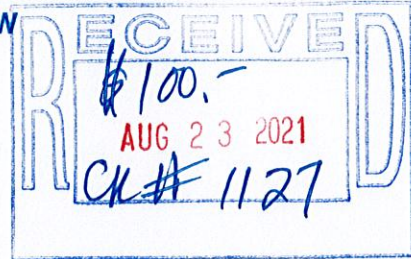


# APPLICATION FOR DIMENSIONAL VARIANCE

CITY OF NEWPORT, RI  
ZONING BOARD OF REVIEW



DATE: 8/18/2021

## 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: 20 Bliss Road

Tax Assessor's Plat 06 Lot 017

## Petitioner Information

Applicant Stephanie Pires Address 20 Bliss Road, Newport, RI 02840

Owner Stephanie Pires Address 20 Bliss Road, Newport, RI 02840

Lessee Address

## Property Characteristics

Dimensions of lot-frontage 36' - 5" depth 100' - 0" area 3,642 sq. ft.

Zoning District in which premises is located R10

How long have you owned above premises? 19 years

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings 1,169 SF

Total square footage of the footprint of proposed buildings No Change

Present use of premises 2 -3 Family

Proposed use of premises No Change



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

Give extent of proposed alterations Adding 2 shed dormers to the third floor,  
repairing/ replacing in kind existing deck, and raising the roof ridge by  
2 ft.

**Zoning Characteristics Matrix**

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	3,642 sq. ft.	10,000 sq. ft.	No Change
Lot Coverage (%)	32%	20%	No Change
Dwelling Units	2	3	No Change
Parking (# of spaces)	2	3	No Change
Front Setback	0	15 ft	No Change
Side Setbacks	+/-3 ft 3in & +/-8ft	10 ft	No Change
Rear Setback	36 ft 4 in	20 ft	No Change
Height	33 ft	30 ft	35 ft

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 lot area, lot width, side and front yard setbacks, building  
height, and lot coverage are preexisting nonconforming.

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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?

Current zoning setback, height & lot coverage regulations prohibit construction, renovations, improvements and additions to the existing residence within the structures existing footprint.

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

A variance to construct a new roof line and repair an existing deck within preexisting nonconforming setbacks (no further encroachment) & 35' building height will allow for the safe use of existing spaces within the existing building footprint.

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#### **The Zoning Boards Role**

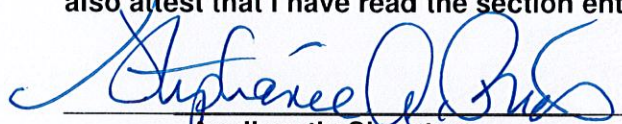
In granting a variance, the zoning board of review shall **require** that evidence of the following standards be entered into the record of the proceedings:

