

APPLICATION FOR DIMENSIONAL VARIANCE

CITY OF NEWPORT, RI ZONING BOARD OF REVIEW

DATE: OCTOBER 23, 2020

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: 70 ROSENEATH AVENUE, NEWPORT, RI 02840

Tax Assessor's Plat 39 Lot 366

Petitioner Information

Applicant KEITH & KATHY LONGSON Address 70 ROSENEATH AVENUE, NEWPORT, RI 02840

Owner KEITH & KATHY LONGSON Address 70 ROSENEATH AVENUE, NEWPORT, RI 02840

Lessee _____ Address _____

Property Characteristics

Dimensions of lot-frontage 59.97' depth 136.80' area 8,025 sq. ft.

Zoning District in which premises is located R10

How long have you owned above premises? JULY 2020

Are there buildings on the premises at present? YES

Total square footage of the footprint of existing buildings HOUSE (1,056 SQ.FT.) / GARAGE (761 SQ.FT.)

Total square footage of the footprint of proposed buildings HOUSE (1,637 SQ.FT.) / GARAGE (761 SQ.FT.)

Present use of premises SINGLE FAMILY HOME
OUTDOOR SHOWER (8 SQ.FT.)
FRONT STEPS (15 SQ.FT.)

Proposed use of premises SINGLE FAMILY HOME

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

Give extent of proposed alterations _____

- Existing house to be renovated on the first and second floor. New addition at the rear of the existing house. The addition to include a new master bedroom suite on the first floor with a finished basement below.
- Renovate the existing garage and storage area at the rear. Roof of existing garage to be raised (existing footprint to remain the same.) The additional space above the garage will be unfinished and used for storage only.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	8,025 SQ.FT.	10,000 SQ.FT.	N/A
Lot Coverage (%)	22.64% (1,817 SQ.FT.	20% (1,605 SQ.FT.	30.17% (2,421 SQ.FT.
Dwelling Units	1	1	1
Parking (# of spaces)	2		2
Front Setback	2'-9"	15'-0"	11" (TAKEN TO FRONT STEPS
Side Setbacks	7'-11" (LHS) / 9'-1" (RHS)	10'-0"	7'-11" (LHS) / 9'-1 ½" (RHS)
Rear Setback	31'-2 ½"	20'-0"	31'-2 ½"
Height	29'-4"	30'-0"	29'-4"

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?

In the R10 residential district, the minimum lot frontage as per the zoning code is 80'-0" and the minimum lot size is 10,000 sq.ft. This lot has a frontage of 60'-0" and a lot size of 8,025 sq.ft., making this a non-conforming lot. The addition ties into the existing building and does not extend further into the setbacks except for the new front stairs and the small bay that resembles the existing on the same elevation.

As the clients age in place, they wanted the master bedroom suite to be on the first floor. The home office in the basement is to accommodate working from home due to the current situation.

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 the size of the lots in the vicinity of this property, many of the lots exceed the 20% lot coverage. Looking at the surrounding lots, lot coverage climbs as high as 94%, 53% and 38%. The increase of lot coverage for this addition is the least relief necessary to meet the clients needs. The renovation to the existing garage and studio is also not increasing the lot coverage.

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

The addition is at the rear of the existing house and will not alter the general character of the neighborhood. As the lot is undersized for the R10 zone, the owners have kept the addition to a minimum in order to limit the lot coverage.

The owners also made the conscious decision to not add a second floor to the addition. The end result is a design that will not change the character of the neighborhood while still meeting the needs of the owners.

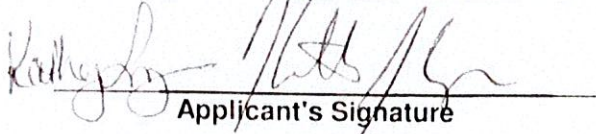
The Zoning Boards Role

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:

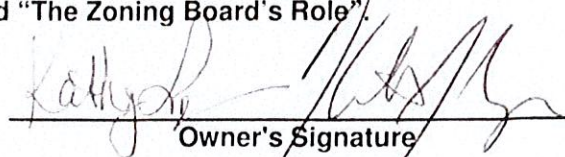
- a. That the reasons set forth in the application justify the granting of the variance and that the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building or structure;
- b. That the variance will not be injurious to the neighborhood or otherwise 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

