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

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW

DATE: 11/23 20 NOV 2 4 2020 CK# 1142

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

Tax Assessor's Plat 22 Lot 194

Petitioner Information

Applicant Address 45 KAY STARET

Owner STE LICSTINES Address 45 KAY STARET

Lessee Address

Property Characteristics

Dimensions of lot-frontage depth area 7840 sq. ft.

Zoning District in which premises is located A-10

How long have you owned above premises? 7 Pus years

Are there buildings on the premises at present? 1485

Total square footage of the footprint of existing buildings 1485

Total square footage of the footprint of proposed buildings 1832

Present use of premises Syllaming Howl

Proposed use of	6.10	(
premises	Snyle.	trancy Home	
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Give extent of propose	ed alterations	Add Space to Le secres and	EXIDA
Sauce	for Walle	le recken and	Contaio
AC DAG		and a second and a	3700)
A500 K			
	Zoning C	haracteristics Matrix	
	Existing	Required/Allowed	Proposed
t Size (sq. ft.)	7840	WA	hIA
t Coverage	18.7%	20%	23.4%
welling Units			annanana kook - {manaananananananananananananananananana
arking (# of spaces)	NA	NA	NA
ont Setback		151	n/A
de Setbacks	21-2"	10	2-2"
ear Setback	2-6"	20	2-6"
ight	MA	35	NA
		and meaning management of the second of	
What provisions of th	e Comprehensive La	nd Use Plan are the applic	able to this project?
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		un teat	
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What special conditions and circumstances exist which are peculiar to the land structure or building involved, which are not applicable to other lands, structures o buildings in the same district?
- STRUCTURES ME and lot Greige But within existy setbach regimenant
Ber within exists setsach negonomore
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?
MOST PROPETIES in DISMICT ME OUTSIDE &
within comets but Added Space will make
gencese Mora Greponel AND sciabillo screass
bt loverage by 2-5%
Explain why this is the minimum variance that will make possible the reasonable use of the land, building or structure.
Addehor to garage is minimum space
Addehor to garage is minimum source.

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 info also attest that I have read the section entitle	rmation provided is accurate and truthful. I
H/XCC	
Applicant's Signature	Owner's Signature
1401 314 0010	144) 314 6010
Telephone Number	Telephone Number
Email address	SCIPSHIRES @ SZGNSTRUCT. LOAM

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

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:

- 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 <u>minimum variance</u> 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

