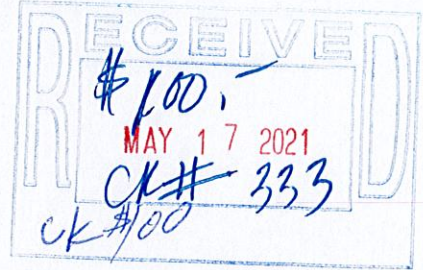


**COMBINED APPLICATION FOR A SPECIAL USE PERMIT & A
REGULATORY (DIMENSIONAL) VARIANCE**

**CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW**



DATE: 5/4/21

*ZBR
June 5*

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: 28 HOPPIN RD.

Tax Assessor's Plat 06 Lot 308

Petitioner Information

Applicant ALEXANDRA HEALY Address 28 HOPPIN RD

Owner ALEXANDRA HEALY Address NEWPORT RI 02840

Lessee _____ Address _____

Property Characteristics

Dimensions of lot-frontage 41.5' depth 100 area 4,150 sq. ft.

Zoning District in which premises is located R10

How long have you owned above premises? 6 1/2 yrs (11/7/14)

Are there buildings on the premises at present? YES

Total square footage of the footprint of existing buildings 1,800

Total square footage of the footprint of proposed buildings 1,920

Present use of premises OWNER OCCUPIED RESIDENCE

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

Proposed use of premises

OWNER OCCUPIED 2 FAMILY DWELLING.

Give extent of proposed alterations

ADDING A 6' x 20' DECK TO FRONT OF HOUSE (120ft²)

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	4150	10,000	4150
Lot Coverage	43.4%	20%	46.3%
Dwelling Units	2	2	2
Parking (# of spaces)	2	2	2
Front Setback	22'	15'	16'
Side Setbacks	4.75'	10'	4.75'
Rear Setback	0	20'	0
Height	26'	30'	No change

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

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 LOT IS SMALL. HAVING A
SMALL DECK ON THE FRONT OF THE HOUSE
WOULD ALLOW ACCESS FROM FRONT DOOR.

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 ADDITION OF THE DECK WOULD
ADD 120 ft^2 TO THE MAIN HOUSE. THIS
WILL INCREASE LOT COVERAGE FROM
43.4% TO 46.3% (20% ALLOWED).
SET BACKS ARE WITH IN ALLOWANCE

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

THE INCREASE OF LOT COVERAGE OF 2.9%
BY ADDING THIS SMALL DECK/PORCH
WILL ALLOW FOR BETTER ENJOYMENT ON
THE PROPERTY AND WOULD ALSO BE AN
ESTHETICALLY PLEASING IMPROVEMENT.

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.

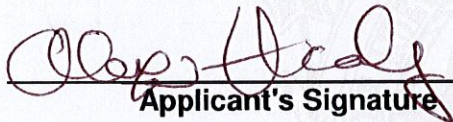
In granting a variance, the zoning board of review shall **require** that evidence of the following standards be entered into the record of the proceedings:

- 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

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

(401) 222-0160

Telephone Number

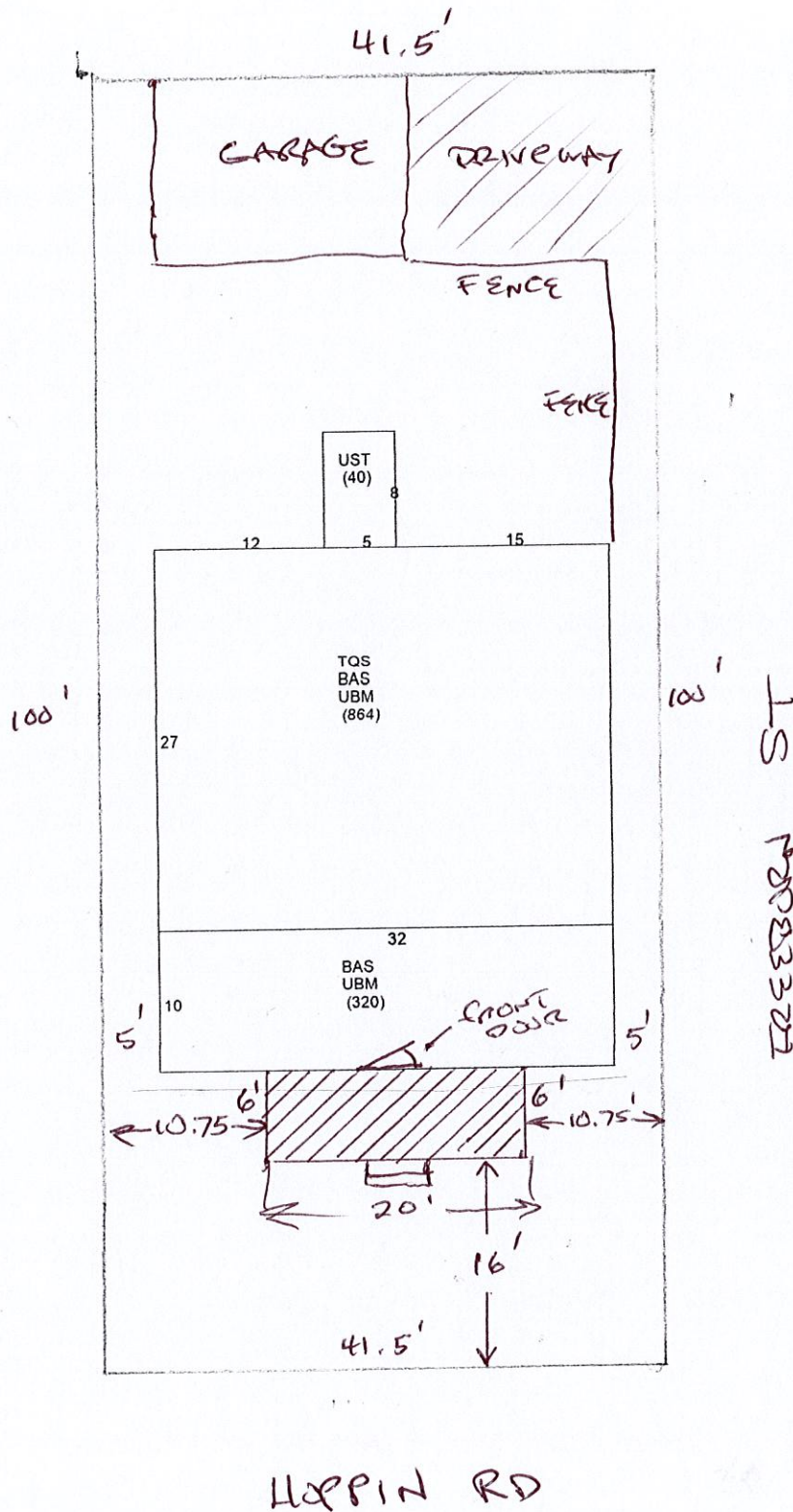
Owner's Signature

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Telephone Number

Email address ALEXIALY24@GMAIL.COM

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



SETBACKS

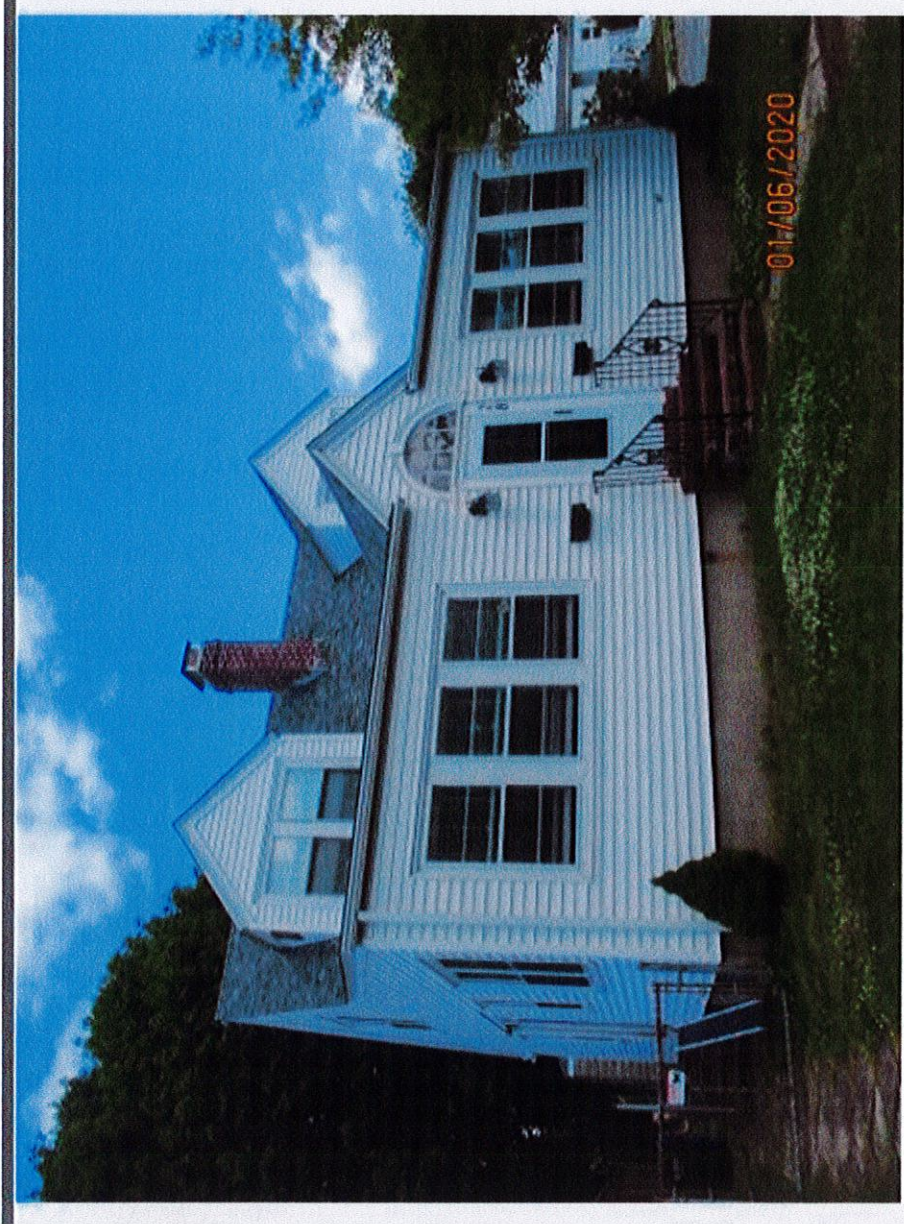
FRONTAGE 16'

