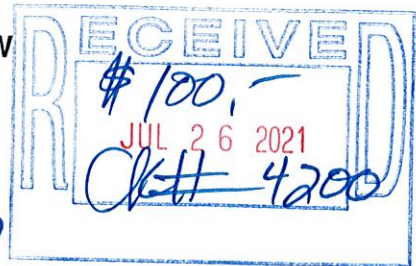


COMBINED APPLICATION FOR A SPECIAL USE PERMIT & A  
REGULATORY (DIMENSIONAL) VARIANCE

CITY OF NEWPORT, RI  
ZONING BOARD OF REVIEW



DATE: 7/24/2021

ZBR  
Aug-6

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: 16 POPLAR

Tax Assessor's Plat 17 Lot 006

Petitioner Information

Applicant EOIN HOWLETT Address 16 POPLAR

Owner EOIN HOWLETT Address 16 POPLAR

Lessee \_\_\_\_\_ Address \_\_\_\_\_

Property Characteristics

Dimensions of lot-frontage 50' depth 101'6" area 5073 sq. ft.

Zoning District in which premises is located R10

How long have you owned above premises? 11 MONTHS

Are there buildings on the premises at present? YES

Total square footage of the footprint of existing buildings 1234 SQ.FT.

Total square footage of the footprint of proposed buildings 224 SQ. FT.

Present use of premises SINGLE FAMILY HOME

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

Proposed use of  
premises

GARDEN SHED

**Give extent of proposed alterations**

Add a new shed on a pad/gravel. The plans for the proposed shed have been approved by the Newport Historic District Commission (June 2021).

**Zoning Characteristics Matrix**

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	5073	5000	5073
Lot Coverage	24.32%	20%	28.74%
Dwelling Units	1		1
Parking (# of spaces)	2		2
Front Setback	0'	15'	74'
Side Setbacks	22'R / 0'L	10'	3'R / 35'L
Rear Setback	43'	20'	5'
Height	24'	30'	16'6"

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

The proposed shed is part of a project that has been a major restoration to an historic home that was in very poor condition. The house, considered a contributing structure in Newport, has been carefully restored to its original design. Extensive landscaping is now underway. The proposed small shed is similar to the building that was originally on the parcel, and adds balance to the property and enriches the up-and-coming east end of Poplar Street, enhancing the streetscape – supporting Goal J from the Land Use Plan and consistent with the vision outlined in the plan for the Harbor/Lower Thames.



**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?**

As is very common for this district, 16 Poplar Street is a non-conforming lot and requires a variance from the dimensional requirements defined in the ordinance. As an older, small house with a very low basement (too low for standing), the house has very little storage. To maintain the neatness of the lot, items such as Kayaks, lawnmower and yard equipment, and lawn furniture require storage and this proposal addresses this challenge.

This parcel and home (circa 1860) originally had two dwellings (see attached image in appendix) and has a parcel design that allows for a secondary building, i.e. shed.

---

---

---

**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?**

Many of the homes in the neighborhood have an additional building, a shed or garage. The property directly behind 16 Poplar St (9 Elm Street) has a relatively new shed abutting the property that required a variance that was approved.

---

---

---

---

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

The shed would be very intrusive into the yard if it were to meet the rear and side setbacks and would create a very cramped space. The proposed setbacks in this application provide balance for the building and yard space, and a shed dimension that is suitable for the proposed storage.

---

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) 855 6224

Telephone Number



Owner's Signature

(401) 855 6224

Telephone Number

Email address

ecoinhowlett@gmail.com

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

**Eoin Howlett**

16 Poplar St. Newport, RI 02840

401 855 6224

eoinhowlett@gmail.com

---

**Mr. Guy Weston**

Zoning Officer

City of Newport

43 Broadway

Newport, RI, 02840

July 26, 2021

Dear Mr. Weston,

Please find attached a Special-Use Permit and Regulatory (Dimensional) Variance application for **16 Poplar St.**, seeking relief under Section 17:

- 108.020 (Special Use)
- 108.010 (Variances)
- 72.030 (Alteration to Nonconforming Development)
- 24.050 (R-10A Lot Coverage Requirement)
- 24.040 (Setback Requirement)

This submission includes:

- The completed zoning application
- Shed drawings
- Historic map showing the original parcel with 2 buildings
- Support letters from abutting neighbors
- Research from a real-estate consultant, Jim Houle

The Newport Historic District Commission (HDC) reviewed this proposal and approved the plans during the June 2021 meeting.