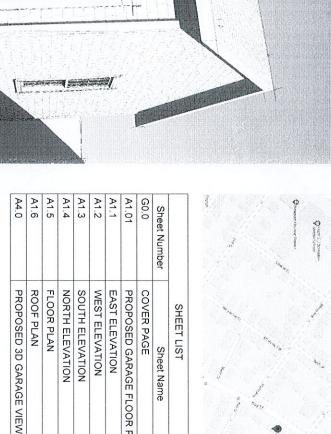




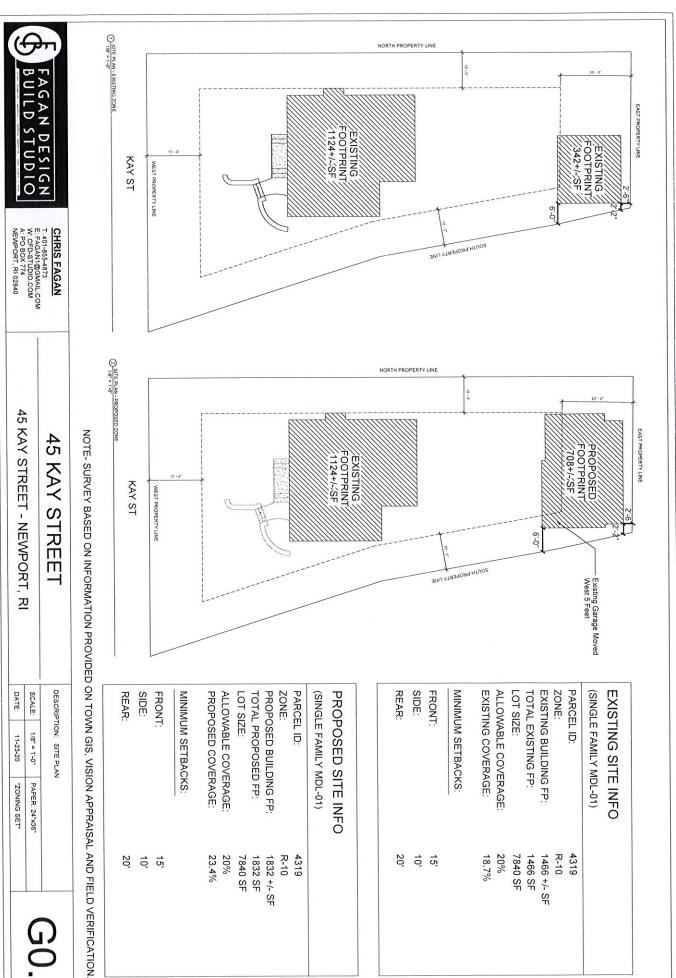
45 KAY STREET

45 KAY STREET - NEWPORT, RI



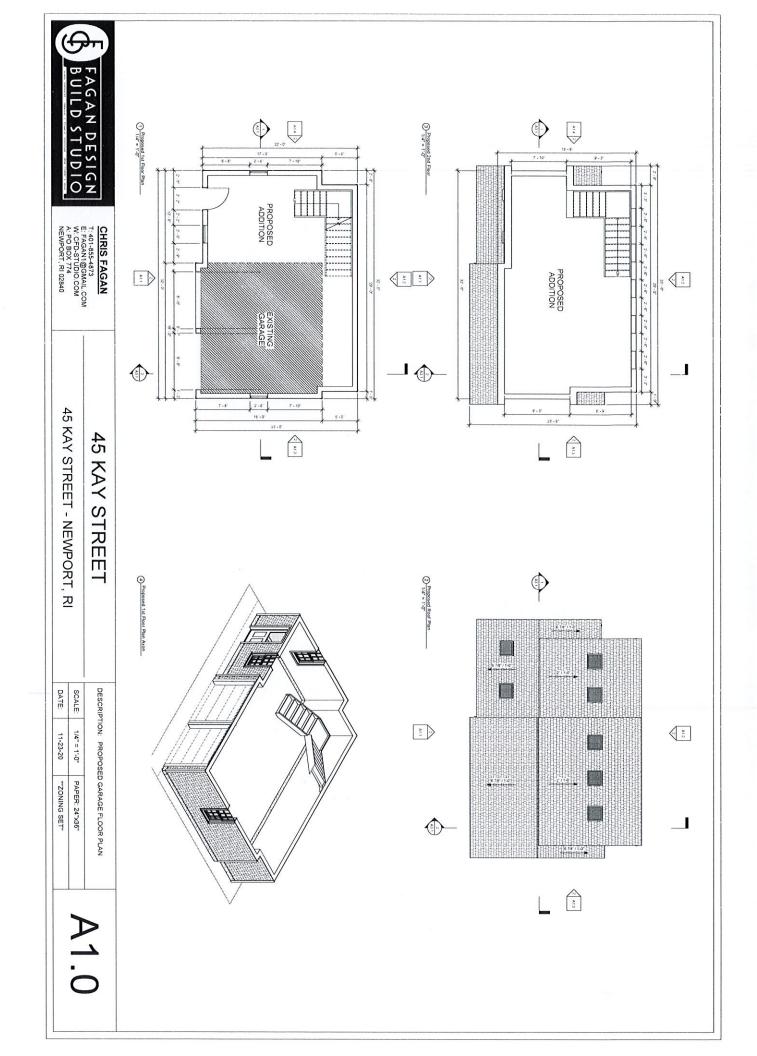


Sheet Number	Sheet Name
G0.0	COVER PAGE
A1.01	PROPOSED GARAGE FLOOR PLANS
A1.1	EAST ELEVATION
A1.2	WEST ELEVATION
A1.3	SOUTH ELEVATION
A1.4	NORTH ELEVATION
A1.5	FLOOR PLAN
A1.6	ROOF PLAN
A4.0	