- 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

\_\_\_\_\_  
Owner's Signature

(401) 662-2070  
\_\_\_\_\_  
Telephone Number

( )  
\_\_\_\_\_  
Telephone Number

Email address hayley20@verizon.net  
\_\_\_\_\_

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

$\Delta 0.3$ **PIRES RESIDENCE**

20 BLISS ROAD, NEWPORT, RI 02840

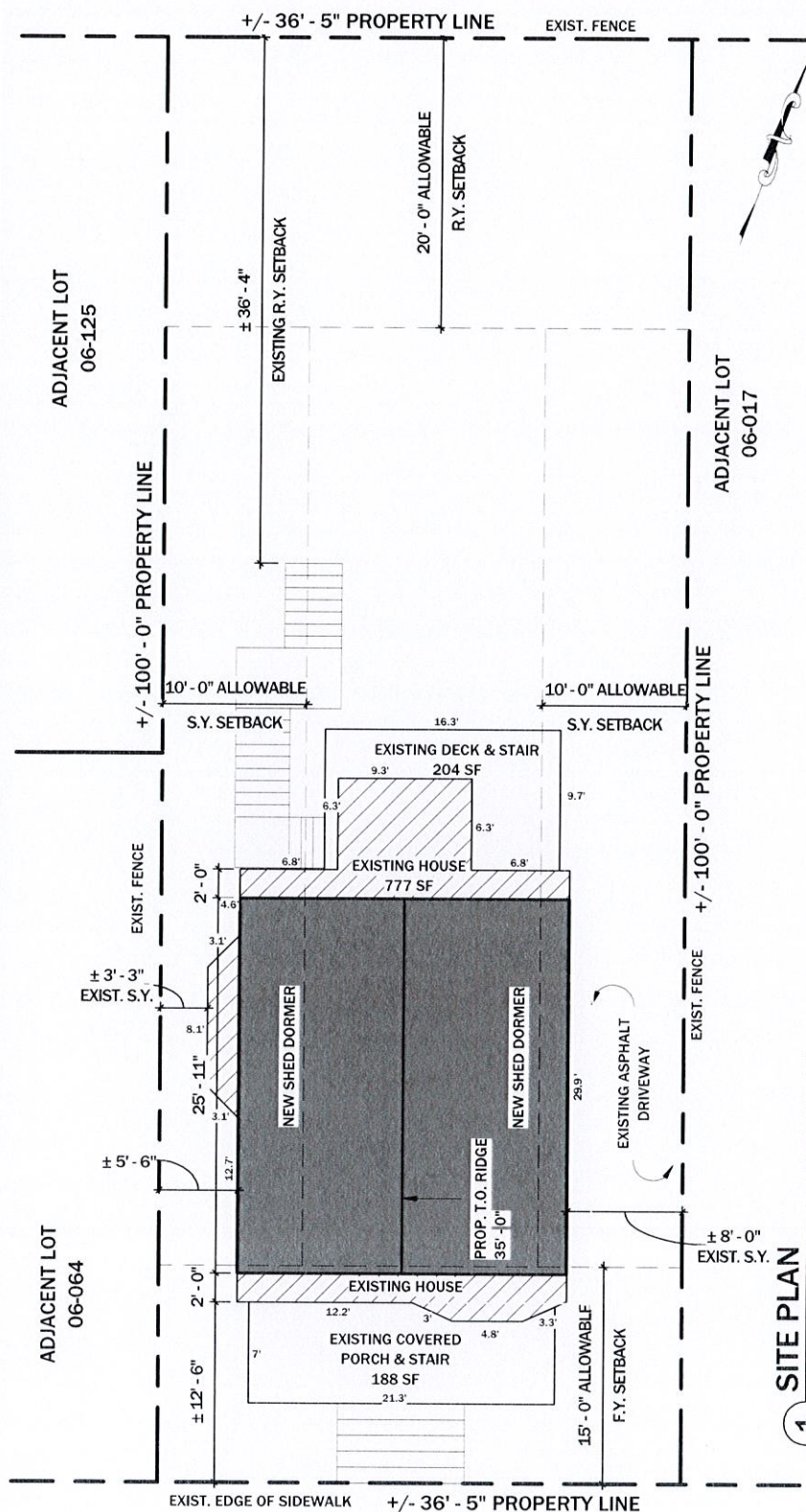
DATE: 8/18/2021

SCALE: As indicated

**DESCRIPTION:**

NO DISCONTINUATION  
DATE: 8/18/2021  
PROGRESS PRINT

**CORDISEN  
DESIGN  
ARCHITECTURE**  
42 West Main Road  
Middletown, E. 02642  
cordisendesign.com  
401.619.4488



## SITE PLAN

1/8" = 1' - 0"

## NEWPORT ZONING

MAP:	06
PARCEL:	017
ZONING DISTRICT:	R10
ZONING USE:	2 - 3 FAMILY DWELLING
REQUIRED LOT WIDTH	80' - 0"
EXISTING LOT WIDTH	36' - 5"

### YARD SETBACKS, MINIMUM REQUIRED:

	REQ	EXIST.	PROP.	COMPLIES
<u>FRONT YARD:</u>	15'	±0'	NO CHANGE	NO
<u>SIDE YARD:</u>	10'	±8'	NO CHANGE	NO
<u>SIDE YARD:</u>	10'	±3'-3"	NO CHANGE	NO
<u>REAR YARD:</u>	20'	±36'-4"	NO CHANGE	YES