Please let me know if you have any questions.

Kind Regards

Eoin Howlett

Enclosure



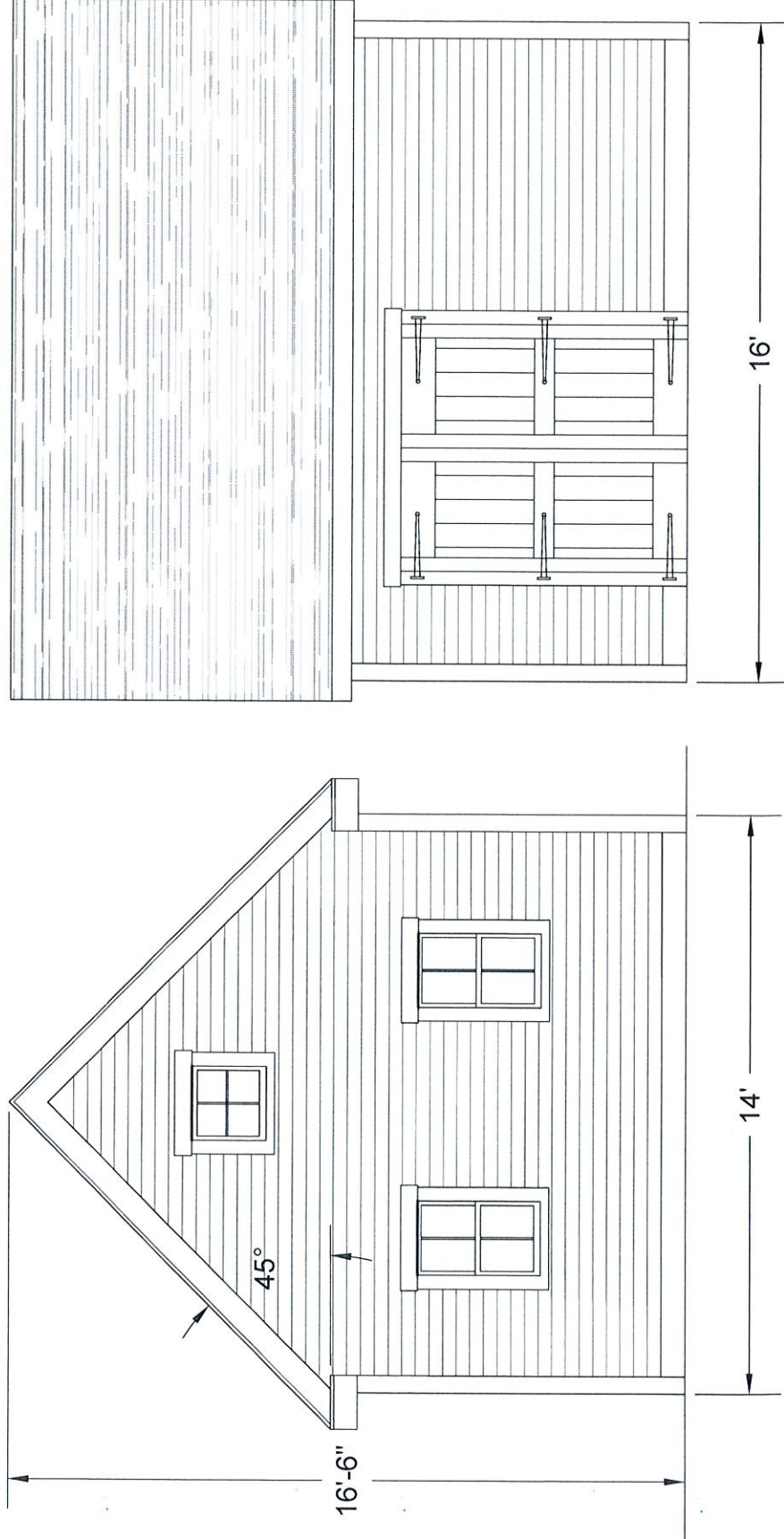
Blackberry Hill  
Design  
Matunuck, RI

EJOIN HOWLETT RENOVATION  
16 Poplar Street Newport RI 02840

DATE: 5/17/2021

SCALE: 1/4" = 1'-0"

ELEV.