(401) 846-1783
Telephone Number


Owner's Signature

(401) 846-1783
Telephone Number

Email address Keith-Longson@yahoo.com

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

70 Roseneath Ave, Newport, RI 02840

Photos of Existing House
West (Front) Elevation



70 Roseneath Ave, Newport, RI 02840

Photos of Existing House
North (Right) Elevation



70 Roseneath Ave, Newport, RI 02840

Photos of Existing House
East (Rear) Elevation



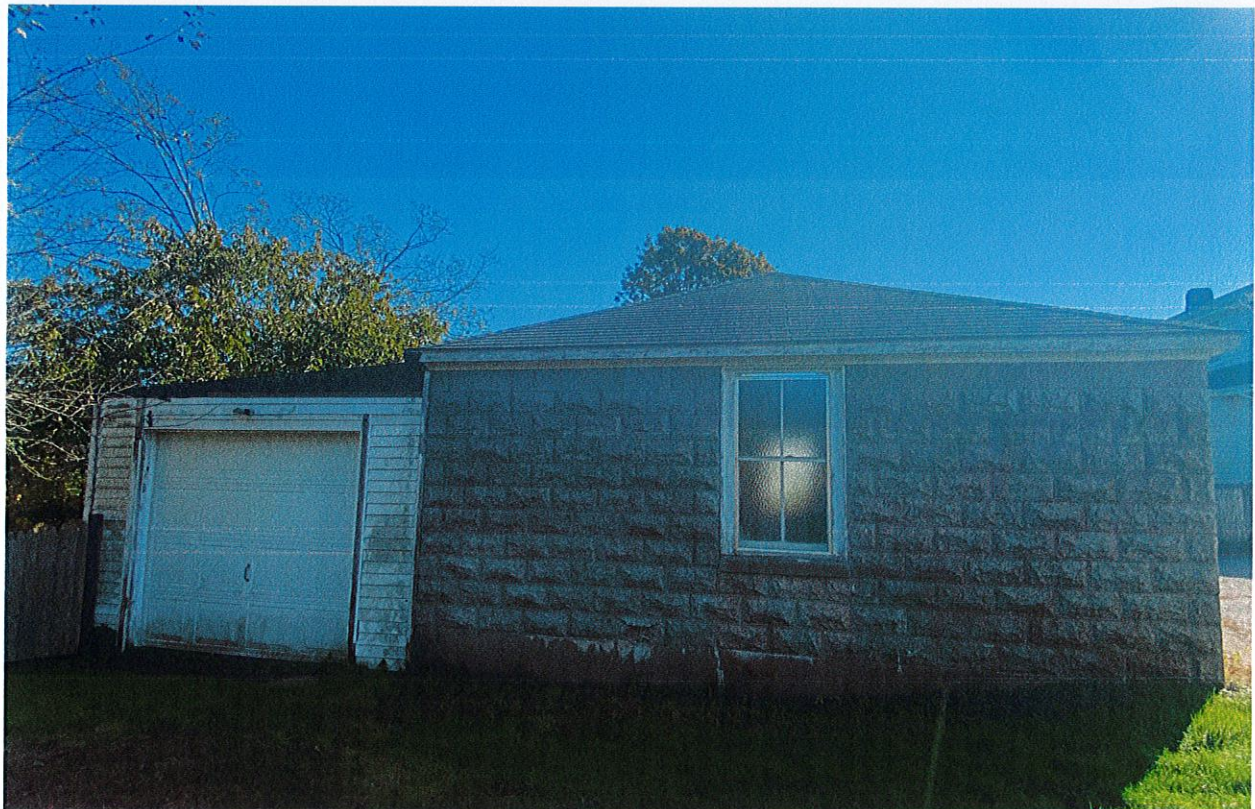
70 Roseneath Ave, Newport, RI 02840

Photos of Existing House
South (Left) Elevation



70 Roseneath Ave, Newport, RI 02840

Photos of Existing Garage/Storage Shed
West & South Elevation

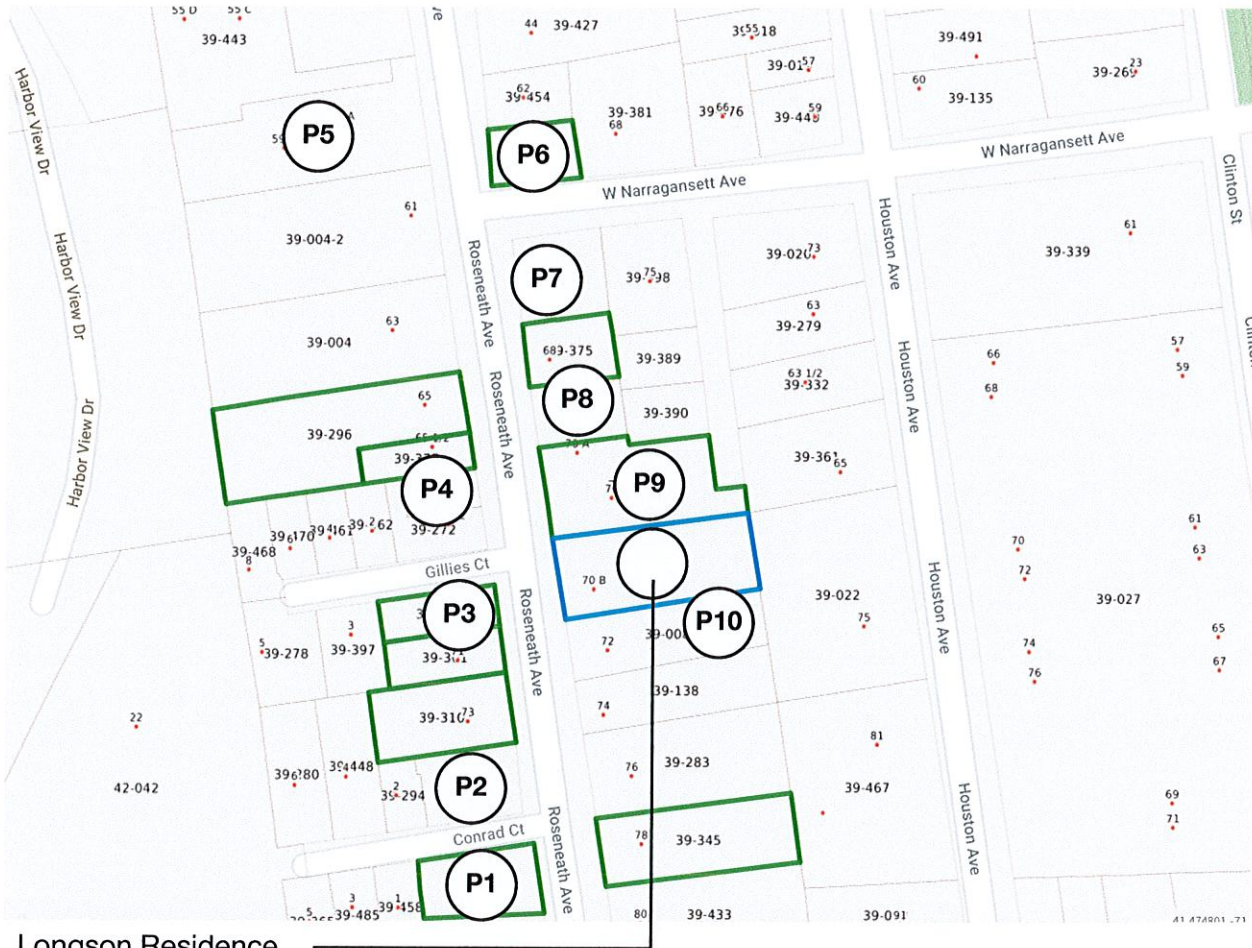


70 Roseneath Ave, Newport, RI 02840

Photos of Existing Garage/ Storage Shed
East & North Elevation



Photos of Neighboring Homes (key)



