

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

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW

PA \$100.00

APR 22 2022

CHK# 5133

DATE: 4/21/22

Board members:

ZON MAY 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: 13 Robinson St.

Tax Assessor's Plat 11 Lot 157

Petitioner Information

Applicant Jennifer Hanley Address 13 Robinson St

Owner " Address "

Lessee — Address —

Property Characteristics

Dimensions of lot-frontage 50.5' depth 111.4' area 5559 sq. ft.

Zoning District in which premises is located R1D

How long have you owned above premises? 10 years 8 months

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings 1577 sq ft

Total square footage of the footprint of proposed buildings 1696 sq ft

Present use of premises Primary Residence

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

Proposed use of premises

I intend to continue using this as my primary residence.

Give extent of proposed alterations

I would like to add a covered front porch with new stairs to the front door which is the primary entry.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	5559	10,000	No change
Lot Coverage	28%	20%	30%
Dwelling Units	1	—	No change
Parking (# of spaces)	~4 off street	—	No change
Front Setback	house 15 ft stairs 10 ft	15 ft	
Side Setbacks (left)	4.5'	10 ft	No change
Rear Setback	4.41'	20 ft	No change
Height		30 ft	No change

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

This will preserve the character of the neighborhood without any adverse effects.

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".

Jennifer S Hanley
Applicant's Signature

()
Telephone Number

Jennifer S Hanley
Owner's Signature

(774) 240-1687
Telephone Number

Email address jjhanley@comcast.net

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

TAX # 1116 -
DATE 11-4-11
RECORDER R/B
CITY/TOWN Newport

INST: 00074802
BK: 2206 PG: 153

011878

RHODE ISLAND
REAL ESTATE CONVEYANCE TAX

QUITCLAIM DEED

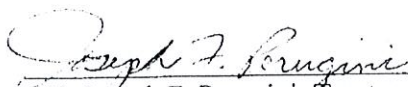
I, **JOSEPH F. PERUGINI**, Trustee of the **Mildred I. Perugini Living Trust**, U/D/T dated November 16, 2004, evidence of which is recorded with the City of Newport Land Evidence Records this day simultaneously herewith, having an address of 303 Valley Road, Middletown, Rhode Island 02842, for consideration paid, and in full consideration of TWO HUNDRED SEVENTY-NINE THOUSAND AND 00/100 (\$279,000.00) DOLLARS, grant to **JAMES B. HANLEY and JENNIFER S. HANLEY**, husband and wife as Tenants by the Entirety, with QUITCLAIM COVENANTS:

See legal description marked Exhibit "A" attached hereto and made a part hereof.

I, **Joseph F. Perugini**, do hereby covenant that "this transfer is such that no RIGL 44-30-71.3 withholding is required as the seller is a Rhode Island Resident Trust as defined by RIGL 44-30-5(c) as evidence by Affidavit.

WITNESS my hand this 4th day of November, 2011.

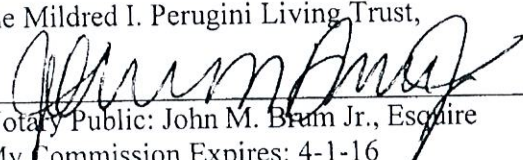
The Mildred I. Perugini Living Trust


BY: Joseph F. Perugini, Trustee

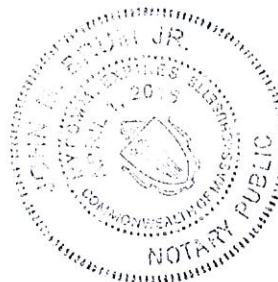
COMMONWEALTH OF MASSACHUSETTS

COUNTY OF BRISTOL, ss.

