

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

**CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW**

AS \$300.00

APR 21 2022

CHK # 122

DATE: 4-19-22

Board members:

ZON MAY 5

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 Hammond St

Tax Assessor's Plat 35 Lot 235

Petitioner Information

Applicant Randolph Pomfret Address 7 Hammond St Newport RI

Owner Randolph Pomfret Address 7 Hammond St Newport RI

Lessee Address

Property Characteristics

Dimensions of lot-frontage depth area 2207 sq. ft.

Zoning District in which premises is located Limited Business

How long have you owned above premises? 1 year

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings 858

Total square footage of the footprint of proposed buildings 858

Present use of premises Residence

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

Proposed use of premises

"Short term rental permit request"
4 Bedroom 2 Bathroom
3 Parking spaces

Give extent of proposed alterations

N/A

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	2207		2207
Lot Coverage	858		858
Dwelling Units	1 Family		1 Family
Parking (# of spaces)	3		3
Front Setback			
Side Setbacks			
Rear Setback			
Height			

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

Existing single family home with 4 Beds/2 baths
and 3 parking spots. To be used as
a short term rental home when I am
not there. Thank you!

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?

N/A

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?

N/A



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

N/A

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;

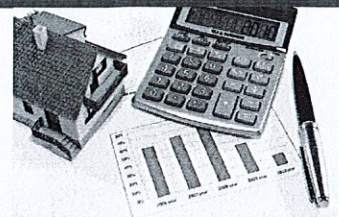
By signing below, I hereby attest that the information provided is accurate and truthful. I also attest that I have read the section entitled "The Zoning Board's Role".

	
Applicant's Signature	Owner's Signature
<u>(401) 241-7711</u>	<u>(401) 241-7711</u>
Telephone Number	Telephone Number
<u>rgp1212@gmail.com</u>	
Email address	

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



Newport, RI


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Disclaimer: This information is for tax assessing purposes and is not warranted

Parcel Identification

Map/Lot 35-235
 Account 6400
 State Code 01 - Single Fam
 Card 1/1
 User Account R06843

Assessment

Land \$225,300
 Building \$310,400
 Card Total \$535,700
 Parcel Total \$526,800

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2021	\$225,300	\$295,800	\$2,900	\$524,000
2020	\$217,400	\$221,700	\$3,000	\$442,100
2019	\$217,400	\$221,700	\$3,000	\$442,100
2018	\$217,400	\$221,700	\$3,000	\$442,100

Location and Owner

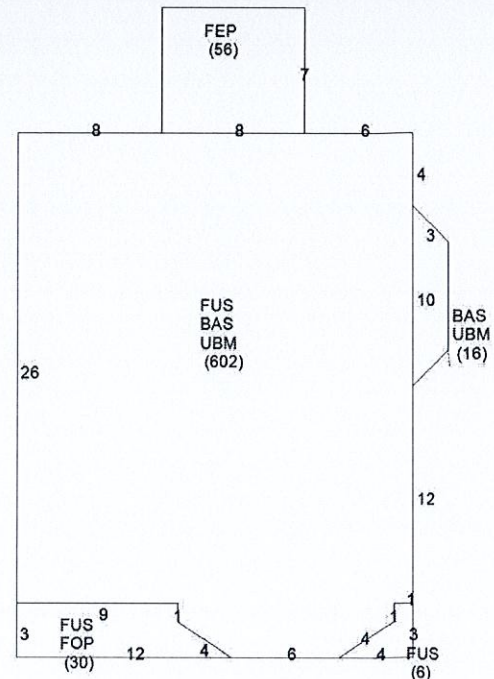
Location 7 HAMMOND ST
 Owner POMFRET RANDOLPH III
 Owner2
 Owner3
 Address 7 HAMMOND ST
 Address2
 Address3 Newport RI 02840

Building Information

Design Colonial
 Year Built 1900
 Heat Hot Water
 Fireplaces 0
 Rooms 8
 Bedrooms 4
 Bathrooms 2 Full Bath
 Above Grade Living Area 1,256 SF

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
06/28/2021	\$0	3018-204	Quit Claim
06/28/2020	\$680,000	3018-206	Warranty
05/26/2005	\$450,000	1628-53	
10/31/2003	\$385,000	1415-99	
07/13/2001	\$235,000	1040-275	
11/10/1981	\$0	808-90	



Building Sub Areas

Sub Area
 Basement, Unfinished
 First Floor
 Porch, Enclosed, Finished
 Porch, Open, Finished
 Upper Story, Finished

Land Information

[Click To Open Google Maps](#)

Land Area	2,207 SF
Zoning	LB
View	-
Neighborhood	0800

Yard Item(s)

Description	Quantity	Size	Year
GARAGE-AVE	1	240	1950

Thank you for your help!

