

APPLICATION FOR DIMENSIONAL VARIANCE

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW

DATE: 2/9/2021

ZBR
March-3

RECEIVED
\$100.-
FEB 10 2021
CK# 126

Board members:

The undersigned hereby petitions the Zoning Board of Review for 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: 27 Sheffield Ave

Tax Assessor's Plat _____ Lot _____

Petitioner Information

Applicant Rebecca Kane & Ernest DeWitt Jr. Address 27 Sheffield Ave

Owner Rebecca Kane & Ernest DeWitt Jr. Address 27 Sheffield Ave

Lessee _____ Address _____

Property Characteristics

Dimensions of lot-frontage 58ft depth 150ft area 8712 sq. ft.

Zoning District in which premises is located R10

How long have you owned above premises? Since 2019

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings 11672

Total square footage of the footprint of proposed buildings 512

Present use of premises primary home for our family.

Proposed use of premises -no change.

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

Give extent of proposed alterations add an in-ground vinyl lined pool 11x32ft in size. Increase lot ~~87~~ coverage from 19.19% (current) to 25%. Pool would be 13ft side setbacks and 20ft rear setback.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	8712		
Lot Coverage (%)	1672 = 19.19%	20%	2184 = 25%
Dwelling Units	1		
Parking (# of spaces)	2		
Front Setback	n/a		
Side Setbacks	n/a	10ft	
Rear Setback	n/a	20ft.	
Height	n/a		

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?

none that we are aware of.

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?

None that we are aware of.

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

Our proposed plan is within the requirements for all setbacks, allowing us to have space for a 16x32 ft in ground pool.

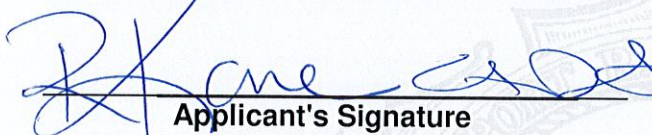
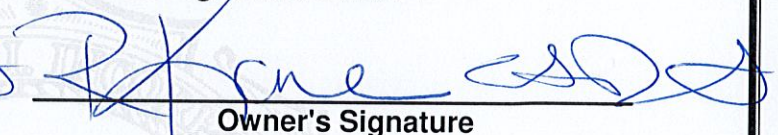
The Zoning Boards Role

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

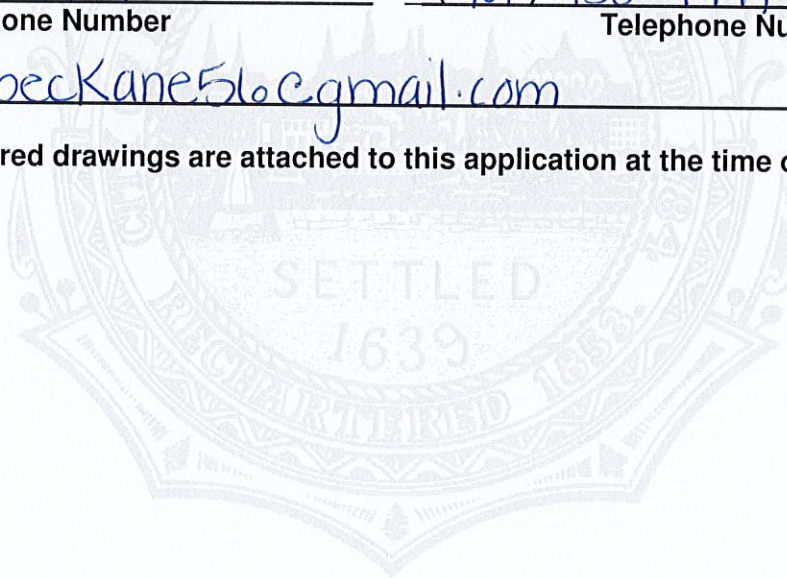
- d. That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.
- e. That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted 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;