On this 4th day of NOVEMBER, 2011, before me, the undersigned notary public, personally appeared **JOSEPH F. PERUGINI**, proved to me through satisfactory evidence of identification, which is a current document issued by a federal or state government agency bearing its photographic image of the individual's face and signature, to be the person whose name(s) is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose, and as trustee of the Mildred I. Perugini Living Trust,

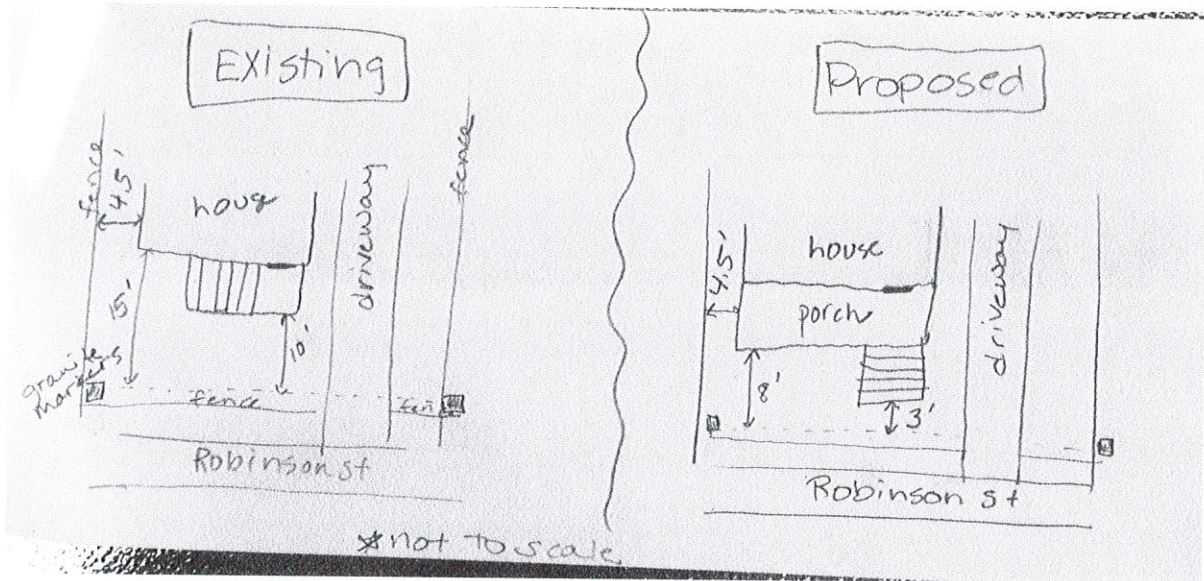

Notary Public: John M. Bram Jr., Esquire
My Commission Expires: 4-1-16

Address of Grantee:
303 VALLEY ROAD
MIDDLETOWN, RHODE ISLAND 02842

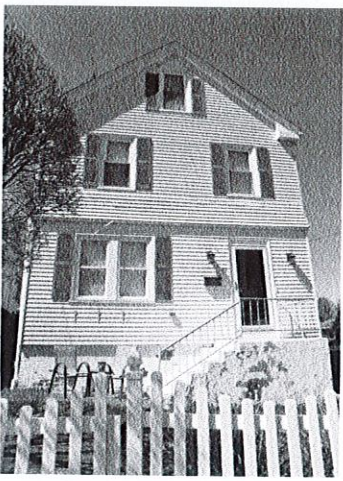



My proposed solution to address these problems is to add a front porch with stairs located much closer to the driveway.

The existing house is 15 feet from the front property line. The front side of the cement block is 10 feet from the front property line. The front edge of the porch would be 8 feet from the front property line with the stairs being approximately 3 feet from the front property line.



2. The house located at 11 Robinson Street has a front porch with the same setbacks I am proposing.

13 Robinson St	11 Robinson St
	

Many other houses in the neighborhood have front porches that appear to be within the 15 foot setback including homes on Gibbs between Kay and Bliss. This allows them with additional privileges in using their property with better front entries and entertaining spaces.

Examples:

3 Robinson St



90 Gibbs Ave



89 Gibbs Ave



93 Gibbs Ave



In addition to increased safety in accessing the front door and improved quality of life having a covered entry, the addition of the front porch will also provide a covered outside space to greet neighbors and entertain friends and family.



