

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

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW

DATE: 8/19/2021

ZBR
Sept-1



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: 57 Merton Rd

Tax Assessor's Plat 31 Lot 116

Hart

Petitioner Information

Applicant Jay Hart & Lauren Baker-Hart Address 57 Merton Rd, Newport, RI

Owner Lauren Baker-Hart 2017 Trust Address 57 Merton Rd, Newport, RI

Lessee N/A Address N/A

Property Characteristics

Dimensions of lot-frontage 76' depth 100' area 7,032 sq. ft.

Zoning District in which premises is located R-10

How long have you owned above premises? 2 1/2 years

Are there buildings on the premises at present? yes - one

Total square footage of the footprint of existing buildings 1,503

Total square footage of the footprint of proposed buildings 303

Present use of premises Res. dental / Single Family

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

Proposed use of premises

One car garage

Give extent of proposed alterations

Detached one car garage
15' x 22'

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	7,302	10,000	No change
Lot Coverage	20.7%	20%	25.2% (w/ proposed garage)
Dwelling Units	1	1	No change
Parking (# of spaces)	4	2	No change
Front Setback	9.9'	15'	No change
Side Setbacks	6.2'	10'	No change
Rear Setback	43'	20'	No change
Height	30'	30'	16'9"

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

See NEI plan - attached

Lot coverage - variance request for 5.2% increase
(Present = 20.7% → Proposed = 25.2%)

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?

We do not have a basement and due to the nature of our home (wide open - little closet space), we do not have storage area for yard tools, surf boards, bikes, summer/winter clothes, etc. Our lot is smaller than surrounding residences, which do have garages/storage sheds. This garage will be both for a single car & much needed storage space

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 residential structure is within the setback requirements and allowed coverage. Due to the small size of the lot (7,302 sf), any additions will be beyond the required coverage (increasing by 5.2%). Care was taken during design to stay within the setback lines and to add green space (converted from driveway).

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

Proposed one story/one car garage will be constructed inside the property setback lines. The proposed garage will allow for the creation of additional green space, reclaiming the driveway hard scape to a new green area to be located between the garage & property line

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".

JG Hart Lauren Baker-Nast
Applicant's Signature

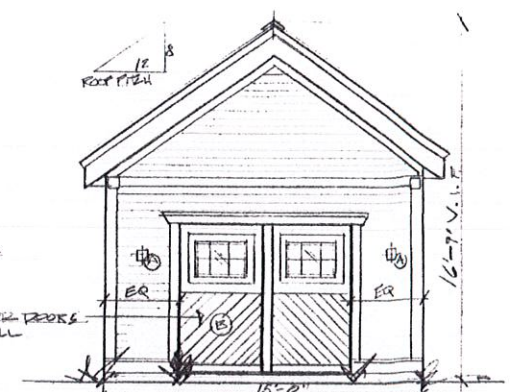
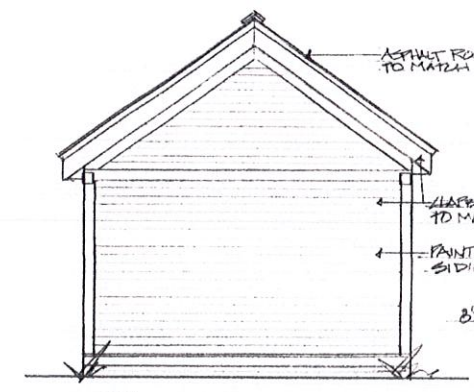
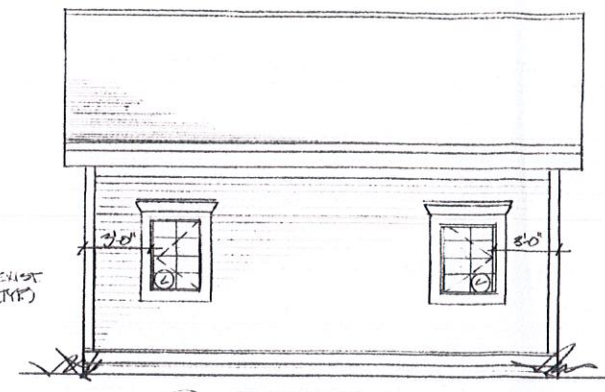
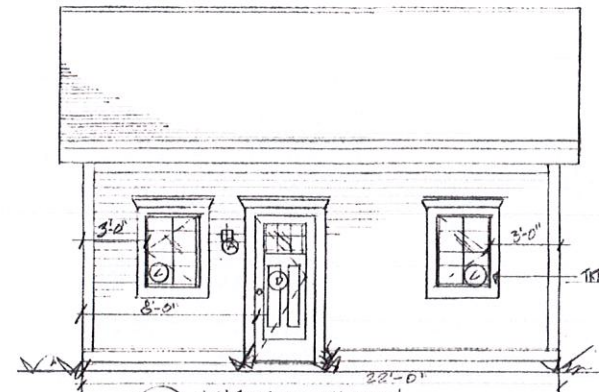
(781) 718-9848
Telephone Number