This is for 7 Hammond St
Newport, RI
Guest House Permit

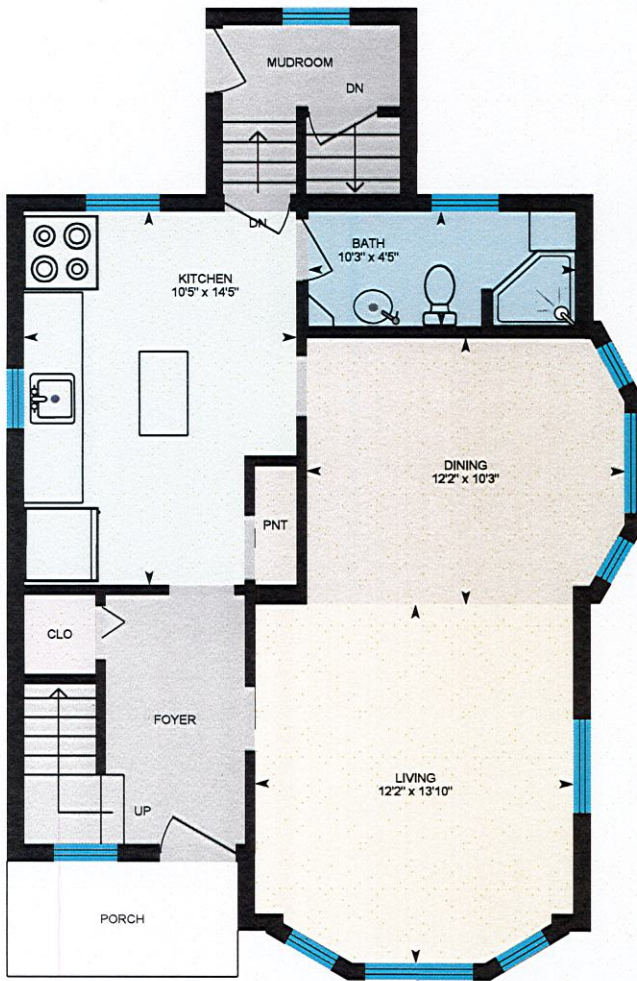
Please call me with any
questions at 401-241-7711