Newport, RI



Home

Search

Print

Previous

Next

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

Parcel Identification

Map/Lot 11-157
 Account 1785
 State Code 01 - Single Fam
 Card 1/1
 User Account R01892

Assessment

Land \$207,100
 Building \$280,300
 Card Total \$487,400
 Parcel Total \$487,400

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2021	\$207,100	\$267,200	\$13,100	\$487,400
2020	\$181,300	\$200,800	\$11,200	\$393,300
2019	\$181,300	\$200,800	\$11,200	\$393,300
2018	\$181,300	\$200,800	\$11,200	\$393,300

Location and Owner

Location 13 ROBINSON ST
 Owner HANLEY JAMES B &
 Owner2 HANLEY JENNIFER S
 Owner3
 Address 13 ROBINSON ST
 Address2
 Address3 NEWPORT RI 02840

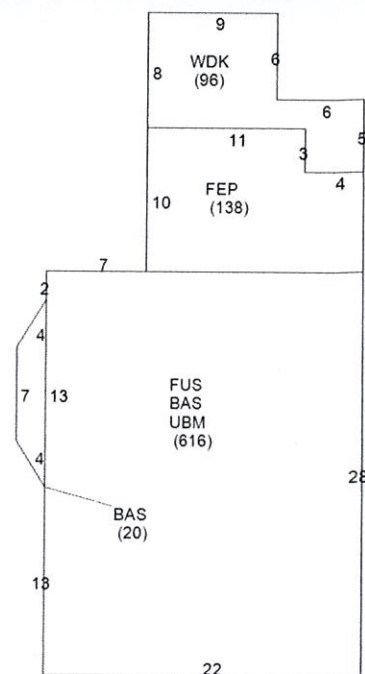
Building Information

Design Colonial
 Year Built 1900
 Heat Hot Water
 Fireplaces 0
 Rooms 5
 Bedrooms 3
 Bathrooms 1 Full Bath\ 1 Half Bath
 Above Grade Living Area 1,252 SF

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
11/04/2011	\$279,000	2206-153	
11/17/2004	\$0	1559-154	
01/01/1900	\$0	206-349	

Click To Open Google Maps



Building Sub Areas

Sub Area
 Basement, Unfinished
 Deck, Wood
 First Floor
 Porch, Enclosed, Finished
 Upper Story, Finished

Land Information

Land Area	5,637 SF
Zoning	R10
View	-
Neighborhood	0700

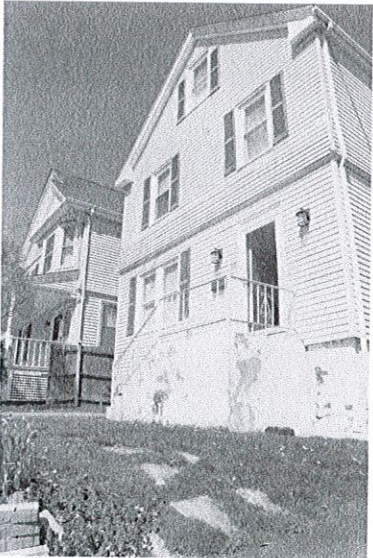
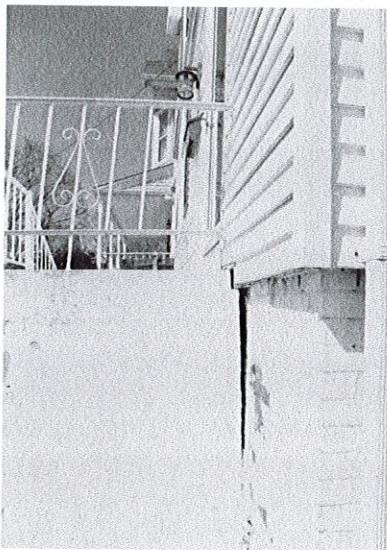
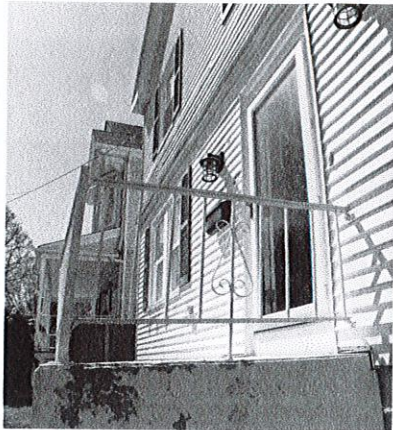
Yard Item(s)

Description	Quantity	Size	Year
GARAGE-GOOD	1	600	2001

My name is Jennifer Hanley. I grew up in Newport and my husband and I purchased 13 Robinson St over 10 years ago as a second home for my family with the intent to eventually make it our primary residence. Since then, my husband has passed and my kids have grown up and moved out so now is the right time to move to Newport full time. I recently sold my home in Massachusetts and am excited to have made 13 Robinson Street my primary residence. As a result, I am looking at the existing space differently since I am living here full time.

