

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

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW



DATE: 8/9/21

ZBR
Sept-8

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: 11 Atlantic St

Tax Assessor's Plat 40 Lot 214

Petitioner Information

Applicant George Grassi Address 11 Atlantic St

Owner SAME Address SAME

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? 23 years

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings 1400 (Approx) & 1400 (Approx)

Total square footage of the footprint of proposed buildings _____

Present use of premises I Live on the property & rent the back house

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

Proposed use of premises

It's my home & rental
I would like to create off street parking
for my property.

Give extent of proposed alterations

want to add a driveway
on the right side of the house

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	4050	10,000 ^{sq} feet	No change
Lot Coverage	1782	Not over 20%	no change
Dwelling Units	2	2	2
Parking (# of spaces)	2	4	2 3
Front Setback	0	15'	no change
Side Setbacks	L-9' R-12'	10'	no change
Rear Setback	1'	20'	no change
Height	28'	30	No change

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

Looking for a curb cut to create 3
off street parking spots

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?

There are 2 houses on the property
Single family in front & 2
apartments in back - 3 bedroom &
a 1 bedroom

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?

I have a unique situation. There are 2
separate houses on my property. If I'm allowed
the 2nd curb cut it will allow up to 3 off street
parking spots. It won't take away any legal street
parking spots. By allowing my tenants to park on
my property, it will open up more street spots for the
residents.

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

By allowing the driveway I will
be making room for 2/3 cars, which
will allow more parking for the residents
in my neighborhood.

