

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

CITY OF NEWPORT, RI  
ZONING BOARD OF REVIEW

PD \$15000

MAR 14 2022

CHK# 2276

DATE: March 7, 2022

Board members:

ZON APRIL 1

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: 7 Sharon Court

Tax Assessor's Plat 39 Lot 488

Petitioner Information

Applicant Lee Ann Murray Address 7 Sharon ct

Owner Lee Ann Murray Address 7 Sharon ct

Lessee \_\_\_\_\_ Address \_\_\_\_\_

Property Characteristics

Dimensions of lot-frontage 58.65' depth 59.8' area 3298 sq. ft.

Zoning District in which premises is located R10

How long have you owned above premises? 10 Years

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings 792 SF

Total square footage of the footprint of proposed buildings 1055 SF

Present use of  
premises Single Family Residence

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

Proposed use of premises Remove existing deck and stairs at rear of building. Construct new larger deck and stairs to ground.

Give extent of proposed alterations \_\_\_\_\_

#### Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	3298	10,000	3298
Lot Coverage	24 %	20 %	32 %
Dwelling Units	1	1	1
Parking (# of spaces)	2	2	2
Front Setback	12' 1'	15'	12', 1'
Side Setbacks	10'	10'	4'
Rear Setback	22'	20	16
Height	39'	30'	39'

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

Existing Residence is on an undersized lot that pre dates existing zoning.



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?

Lot is only 3298 sf where 10,000 sf is required. This results in severe limitations by current required setbacks.

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?

Lot is only 3298 sf where 10,000 sf is required. This results in severe limitations imposed by current required setbacks.

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

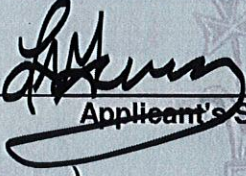
Owner requires this size deck to enjoy outdoor living space at same level of existing kitchen dining & living rooms, which are current at 2nd floor level. approximately 9' above ground.



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

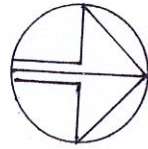
- d. That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.
- e. That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted 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
( )	(774) 404-4535
Telephone Number	Telephone Number
Email address <u>wbconstructionnewport@gmail.com</u>	

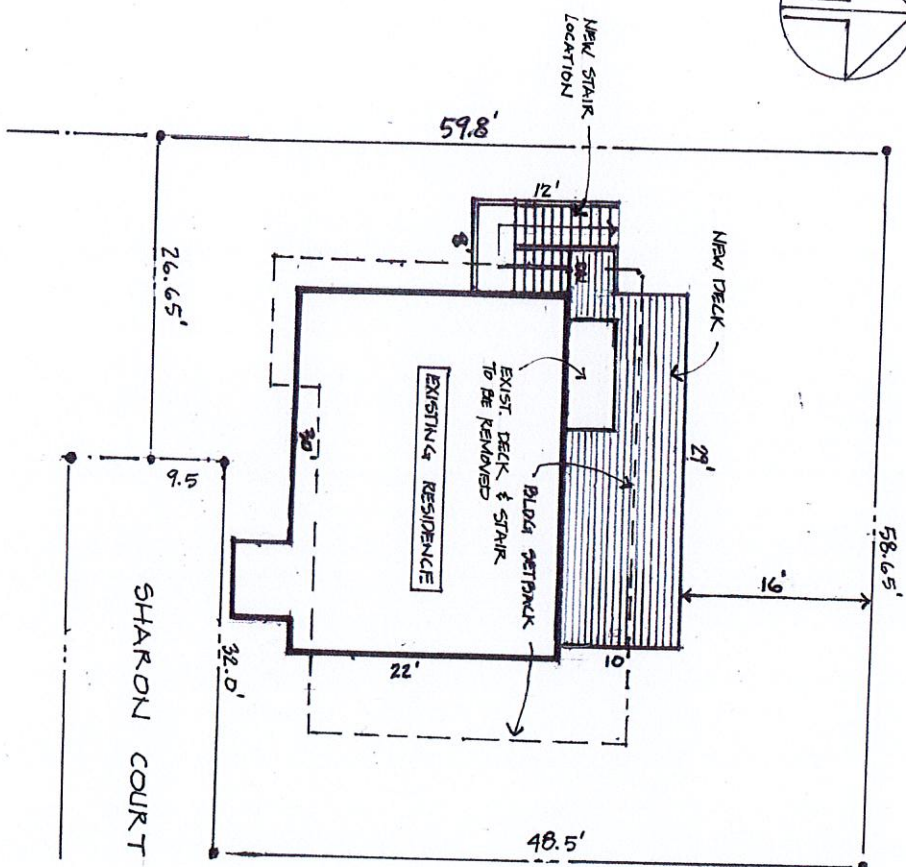
Be sure all required drawings are attached to this application at the time of the submittal.