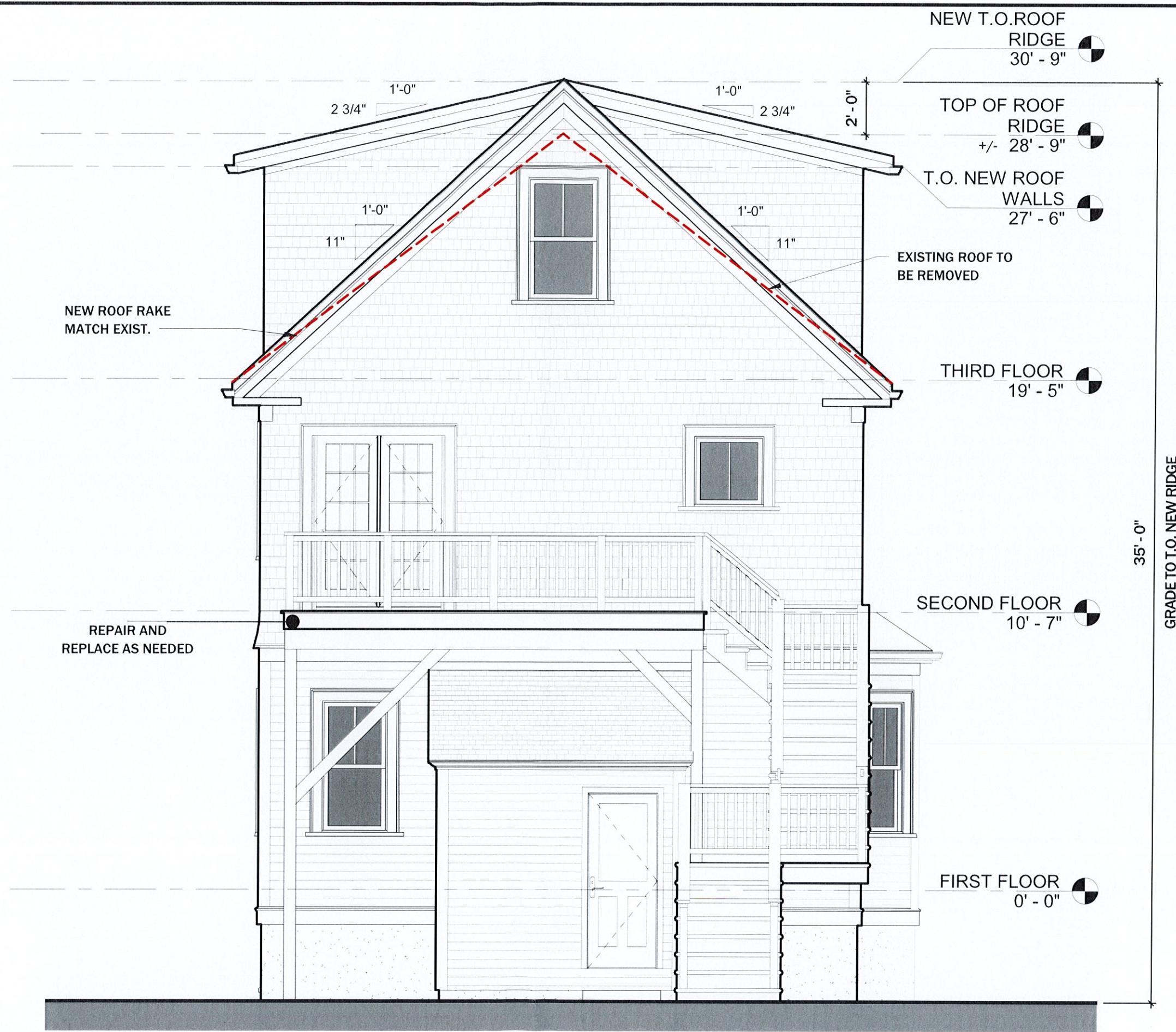
◆ CONDITION IS EXISTING NON-CONFORMING ◆

**SITE PLAN NOTES:**


1. FOOTPRINT DIMENSIONS ON SITE PLAN MAY NOT REFLECT ACTUAL DIMENSIONS OF NEW & EXISTING FOUNDATION DUE TO THICKNESS OF VARIOUS BUILDING MATERIALS (I.E. SIDING).
2. THIS IS AN ARCHITECT SITE PLAN & IS SUBJECT TO VERIFICATION BY A LICENSED SURVEYOR.