PROPOSED GARDEN SHED  
EAST ELEVATION

1/4" = 1'-0"

PROPOSED GARDEN SHED  
NORTH ELEVATION  
(STREET FACING)

1/4" = 1'-0"

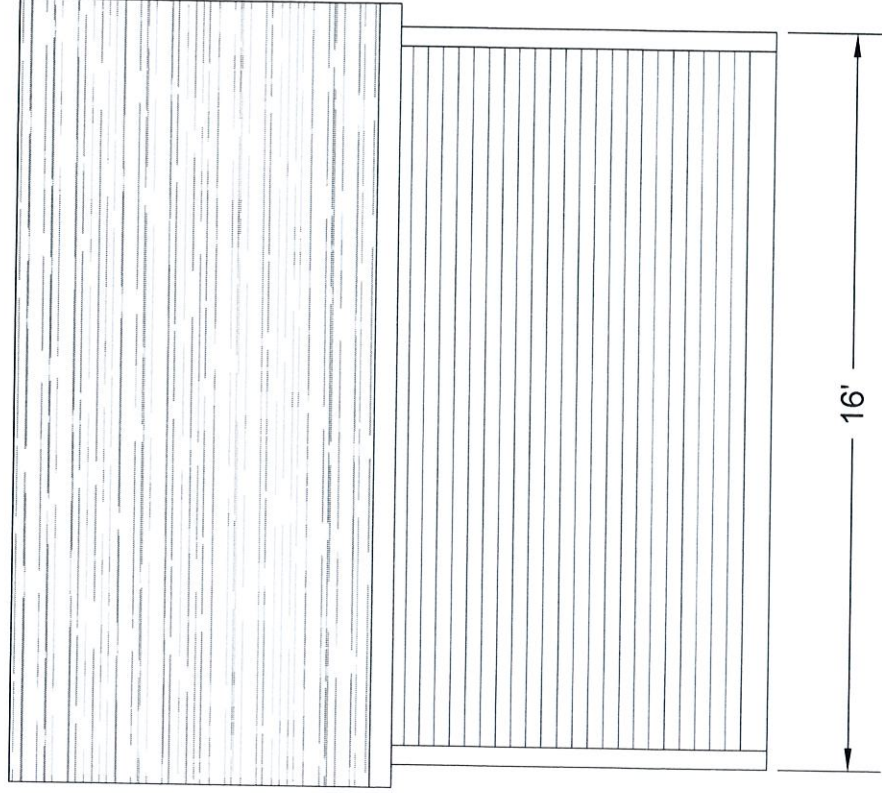
Blackberry Hill  
Design  
Matunuck, RI

EOIN HOWLETT RENOVATION  
16 Poplar Street Newport RI 02840

DATE: 5/17/2021

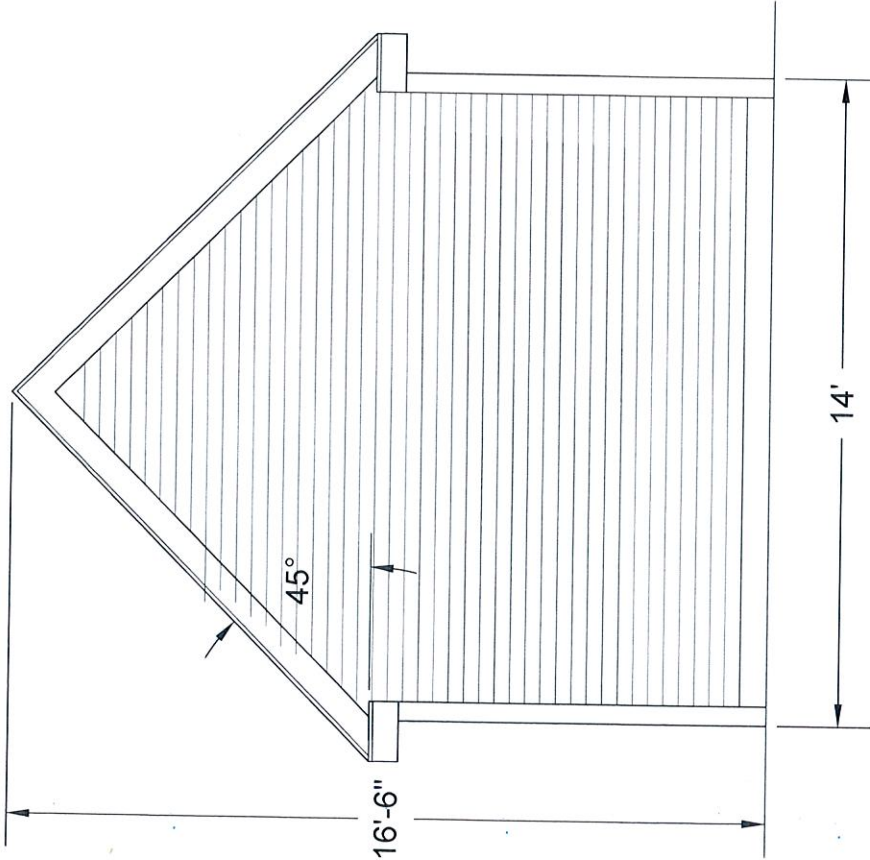
SCALE: 1/4" = 1'-0"

