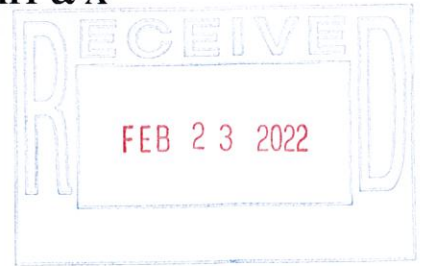


**COMBINED APPLICATION FOR A SPECIAL USE PERMIT & A
REGULATOROY (DIMENSIONAL VARIANCE**

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



DATE 15-Feb-22

Board members:

The undersigned hereby petitions the Zoning Board of Review for a special use permit 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 and no: 20 toppa blvd
tax assessor's plat 11 lot 625

Petitioner Information

Applicant ANN AND STEPHEN QUARRY **address** 20 toppa blvd
Owner ANN AND STEPHEN QUARRY **Address** 20 toppa blvd
Lessee none **Address** none

Property Characteristics

Dimensions of lot frontage 74' **depth** 116' **area** 8,588 sf
Zoning District in which premises is located r10 a
How long have you owned above premises? 2 years
Are there buildings on the premises at present? yes
Total square footage of the footprint of existing buildings 1,778 sf
Total square footage of proposed buildings 623'
Present use of premises expanded garage, porch and front poch
single family residence

**RENOVATE REAR
PORCH 2'
SMALLER**

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

Proposed use of premises owner occupied single family home

Give extent of proposed alterations

- a. enlarge garage for in-law apartment
- b. add 2' to back porch
- c. construct a covered front entrance

REMOVE 2' FROM REAR PORCH

Zoning Characteristics Matrix

	Existing	Required/ Allowed	Proposed
Lot Size (sq. ft.)	8,588 sq. ft.	10,000 sq. ft.	8,588
Lot Coverage	20.3%	20.0%	28.0% 26.5
Dwelling Units	1	1	2
Parking (# of spaces)	2	2	3
Front Setback	30'	15'	22
Side Setbacks	north 2' at garage south 20'	10' 10'	2' 20'
Rear Setback	38'-6"	20'	20'
Height	19'	30'	19'

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

- a. section 17.20.030 dimensional requirements
- 1 lot size see zoning characteristics matrix
 - 2 north side setback see zoning characteristics matrix
 - 3 lot coverage see zoning characteristics matrix

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?

we would like to enlarge the existing garage and convert it into a temporary in-law apartment

we would also like to add 2' to the depth of the rear porch and stairs to a back yard patio

we would like to add a covered front porch

this will add 8% to the lot coverage but only 100 sf of permanent space

REMOVING 2' OFF PORCH NO PATIO, GRASS

6.5
Explain how the literal interpretation of the provisions of this zoning code would deprive the applicant of rights commonly enjoyed by other property owners in the same district.

we are adding only a 16'x16' addition to the garage to convert the garage to a temporary in-law

Adding 6' to the front, 7' to the rear and 4' wider the whole length

STORAGE

apartment. At some point it will be returned to garage and workshop space
the quarry additions will not increase the scale of the house or the visual impression from topopa blvd

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

we have done our best to insure that the additions will fit nicely in the the scale of the neighborhood
and not give the impression of the added lot coverage.

