

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

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW

DATE: FEB 18 2021

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: 33 TILDEN AVE

Tax Assessor's Plat _____ Lot _____

Petitioner Information

Applicant KELLY & GERRY MAUER Address 33 TILDEN AVE

Owner KELLY & GERRY MAUER Address 33 TILDEN AVE

Lessee _____ Address _____

Property Characteristics

Dimensions of lot-frontage 49⁸ depth 74" area 3689 ~~3262~~ sq. ft.

Zoning District in which premises is located R-10

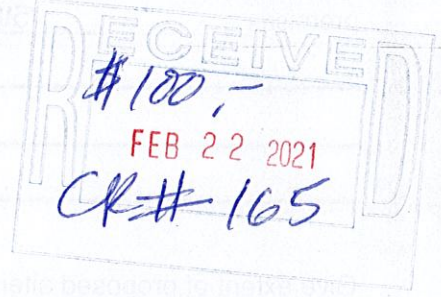
How long have you owned above premises? BOUGHT JUNE 2019

Are there buildings on the premises at present? YES

Total square footage of the footprint of existing buildings 1334 sqft

Total square footage of the footprint of proposed buildings 217 sqft

Present use of premises SINGLE FAMILY RESIDENCE



ZBR
March-5

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?

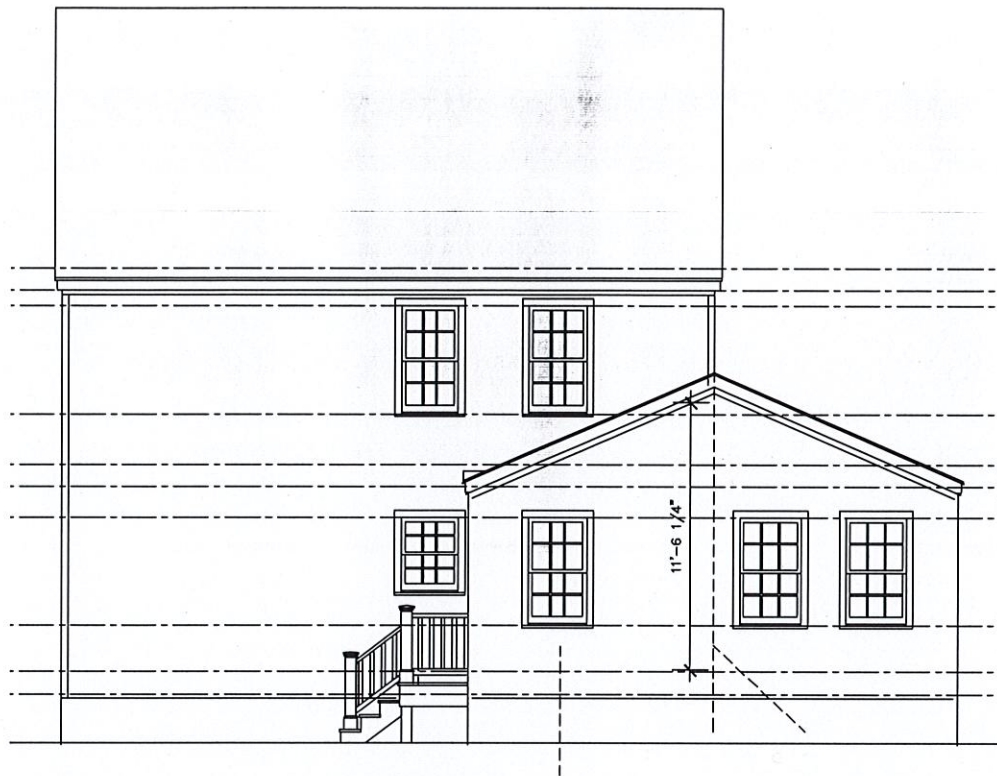
THE ONLY OTHER WAY TO GAIN SQUARE FOOTAGE
IN OUR HOME WOULD BE TO ADD DORMERS TO ALLOW
FOR A THIRD FLOOR. THE BASEMENT IS DIRT AND NOT
FULL HEAD HEIGHT. WE DO NOT WISH TO ALTER THE
ORIGINAL 1888 HOME IN THIS WAY, NOR DOES IT
SEEM LIKE A FINANCIALLY VIABLE OPTION FOR US.

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?

LIVING IN NEWPORT PROPER, IT SEEMS THAT
MANY SURROUNDING PROPERTIES HAVE A VERY
LARGE LOT COVERAGE. WE ARE LUCKY TO HAVE A
BIG BACKYARD AND WANT TO PRESERVE THIS WHILE
GAINING SOME INDOOR SQUARE FOOTAGE.

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

LIVING IN A 1334 sqft HOUSE AS A FAMILY OF
FOUR DURING COVID HAS BEEN A CHALLENGE. WE
ARE PROPOSING A SMALL ADDITION IN ORDER TO FIND
MORE INDOOR SPACE FOR OUR KIDS (4 & 8). WE LOVE
OUR YARD AND WANT TO MAINTAIN AS MUCH OF THE
EXISTING AS POSSIBLE. THIS PLAN SEEMS TO BE A
GOOD COMPROMISE TO US.