ELEV.



PROPOSED GARDEN SHED  
WEST ELEVATION

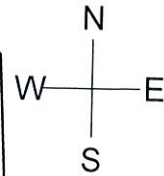
1/4" = 1'-0"



PROPOSED GARDEN SHED  
SOUTH ELEVATION

1/4" = 1'-0"

POPLAR STREET



Blackberry Hill  
Design  
Matunuck, RI

PARKING  
2 CARS

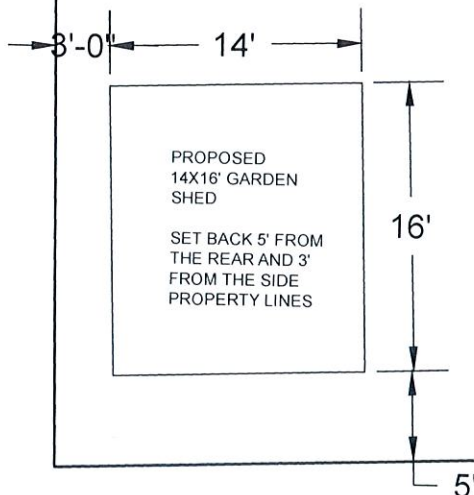
EXISTING HOUSE  
STRUCTURE  
1234 SQ FT

16 POPLAR STREET

MAP 17-006  
ZONE R10  
LOT SIZE 5073 SQ FT

Existing Lot Coverage 24.32%

Proposed Lot Coverage 28.74%



EOIN HOWLETT RENOVATION  
16 Poplar Street Newport RI 02840

DATE: 5/17/2021

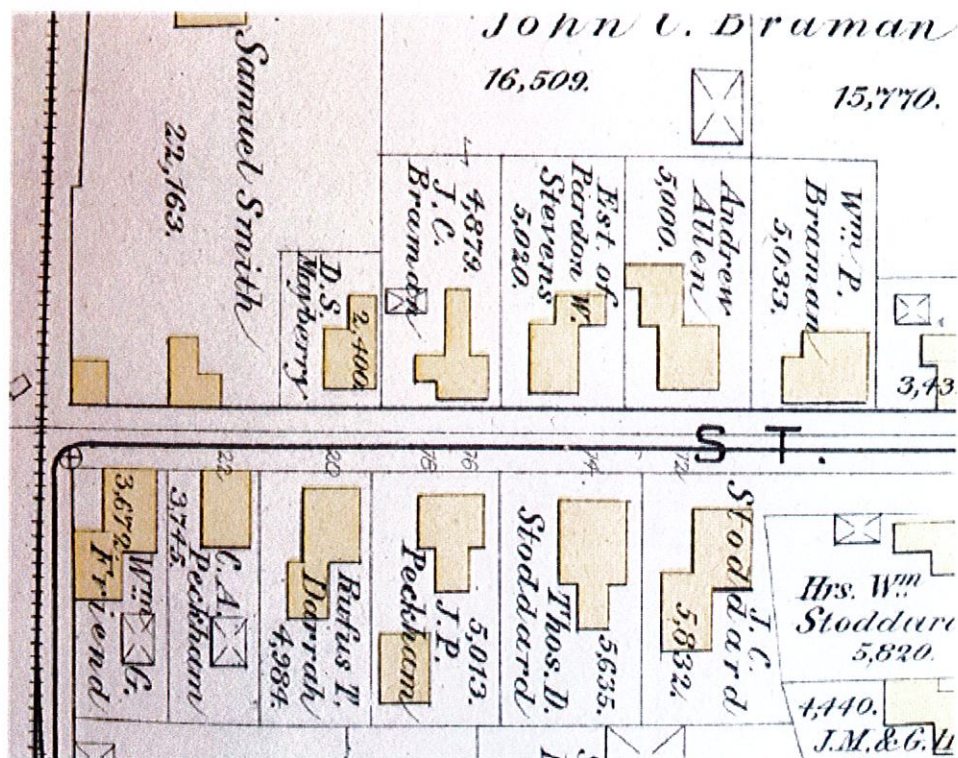
SCALE:  $\frac{3}{32}$ " = 1'-0"