# SITE PLAN

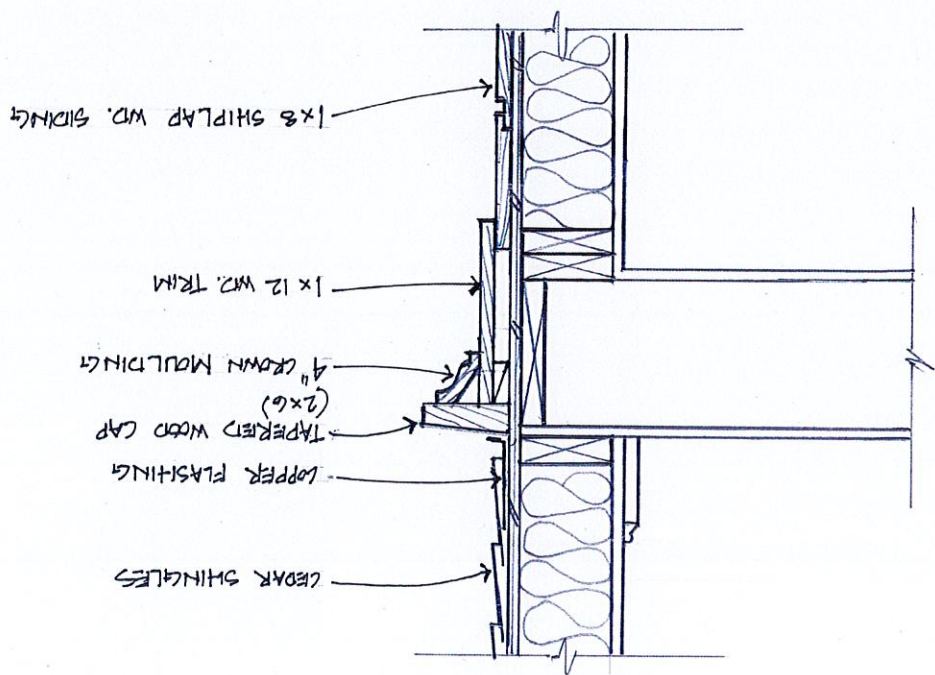
1" = 10'



## SITE DATA

PLAT 39, LOT 486  
 LOT AREA : 3,298 SF  
 EXIST. LOT COVERAGE : 24%  
 PROPOSED LOT COVERAGE : 32%  
 ALLOWABLE LOT COVERAGE : 20%  
 ZONING : R10