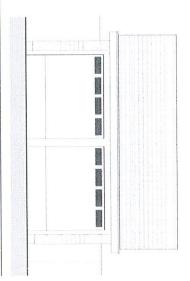


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"ZONING SET"	11-23-20	DATE:
PAPER: 24"X36"	1/8" = 1'-0"	SCALE:



Windows: To be Pella Lifestyle Clad exterior/wood interior. Roof. To be composite slate roofing : Trim: To be painted all wood. Siding: To be all wood shingles -**PROPOSED**



EXISTING

West Elevation HDC 3/8" = 1'-0"



CHRIS FAGAN
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W. CFD-STUDIO.COM
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45 KAY STREET

45 KAY STREET - NEWPORT, RI

	SCALE:	DESCRI
0.0	3/8" - 1'.0"	DESCRIPTION: WEST ELEVATION
	PAPER: 24"x36"	EVATION

Roof: To be rubber roofing Trim: To be painted all wood. Siding: To be all wood shingles. Windows: To be Pella Lifestyle Clad exterior/wood interior. **PROPOSED**

EXISTING

1) East Elevation HDC

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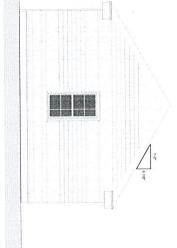
45 KAY STREET

45 KAY STREET - NEWPORT, RI

DESCRIPTION: EAST ELEVATION DATE: SCALE: 3/8" = 1'-0" 11-23-20 PAPER: 24"x36" "ZONING SET"

Windows: To be Pella Lifestyle Clad exterior/wood interior. Siding: To be all wood shingles. Roof. To be historic slate roofing Trim: To be painted all wood. **PROPOSED**