RIGHT SIDE ELEVATION

SCALE 3/16" = 1'-0"



SCALE 3/16" = 1'-0"

FRONT ELEVATION



THE DESIGN STAKE

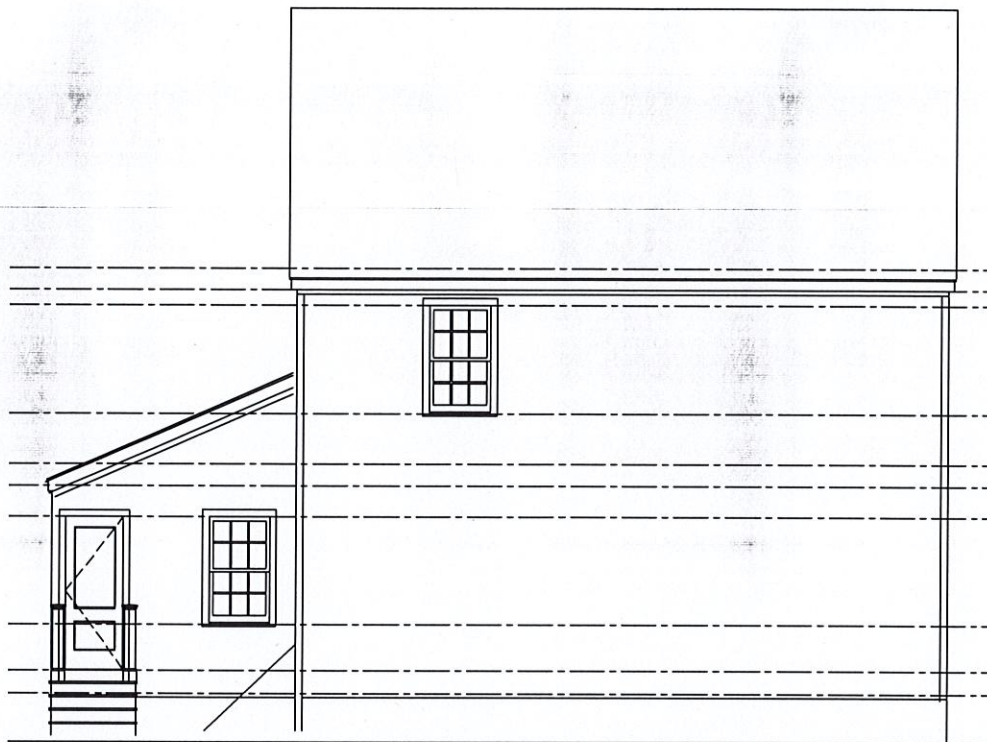
Kelly Mauzer Registered Architect
757.570.1291 mauzerkelly@gmail.com

MAUZER RESIDENCE

33 TILDEN AVE, Newport RI, 02840

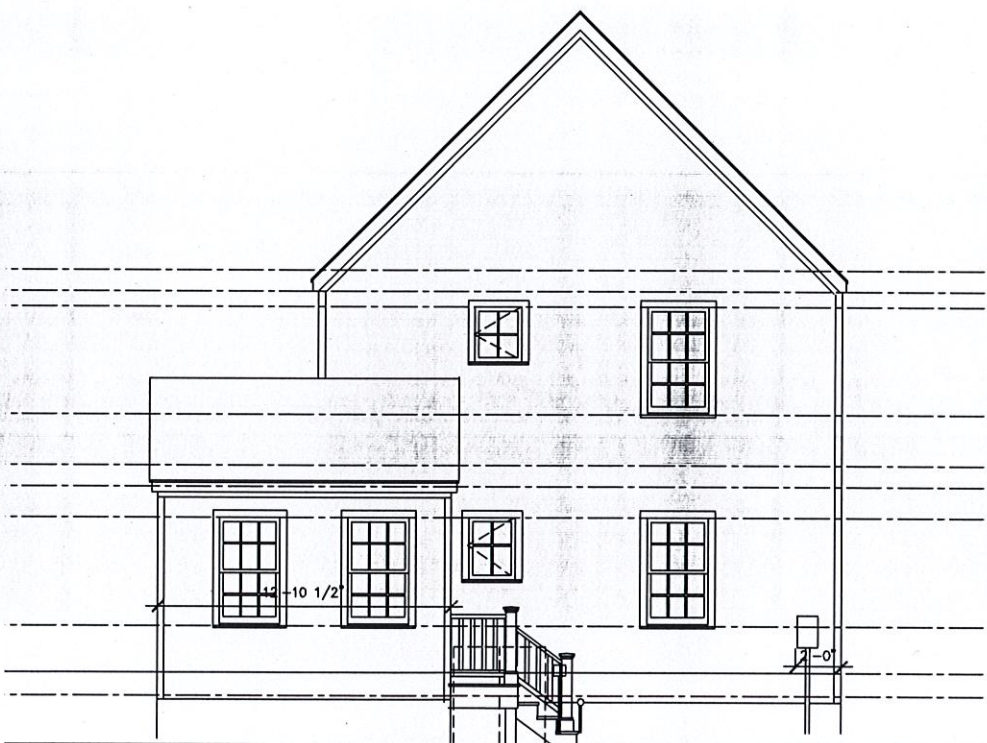
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LEFT SIDE ELEVATION