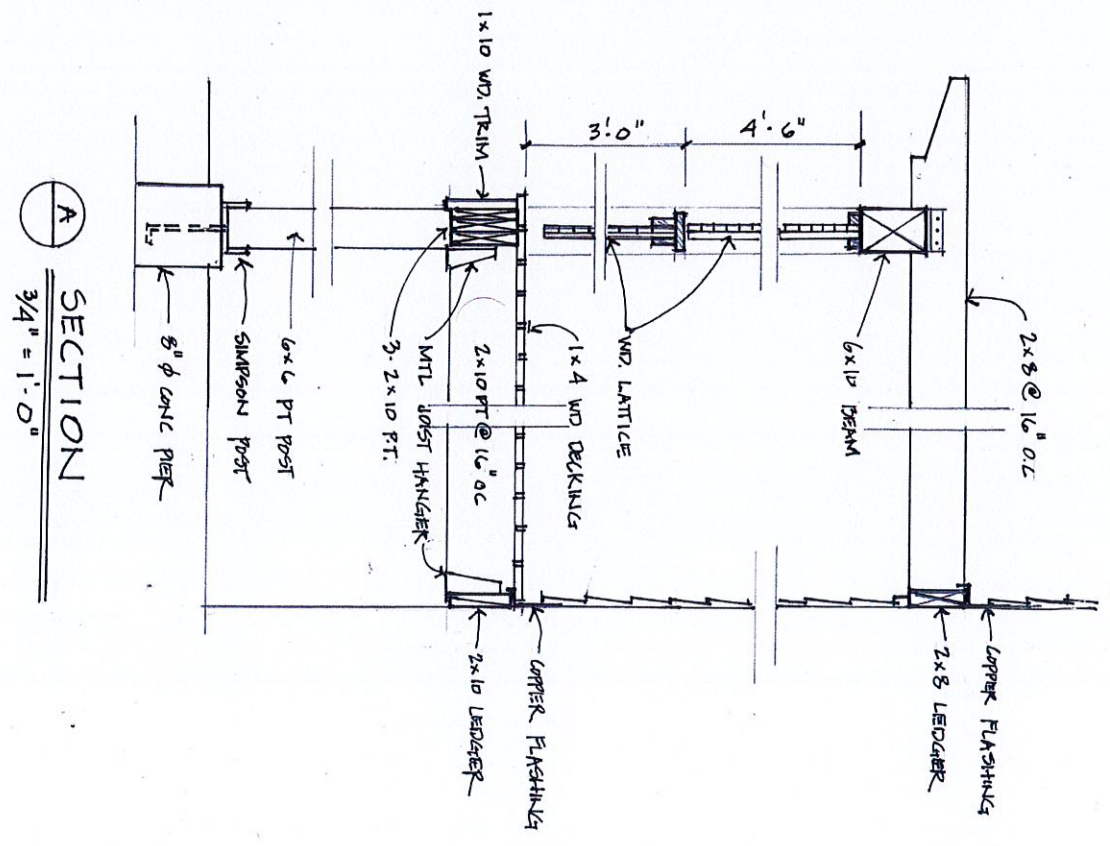
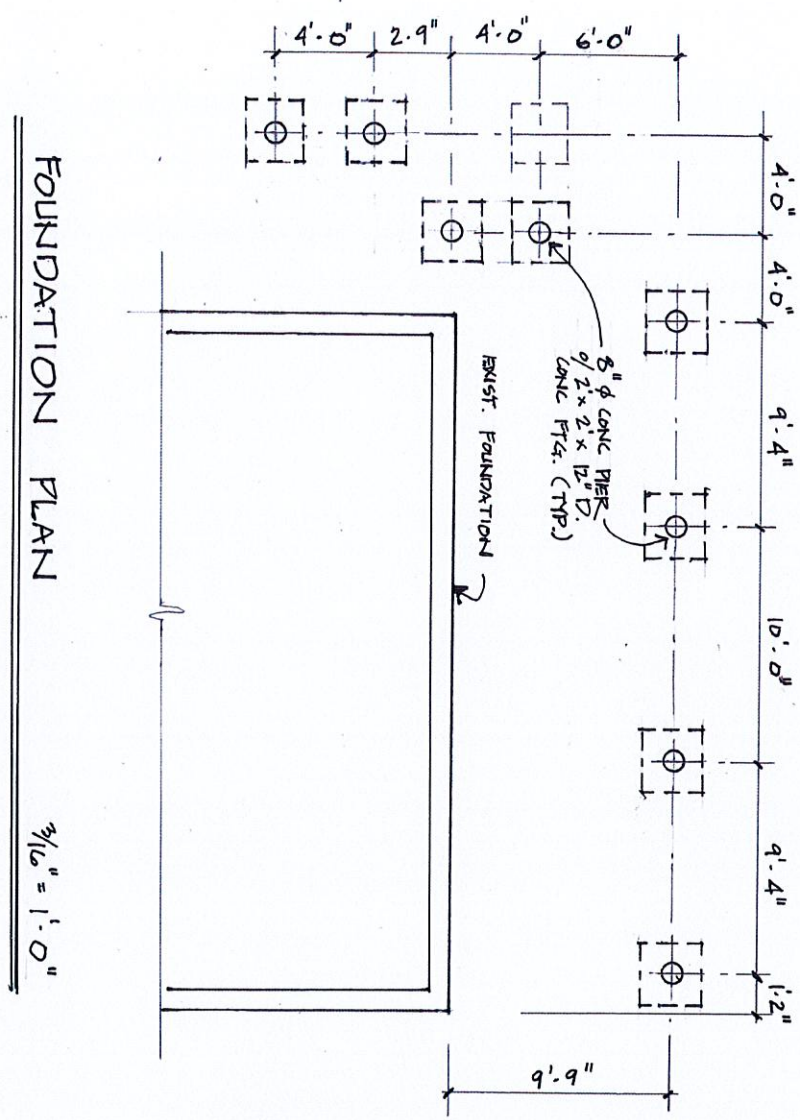
20 JAN 21	PROJECT:	Murray Residence	PAUL D. BURKE, ARCHITECT A.I.A., N.C.A.R.B. 311 VAUCLUSE AVE. MIDDLETOWN, RI 401-848-4696
		7 Sharon Court Newport, RI	