1. The area I would like to address now is the front entry and access to it. There is a concrete base that consists of the front steps and landing. Although there is a gate and cement walkway from the street, the front door is typically accessed from the driveway. The following issues exist with access to the front door.

- 1) Access to the steps are through the front lawn. There is a steep grade coming up from the driveway that I have slipped and fallen on several times during wet and snowy weather.
- 2) The cement block is pulling away from the house and a gap is being created where the landing meets the house. Additionally, the safety railing is attached to the cement base and is now pulling away from the house.
- 3) There is no covering when accessing the front door in inclement weather.

Grade from driveway	Gap where cement base is pulling away	Railing
		

Vision ID: 1889

MAP ID: 11/ 157/ / /

Bldg Name:

State Use: 1010

Account #R01892

Bldg #: 1 of 1

Sec #: 1 of

1 Card 1 of 1

Print Date: 08/13/2019 14:26

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		Conventional				
Model	01		Residential				
Grade	04		Average +				
Stories	2		2 Stories				
Occupancy	1			MIXED USE			
Exterior Wall 1	26		Aluminum Sidng	<i>Code</i>	<i>Description</i>		<i>Percentage</i>
Exterior Wall 2				1010	Single Fam MDL-01		100
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F GlS/Cmp				
Interior Wall 1	03		Plastered	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:			195.26
Interior Flr 1	09		Pine/Soft Wood				286,838
Interior Flr 2	14		Carpet	Net Other Adj:			0.00
Heat Fuel	02		Oil	Replace Cost			286,838
Heat Type	05		Hot Water	AYB			1900
AC Type	01		None	EYB			1987
Total Bedrooms	03		3 Bedrooms	Dep Code			G
Total Bthrms	1			Remodel Rating			
Total Half Baths	0			Year Remodeled			
Total Xtra Fixtrs				Dep %			30
Total Rooms	5		5 Rooms	Functional Obslnc			0
Bath Style	02		Average	External Obslnc			0
Kitchen Style	02		Average	Cost Trend Factor			1
				Condition			
				% Complete			
				Overall % Cond			70
				Apprais Val			200,800
				Dep % Ovr			0
				Dep Ovr Comment			
				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR2	GARAGE-GOC			L	640	35.00	2001		0		50	11,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	642	642	642	195.26	125,358
FEP	Porch, Enclosed, Finished	0	105	74	137.61	14,449
FUS	Upper Story, Finished	616	616	616	195.26	120,281
UBM	Basement, Unfinished	0	616	123	38.99	24,017
WDK	Deck, Wood	0	135	14	20.25	2,734
Ttl. Gross Liv/Lease Area:		1,258	2,114	1,469		286,838

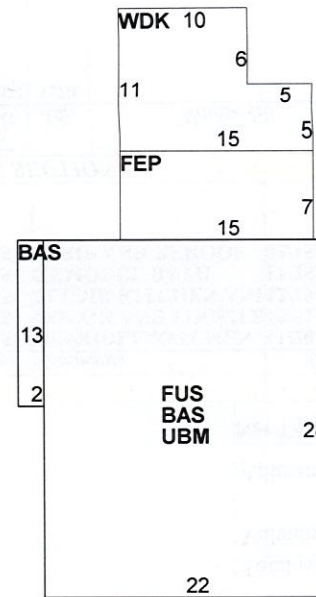


Exhibit A

The land situated in the City and County of Newport, State of Rhode Island, with the buildings and improvements thereon, bounded and described as follows:

SOUTHEASTERLY: On Robinson Street, Fifty and Five Tenths (50.5') feet;
NORTHEASTERLY: By land of John R. Nutt, et ux. One Hundred Eleven and Four Tenths (111.4') feet;
NORTHWESTERLY: By land of Catherine Eileen Johnson, Fifty and Five Tenths (50.5') feet; and
SOUTHWESTERLY: By land now or formerly of Margaret M. Groff, One Hundred Eleven and Four Tenths (111.4') feet.