Lauren Baker-Nast (2017 Trust)
Owner's Signature

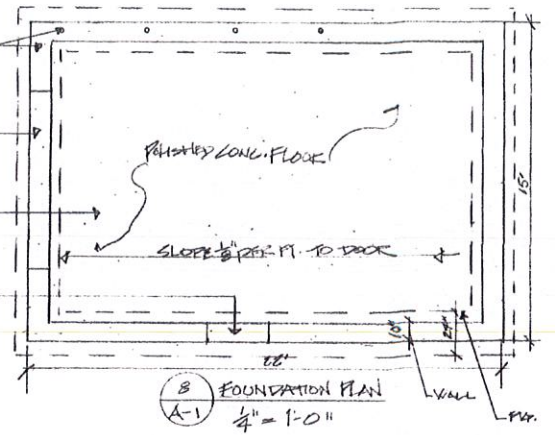
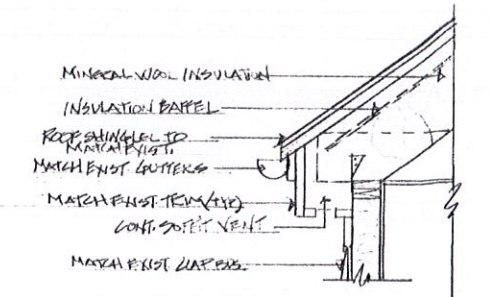