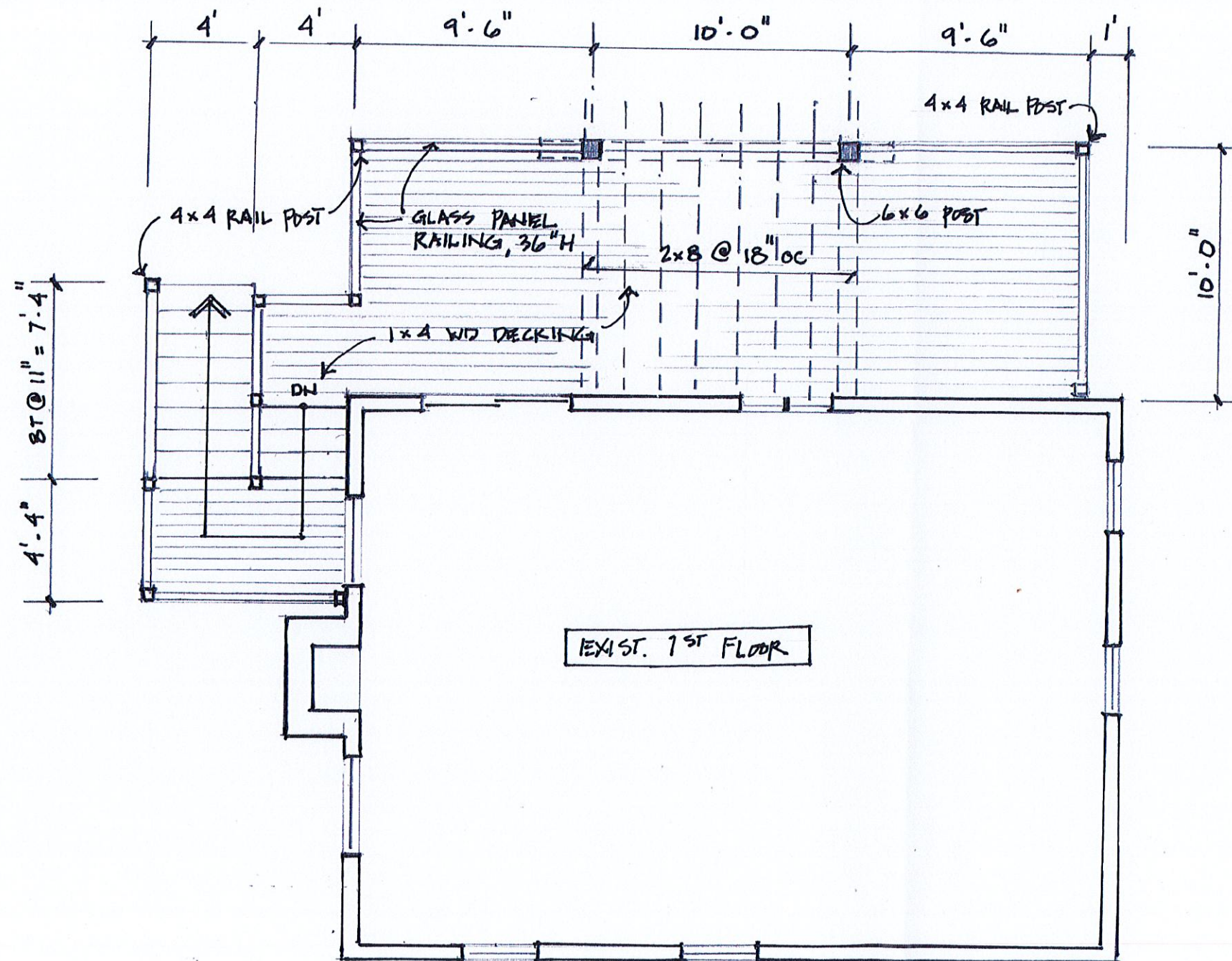
1 1/2" = 1'-0"

