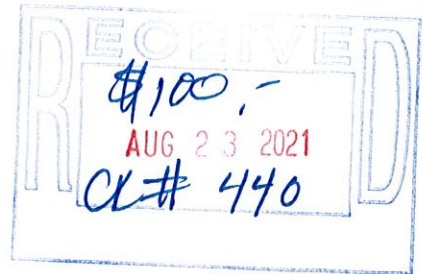


COMBINED APPLICATION FOR A SPECIAL USE PERMIT & A REGULATORY (DIMENSIONAL) VARIANCE

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW



DATE: Aug 5, 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: 92 Van Zandt Ave

Tax Assessor's Plat 9 Lot 72

Petitioner Information

Applicant Zach Mueller Address 87 Roseneath Ave. Newport, RI

Owner Zach Mueller Address _____

Lessee _____ Address _____

Property Characteristics

Dimensions of lot-frontage 25 ft depth 100 ft area 2500 sq. ft.

Zoning District in which premises is located R10

How long have you owned above premises? 3 Months

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings 1064

Total square footage of the footprint of proposed buildings 1148

Present use of
premises Owner Occupied Residence

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

Proposed use of premises _____ Owner occupied residence _____

Give extent of proposed alterations _____ An 8'x8' deck on the back of the home.

Adding basement access to the back of home via 4' x 5' bulkhead door.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	2500	10,000	5000
Lot Coverage	1064 or 42.5%	2000	1148 or 45.9%
Dwelling Units	1		1
Parking (# of spaces)	4		4
Front Setback	7' 6"	15'	7' 6"
Side Setbacks	5' East and 6" West	Text 10'	5' East and 6" West
Rear Setback	5'	20'	5'
Height	28'	30'	28'

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

Chapter 5 - Housing

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 lot is 25' wide making it difficult update the building to the current standard of safety and living while meeting the setback requirements of the R10 zone. The limited building envelope requires a dimensional variance.

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 lot coverage and side setbacks will not be met with the addition of the deck and cellar doors. However, they will not encroach any further into the side setbacks that are already established by the main structure of the house. They do conform with the front and rear setbacks. The lot coverage is over the %20 allowed in the R10 zone. This setbacks and lot coverages are commonly unmet in the Van Zandt neighborhood and by most of the nearby residences.

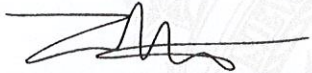
Explain why this is the minimum variance that will make possible the reasonable use of the land, building or structure.

The uniqueness of the lot and placement of the home are such that if a variance is not granted, it will deprive me of the right to bring the home up to current safety standards and add modern amenities that other home owners in the same neighborhood and zone currently enjoy. This plan makes the best use of the current structure and will not require larger additions to modernize the home. It will be more than a mere inconvenience should relief not be granted.

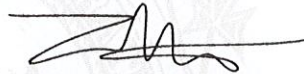
characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant; and