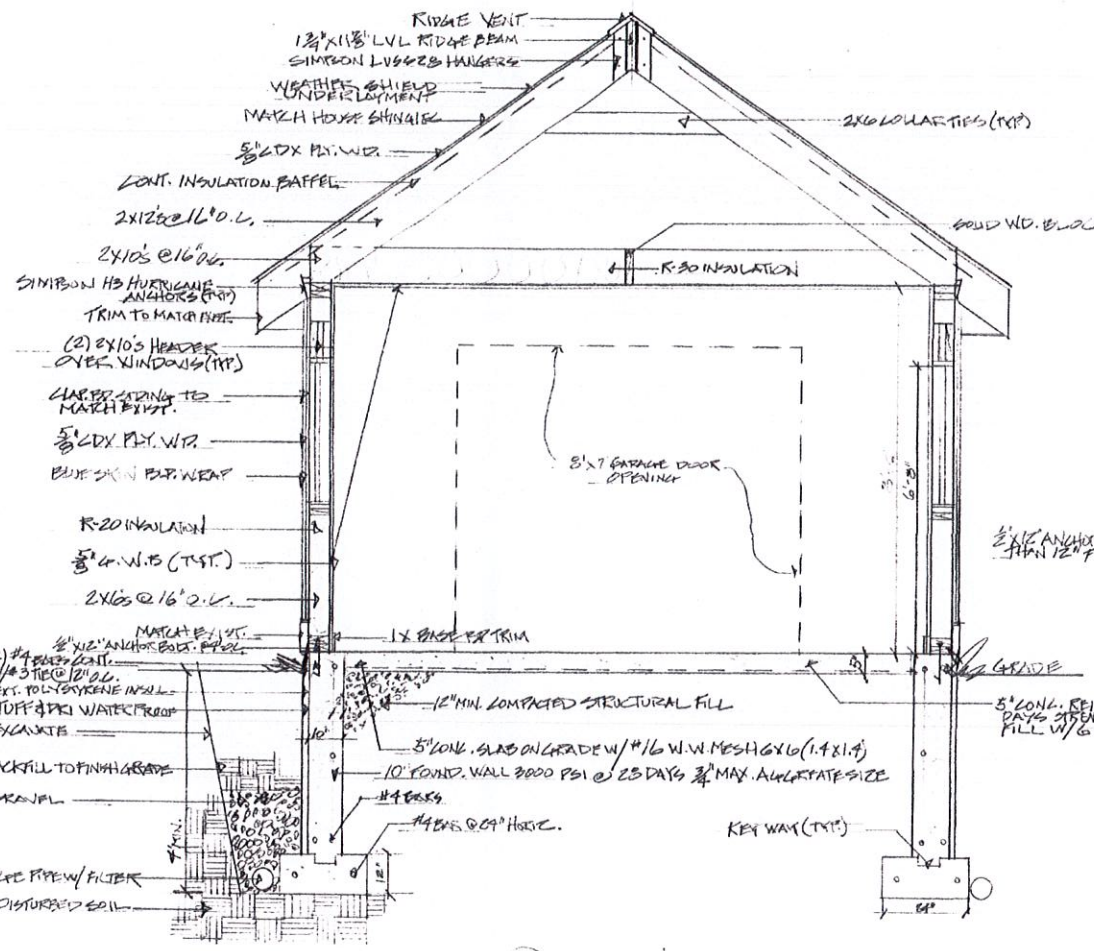
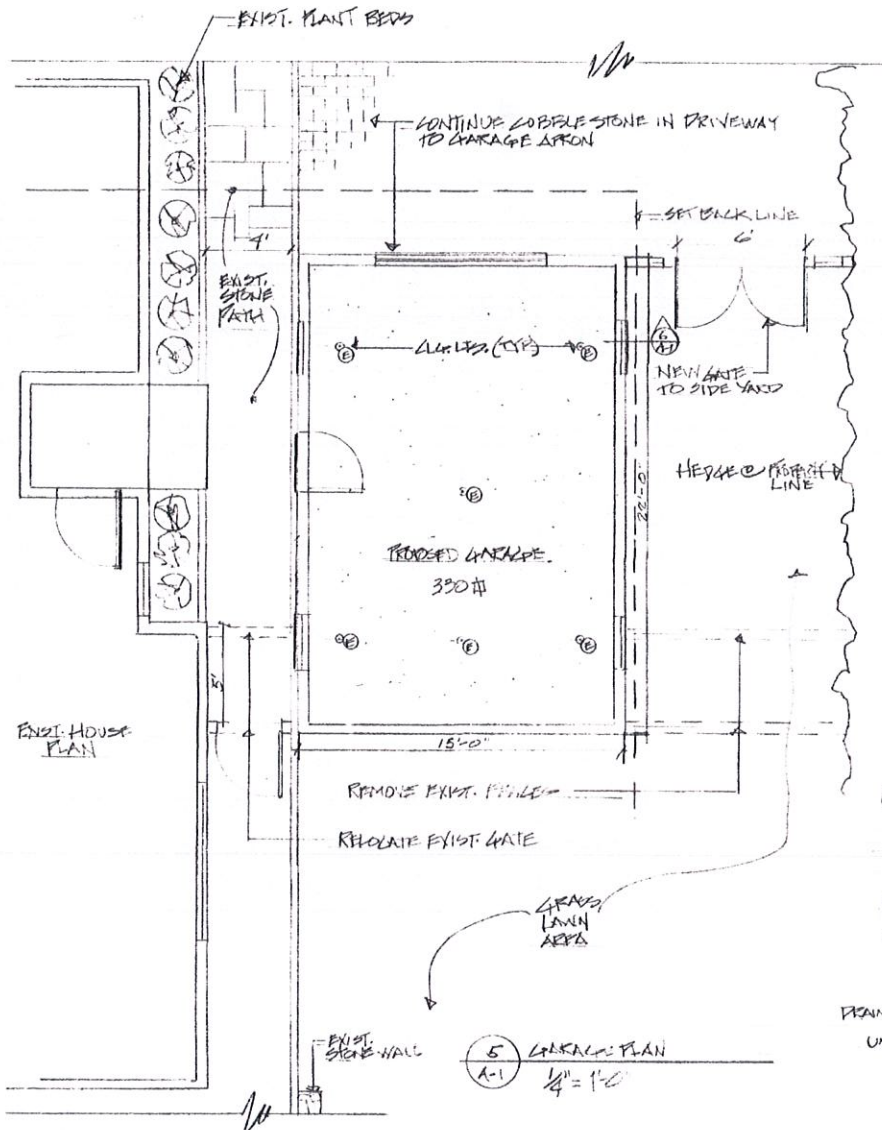
(781) 718-9848
Telephone Number

