TOMASELLO



## LOCUS MAP

NOT TO SCALE

## ZONING DISTRICT R-10

MINIMUM LOT AREA: 10,000 S.F.  
MINIMUM LOT FRONTAGE: 80 FT.  
MINIMUM SETBACKS: FRONT: 15 FT.  
SIDE: 10 FT.  
REAR: 20 FT.  
MAXIMUM STRUCTURE HEIGHT: 30 FT.  
MINIMUM LOT COVERAGE: 20%  
PROPOSED LOT COVERAGE: 37%

## DIMENSIONAL CONFORMANCE SURVEY

A.P. 34 / LOT 123  
15 SLOCUM STREET  
NEWPORT, R.I. 02840

SCALE: 1"=10' DATE: APRIL 5, 2022

PREPARED FOR:

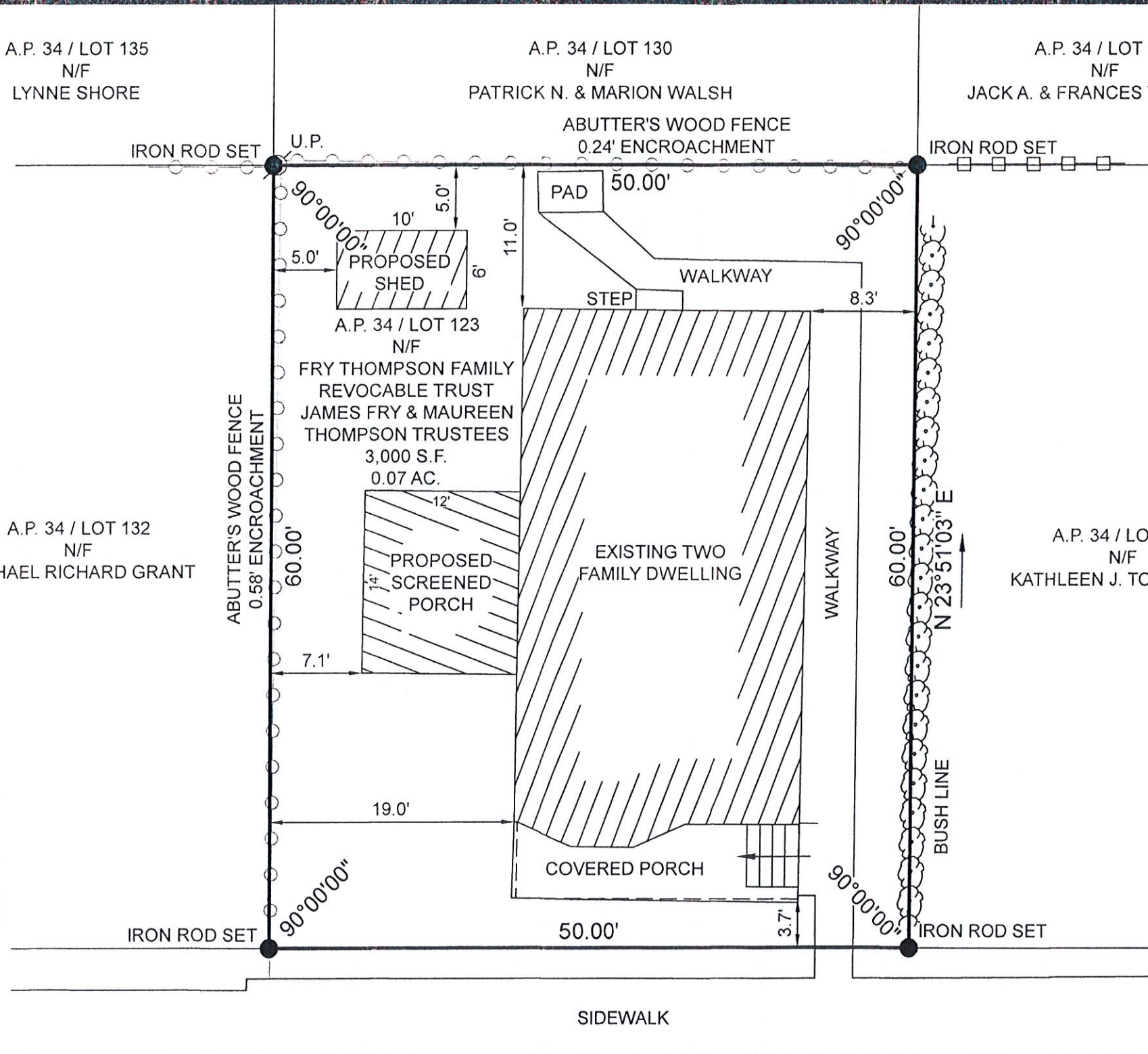
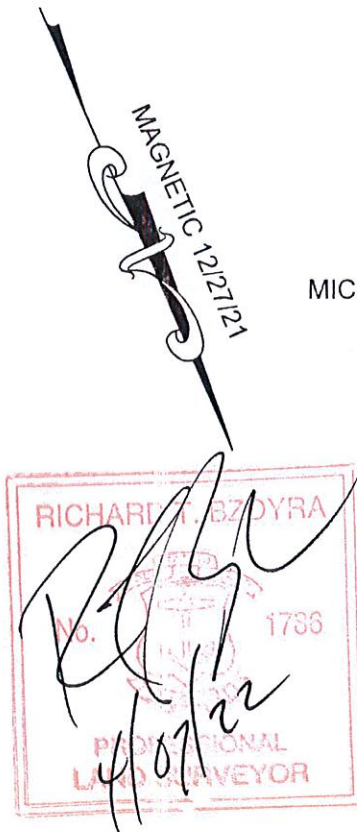
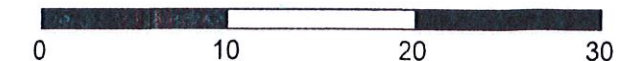
**SIXTEEN ON CENTER**  
41 EAGLEVILLE ROAD, TIVERTON, R.I. 02878  
PHONE: (401) 556-4266