SCALE 3/16" = 1'-0"



REAR ELEVATION

SCALE 3/16" = 1'-0"



THE DESIGN STAKE

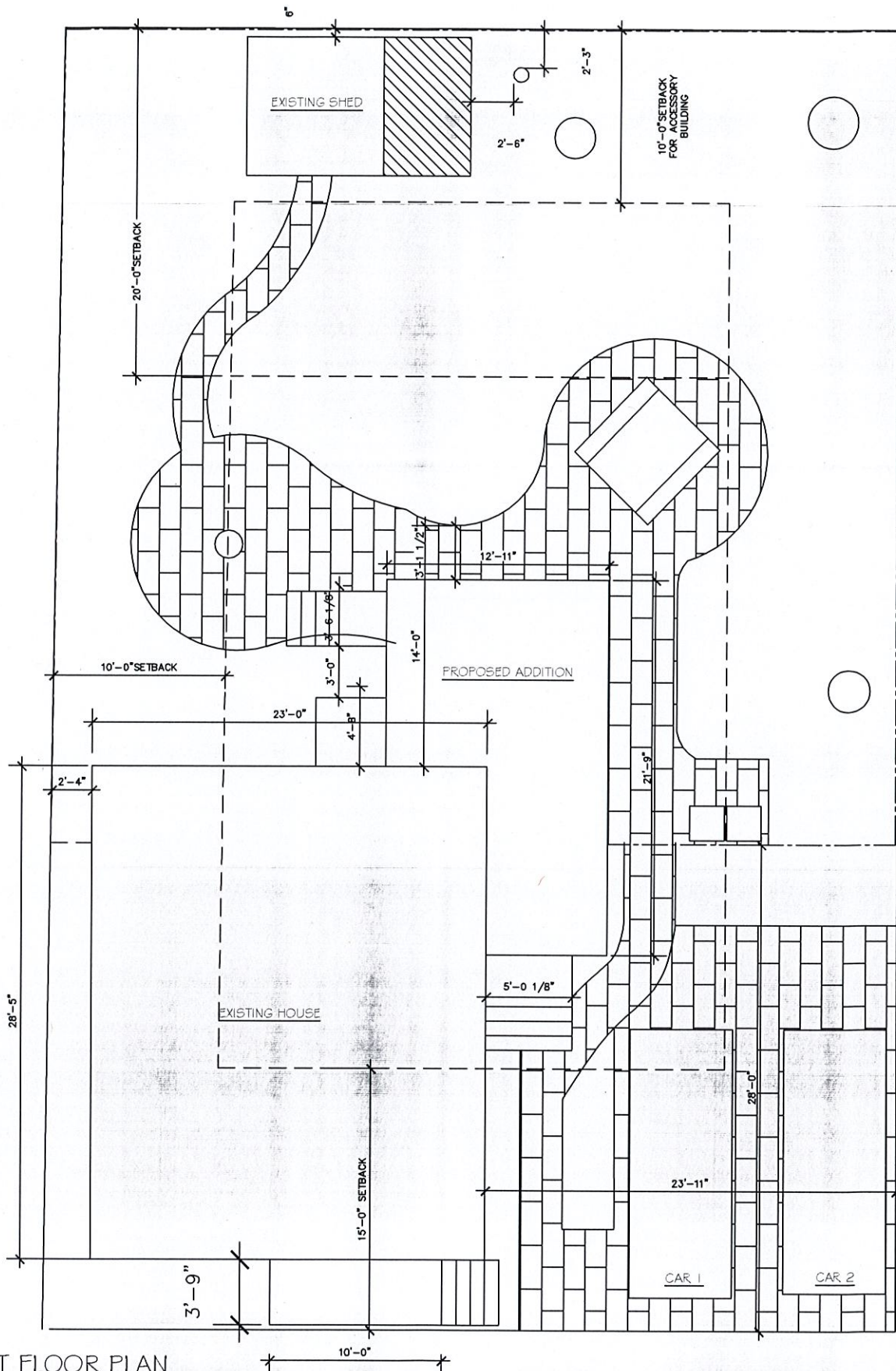
Kelly Mauzer Registered Architect
757.570.1291 mauzerkelly@gmail.com

MAUZER RESIDENCE

33 TILDEN AVE, Newport RI, 02840

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FIRST FLOOR PLAN

SCALE 1:100



THE DESIGN STAKE

Kelly Maurer Registered Architect
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MAUER RESIDENCE

33 TILDEN AVE, Newport RI, 02840

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A4