Longson Residence

70 Roseneath Ave, Newport, RI 02840

P1: 77 Roseneath Ave

P2: 75 Roseneath Ave

P3: 69 Roseneath Ave

P4: 67, 65 ½, 65 Roseneath Ave

P5: 59 Roseneath Ave

P6: 64 Roseneath Ave

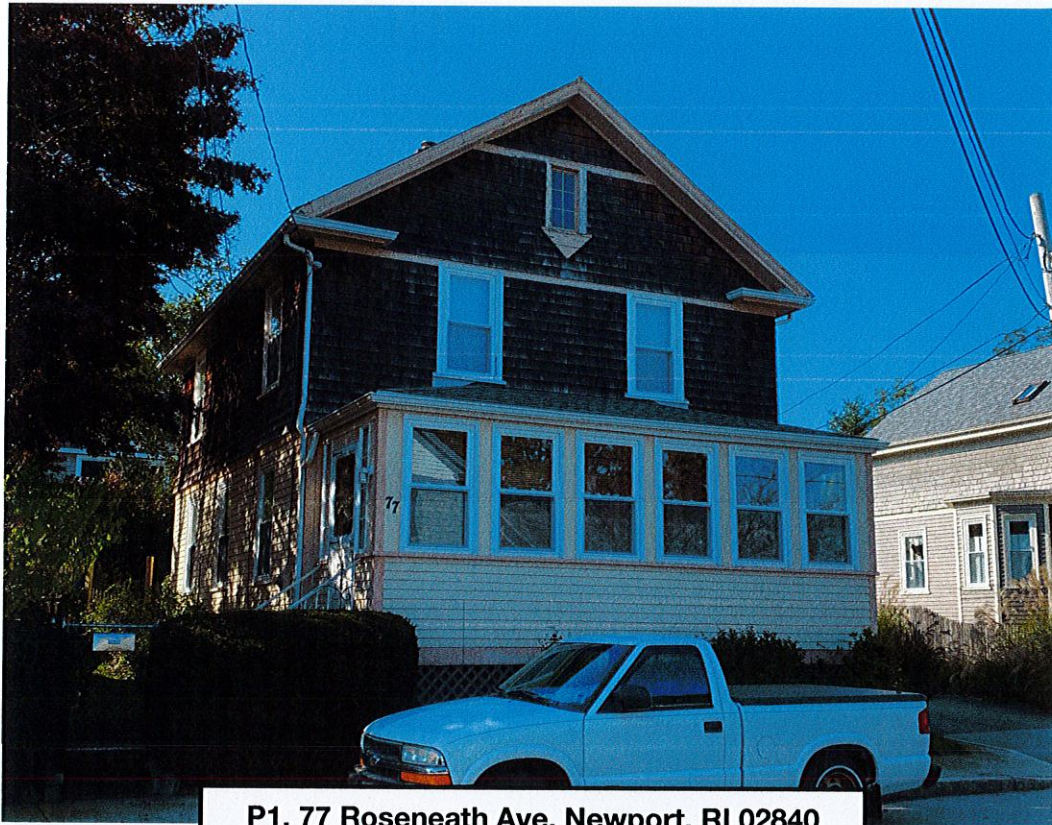