BUILDING HEIGHT, MAXIMUM ALLOWED: HEIGHT FROM AVERAGE NATURAL GRADE	30'-0"		
BUILDING HEIGHT, PROPOSED:	33'-0"		
BUILDING HEIGHT, PROPOSED:	35'-0"		
LOT COVERAGE:	10,000 SF		
MIN. LOT SIZE ALLOWED:	3,642 SF		
ACTUAL LOT SIZE:			
UNALLOWABLE LOT COVERAGE:			20% OF 3,744 SF = 748 SF
EXISTING LOT COVERAGE:			1,149 SF - 33%
PROPOSED TOTAL LOT COVERAGE:			NO CHANGE





1 NORTH ELEVATION  
1/4" = 1'-0"



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DATE: 8/24/2021  
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DESCRIPTION: NORTH ELEVATION	SCALE: 1/4" = 1'-0"	DATE: 8/24/2021
PIRES RESIDENCE		
20 BLISS ROAD, NEWPORT, RI 02840		
A 2.0		

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**DESCRIPTION:**  
**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"

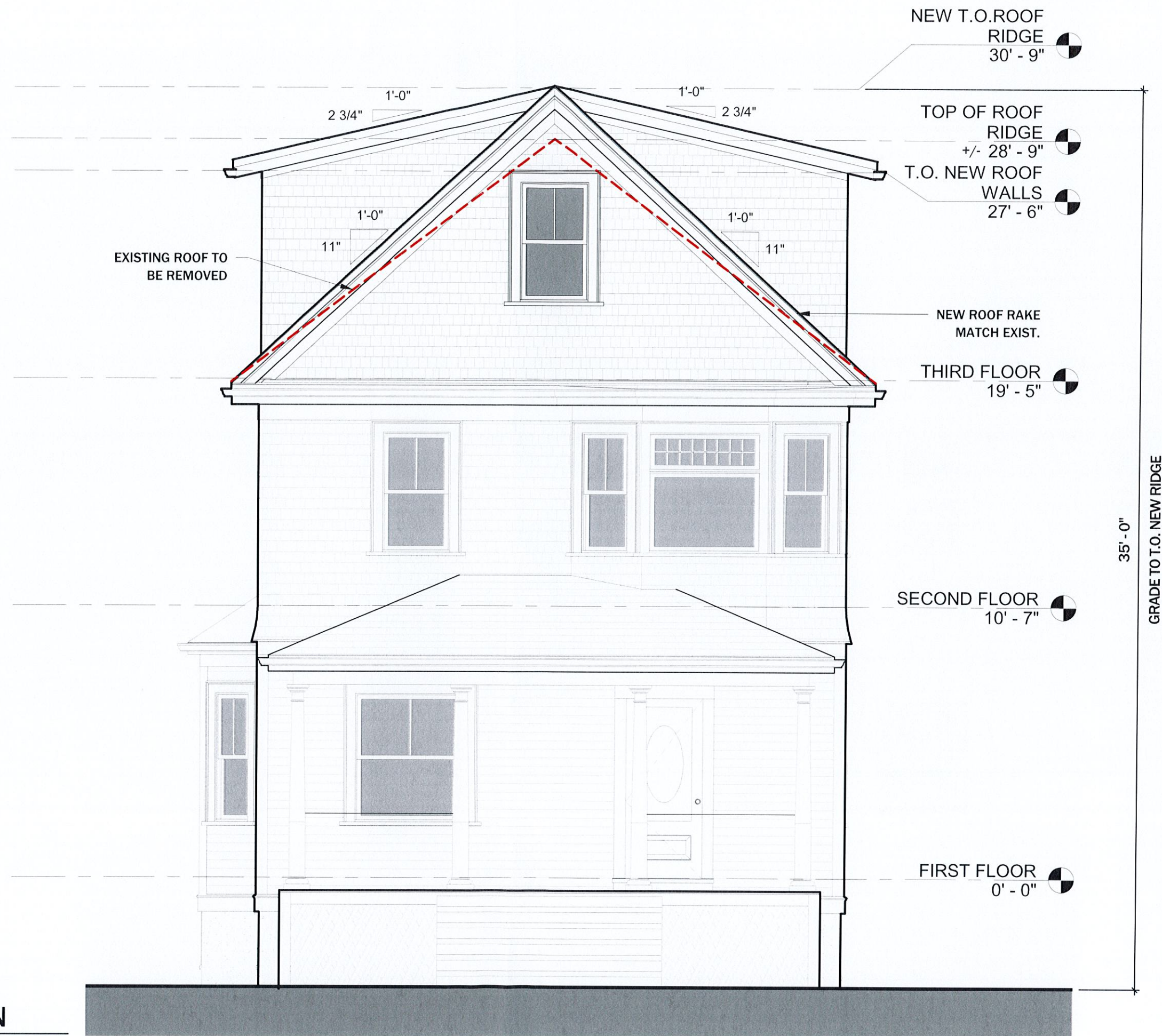
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**PIRES RESIDENCE**