EXISTING



South Elevation HD

FAGAN DESIGN

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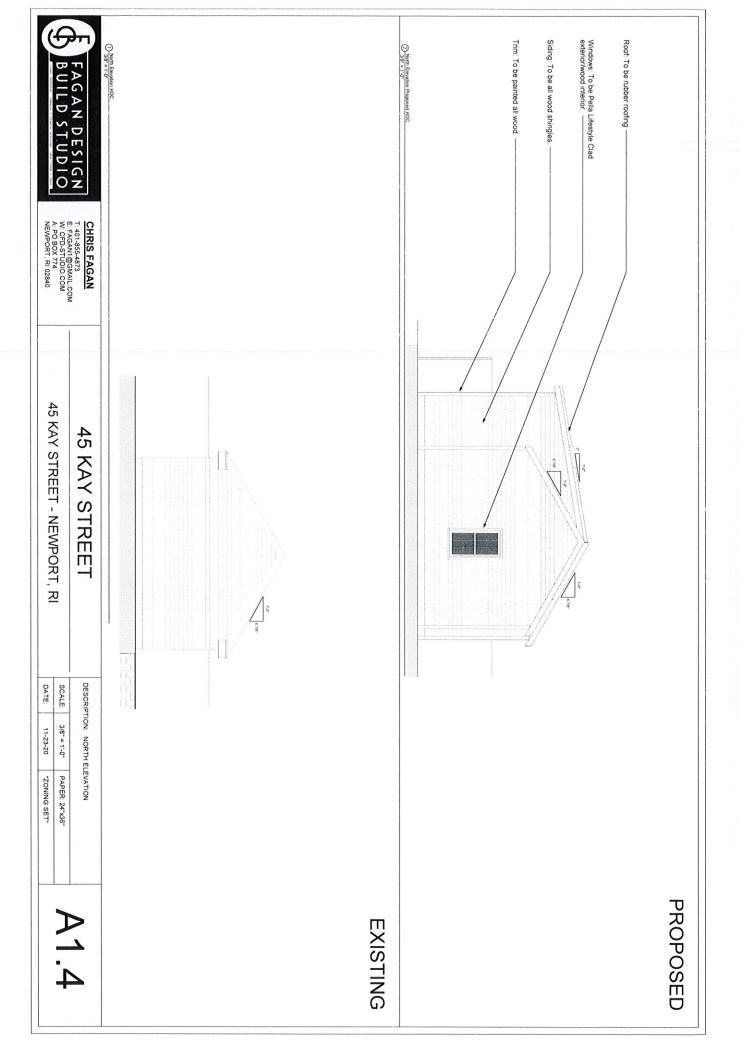
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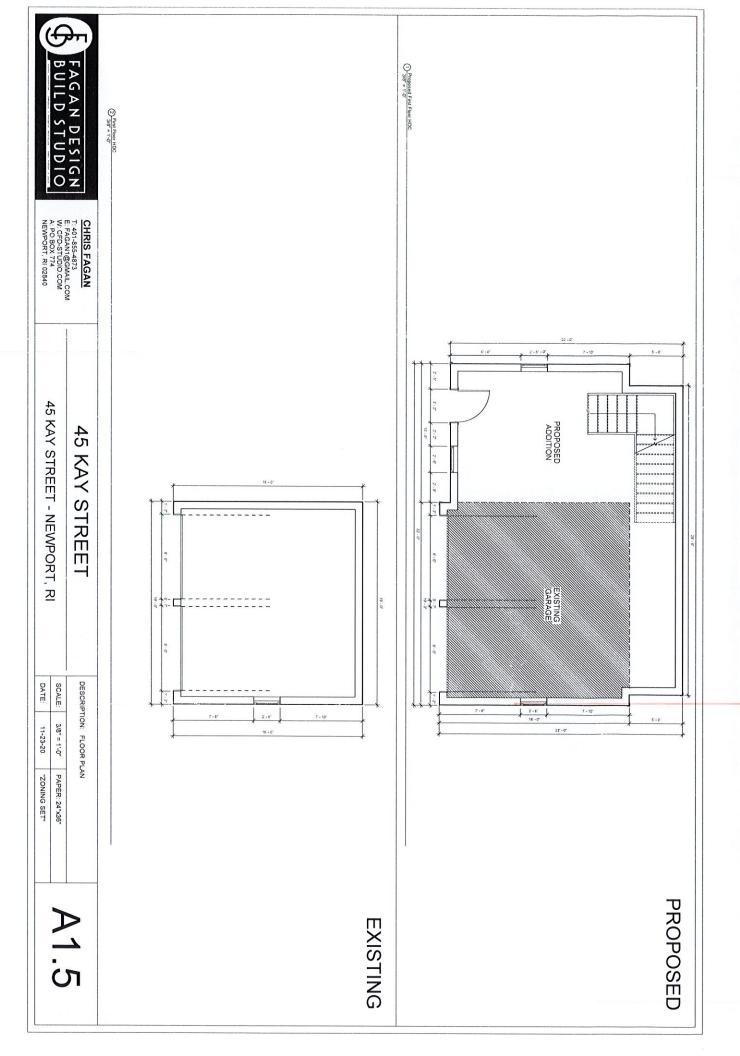
45 KAY STREET - NEWPORT, RI

DESCRIPTION: SOUTH ELEVATION

SCALE: 3/8" = 1'-0" PAPER: 24"x36"

DATE: 11-23-20 "ZONING SET"