WOOD TRIM DETAIL





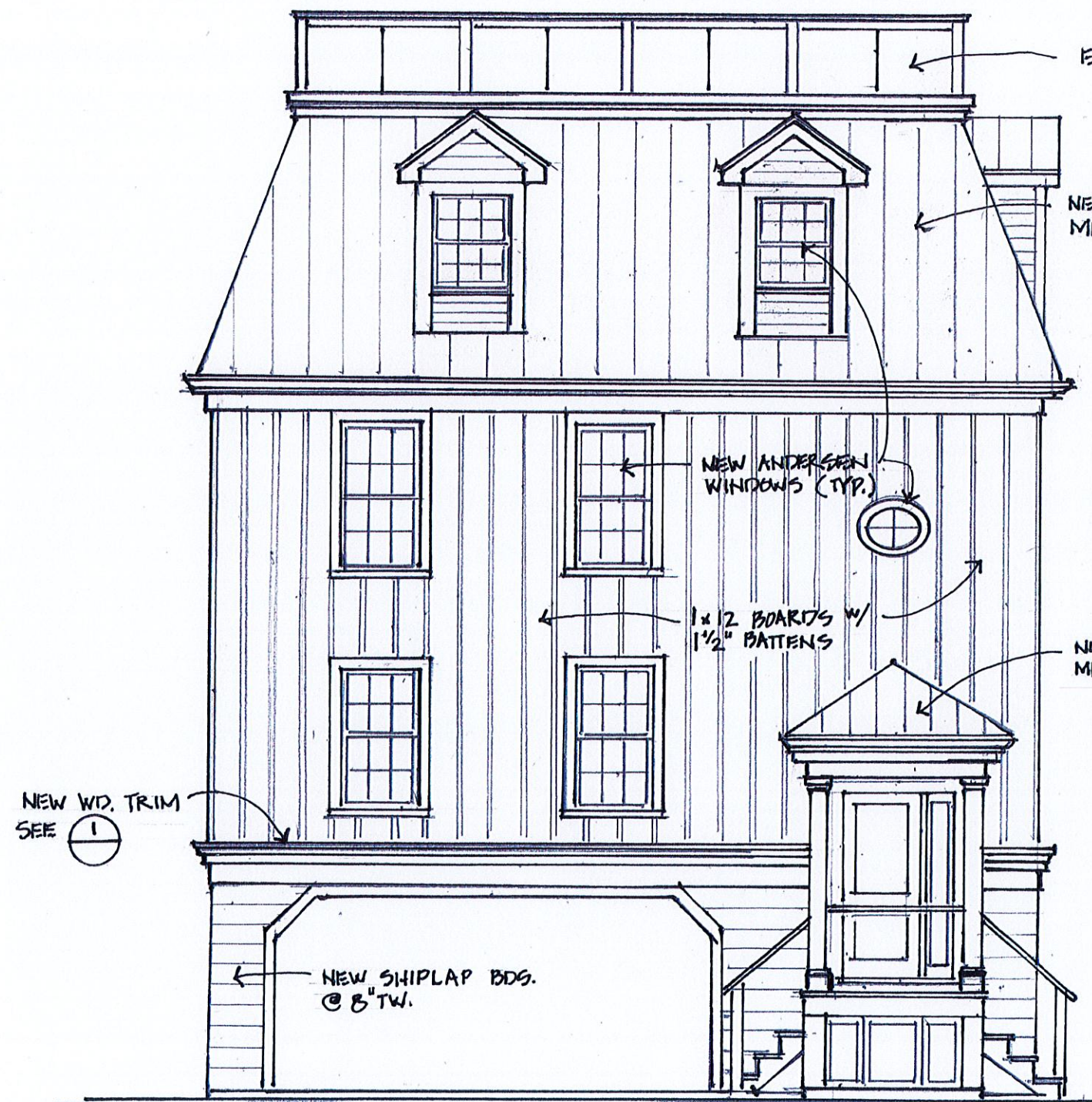




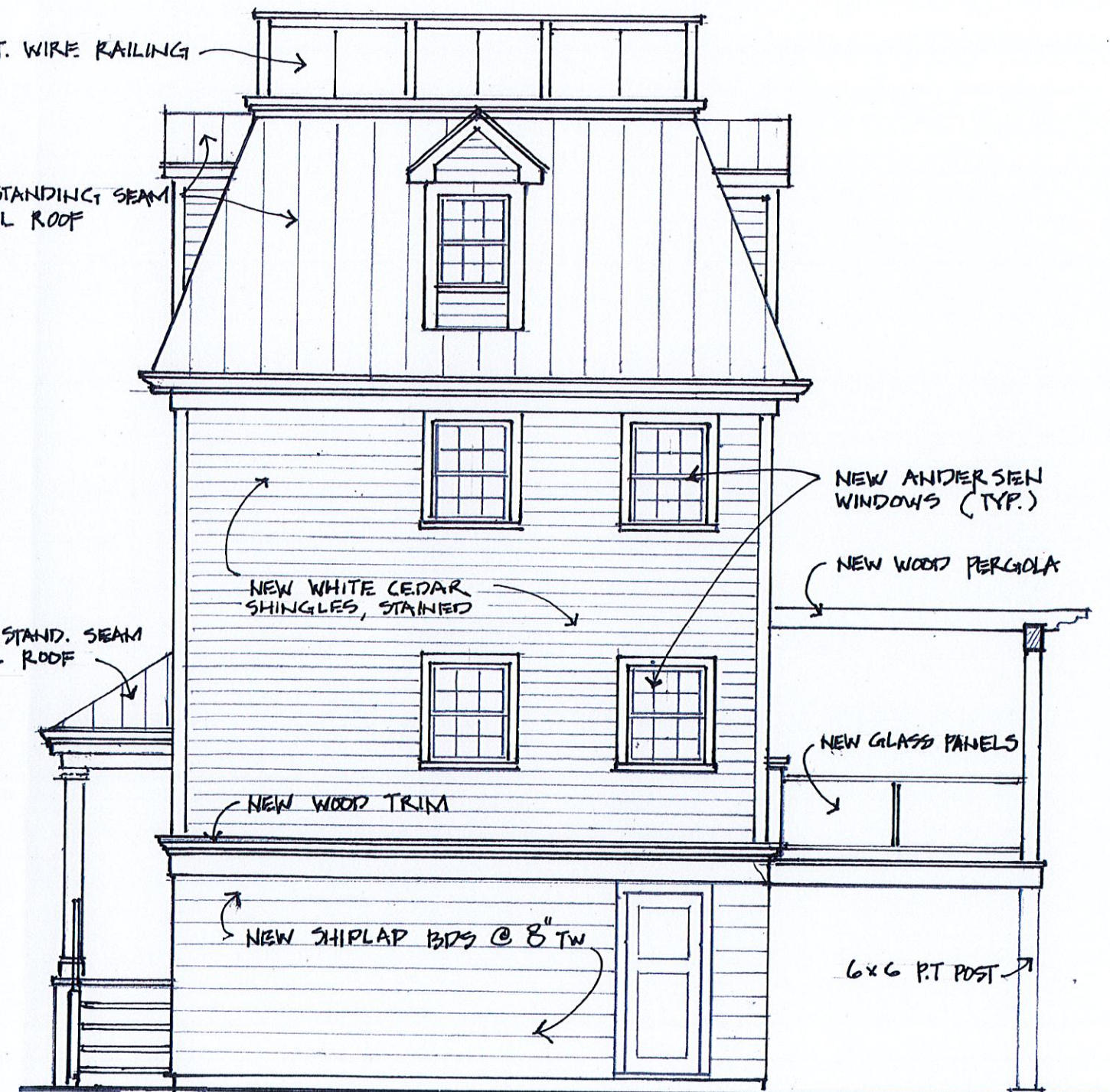