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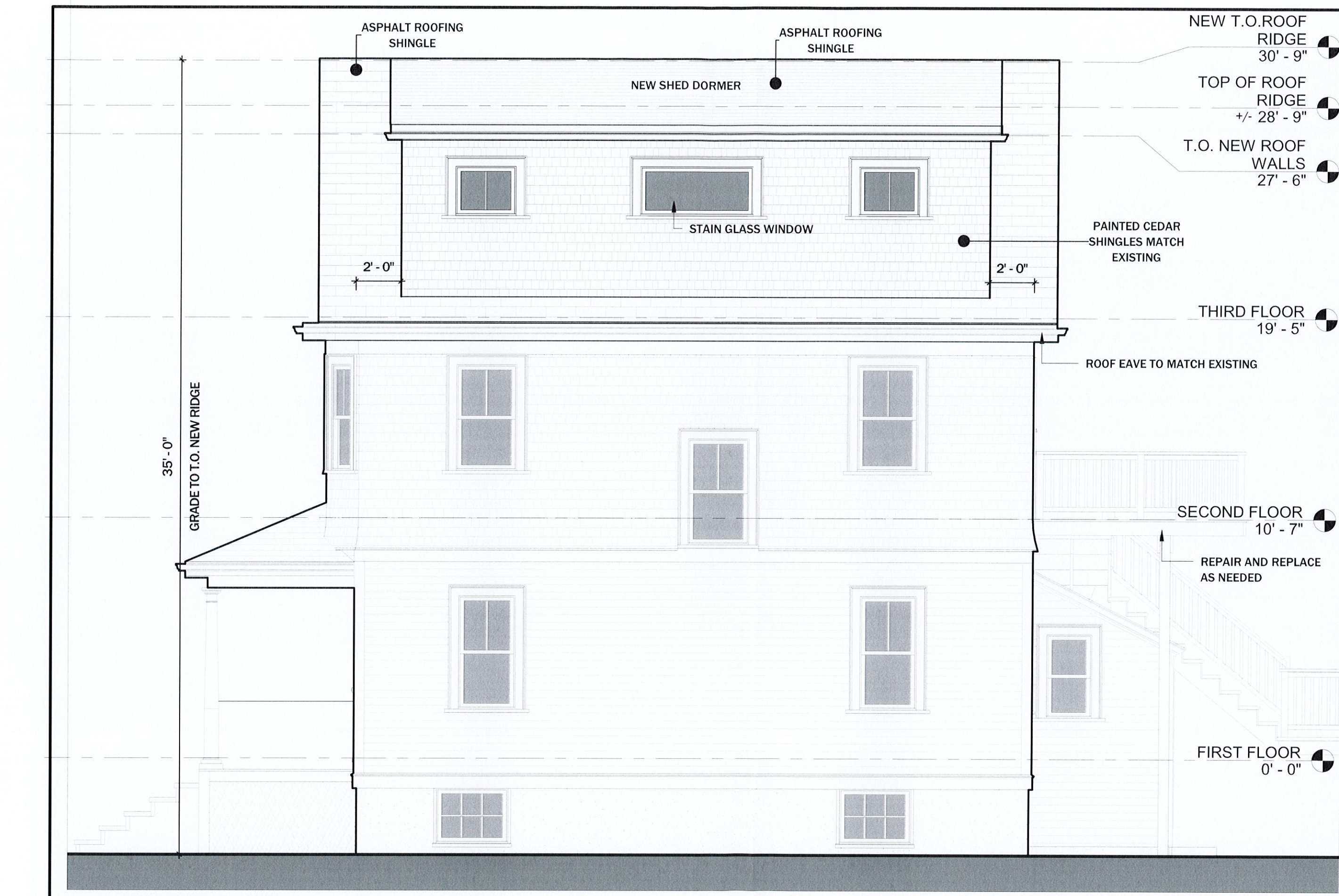
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**1 SOUTH ELEVATION**  
1/4" = 1'-0"





EAST ELEVATION  
1/4" = 1'-0"



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DESCRIPTION:  
**EAST ELEVATION**

SCALE: 1/4" = 1'-0"

