

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

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW

DATE: February 12, 2021

Board members:

The undersigned hereby petitions the Zoning Board of Review for a special use permit 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: 673 Bellevue Avenue

Tax Assessor's Plat: 38 Lot: 022

Petitioner Information

Applicant Lauren Hadley Address: 673 Bellevue Avenue

Owner: Hadley Enterprises LLC Address 673 Bellevue Avenue

Lessee: _____ Address _____

Property Characteristics

Dimensions of lot-frontage 198.1' depth 278.6 area 54,014 sq. ft.

Zoning District in which premises is located R-60

How long have you owned above premises 5 months

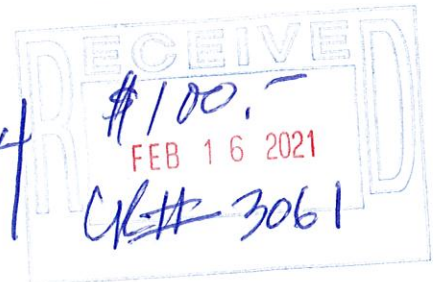
Are there buildings on the premises at present yes

Total square footage of the footprint of existing buildings 6,201 sf

Total square footage of the footprint of proposed buildings 6,055 sf

Present use of

Premises: Single Family Residence and Garage



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

Proposed use of premises --no change--

Give extent of proposed alterations: The project proposes to build a small 12'
x 20' inground pool with a 12" surrounding structure that will
increase the coverage of the lot by about 0.6%.

Zoning Characteristics Matrix

	Existing	Required / Allowed	Proposed
Lot Size (sq. ft.)	54,014 sf	60000 sf	54,014 sf (No change)
Lot Coverage	10.6%	10%	11.2%
Dwelling Units	1	1	1
Parking (# of spaces)	6	1	6
Front Setback (E)	98.8'	50'	98.8' (No change)
Rear Setback (W)	37.8'	20'	37.7'
Side Setback (S)	49.4'	20' / 40'	49.4' (No change)
Side Setback (N)	17.0'	20' / 40'	17.0' (No change)
Height (from mean grade)	39.3' +/-	35'	39.3' +/- (No change)

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

Maintenance of historic structures & neighborhoods.

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 historic lot is slightly less than the recommended size and
therefor the coverage of a building and pool that is typical and
appropriate to the neighborhood produces a building whose
coverage is slightly in excess of the amount dictated by the
zoning code.

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?

By strictly enforcing the coverage limitations upon the
property, the code would deny the owners similar amenities
enjoyed by their surrounding neighbors and property owners.

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

The request for variance is minimum, asking only for an increase
in coverage of only 112 sf or about 0.6% of total lot coverage.
This small variance would allow for the construction of a pool
that will enhance the owners' enjoyment of the property.

- 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

(603) 733-6411

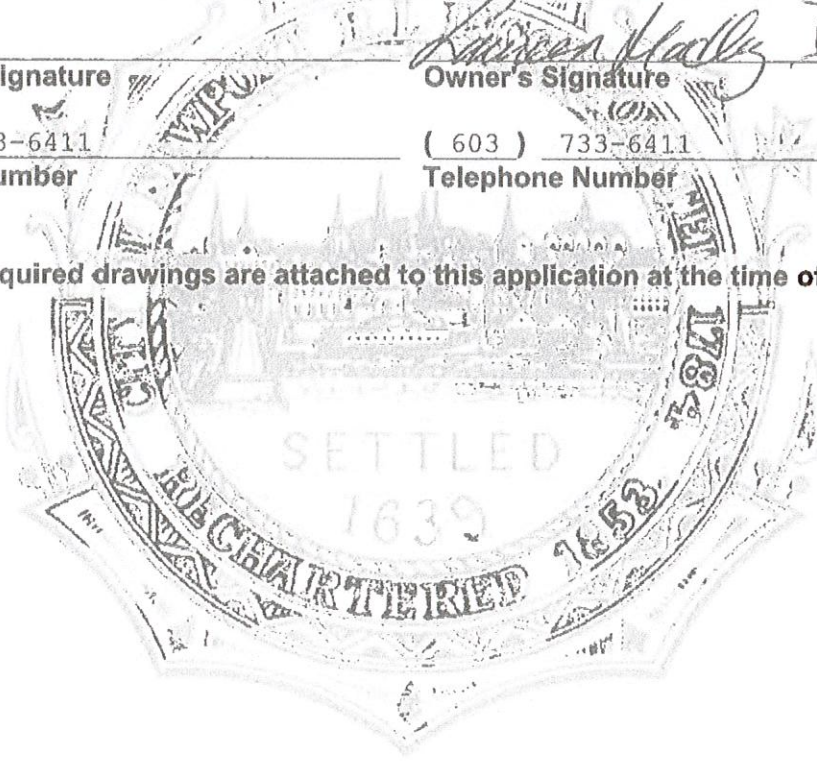
Telephone Number

Owner's Signature

(603) 733-6411

Telephone Number

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



EXTERIOR RENDERING FROM THE WEST



**ARCHITECTURE
+ PLANNING**

The Post Office Building
320 Thames Street / 3rd Fl.
Newport, RI 02840
T : 401 . 849 . 5100
F : 401 . 849 . 5108
W: www.AH-arch.com