Email address *Lbakerhart11@gmail.com*

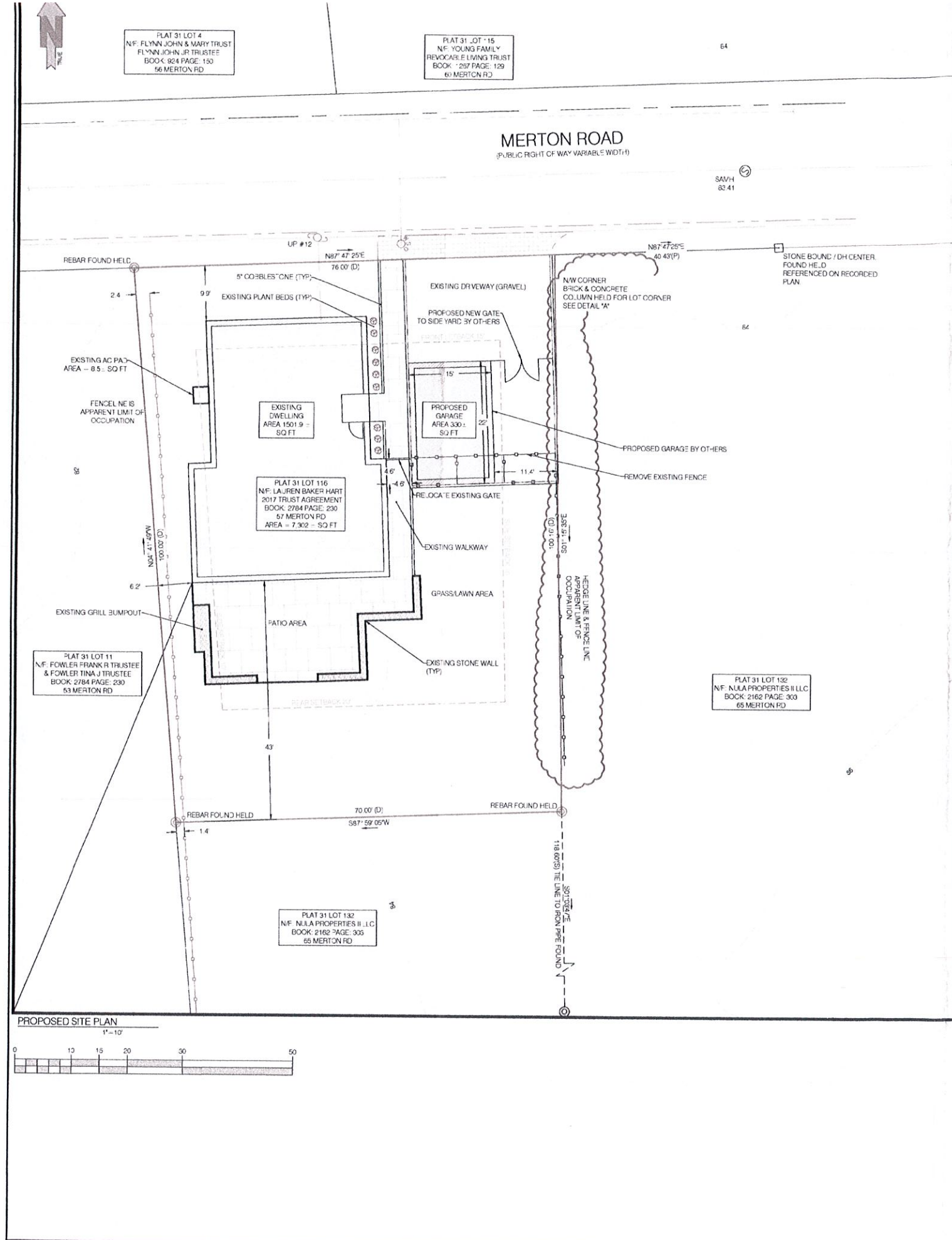
Be sure all required drawings are attached to this application at the time of the submittal.