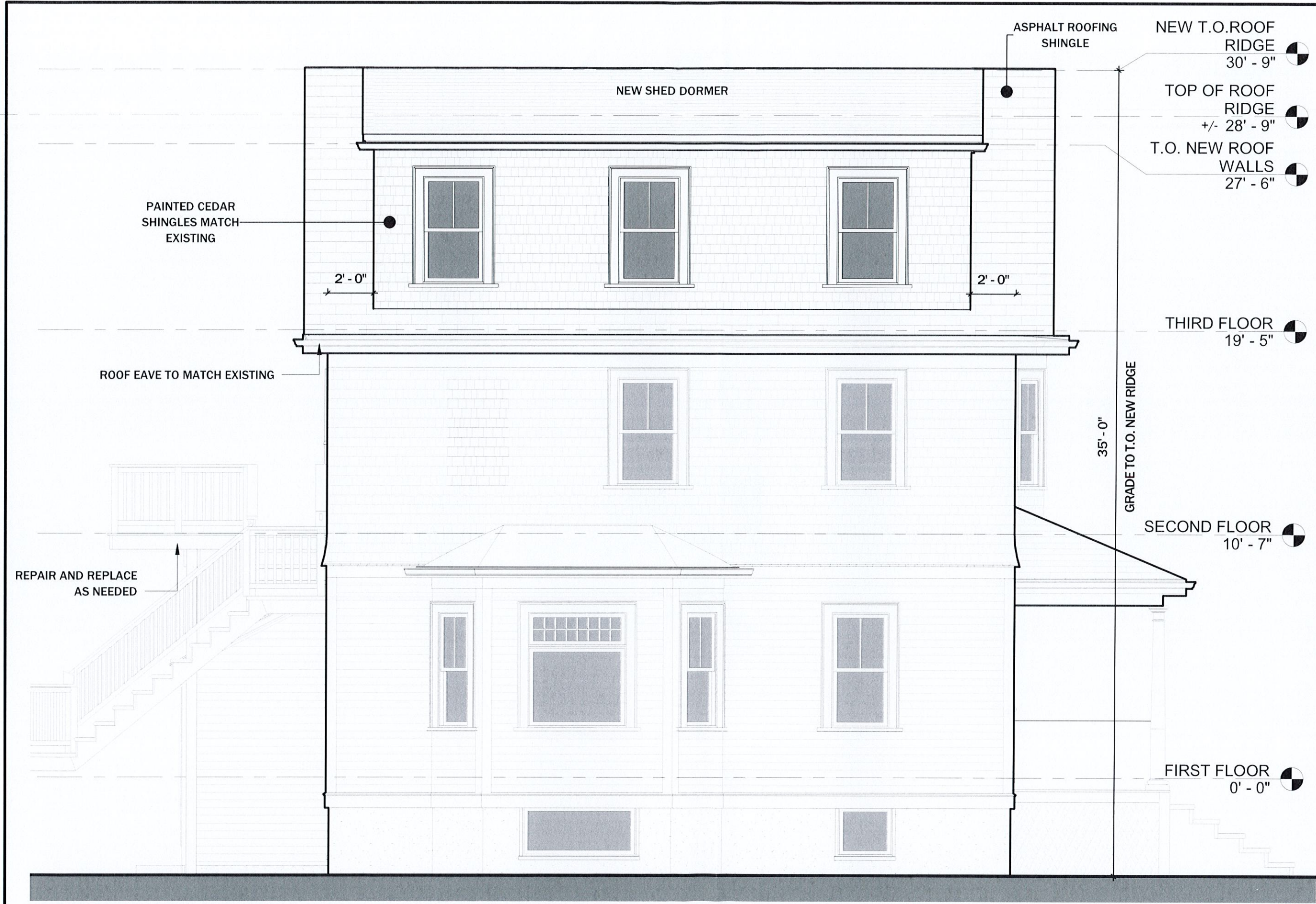
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**PIRES RESIDENCE**

20 BLISS ROAD, NEWPORT, RI 02840

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1 WEST ELEVATION  
1/4" = 1'-0"



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PROGRESS PRINT  
DATE: 8/24/2021  
NOT FOR CONSTRUCTION

DESCRIPTION:  
WEST ELEVATION

SCALE: 1/4" = 1'-0"

DATE: 8/24/2021

PIRES RESIDENCE

20 BLISS ROAD, NEWPORT, RI 02840

A 2.3

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