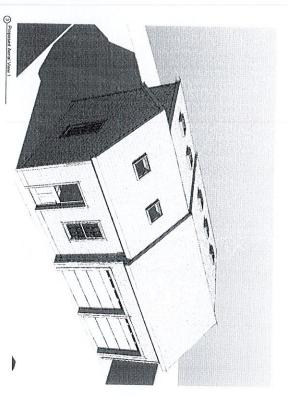




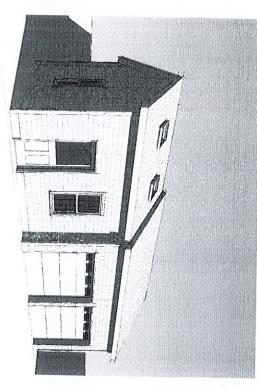
0 Roof Plan HDC 2 Proposed Roof Plan HDC 3/8" = 1'-0" FAGAN DESIGN CHRIS FAGAN
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A: PO BOX 774
A: PO BOX 774
NEWPORT, RI 02840 45 KAY STREET - NEWPORT, RI **45 KAY STREET** DATE: DESCRIPTION: ROOF PLAN SCALE: 3/8" = 1'-0" 11-23-20 PAPER: 24"x36" "ZONING SET" **PROPOSED** A1.6 **EXISTING**

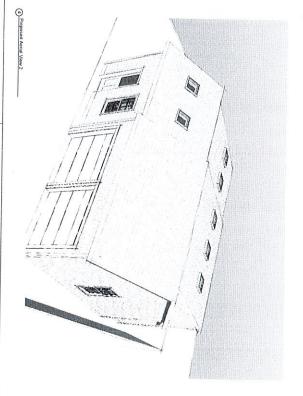


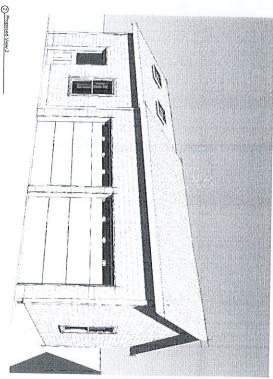
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Proposed View 1







45 KAY STREET

45 KAY STREET - NEWPORT, RI

DATE: SCALE: DESCRIPTION: PROPOSED GARAGE 3D VIEWS 11-23-20 "ZONING SET" PAPER: 24"x36"

A2.0



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45 KAY STREET

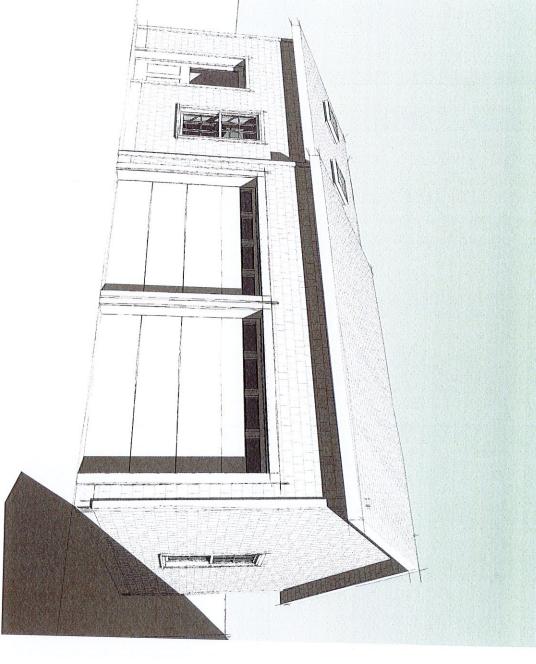


DATE:

11-23-20

SCALE: 1/8" = 1'-0"

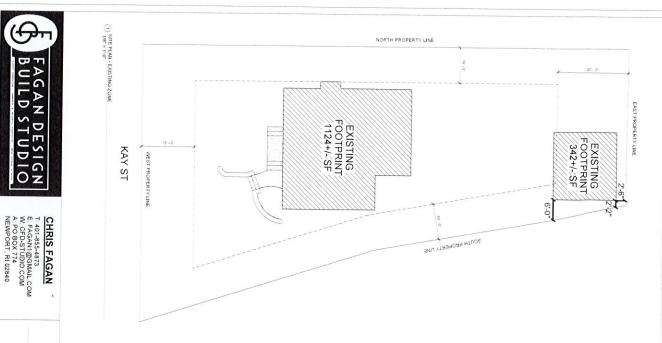
PAPER: 24"x36" "ZONING SET"