P7: 66 Roseneath Ave

P8: 68 ½ Roseneath Ave

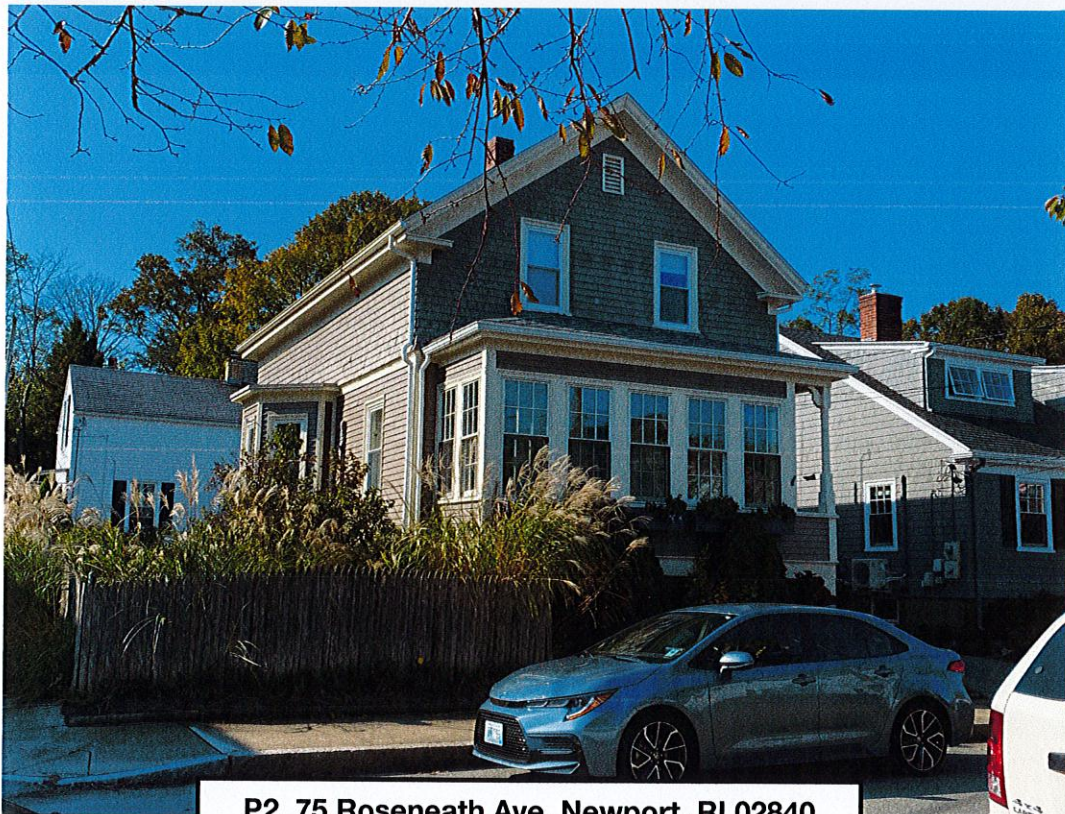
P9: 70A Roseneath Ave

P10: 72 Roseneath Ave

70 Roseneath Ave, Newport, RI 02840

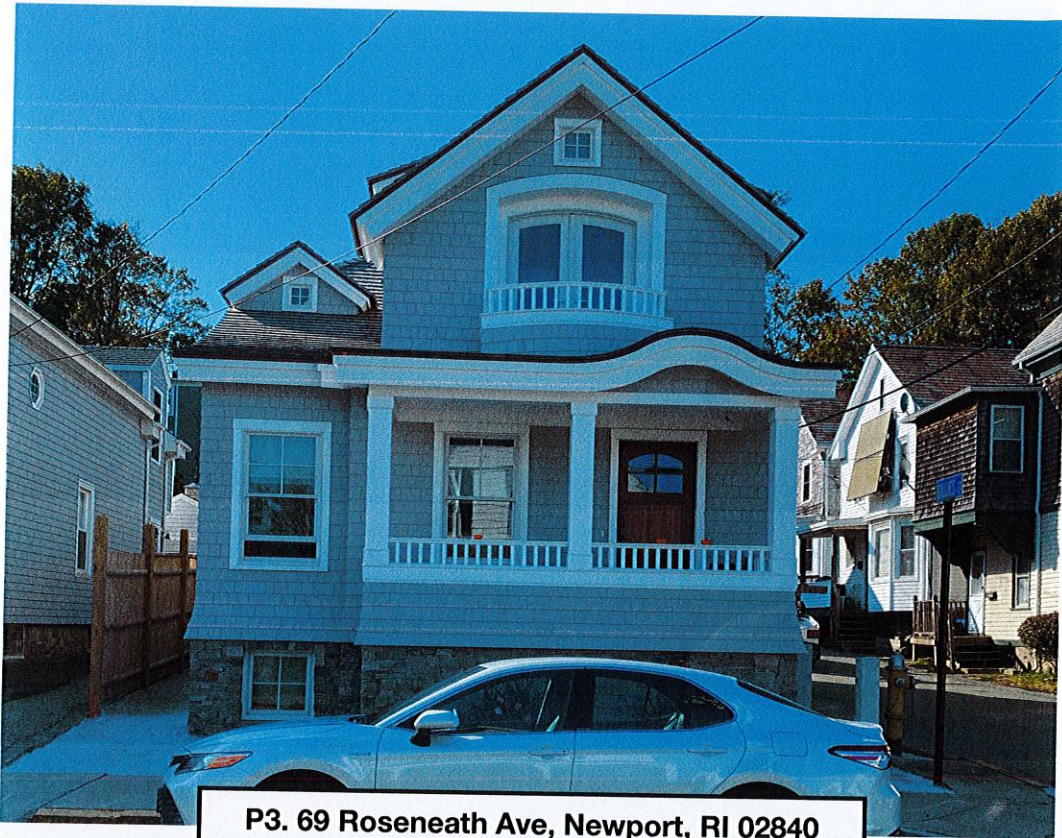


P1. 77 Roseneath Ave, Newport, RI 02840