No.	Description	Date

Project 21006

QUATREL HOUSE
673 BELLEVUE AVE
NEWPORT, RI 02840

Description
EXTERIOR
RENDERING

Date 01/25/21

Scale AS NOTED

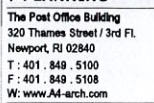
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NOTE: PRINTED AT HALF SCALE @ 1/1x17



NOTE: PRINTED AT HALF SCALE @ 11x17

PARCEL D:	1228
PLAT:	38
LOT:	022
ZONING:	R60
YEAR BUILT:	1855
EXIST. FOOTPRINT:	
HOUSE:	4'12" SF
GARAGE:	1'020 SF
TOTAL EXIST. FOOTPRINT:	5,747 SF
LOT SIZE (1.24 ACRES):	54,014 SF
ALLOWED COVERAGE:	10%
EXISTING COVERAGE:	10.6%
ALLOWED BLDG HEIGHT:	35
EXIST. BLDG HEIGHT:	38' 3"
ACCESSORY SETBACKS:	20
MINIMUM SETBACKS (PRIMARY):	
FRONT:	50
SIDE:	40
REAR:	20
EXISTING SETBACKS (PRIMARY):	
NORTH:	17
EAST:	25' 10"
SOUTH:	48' 5"
WEST:	43' 10"

[illegible]

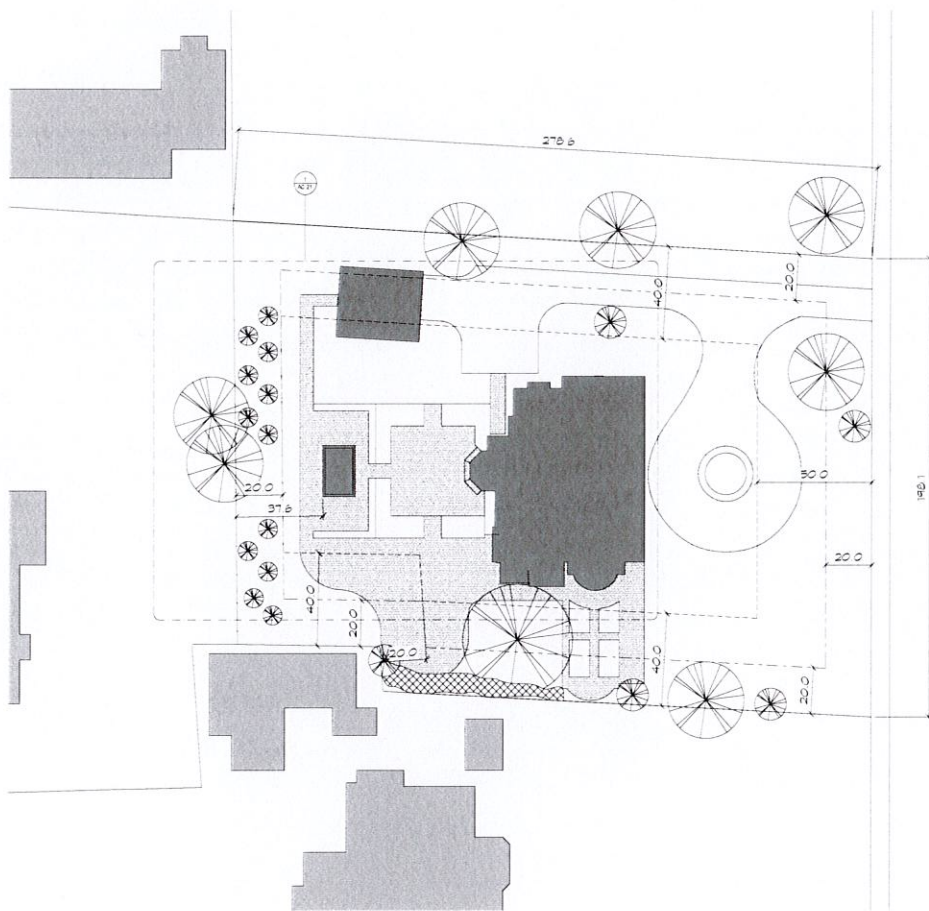
Project	21008
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QUATREL HOUSE
673 BELLEVUE AVE
NEWPORT, RI 02840

Description	EXISTING SITE PLAN
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Date 01/25/21
Scale AS NOTED

AO.10



PROPOSED SITE PLAN
 1" = 20' 0"