BE ALL said measurements more or less or however otherwise the same may be bounded and described.

BEING the same premises conveyed to Mildred I. Perugini, Trustee under the Mildred L. Perugini Living Trust by Deed of Mildred I. Perugini dated December 31, 2004 and recorded in the Land Evidence Records of said City of Newport in Book 1559 at Pages 155.

KATHLEEN M. SILVIA
CITY OF NEWPORT
CITY CLERK
Nov 04:2011 01:04:37P
BOOK: 2206 PAGE: 153

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".

Jennifer A. Hanley
Applicant's Signature

Jennifer A. Hanley
Owner's Signature

Telephone Number

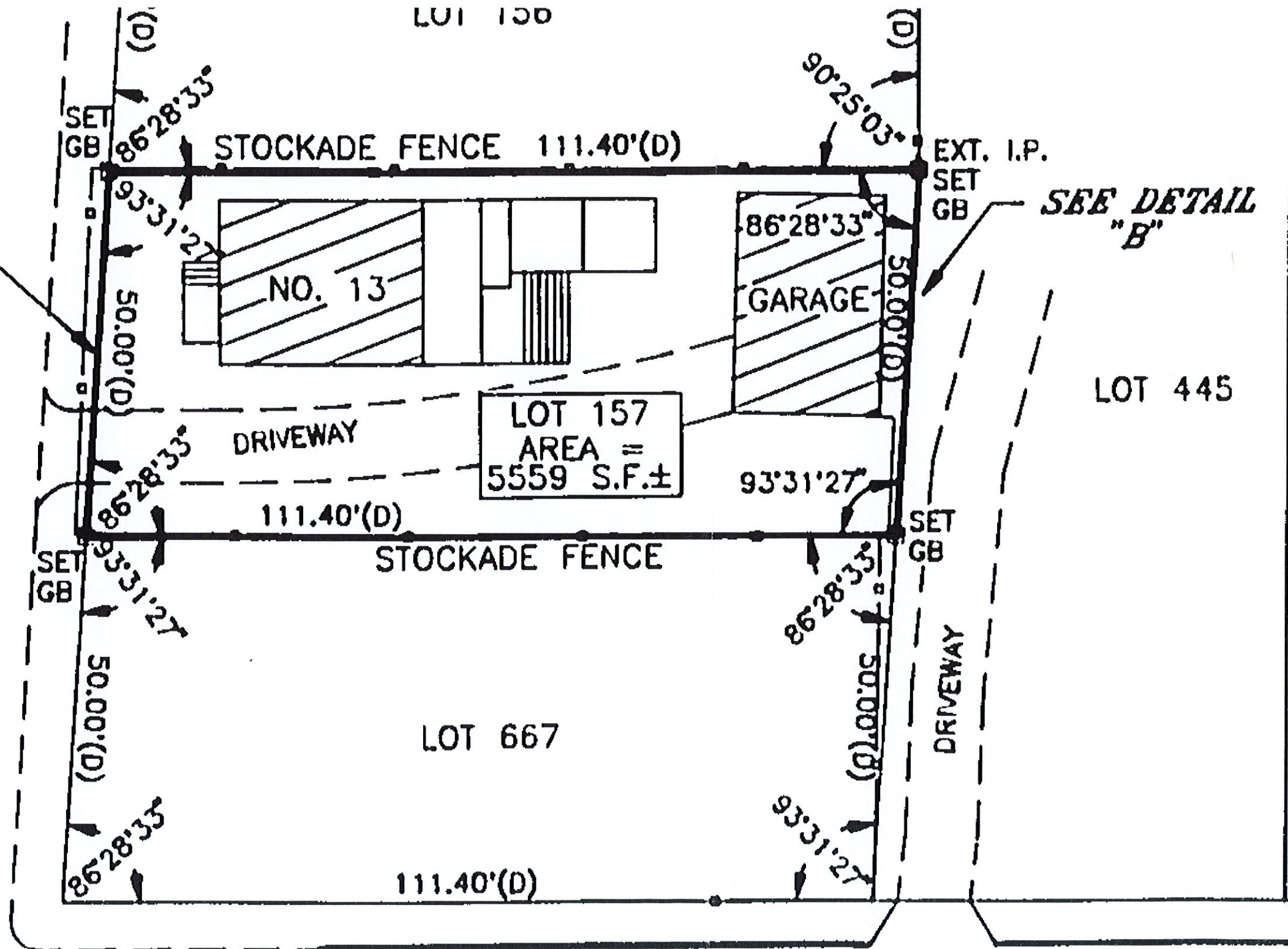
Telephone Number

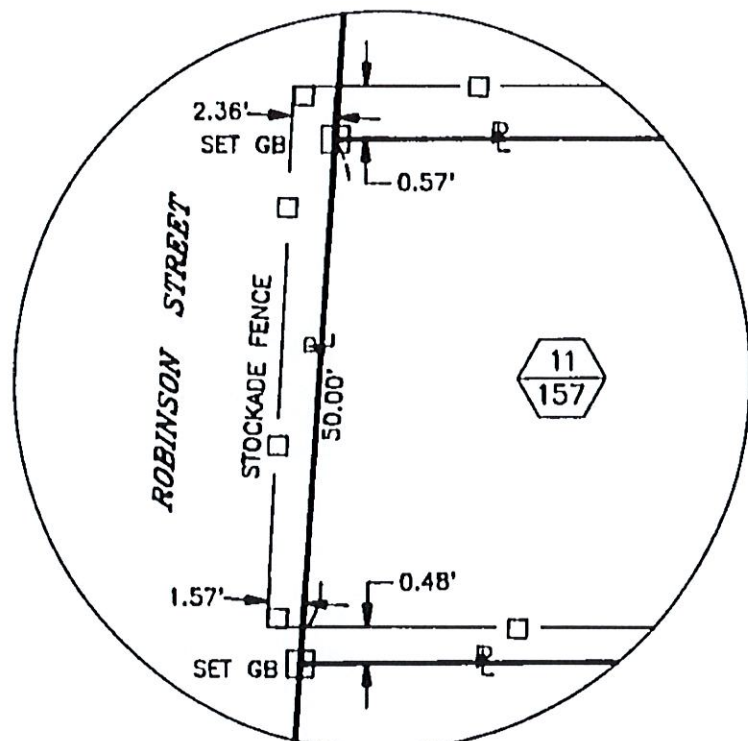
Email address

j.jhanley@comcast.net

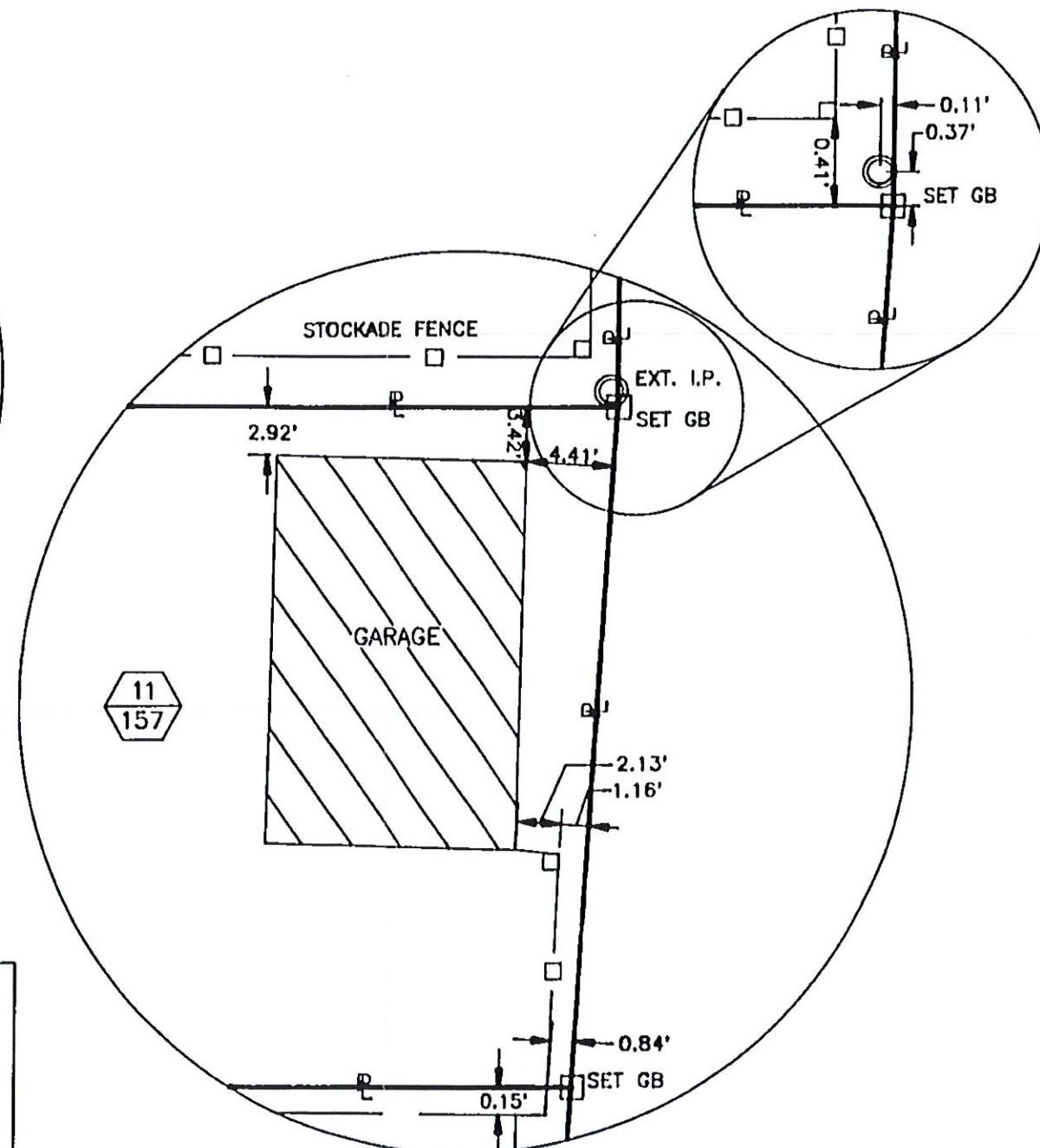
Be sure all required drawings are attached to this application at the time of the submission.