**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".**

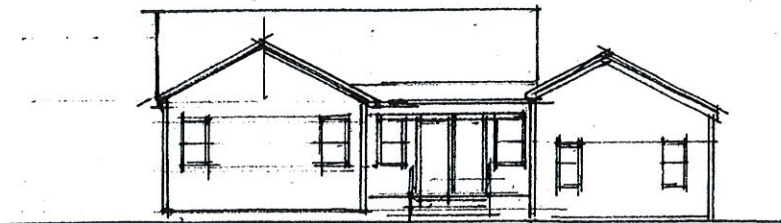
Steph M. Plorey
applicant's signature

Ann M. Quarry
owner's signature

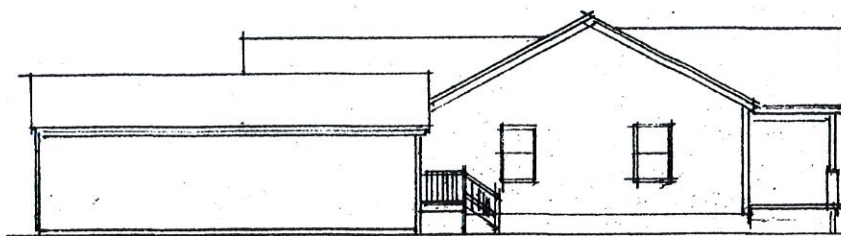
401.849.4977
telephone number

401. 949.4977
telephone number

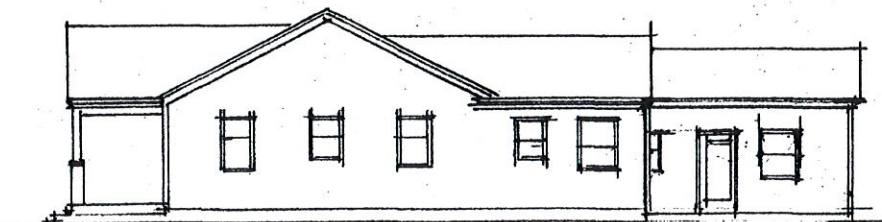
Quarry - 20 Toppa Blvd.



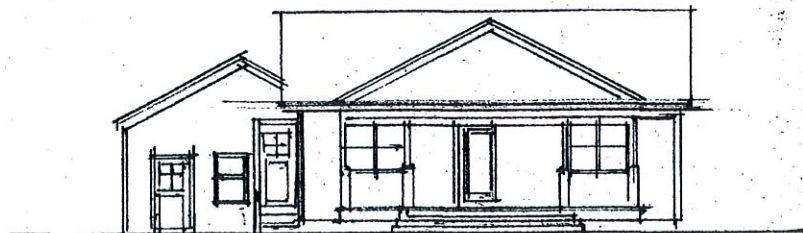
East



North



South



West

After one of our neighbors received a letter from the City regarding our initial proposal he was confused as to what and where we wanted to build. When we revised our plans and before the second letter from the City was mailed we dropped off 9 letters to our neighbors abutting our property. We received 4 replies, all were favorable. 3 were in writing and the fourth was over the phone. I've attached copies of the letters.

Quarry - Toppa Blvd

January 20, 2022

Dear Neighbor,

In November of last year you received a letter from the City regarding our proposal to the Zoning Board. After meeting with Guy Weston, the zoning officer, in December we have revised our original proposal.

Our existing garage is 12'W x 20'L x 12'H and is 2' away from our neighbor's fence (north). Our hope is to build a new garage 16'W x 33'L x 16'H. We would be adding 6' towards our driveway (west) and 7' towards our backyard (east). The back of the garage would be 20' away from our neighbors fence (east). The width would be 4' wider, attaching the garage to our back porch (south). The new garage would be temporarily used as a home for our 88 year old mother/mother in-law. Her home will be converted back to a garage and storage area when she no longer has a need for it.

We would also like to add a 8'W x 28'L porch with a roof to the front of the house (west).

If you have any questions or concerns please contact us. If you have no objections to our proposal, it would be very helpful if we could have your support in writing to submit to the Zoning Board.

With best regards,
Stephen & Ann Quarry

20 Toppa Boulevard

H: 401-849-4977

C: 401-742-8395

January 25, 2022

To Whom It May Concern:

The Newsome Family, John & Brooke (Neighbors to the west) & Lawrence & Sharlene (Neighbors to the north) write in support of your proposed addition/renovation to 20 Toppa Blvd. Not only does this renovation improve the property, but it supports what this neighborhood has represented since Lawrence moved here in the 1950's - Family. This mother in law suite on your property is what your family needs and does not effect us or our property at all. There is a similar attached suite across the street.