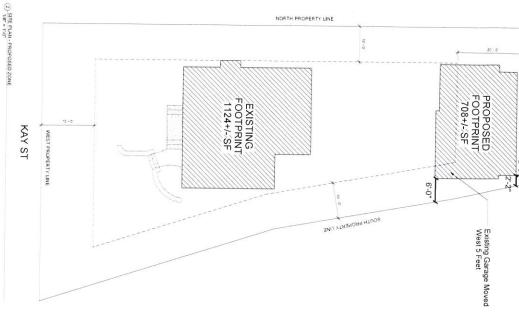




A4.0	A1.6	A1.5	A1.4	A1.3	A1.2	A1.1	A1.01	G0.0	Sheet Number	
PROPOSED 3D GARAGE VIEWS	ROOF PLAN	FLOOR PLAN	NORTH ELEVATION	SOUTH ELEVATION	WEST ELEVATION	EAST ELEVATION	PROPOSED GARAGE FLOOR PLANS	COVER PAGE	Sheet Name	SHEET LIST

G0.0





PARCEL ID: ZONE:

4319 R-10

1832 +/- SF

PROPOSED SITE INFO (SINGLE FAMILY MDL-01)

EXISTING SITE INFO (SINGLE FAMILY MDL-01)	
PARCEL ID:	4319
ZONE:	R-10
EXISTING BUILDING FP:	1466 +/- SF
TOTAL EXISTING FP:	1466 SF
LOT SIZE:	7840 SF
ALLOWABLE COVERAGE:	20%
EXISTING COVERAGE:	18.7%
MINIMUM SETBACKS:	
FRONT:	15'
SIDE:	10'
REAR:	20'

EAST PROPERTY LINE

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FRONT: SIDE:

15' 10' 20' ALLOWABLE COVERAGE: PROPOSED COVERAGE:

1832 SF 7840 SF 20% 23.4%

MINIMUM SETBACKS:

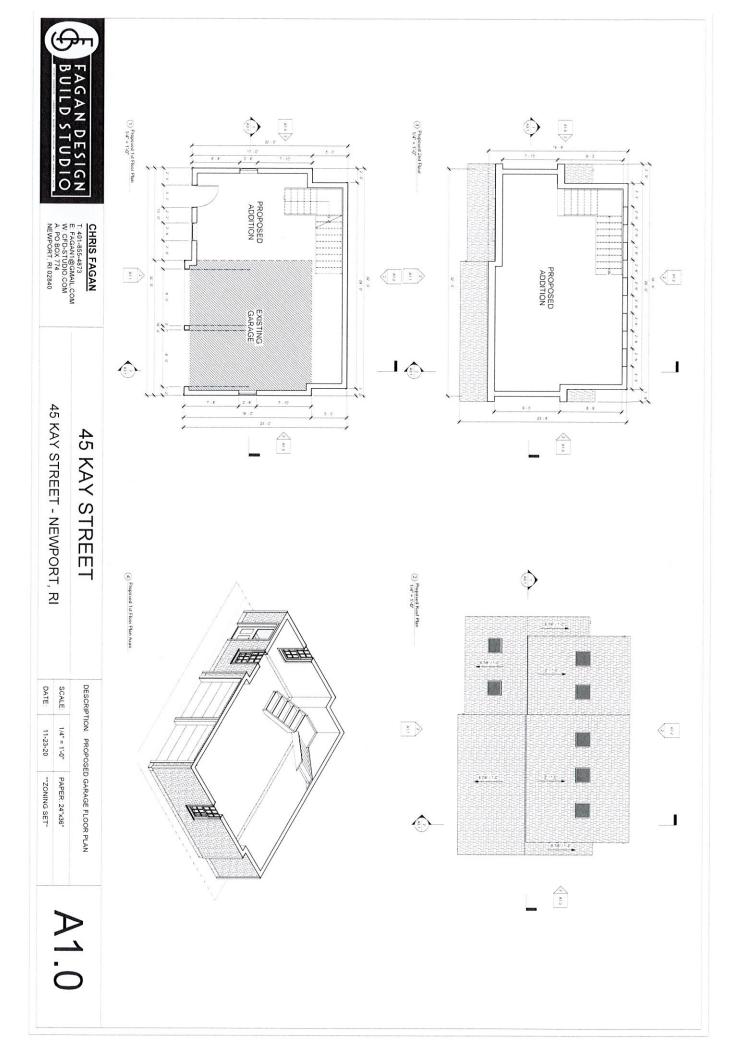
LOT SIZE:

PROPOSED BUILDING FP:
TOTAL PROPOSED FP:

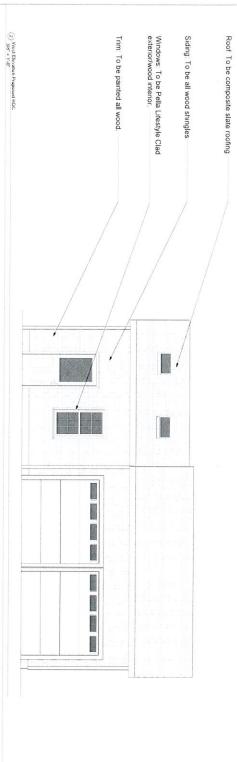
45 KAY STREET - NEWPORT, RI

SCALE:	1/8" = 1'-0"	PAPER: 24"x36"

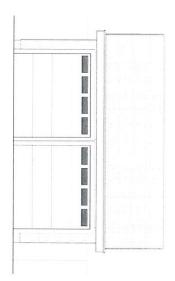
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PROPOSED



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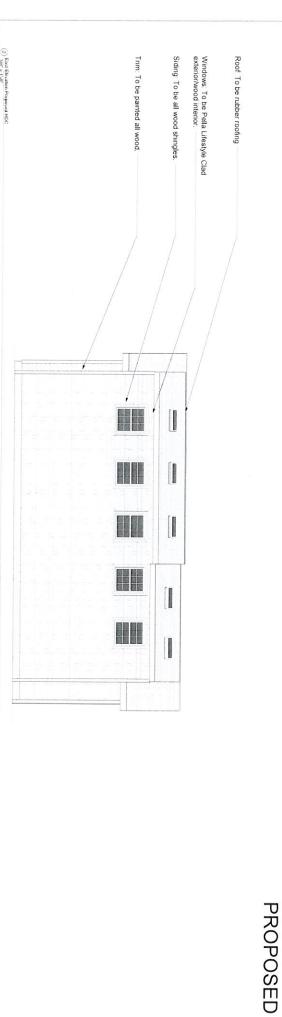
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45 KAY STREET

45 KAY STREET - NEWPORT, RI

SCALE	
1.50	
3/8" = 1'-0"	
 PAPER: 24"x36"	

CAIT ION	CRIPTION. WEST ELEVATION	TVALICN
LE: 3/	3/8" = 1'-0"	PAPER: 24"x36"



EXISTING

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FAGAN DESIGN

1) East Elevation HDC 3/8" = 1'-0"

45 KAY STREET

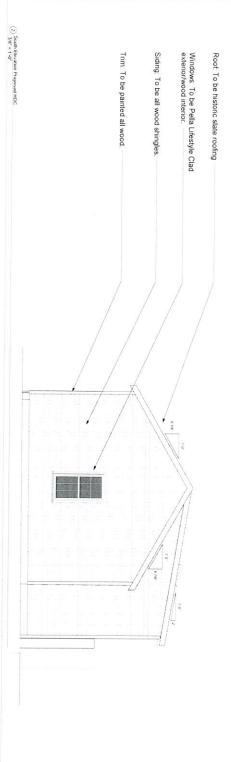
45 KAY STREET - NEWPORT, RI

DESCRIPTION: EAST ELEVATION

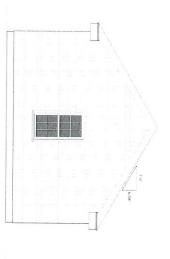
SCALE: 3/8" = 1'-0" PAPER: 24"x36"