ROBINSON





DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

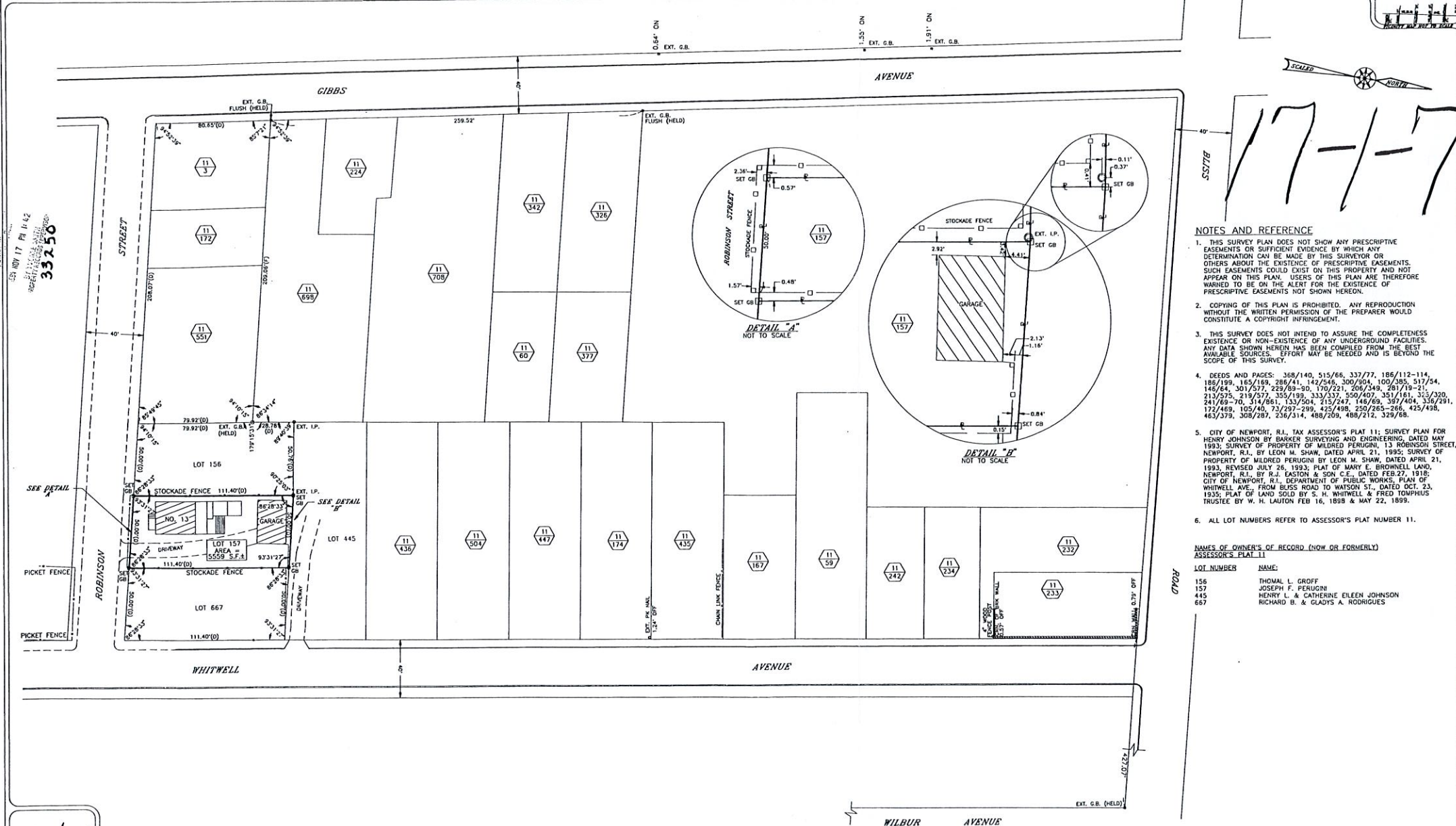
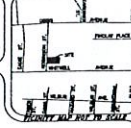
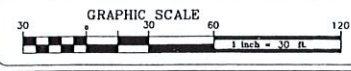
DRAWN BY: LA
CHECKED BY: RC
APPROVED BY: LF
DATE: 5/24/94

THIS SURVEY AND PLAN CONFORM TO A CLASS "F" STANDARD
AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION
FOR PROFESSIONAL LAND SURVEYORS
BY: John Adams
PROFESSIONAL LAND SURVEYOR

235 PROMENADE St., PROVIDENCE, RI

Louis Federici & Associates
land surveyors • biologists • planners

Tele.: (401) 331-1570

[illegible]



NAMES OF OWNER'S OF RECORD (NOW OR FORMERLY)
ASSESSOR'S PLAT 11

LOT NUMBER	NAME:
156	THOMAS L. GROFF
157	JOSEPH F. PERUGINI
445	HENRY L. & CATHERINE EILEEN JOHNSON
667	RICHARD B. & GLADYS A. RODRIGUES

1
James F. Johnson

EMBOSSED SEAL
"WILL NOT DUPLICATE"

LEGEND

□	EXISTING GRANITE BOUND (EXT. G.B.)	— —	EDGE OF PAVEMENT
○	EXISTING IRON PIPE (EXT. I.P.)	— —	STOCKADE FENCE
	ASSESSOR'S PLAT	XX(X)F	FIELD DISTANCE
	ASSESSOR'S LOT	XX(X)D	DEED DISTANCE

PERIMETER SURVEY OF LAND
IN NEWPORT, RHODE ISLAND
FOR MILDRED PERUGINI
DESIGNATED AS ASSESSOR'S PLAT 11, LOT 157

[illegible]

SHEET
1 OF 1
DRAWING NO.
940303-01