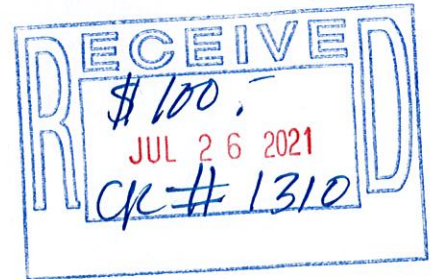


COMBINED APPLICATION FOR A SPECIAL USE PERMIT & A REGULATORY (DIMENSIONAL) VARIANCE

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW



DATE: 7/15/21

ZBR-8
Aug-8

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: 398 Spring Street

Tax Assessor's Plat 32 Lot 169

Petitioner Information

Applicant Carter Mario Address 398 Spring Street

Owner Carter Mario Address 398 Spring Street

Lessee _____ Address _____

Property Characteristics

Dimensions of lot-frontage 70.38' depth 124.3' area 7060 SqFt sq. ft.

Zoning District in which premises is located R10

How long have you owned above premises? 2 years

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings 1359 SqFt

Total square footage of the footprint of proposed buildings 484 SqFt

Present use of premises Single Family Residential

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 two car garage with storage loft

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	7060 SqFt	10,000 SqFt	7060 SqFt
Lot Coverage	19.9%	20%	26.8%
Dwelling Units	1	1	1
Parking (# of spaces)	2		4
Front Setback	19.4'	15'	19.4'
Side Setbacks	10.6'-10.2'	10'	10.6'-10.2'
Rear Setback	40.5'	20'	10'
Height	29'6"	30'	29'6"

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

The existing structure is in keeping with the historic fabric of Newport's architecture and that

That of the neighborhood as well. The proposed garage has been designed to match the existing building, and the neighborhood as well.

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?

The existing 3500 SqFt structure is the minimum size house for reasonable use and enjoyment for my family. And the existing structure does not, and could not, contain a much needed garage.

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?

The maximum allowable lot coverage is 20% and the existing lot coverage is 19.9%.

Many of the homes on Spring Street in this neighborhood presently enjoy a garage and significantly exceed R10 zoning code. Our existing structure is compliant with existing R10 zoning code.

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

We have had the proposed garage designed to the minimum usable dimensions for a two car garage at 22'x22'. This garage is necessary for my wife and me to safely use our home, especially in the winter months. Security is also a factor, as our lot is open to foot traffic on Spring Street.

We also very much need the loft storage space over the garage, as our home does not have any basement or attic.

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".

C. E. Mario

Applicant's Signature

(203) 530-5842

Telephone Number

C. E. Mario

Owner's Signature

(203) 530-5842

Telephone Number

Email address C.MARIO@CARTELMARIO.COM

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

Mark Fontaine
965-4886



GARAGE

The Mario Residence
398 Spring Street - Newport, RI 02840