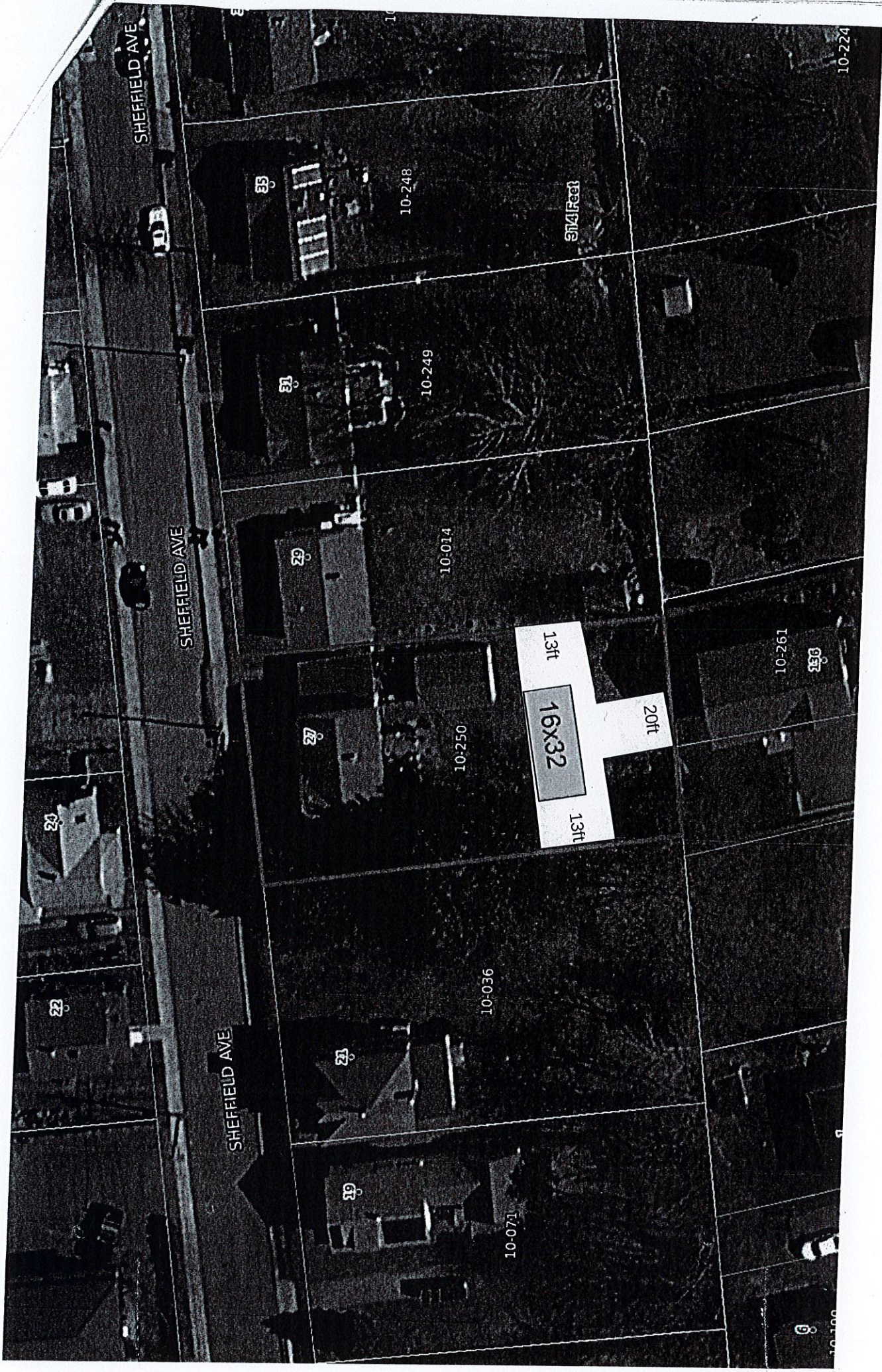
By signing below, I hereby attest that the information provided is accurate and truthful. I also attest that I have read the section entitled "The Zoning Board's Role".

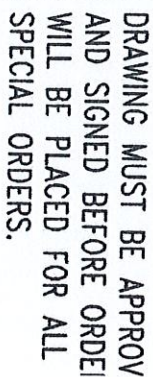
	
Applicant's Signature	Owner's Signature
<u>(401) 450-9494</u>	<u>(401) 450-9494</u>
Telephone Number	Telephone Number

Email address beckKane56@gmail.com

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







FOX POOL

TITLE		1632 2' Rad. RECTAN
DATE	11/16/20	TYPE 0
DWG. NO.	09-29810	SCALE NON
DRWN. BY	J.LANDES	