

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

ZBR March-12
CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW

DATE: FEB. 18, 2021

Board members:

waiting for check

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: 21 PRAIRIE AVE

Tax Assessor's Plat 20 Lot 220

Petitioner Information

Applicant STUART HEBB Address 21 PRAIRIE AVE

Owner STUART HEBB Address 21 PRAIRIE AVE

Lessee _____ Address _____

Property Characteristics

Dimensions of lot-frontage 127' depth 119' area 10,153 sq. ft.

Zoning District in which premises is located R 10

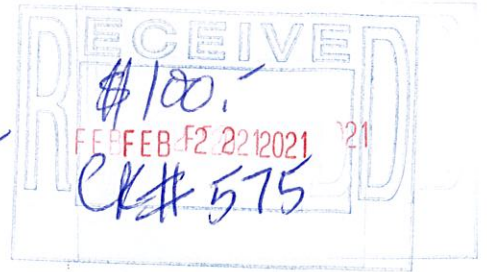
How long have you owned above premises? 1 YEAR

Are there buildings on the premises at present? YES

Total square footage of the footprint of existing buildings 2,031 SF

Total square footage of the footprint of proposed buildings 2,387 SF

Present use of premises SINGLE FAMILY RESIDENCE



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?

LOT IS L-SHAPE WITH IRREGULAR BOUNDARIES

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?

DUE TO IRREGULAR SHAPE OF LOT AND EXISTING POSITION OF THE HOUSE ON THE PROPERTY, THERE IS NOT ENOUGH ROOM FOR A NEW PORCH ROOF WITH CURRENT SETBACK REQUIREMENTS

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

OWNER FEELS THIS IS MINIMUM AMOUNT OF COVERED AREA TO PROVIDE USE OF PATIO AND PRIVACY FROM NEIGHBORING APARTMENT BUILDING

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

Proposed use of
premises

SINGLE FAMILY RESIDENCE

Give extent of proposed alterations ADD NEW PORCH ROOF TO

WEST SIDE OF EXISTING HOUSE

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	10,153 SF	10,000 SF	10,153 SF
Lot Coverage	20 %	20 %	23 %
Dwelling Units	1	1	1
Parking (# of spaces)	2	2	2
Front Setback	15'	15'	15'
Side Setbacks	15'	10'	2.5'
Rear Setback	57'	20'	57'
Height	26'	30'	13' (PORCH ROOF)

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

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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	(305) 975 - 0713 Telephone Number
Email address <u>STUARTHEBB @ SSIG 7. COM</u>	

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