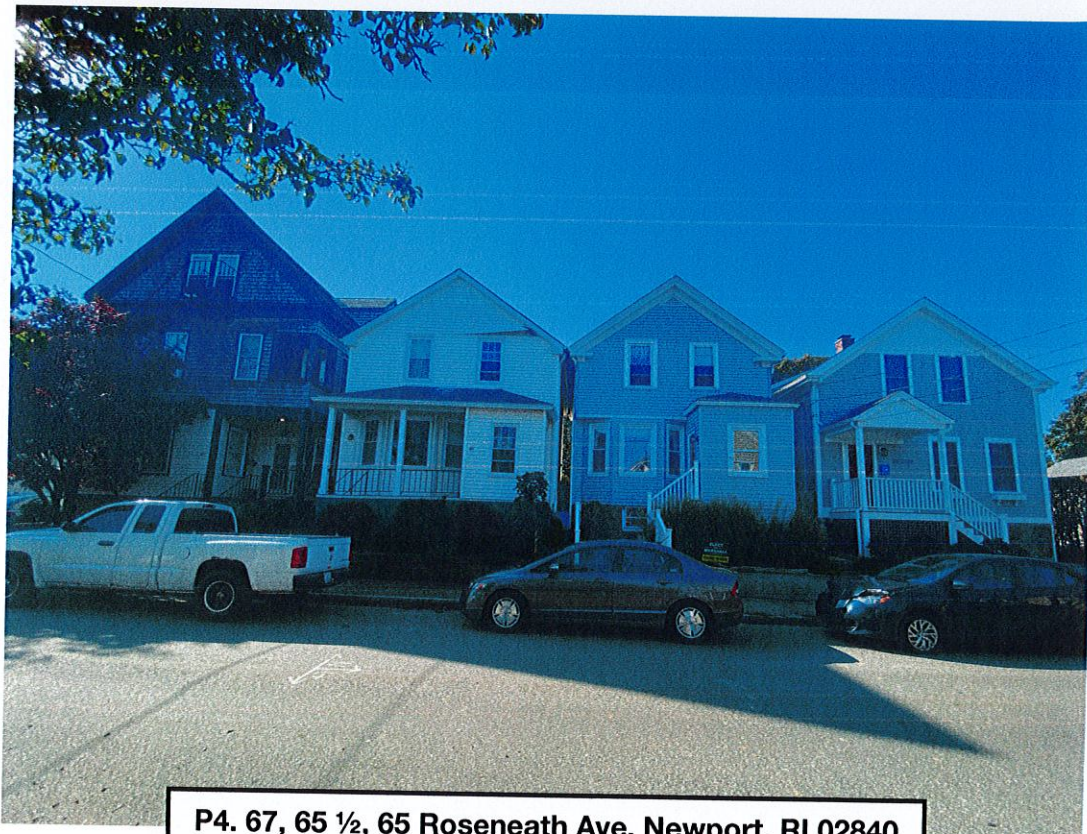


P2. 75 Roseneath Ave, Newport, RI 02840

70 Roseneath Ave, Newport, RI 02840

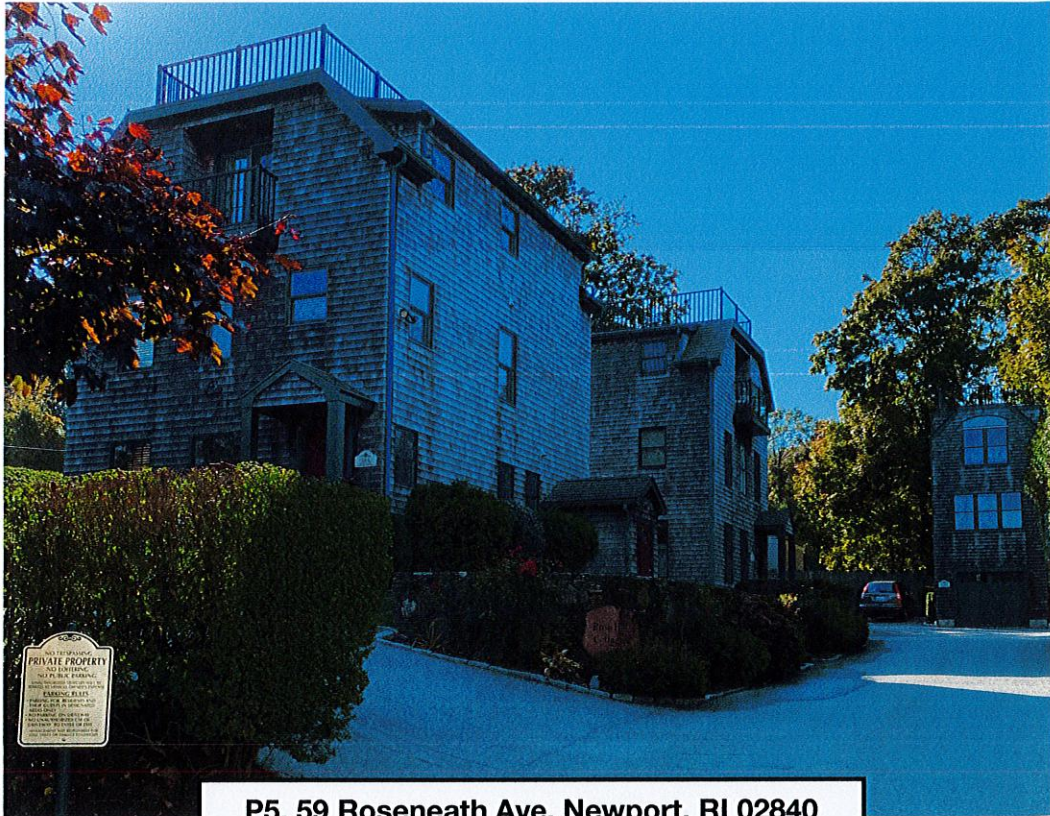


P3. 69 Roseneath Ave, Newport, RI 02840

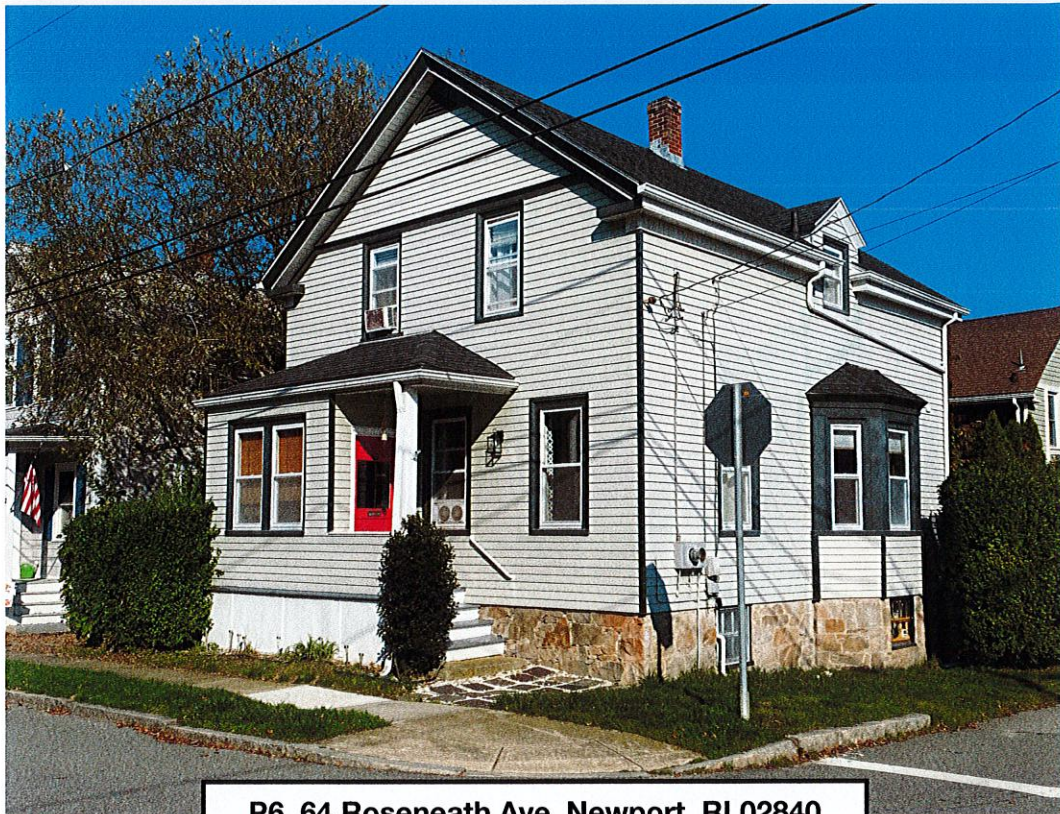