- 1. CARLTON HOME SHARP BUT BLACK OUTDOOR WALL LANTERN SKU #1000138553/22X10X12
 - 2. 8'X7' DESIGNER GARAGE DOOR PROP. #56262 ERIC FUELL (SEE SPEC.)
 - 3. ANDERSEN BLACK CASSEMENT WINDOW #2X135 2'-7 1/2"X3'-4 1/2" BLK. HARDWARE & INSET SCREEN
 - 4. JENN WELD #N3832Z 6 LITE PRIMED PREHUNG STEEL RIGHT HAND INSWING DOOR 36"X80"
 - 5. HALO HLB SELECTABLE CCT ZANLESS RECESSED INTEGRATED LED LT. KIT (C) #HLB60TPOLEKXLS
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS & DIMENSIONS IN THE FIELD



MARY RESIDENCE			
SCALE AS NOTED		APPROVED BY:	DRAWN BY ESW
DATE: 7/21		JH	REVISED
WILLIAMS DESIGN ASSOCIATES			
GARAGE PLAN			DRAWING NUMBER
			A-1



NEI
Narragansett Engineering Inc.
Civil - Survey Structural Environmental Design
3102 East Main Road, Portsmouth RI 02871
Tel. 401.683.6630 www.nei-cds.com

SHEET TITLE
PROPOSED SITE PLAN
HART RESIDENCE

Lauren Baker Hart
57 Merton Rd
Newport, RI 02840
E: lbakerhart11@gmail.com

Property Record
57 Merton Rd, Newport RI 02840
Plat 31, Lot 116
Zone: R-10, Area: 0.17 Acres
N.F. Lauren Baker Hart 2017 Trust Agreement + Baker Hart Lauren & Hart Jay C Trustees (per assessors)
Year Built: 1870

CERTIFICATION THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR00-00-19 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON FEBRUARY 18TH, 2021, AS FOLLOWS:

LIMITED CONTENT BOUNDARY SURVEY - CLASS I
DATA ACCUMULATION SURVEY - CLASS II

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO CONDUCT A METES AND BOUNDS SURVEY AND LOCATED PERTINENT SITE FEATURES FOR USE IN DEVELOPMENT PLANNING AND DESIGN