PREPARED BY:

**OCEAN STATE PLANNERS, INC.**  
1255 OAKLAWN AVENUE, CRANSTON, RI 02920  
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10164 / DWG. NO. 10164 - C1 - (AJB)

GRAPHIC SCALE / 1" = 10'



## SLOCUM STREET

(40' PUBLIC)

### SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:  
LIMITED CONTENT BOUNDARY SURVEY

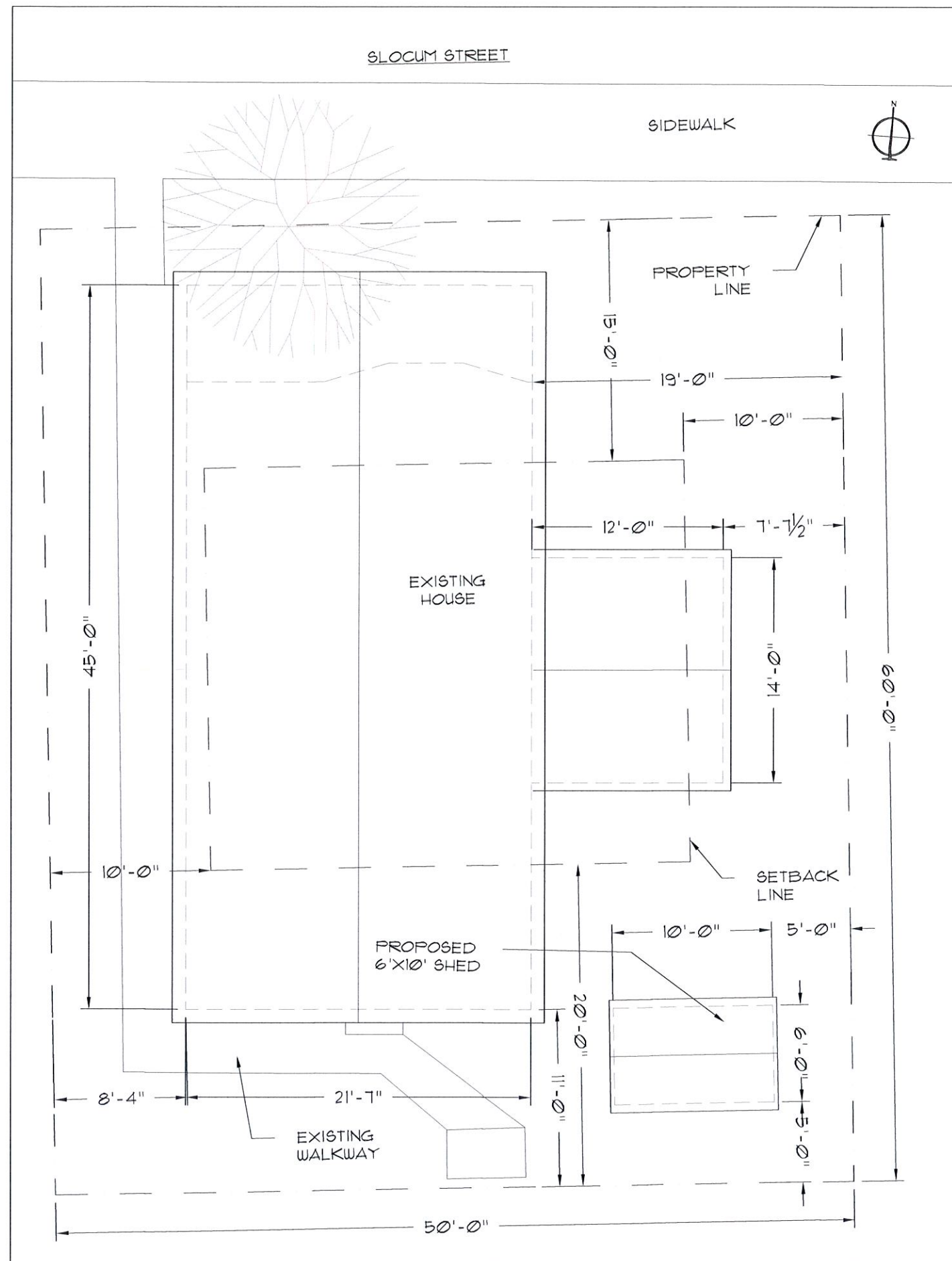
MEASUREMENT SPECIFICATION:  
CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES AS TO PREPARE A PLAN FOR DIMENSIONAL CONFORMANCE

BY: *[Signature]* DATE: 4/07/22  
RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