SIDES

10.75'

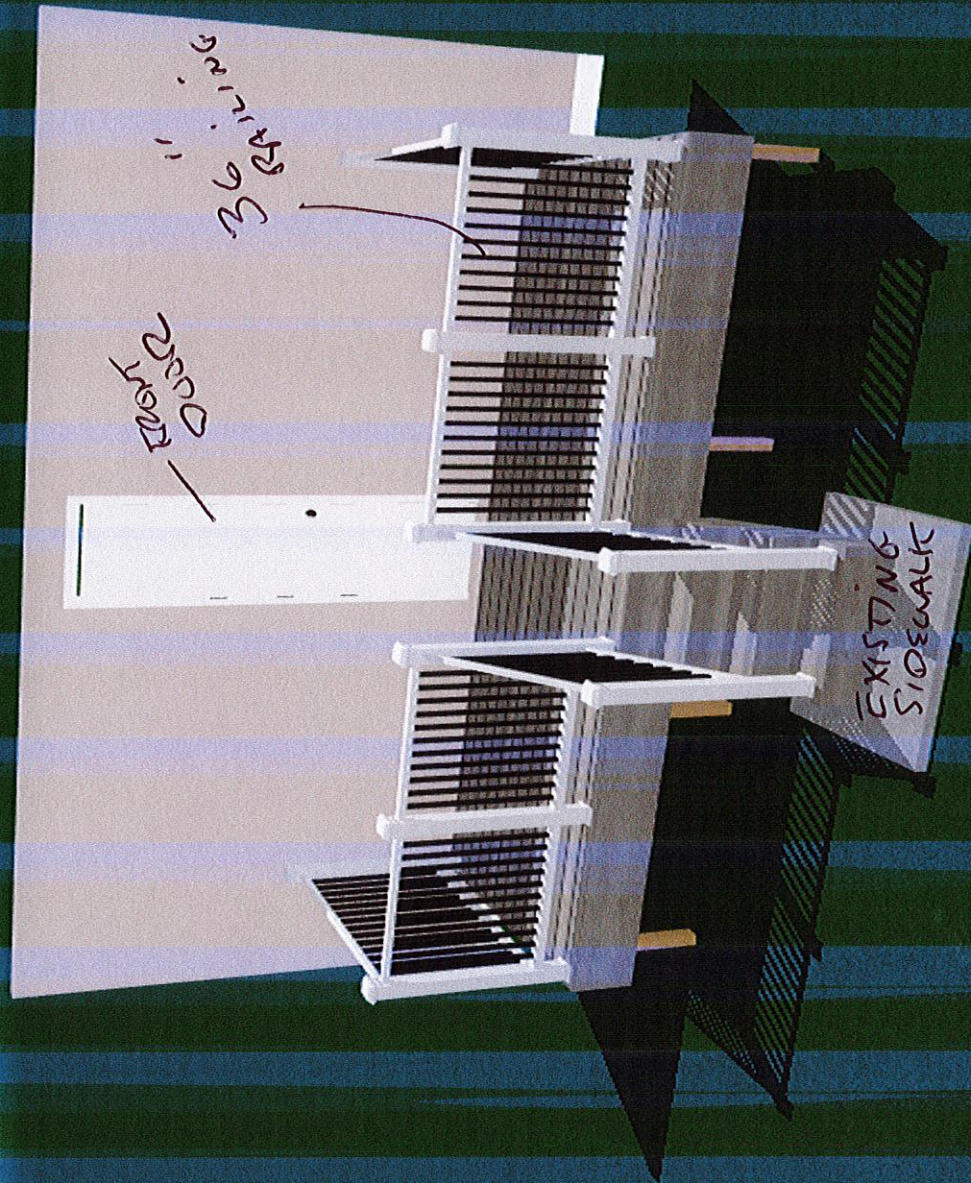
PROPOSED
DECK

6' x 20'
27" HEIGHT
RAILING 3'
STAIRS TO
WALKWAY



28 HURON RD

X



28 WOOD 100 RD



3D

2D



Substructure

Hide Decking & Railings

4x4"



Post Size
4" x 4"

2x10"



Beam Size
2" x 10"

2x10"



Hide Labels

Send Feedback

Save Project

Share Project

Product List

Help



Redo



Undo



Dimensions



Lock All



Delete All

- 1 HEMLOCK 2X8" ATTACHED TO SILL
- 2 BEAM 2(2X10")
- 3 POSTS 4X4 (w/ANCHORS)
- 4 FOOTINGS 40" DEEP
POURED CONCRETE
- 5 FRAMING 2X8"
16" SPACING
- 6 DECK HEIGHT 27"