- 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

(612) 965 1493

Telephone Number

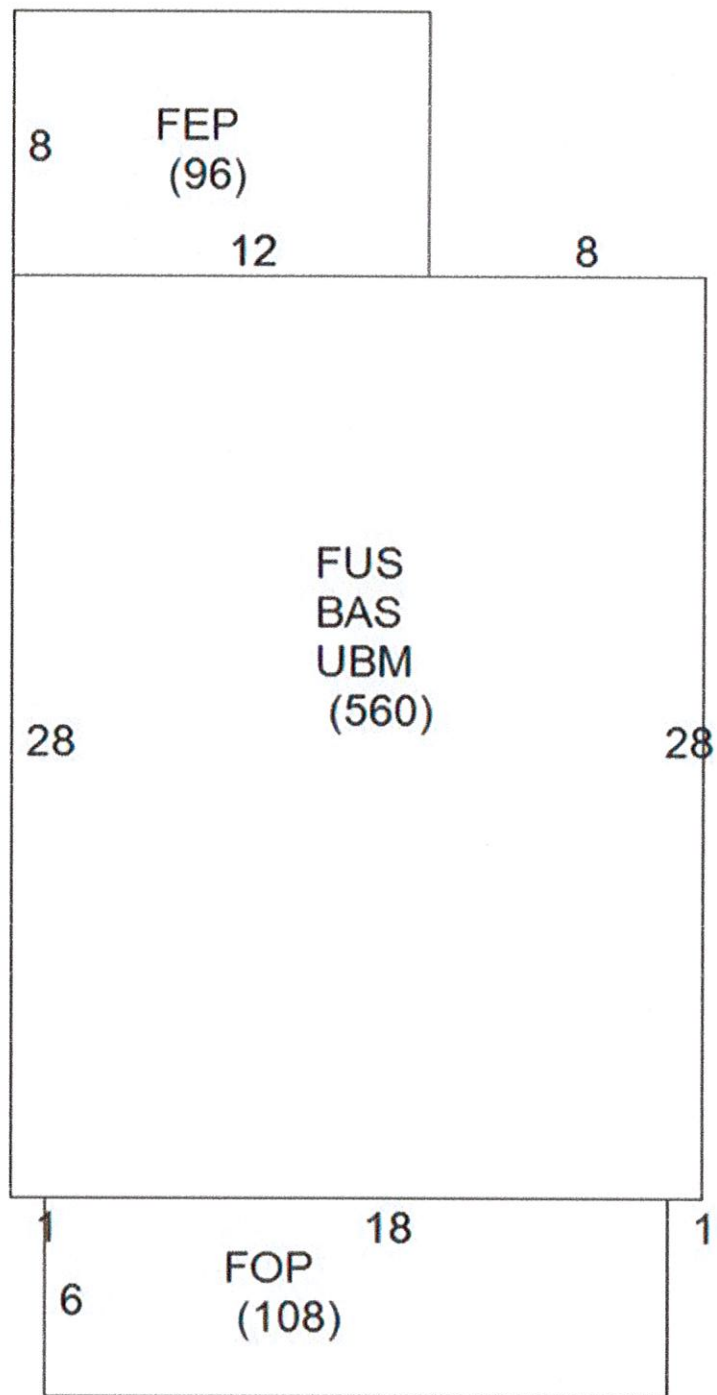
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Telephone Number

Email address

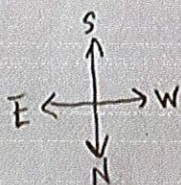
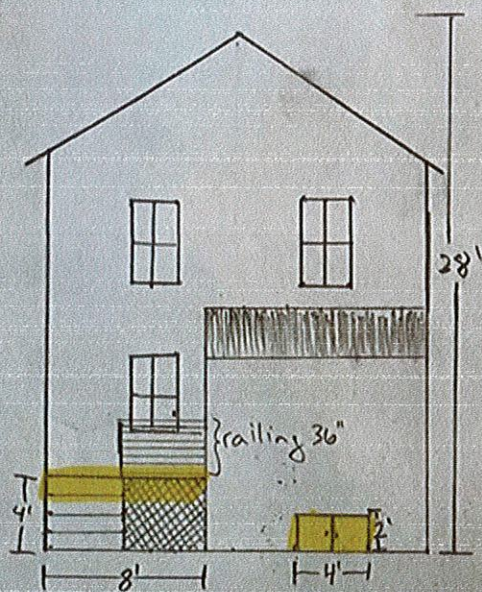
zvbmuellet@gmail.com