DECK PLAN

$\frac{3}{16}" = 1'-0"$



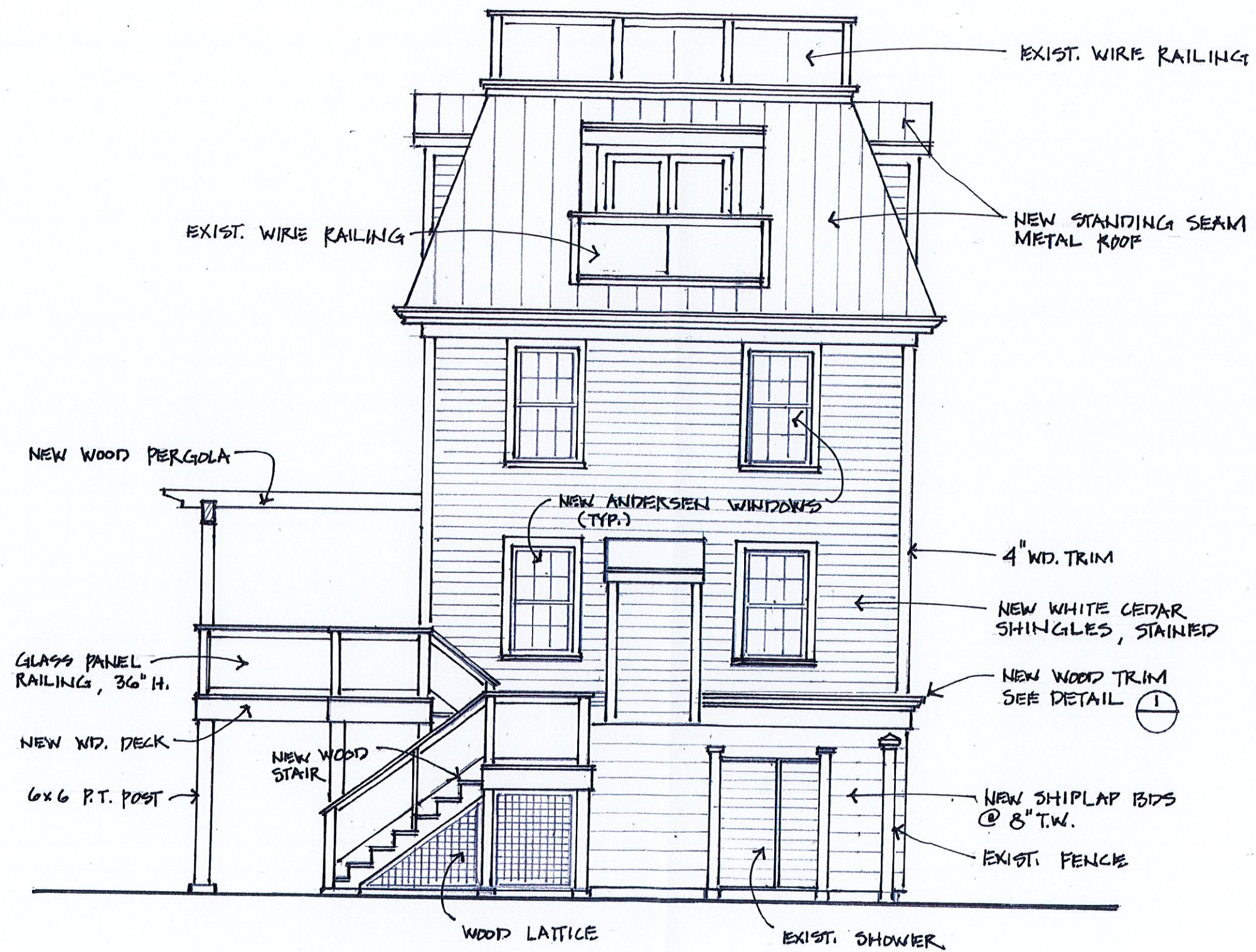