P4. 67, 65 1/2, 65 Roseneath Ave, Newport, RI 02840

70 Roseneath Ave, Newport, RI 02840



P5. 59 Roseneath Ave, Newport, RI 02840

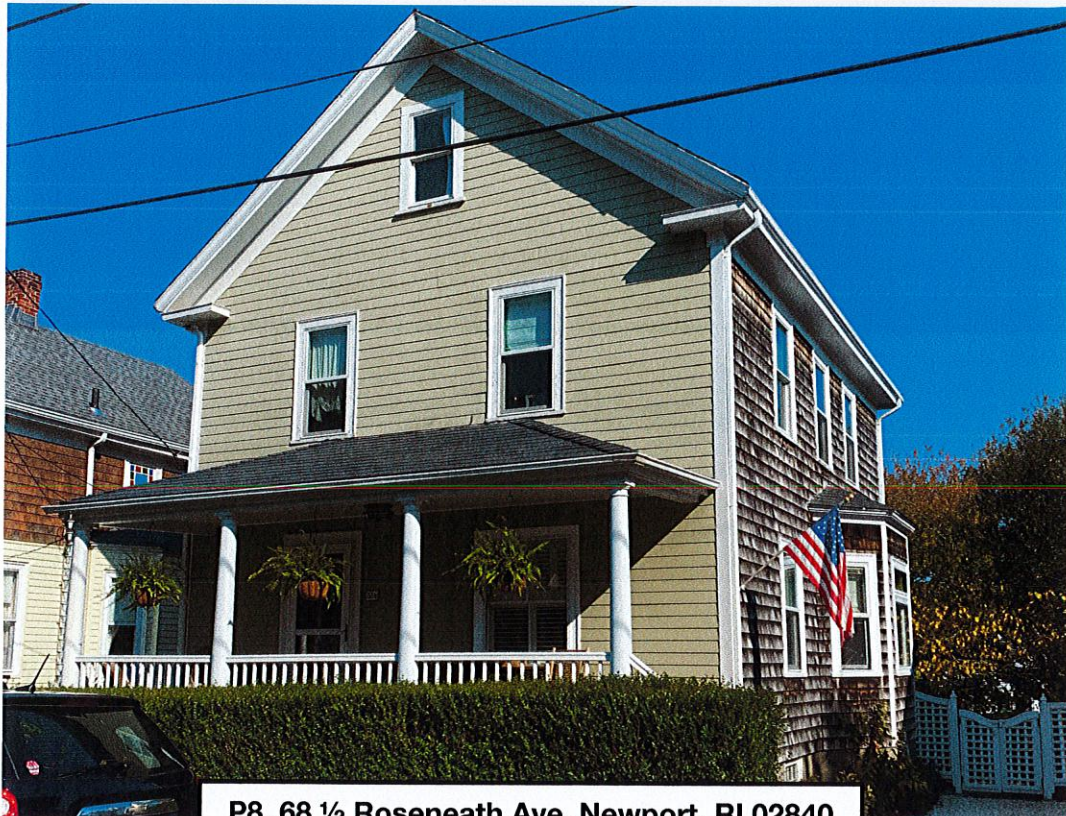


P6. 64 Roseneath Ave, Newport, RI 02840

70 Roseneath Ave, Newport, RI 02840