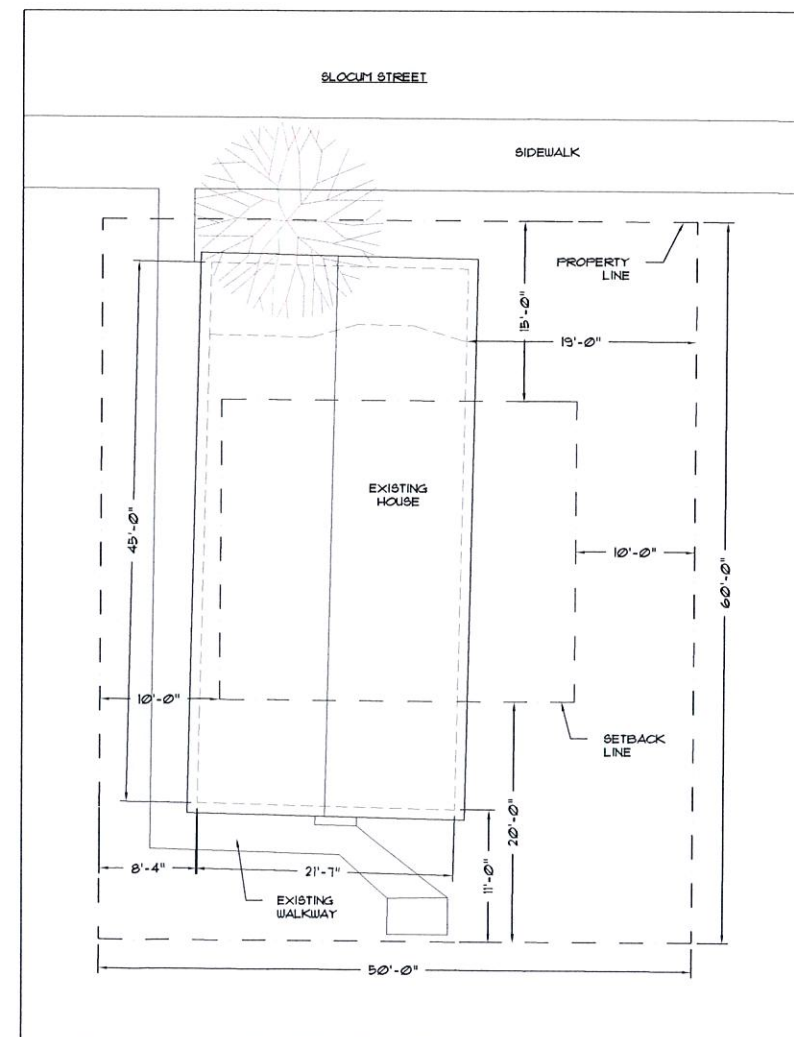
THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.





15 SLOCUM ST,  
NEWPORT, RI 02840

Plat:	34
Lot #:	123
County:	Newport
Zoning:	R-10 (10,000 SF lot min.)
Front yard setback:	15 ft. (min)
Side yard setback:	10 ft. (min)
Rear yard setback:	20 ft. (min)
Max height:	30 ft. (max)
Use:	Two Family Residence
Lot Area:	3,000 SF
Exist living area:	1,866 SF
Exist lot coverage:	990 SF (33%)   (20% max))
Buildings:	858 SF
Decks:	132 SF
Prop. living area:	SF
Prop. lot coverage:	SF (%)   (45% max)
Buildings:	SF
Decks:	SF



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1 Eagleville Road  
Weymouth, RI 02878