BELLEVUE AVE

PROPOSED SITE DATA	
PARCEL ID	7228
PLAT	38
LOT	222
ZONING	R20
YEAR BUILT	285
EXIST. FOOTPRINT	
HOUSE	4,721 SF
GARAGE	1,020 SF
TOTAL EXIST. FOOTPRINT:	5,741 SF
PROP. FOOTPRINT	
POOL	308 SF
TOTAL PROP. FOOTPRINT:	6,055 SF
LOT SIZE (1.24 ACRES)	54,014 SF
ALLOWED COVERAGE	10%
EXISTING COVERAGE	10.8%
PROPOSED COVERAGE	11.2%
ALLOWED BLDG HEIGHT	35
EXIST. BLDG HEIGHT	35' 3"
ACCESSORY SETBACKS	20
MINIMUM SETBACKS (PRIMARY)	
FRONT	50
SIDE	40
REAR	20
PROPOSED SETBACKS (PRIMARY)	
NORTH	48' 1"
EAST	48' 1"
SOUTH	37' 1"
WEST	37' 1"

NOTE: PRINTED AT HALF SCALE @ 1/2" = 1'



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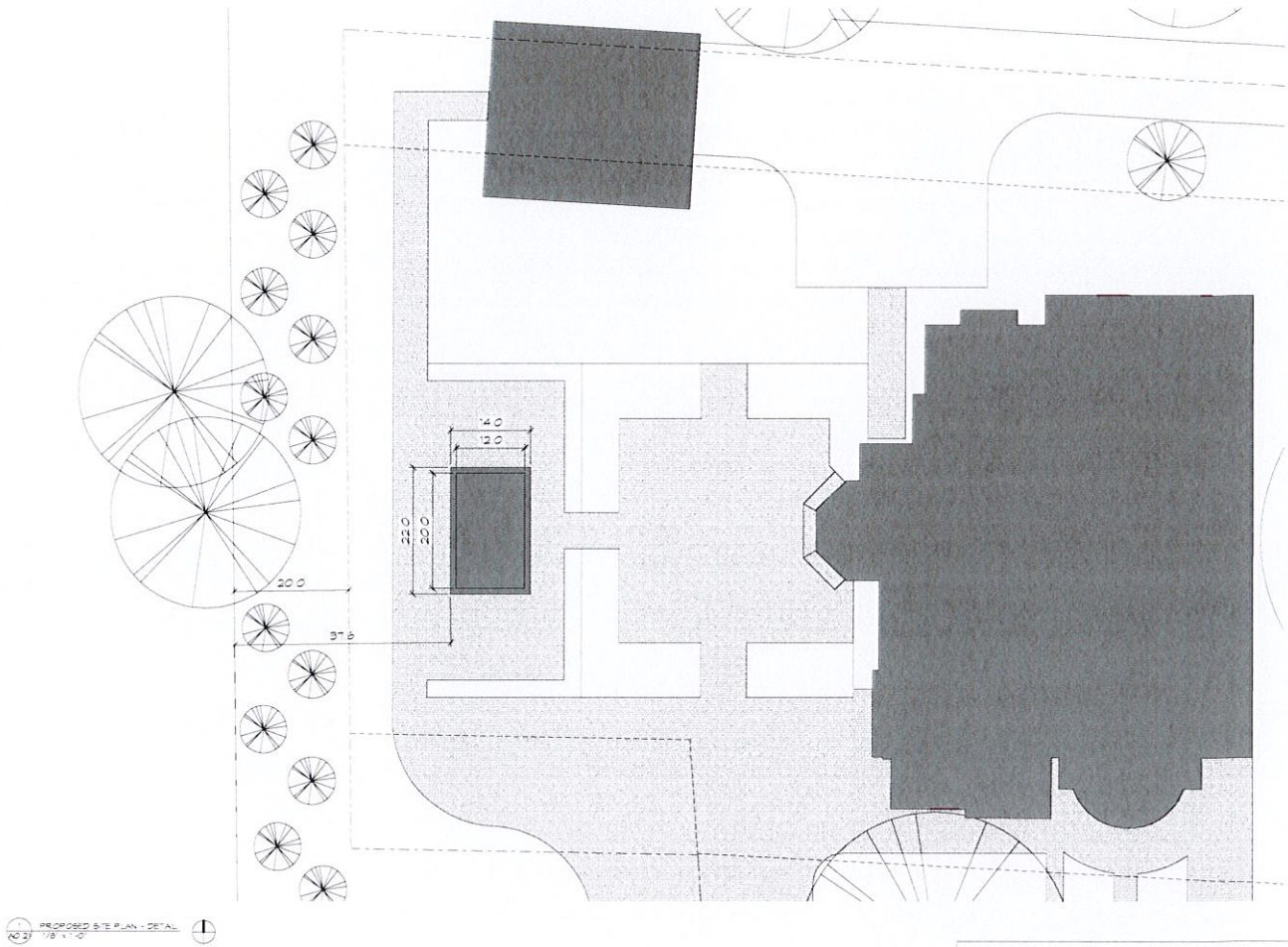
Project 21006

QUATREL HOUSE
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 NEWPORT, RI 02840

Description
**PROPOSED SITE
 PLAN**

Date
 01/25/21
 Scale
 AS NOTED

A0.20



NOTE: PRINTED AT HALF SCALE @ 11 x 17



**ARCHITECTURE
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No.	Description	Date

Project 21006

QUATREL HOUSE
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 NEWPORT, RI 02840

Description
**PROPOSED SITE
 PLAN - DETAIL**

Date
 01/25/21
 Scale
 AS NOTED

A0.21