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

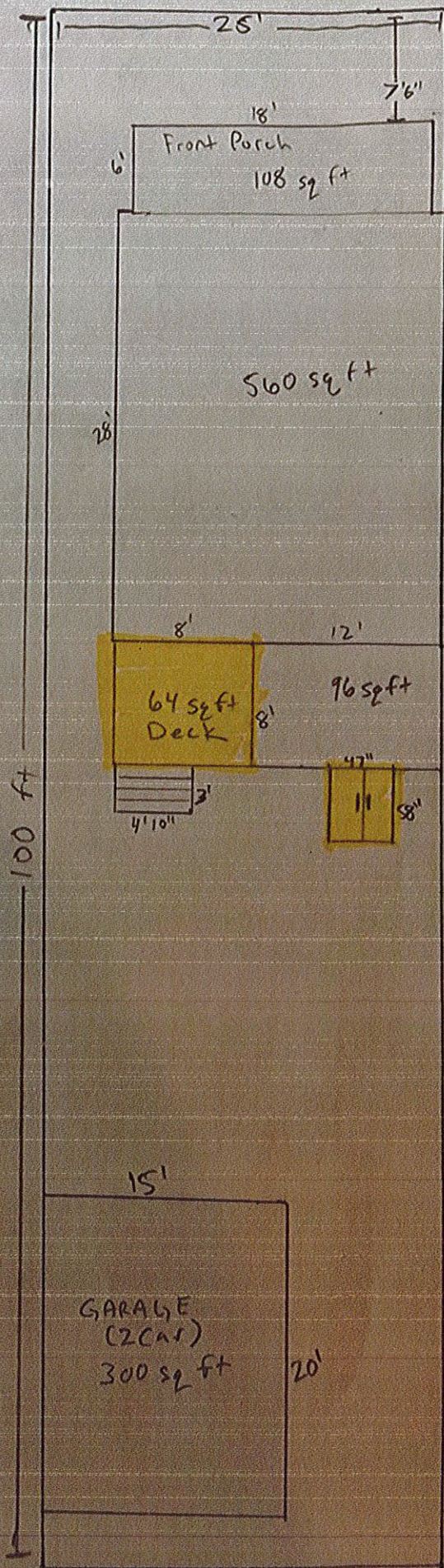


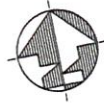
Building Sub Areas

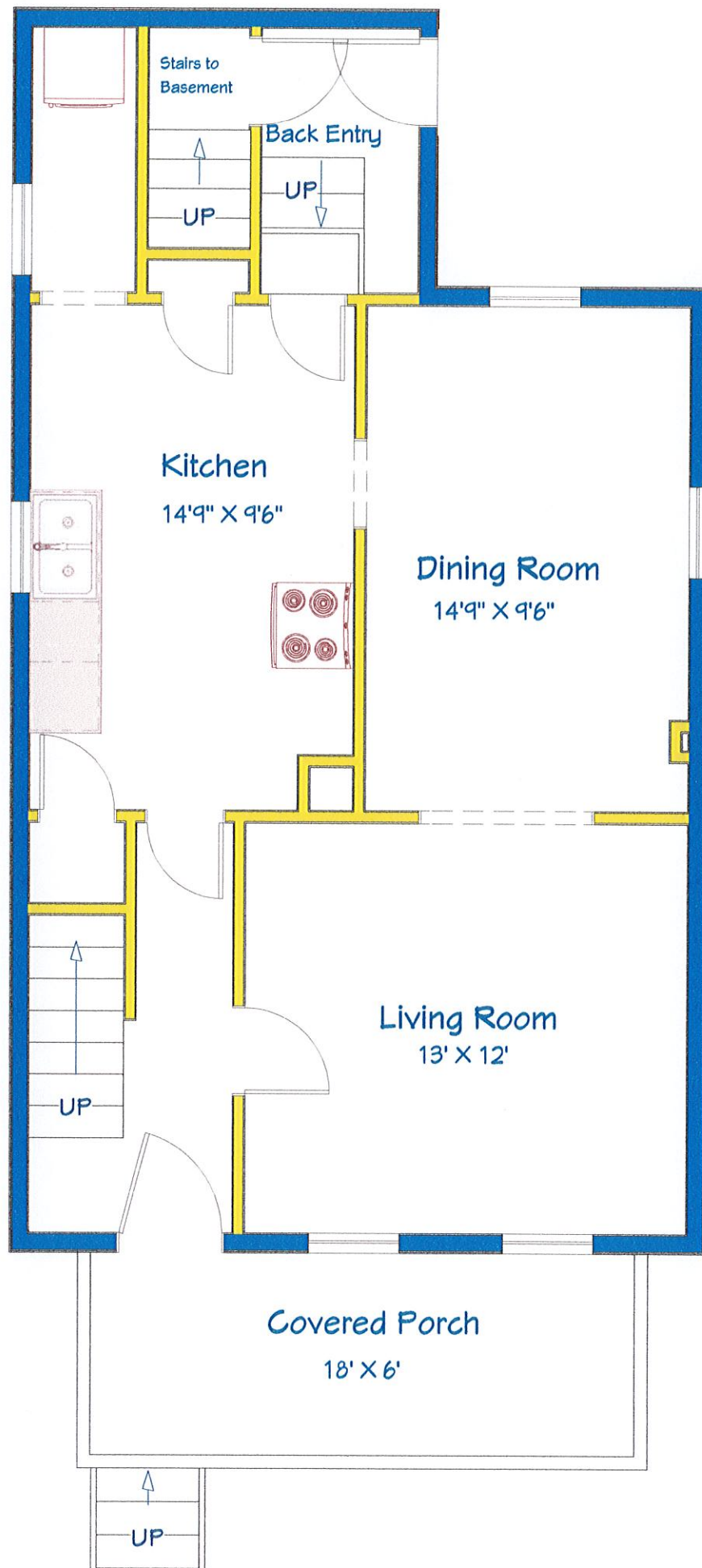
Sub Area	Net Area
Basement, Unfinished	560 SF
First Floor	560 SF
Porch, Enclosed, Finished	96 SF
Porch, Open, Finished	108 SF
Upper Story, Finished	560 SF