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RENOVATIONS TO  
FRY RESIDENCE  
15 SLOCUM ST  
NEWPORT, RI 02840

PROPOSED SITE PLAN  
EXISTING SITE PLAN  
TITLE SHEET & DRAWING LIST

REVISIONS	
DATE	03.22.22
HEET	#OF#

## A0.1

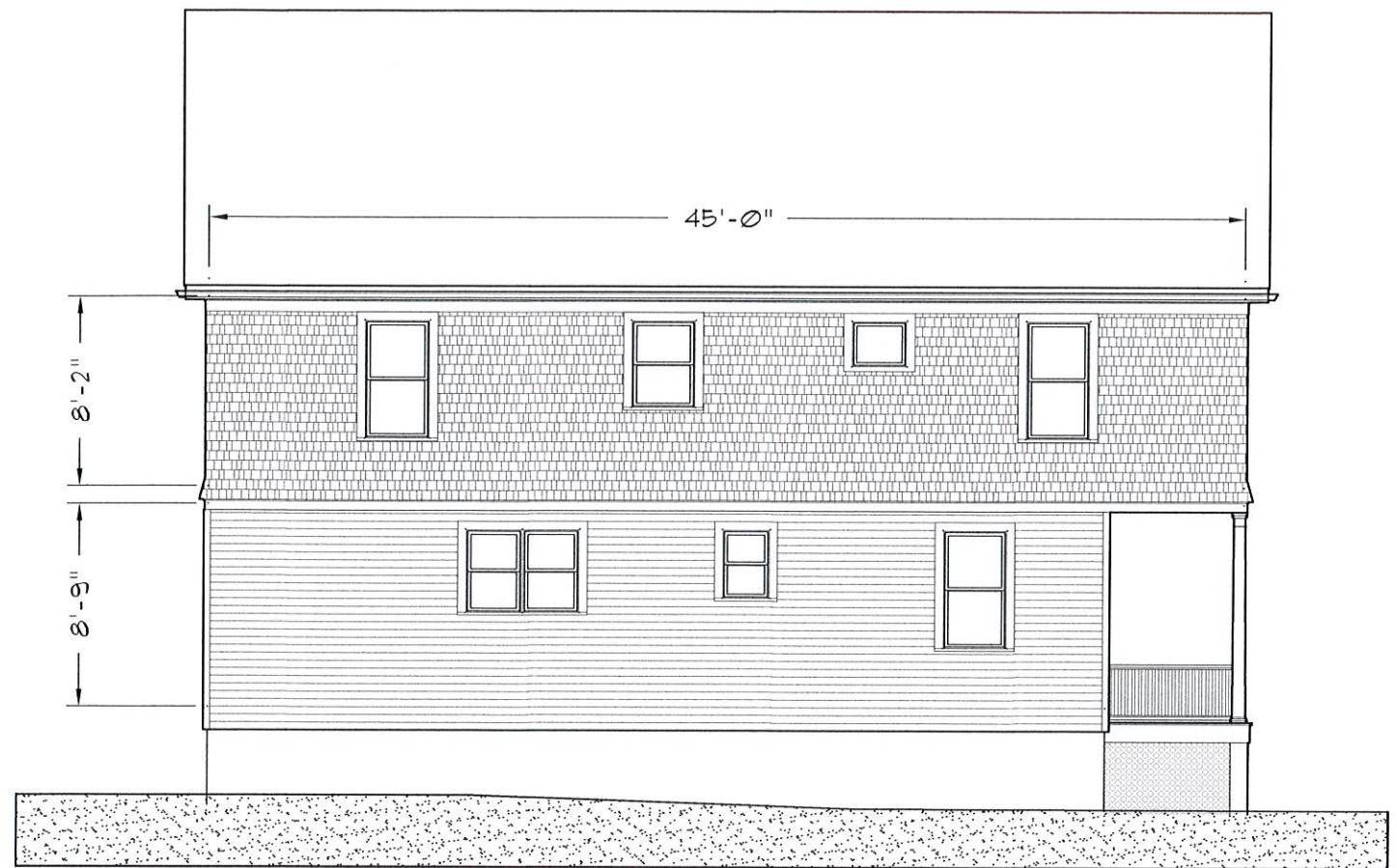




01 NORTH ELEVATION SCALE: 1/8" = 1'-0"



03 SOUTH ELEVATION SCALE: 1/8" = 1'-0"



02 EAST ELEVATION SCALE: 1/8" = 1'-0"



04 WEST ELEVATION SCALE: 1/8" = 1'-0"



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RENOVATIONS TO  
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EXISTING CONDITIONS  
ELEVATIONS