SITE  
PLAN

SITE PLAN

$\frac{3}{32}$ " = 1'-0"





Detail from the 1883 *Newport City Atlas* showing 16 Poplar Street as owned by J.P. Peckham. Note that the smaller structure shown in the 1876 atlas is gone, but a larger building has been added to the west side of the property. The property is also shown with two addresses, 16 and 18, indicating that the building at the rear of the property is likely a dwelling structure.

Map from Historic review report showing 16 Poplar St, (J.P. Peckham) with 2 buildings. We believe this second building was removed in the 1960's.

**Suzanne Wyatt**

Sun, Jul  
25, 7:34  
PM

Guy Weston  
Zoning Officer  
City of Newport

Dear Mr. Weston

I reside at 9 Elm Street, directly behind Eoin Howlett of 16 Poplar Street and I am very pleased to see the upgrades that he has made to the house. Our yards are of similar size and I added a shed last year so I appreciate the need for such storage. I have reviewed his plans to add a shed and I am supportive of this proposed project. Please feel free to contact me if you have any questions or concerns.

Best Regards

Suzanne Wyatt  
9 Elm Street

**Larry Farley**

Sun, Jul  
25, 5:23  
PM

to gweston, me

Dear Mr. Weston:

I'm writing to add my support for Eoin Howlett's proposed shed at 16 Poplar. My wife and I live next door to Eoin at 14 Poplar and have been extremely impressed with the extensive renovation Eoin undertook on what use to be an eyesore of a house. We've looked at the plans and fully support the proposed shed.

Regards,

Larry & Casey Farley  
14 Poplar Street  
Newport, RI  
Sent from my iPad



## Pires, Stephanie

---

**From:** Eoin Howlett <eoinhowlett@gmail.com>  
**Sent:** Tuesday, July 27, 2021 12:31 PM  
**To:** Weston, Guy; Pires, Stephanie  
**Subject:** Fwd: 16 Poplar Shed

Please see below for an additional letter of support from the 3rd abutting neighbor.

Many Thanks  
Eoin Howlett

----- Forwarded message -----

**From:** Pat Padillia <[papadillia@gmail.com](mailto:papadillia@gmail.com)>  
**Date:** Tue, Jul 27, 2021 at 12:23 PM  
**Subject:** Re: 16 Poplar Shed  
**To:** Eoin Howlett <[eoinhowlett@gmail.com](mailto:eoinhowlett@gmail.com)>



Dear Mr. Weston

I am an abutting neighbor to Eoin Howlett of 16 Poplar Street. My family and I are long time residents and and we appreciate the improvements that Eoin has made to the house, and we are supportive of the proposed project to add a shed in the back yard.

Best Regards

Patrick Padillia  
20 Poplar Street

## Pires, Stephanie

---

**From:** Weston, Guy  
**Sent:** Monday, July 26, 2021 11:15 AM  
**To:** larry farley  
**Cc:** Eoin Howlett; Pires, Stephanie  
**Subject:** RE: 16 Poplar proposed shed



Thank you however I have no such application.

-----Original Message-----

**From:** larry farley <larryfarley@yahoo.com>  
**Sent:** Sunday, July 25, 2021 5:23 PM  
**To:** Weston, Guy <gweston@cityofnewport.com>  
**Cc:** Eoin Howlett <eoinhowlett@gmail.com>  
**Subject:** 16 Poplar proposed shed

Dear Mr. Weston:

I'm writing to add my support for Eoin Howlett's proposed shed at 16 Poplar. My wife and I live next door to Eoin at 14 Poplar and have been extremely impressed with the extensive renovation Eoin undertook on what use to be an eyesore of a house. We've looked at the plans and fully support the proposed shed.

Regards,

Larry & Casey Farley  
14 Poplar Street  
Newport, RI  
Sent from my iPad