Thank you,

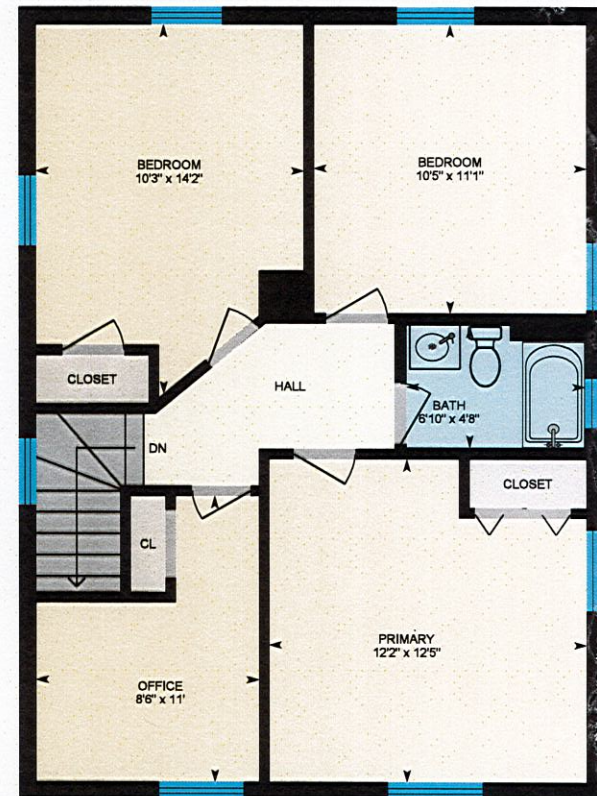
RANDY

7 Hammond St, Newport, RI

Main Building: Total Exterior Area Above Grade 1384.20 sq ft



1st Floor
Exterior Area 703.50 sq ft



2nd Floor
Exterior Area 680.70 sq ft

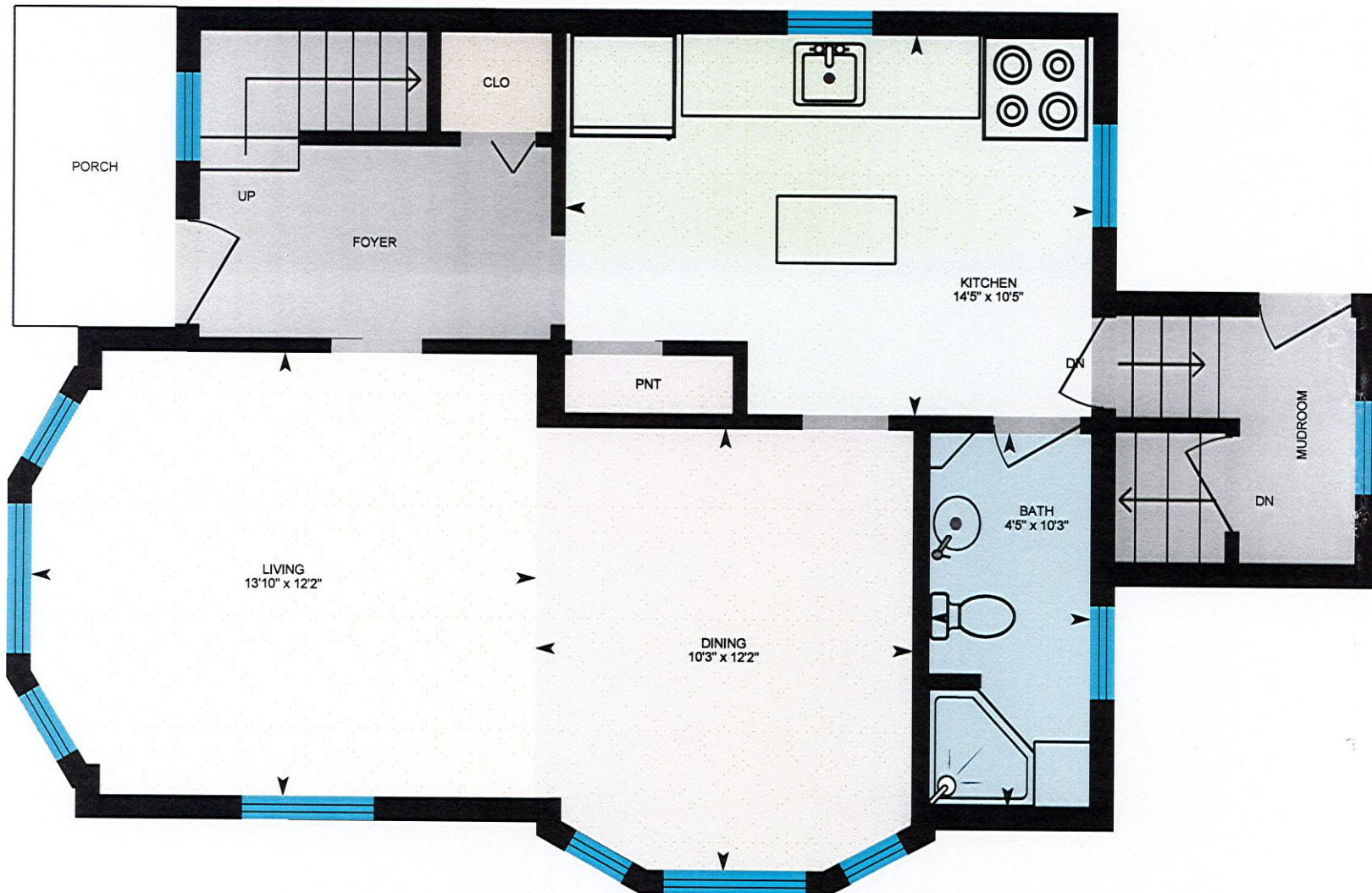


PREPARED: Mar 2021

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

7 Hammond St, Newport, RI

1st Floor Total Exterior Area 703.50 sq ft
Total Interior Area 625.97 sq ft



0 3 6
ft

PREPARED: Mar 2021

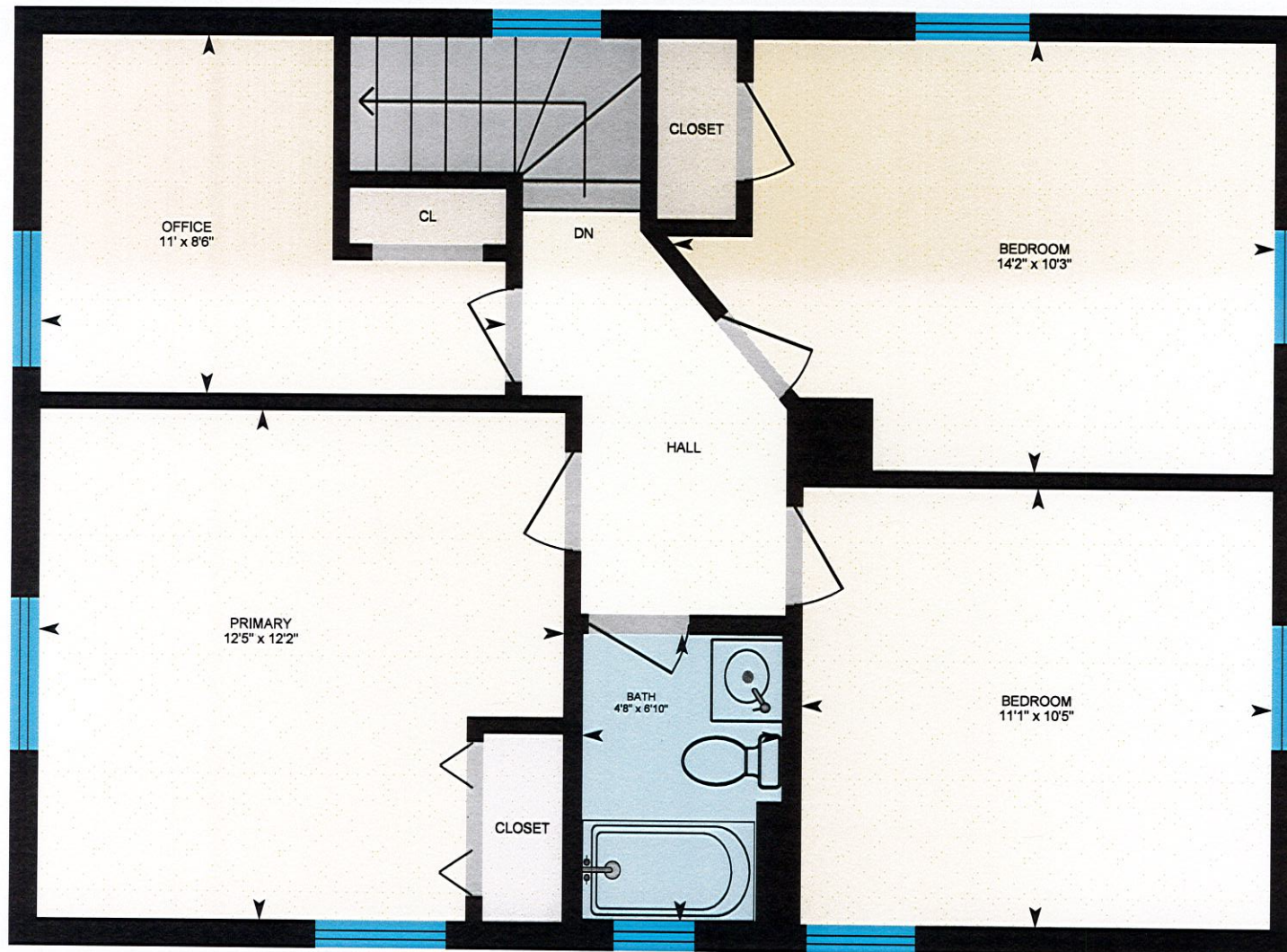


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

7 Hammond St, Newport, RI

2nd Floor Total Exterior Area 680.70 sq ft
Total Interior Area 612.13 sq ft



0 3 6 ft

PREPARED: Mar 2021



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

7 Hammond St, Newport, RI

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

1ST FLOOR

Bath: 10'3" x 4'5"

Dining: 12'2" x 10'3"

Kitchen: 10'5" x 14'5"

Living: 12'2" x 13'10"

2ND FLOOR

Bath: 6'10" x 4'8"

Bedroom: 10'3" x 14'2"

Bedroom: 10'5" x 11'1"

Office: 8'6" x 11'

Primary: 12'2" x 12'5"

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

1ST FLOOR

Interior Area: 625.97 sq ft

Perimeter Wall Length: 116 ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 703.50 sq ft

2ND FLOOR

Interior Area: 612.13 sq ft

Perimeter Wall Length: 103 ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 680.70 sq ft

Total Above Grade Floor Area

Main Building Interior: 1238.09 sq ft

Main Building Exterior: 1384.20 sq ft

7 Hammond St, Newport, RI

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls.

Excluded Area is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces, non-enclosed open spaces, such as decks and balconies.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Unfinished Area is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

Finished Area is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

iGUIDE Exterior Area Calculation

Exterior Area = [Perimeter Wall Thickness] x [Perimeter Wall Length] + [Interior Area]

Notes

A. **Perimeter Wall Thickness** is an independent measurement taken from the property, typically, at the main entrance. Considerations are not made for varying wall thickness around the perimeter.

B. **Perimeter Wall Length** is the sum of lengths of all exterior wall segments on a particular floor. When used to calculate Total Exterior Area Above Grade based on Total Interior Area Above Grade, it is the sum of perimeter wall lengths of all floors above grade.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.