REVISIONS

PHASE	ZONING
DATE	03.22.22
SHEET	#OF#

A1.1





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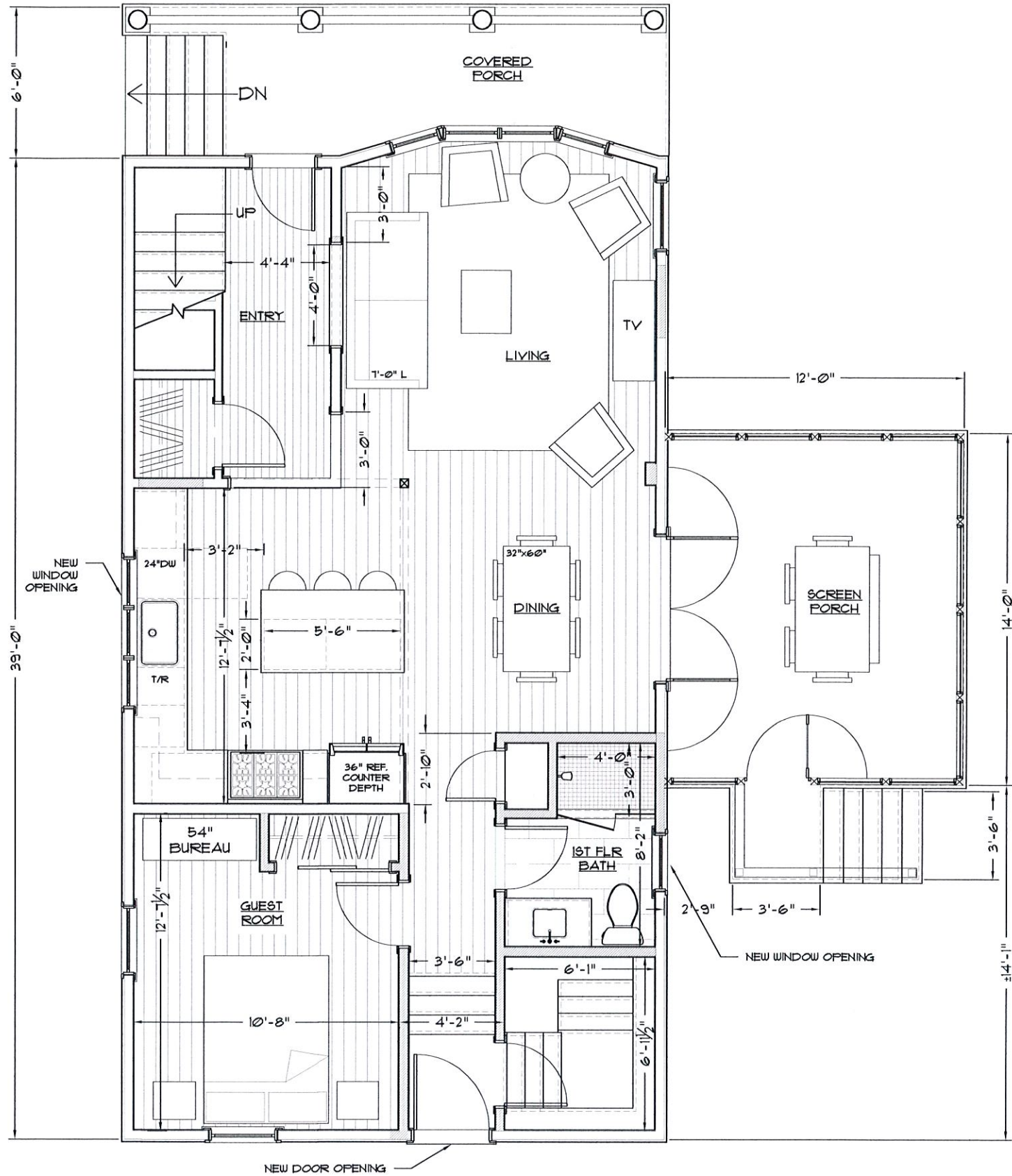
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PROPOSED FLOOR PLANS  
FIRST AND SECOND FLOORS