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

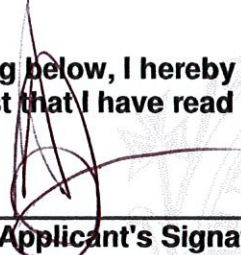


Telephone Number



Telephone Number

Email address



ggrassi37@gmail.com

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

► **Newport**

► **11 ATLANTIC ST**

Card 1 of 2

► **Plat/Lot 40-214**

► **Account: 7526**

LUC 02

Zone R10

► **Assessment**

\$684,900



► **Owner** ► **Owner Account #: R08030**

Owner	Name	% Owned
Owner 1	GRASSI GEORGE L	
Owner 2		0.00
Owner 3		0.00

Address 11 1/2 ATLANTIC ST 2ND FLOOR, NEWPORT, RI 02840-0000

► **Previous Owners & Sales Information**

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
	08/29/1996	0	736-600		

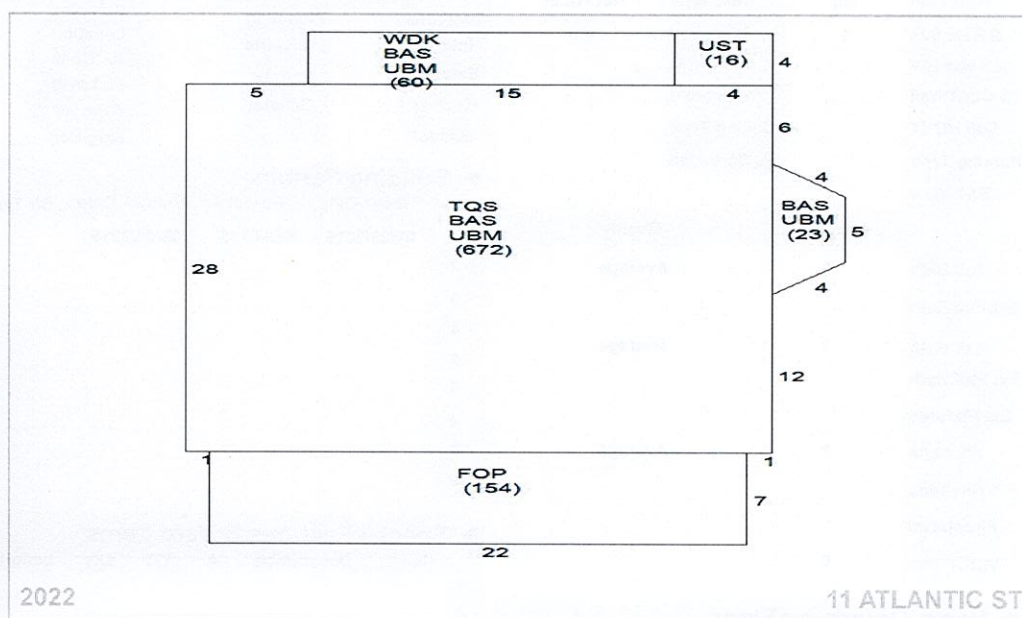
► **Assessment**

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
02	425,700	0	4,050.00	259,200	0	684,900
TOTAL	425,700	0	4,050.00	259,200	0	684,900

Source > Mkt Adj Cost VAL per SQ Unit/Card > 237.44 VAL per SQ Unit/Parcel > 166.01

► **Previous Assessments**

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2021	02	425,700	0	4,050	259,200	0	684,900	684,900
2020	02	342,500	0	4,050	221,600	0	564,100	564,100
2019	02	342,500	0	4,050	221,600	0	564,100	564,100
2018	02	342,500	0	4,050	221,600	0	564,100	564,100
2017	02	310,200	0	4,050	158,500	0	468,700	468,700
2015	02	310,200	0	4,050	158,500	0	468,700	468,700



► **Land Information**

	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	02	2-3 Family	4050	SF	P	1.00	80	64	0800							259,200			1.00	0
2																				
3																				
4																				

► **Newport**

► **11 ATLANTIC ST**

Card 2 of 2

► **Plat/Lot 40-214**

► **Account: 7526**

LUC 02

Zone R10

► **Assessment**

\$684,900

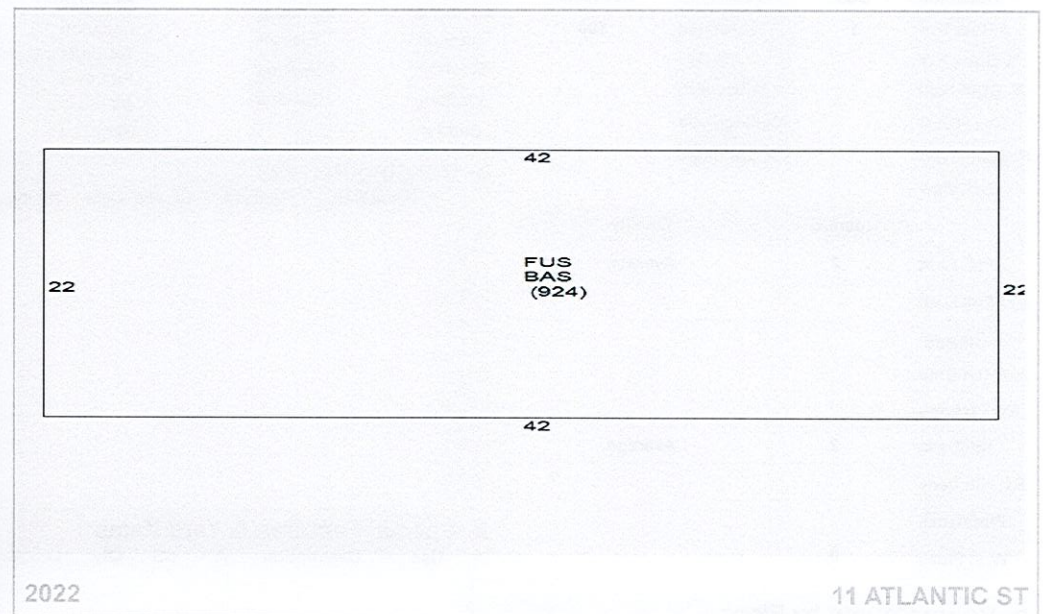


► Owner			► Owner Account #: R08030
Owner	GRASSI GEORGE L	% Owned	
Owner 1		0.00	
Owner 2		0.00	
Owner 3		0.00	
Address	11 1/2 ATLANTIC ST 2ND FLOOR, NEWPORT, RI 02840-0000		