NEAL K. HINGORANY
No. 2515
PROFESSIONAL LAND SURVEYOR
03.17.21

NEAL HINGORANY REG. 2515
CDA: A38

PROJECT #	DATE	DRAWN	CHECK
21.0101	8/12/2021	CB	NKH

No.	DATE	REVISIONS/DESCRIPTION	BY

STREET INDEX:
MERTON ROAD & RHODE ISLAND AVENUE SOUTH

REFERENCE:
ARCHITECTURAL DRAWINGS, "HART RESIDENCE" BY EDWARD WILLIAMS 7/21, WILLIAMS DESIGN ASSOCIATES

DRAWINGS MUST BE PRINTED IN COLOR TO BE VALID. THIS NOTE SHOULD BE BLUE. IF THIS NOTE IS NOT BLUE, PLEASE REPRINT IN COLOR OR CONTACT NEI

LOCUS MAP

SCALE
1"=10'

C-100

Proj. No 21.0101

CLIENT HART

As-Built Coverage Table

No.	Description	Area	Units
1	Total Lot Area	7,302	sq. ft.
2	Existing Dwelling	1,503	sq. ft.
3	Existing AC Pad	8.5	sq. ft.
4			
5	Percent Cover	20.7%	
	Max Municipal Imp. Coverage Zone R-10 = 20%		

Proj. No 21.0101

CLIENT HART

Proposed Coverage Table

No.	Description	Area	Units
1	Total Lot Area	7,302	sq. ft.
2	Existing Dwelling	1,503	sq. ft.
3	Existing AC Pad	8.5	sq. ft.
4	Proposed Garage	330	sq. ft.
5	Percent Cover	25.2%	
6	Max Municipal Imp. Coverage Zone R-10 = 20%		
7	Variance Request for 5.2%		

- LEGEND**
- BRUSH LINE (APPROXIMATE)
 - 100.00' DIMENSION - EXISTING
 - 100.00' (D) DIMENSION - PLAN / DEED
 - 100.00' DIMENSION - PROPOSED
 - 100.00' (S) DIMENSION - SURVEY
 - EDGE OF PAVEMENT - EXISTING
 - EDGE OF PAVEMENT - PROPOSED
 - ELECTRIC - OVERHEAD (OHE)
 - ELECTRIC - TELEPHONE - CABLE (ETC)
 - ELECTRIC - UNDERGROUND (UGE)
 - FENCE - METAL
 - FENCE - WOOD
 - FLOW ARROWS
 - GAS (G)
 - GRADE CONTOUR - EXISTING
 - GRADE CONTOUR - PROPOSED
 - HVF HIGH VISIBILITY FENCE (HVF)
 - LOD LIMIT OF DISTURBANCE (.LOD)
 - LOD / SED LOD / SED
 - PROPERTY LINE - ADJUTING
 - PROPERTY LINE - EXISTING
 - PROPERTY LINE - PROPOSED
 - SAN SANITARY SEWER (S)
 - SED SEDIMENT CONTROL (SED)
 - SETBACKS
 - STONE WALL
 - STORM DRAIN (SD)
 - SUBDIVISION LINE - EXISTING
 - WATER
 - WETLAND LIMIT
 - CATCH BASIN
 - DRILL HOLE
 - ELECTRIC BOX (ETC)
 - FIRE HYDRANT
 - GATE VALVE
 - GRANITE BOUND, EXISTING
 - LOW WATER LINE
 - LIMIT OF DISTURBANCE MARKER
 - MAN-OLE (MH TYPE)
 - REBAR / STEEL PIPE FOUND
 - SPIKE
 - SPOT GRADE - EXISTING
 - SPOT GRADE - PROPOSED
 - STRUCTURE, EXISTING
 - STRUCTURE, PROPOSED
 - SURVEY MONUMENT TO BE SET
 - SURVEY MARKER TO BE SET
 - TREE
 - UTILITY POLE
 - WATER SHUT OFF
 - WETLAND FLAG LOCATION
 - GROUND CONTROL POINT
 - SO L EVALUATION
 - TH No. 40' SHOWN 80' LEGGE