P7. 66 Roseneath Ave, Newport, RI 02840

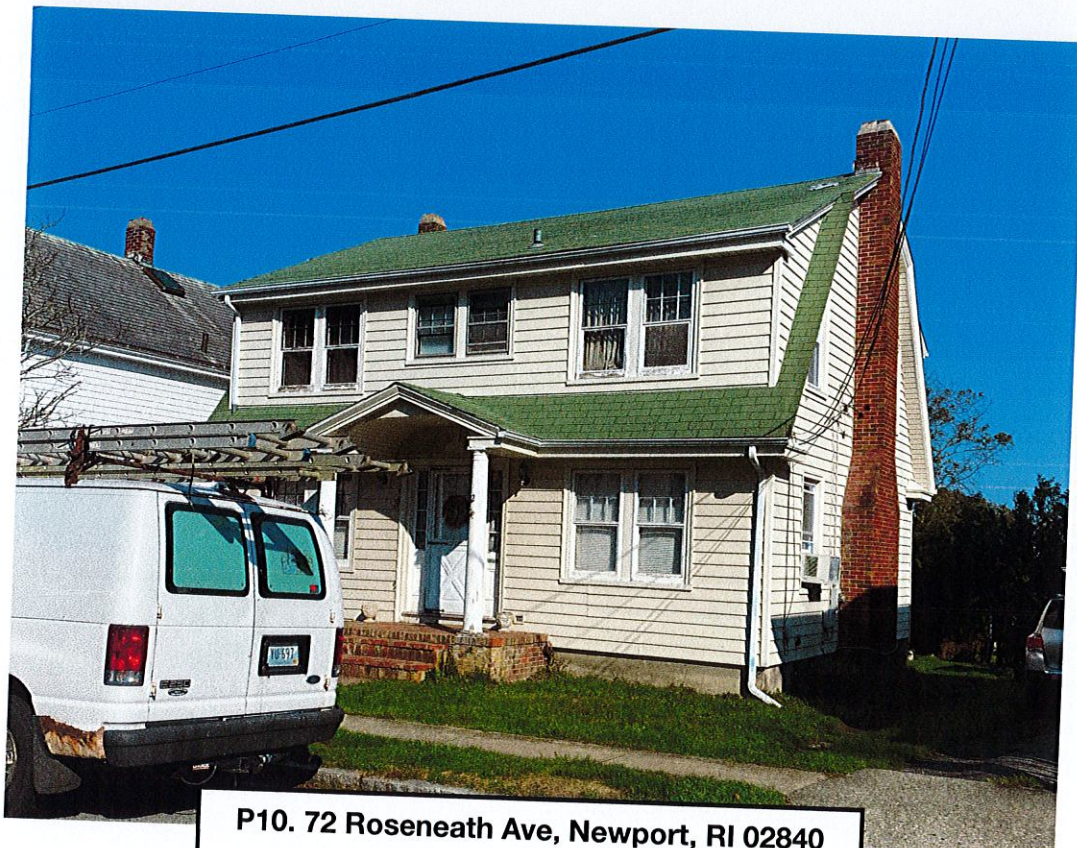


P8. 68 1/2 Roseneath Ave, Newport, RI 02840

70 Roseneath Ave, Newport, RI 02840



P9. 70A Roseneath Ave, Newport, RI 02840



P10. 72 Roseneath Ave, Newport, RI 02840