SOUTH ELEVATION



EAST ELEVATION

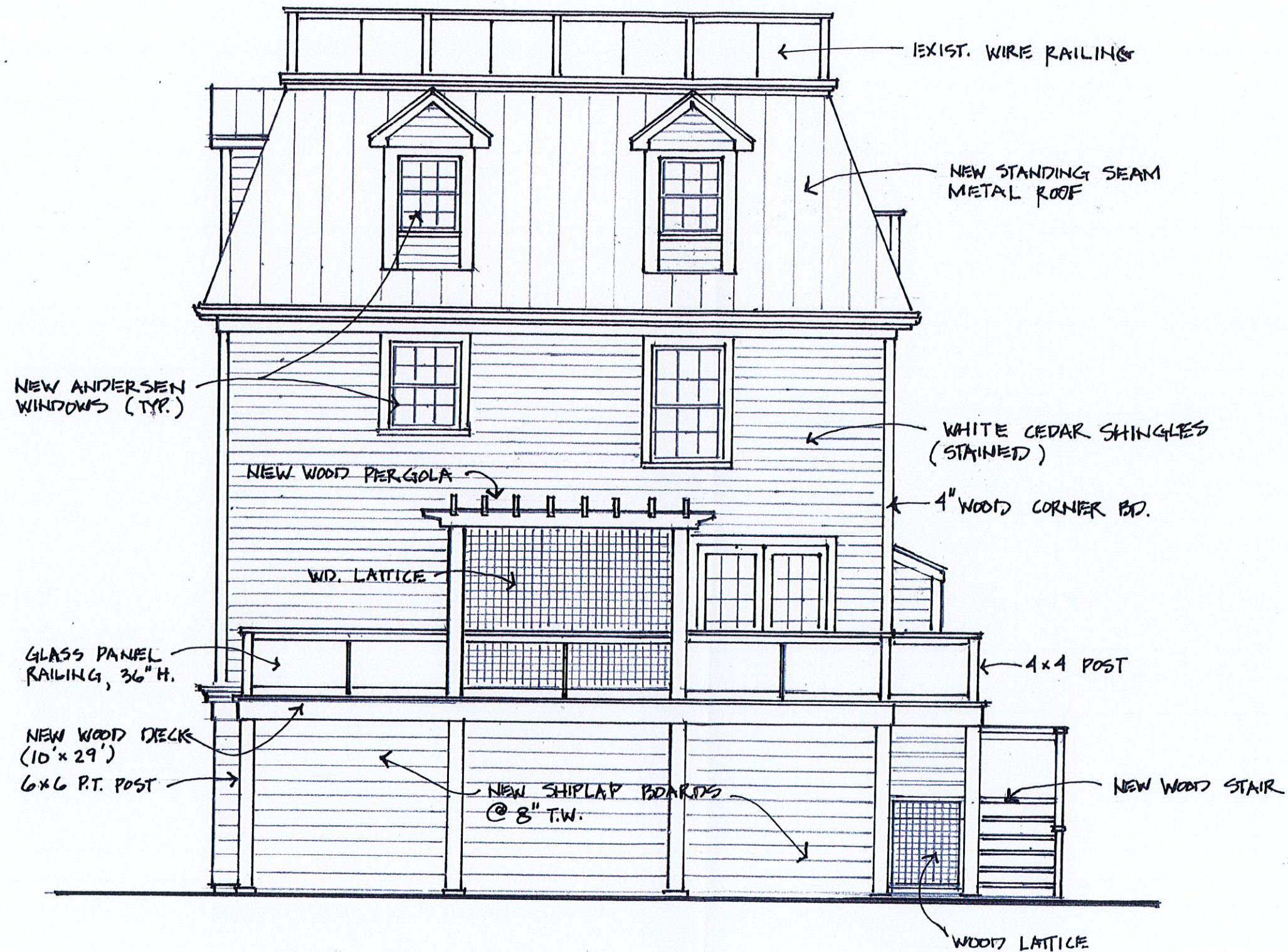




WEST ELEVATION

$\frac{3}{16}'' = 1'-0''$





NORTH ELEVATION

$\frac{3}{16}'' = 1'-0''$