REVISIONS

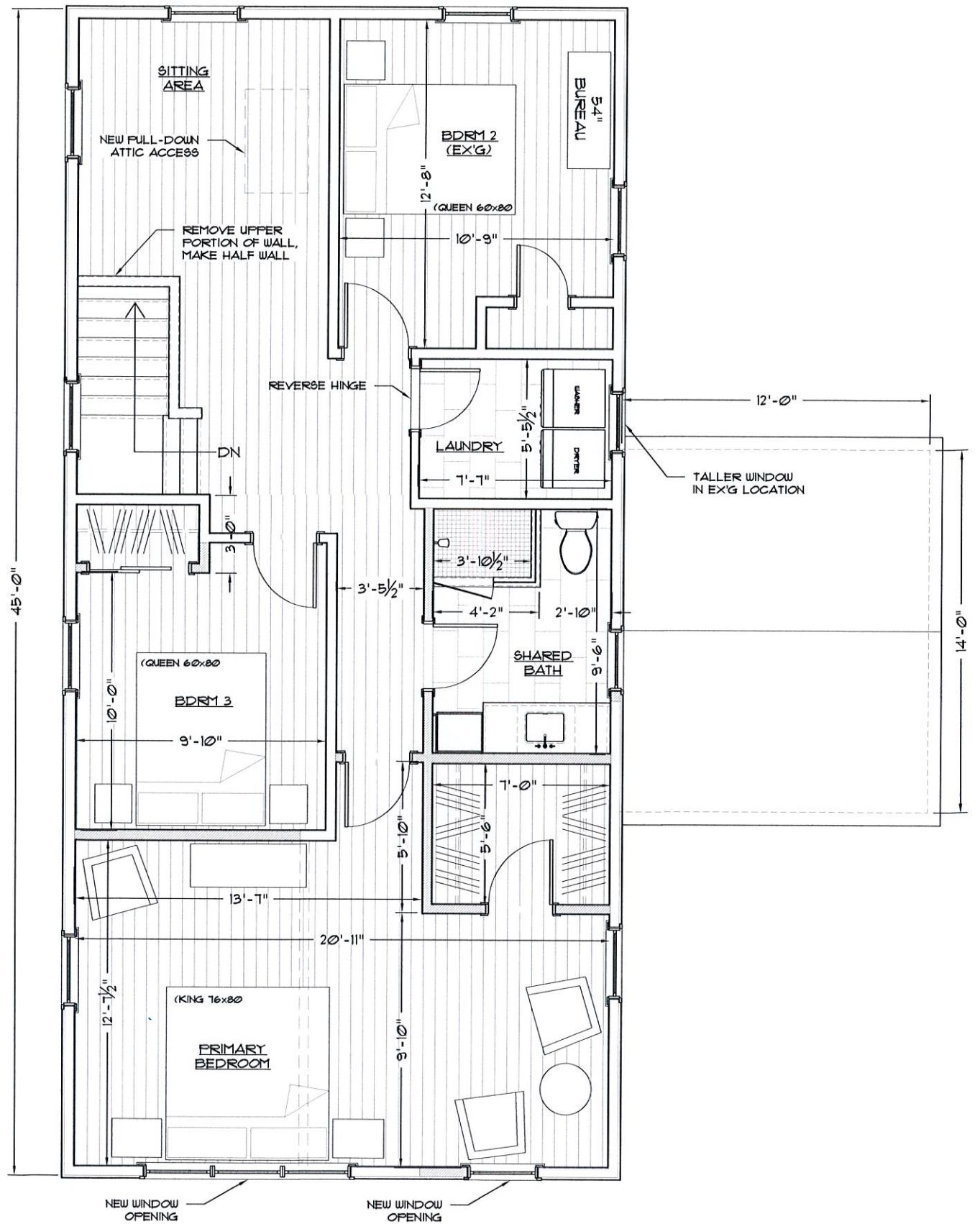
PHASE	ZONING
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01 PROPOSED FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



02 PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"





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PROPOSED SECTION  
SCREEN PORCH ADDITION

REVISIONS

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PROPOSED ELEVATION  
SCREEN PORCH ADDITION

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PROPOSED ELEVATION  
SCREEN PORCH ADDITION

REVISIONS

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A4.2



01 EAST ELEVATION

SCALE: 3/16" = 1'-0"