► Previous Owners & Sales Information					
Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
	08/29/1996	0	736-600		

► Assessment						
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
02	425,700	0	4,050.00	259,200	0	684,900
TOTAL	425,700	0	4,050.00	259,200	0	684,900
Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	77.98	VAL per SQ Unit/Parcel >	166.01	

► Previous Assessments								
Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2021	02	425,700	0	4,050	259,200	0	684,900	684,900
2020	02	342,500	0	4,050	221,600	0	564,100	564,100
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► Land Information																				
	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1																				
2																				
3																				
4																				



Newport, RI


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Disclaimer: This information is for tax assessing purposes and is not warranted

Parcel Identification

Map/Lot 40-214
 Account 7526
 State Code 02 - 2-3 Family
 Card 1/2
 User Account R08030

Assessment

Land \$259,200
 Building \$281,600
 Card Total \$540,800
 Parcel Total \$684,900

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2021	\$259,200	\$425,700	\$0	\$684,900
2020	\$221,600	\$342,500	\$0	\$564,100
2019	\$221,600	\$342,500	\$0	\$564,100
2018	\$221,600	\$342,500	\$0	\$564,100

Location and Owner

Location 11 ATLANTIC ST
 Owner GRASSI GEORGE L
 Owner2
 Owner3
 Address 11 1/2 ATLANTIC ST 2ND FLOOR
 Address2
 Address3 NEWPORT RI 02840

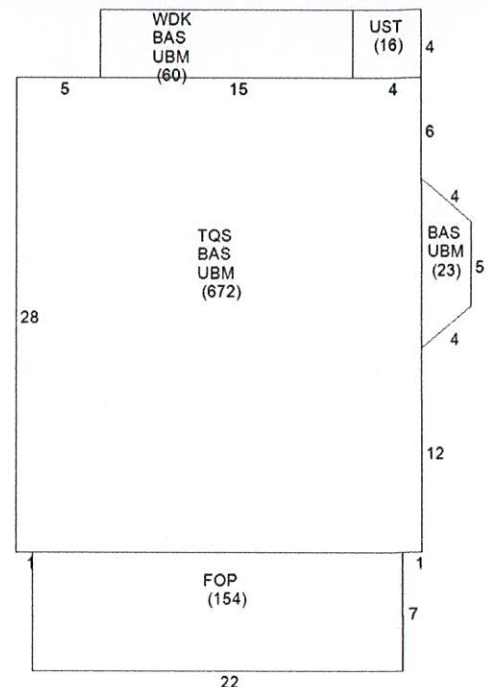
Building Information

Design Conventional
 Year Built 1900
 Heat Hot Water
 Fireplaces 0
 Rooms 6
 Bedrooms 3
 Bathrooms 1 Full Bath\ 1 Half Bath
 Above Grade Living Area 1,292.6 SF

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
08/29/1996	\$0	736-600	

[Click To Open Google Maps](#)



Building Sub Areas

Sub Area
 Basement, Unfinished
 Deck, Wood
 First Floor
 Porch, Open, Finished
 Three Quarter Story
 Utility, Storage, Unfinis

Land Information

Land Area	4,050 SF
Zoning	R10
View	-
Neighborhood	0800

Yard Item(s)



11 Atlantic Street
Newport, RI 02840

August 23, 2021

RE: Variance application

To whom it may concern,

I am a lifelong resident of Newport and I have been the property owner of above address since 1996. The parking situation on Atlantic Street has always been difficult and minimal space available. The variance I am seeking will help to alleviate the lack of available parking for my address and create more spots for mu neighbors.

Thank you for your time and consideration.

Respectfully,

Georgie Grassi