DATE: 11-23-20 "ZONING SET"

PROPOSED



EXISTING





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45 KAY STREET

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DESCRIPTION:
SOUTH ELEVATION

SCALE
3/8" = 1'-0"
PAPER: 24"x36"

Siding: To be all wood shingles. Windows: To be Pella Lifestyle Clad exterior/wood interior. Trim: To be painted all wood. Roof. To be rubber roofing PROPOSED

EXISTING



45 KAY STREET - NEWPORT, RI

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	-
SCALE:	DESCRIPT
3/8" = 1'-0"	ION: NORTH
	DESCRIPTION: NORTH ELEVATION
4"x36"	



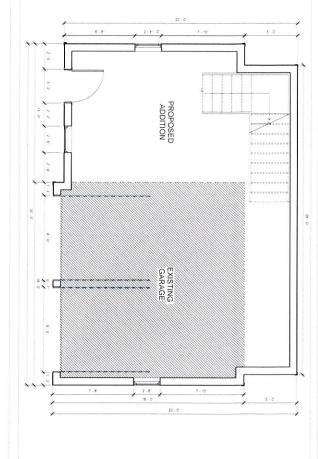
2) First Floor HDC 3/8" = 1'-0"

45 KAY STREET

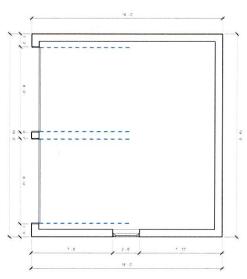
45 KAY STREET - NEWPORT, RI

DESCRIPTION: FLOOR PLAN SCALE: 3/8" = 1'-0" 11-23-20 "ZONING SET" PAPER: 24"x36"

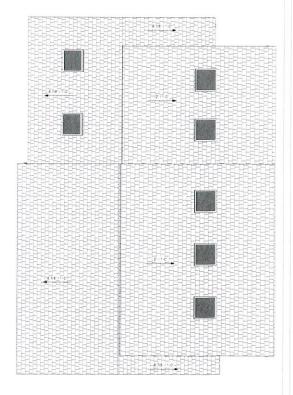
EXISTING



PROPOSED



(2) Proposed Roof Plan HDC 3/8" = 1'-0"



PROPOSED

EXISTING



45 KAY STREET - NEWPORT, RI

45 KAY STREET

DATE: 11-23-20 "ZONING SET" DESCRIPTION: ROOF PLAN SCALE: 3/8" = 1'-0"

PAPER: 24"x36"

A1.6



1) Roof Plan HDC 3/8" = 1'-0"

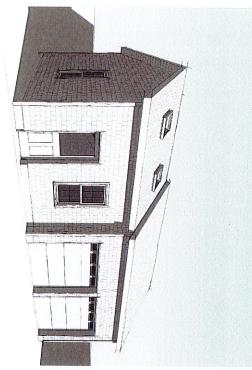


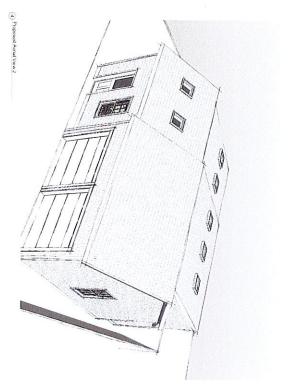


(3) Proposed Aenal View 1

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45 KAY STREET

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"ZONING SET"	11-23-20	DATE:
PAPER: 24"x36"		SCALE:

A2.0