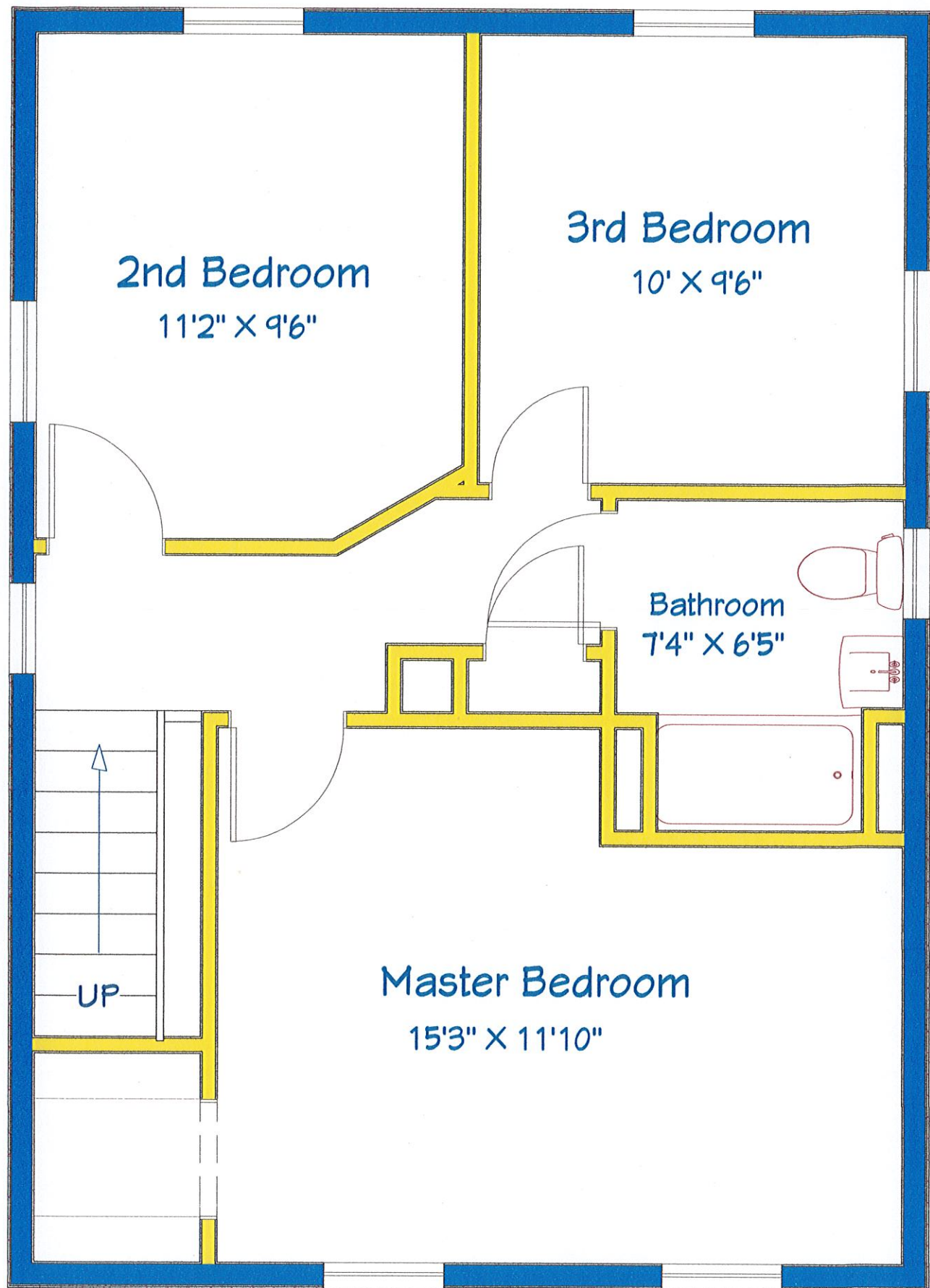


VAN ZANDT AVE









92 Van Zandt Avenue-2nd Floor

*This floor plan intended as a visual reminder only, not for where precise measurements are required.