The improvements that you have already made to the property have been tastefully done and in a timely fashion. We have no concerns about your ability to do the same for this project and bring your mother home quickly.

We look forward to the front porch addition - a nice neighborhood addition for looks and use, and we hope it will serve as a restful outdoor retreat, especially in these times when being outside vs in is encouraged.

In summary, your neighbors at 15 & 16 Toppa Blvd. fully support your plan. We appreciate your communication & effort and thank you for being such a great addition to this neighborhood.

15 Toppa Blvd.



Brooke Newsome



John Newsome

Sincerely,

16 Toppa Blvd.



Sharlene Newsome



Lawrence Newsome

Mr. Weston,

My name is Nellann Jolie. I reside at 19 Toppa Blvd, across the street from Ann and Stephan Quarry who reside at 20 Toppa Blvd.

Ann and Stephen are courteous, friendly, and quiet neighbors.

I have no objections to their proposal for building a new garage and front porch.

Sincerely,

A handwritten signature in cursive script that reads "Nellann Jolie". The signature is fluid and elegant, with a long horizontal flourish extending from the end of the name.

Nellann Jolie

20 toppa blvd
lot coverage comparisons
zoning r10a 20% max
all information taken from newport gis maps

address	house footprint	lot size	lot coverage
proposed dwelling			
20 toppa blvd			
11-625	1,771.50	8,558 sf	36.40%

existing dwellings in the immediate area
plat and lot

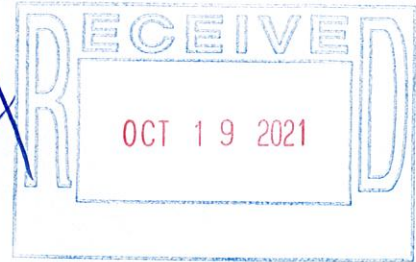
11-686	1,982 sf	3,456 sf	57.35%
11-527	2,100 sf	5,000 sf	42.00%
11-401	1,438 sf	3,450 sf	41.68%
11-266	1,826 sf	5,000 sf	36.52%
11-213	1,834 sf	5,000 sf	36.68%
11-332	1,714 sf	5,000 sf	34.28%
11-207	1,668 sf	5,000 sf	33.36%

plus several more properties between 29% and 31% lot coverages

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

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

DATE 18-Oct-21



Board members:

The undersigned hereby petitions the Zoning Board of Review for a special use permit 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 and no: 20 toppa blvd
tax assessor's plat 11 lot 625

Petitioner Information

Applicant ANN AND STEPHEN QUARRY **address** 20 toppa blvd
Owner ANN AND STEPHEN QUARRY **Address** 20 toppa blvd
Lessee none **Address** none

Property Characteristics

Dimensions of lot frontage 74' **depth** 115.6' **area** 8,588 sf
Zoning District in which premises is located r10 a
How long have you owned above premises? 2 years
Are there buildings on the premises at present? yes
Total square footage of the footprint of existing buildings 1,740 sf
Total square footage of proposed buildings 1.371 sf including in-law apartment
expanded garage, deck and
covered front porch
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

owner occupied single family home

Give extent of proposed alterations

- a. construct a 30.5x20.5 in-law appt (7.3% added lot coverage)
- b. enlarge garage 288sf for workshop and 1 more car
- c. construct a deck between main house and in-law appt
- d. construct new covered front entrance
- e. add driveway for private access to in-law appt

Zoning Characteristics Matrix

	Existing	Required/ Allowed	Proposed
Lot Size (sq. ft.)	8,558 sq. ft.	10,000 sq. ft.	8,558
Lot Coverage the proposed lot coverage includes a 4x6 stair to the rear patio a gain of 1%	20.3%	20.0%	36.4%
Dwelling Units	2	1	2
Parking (# of spaces)	2	2	3
Front Setback	30.5	15'	22.5
Side Setbacks	north 2' at garage south 20'-6"	10' 10'	2' 10'-6"
Rear Setback	38'-6"	20'	18'-6"
Height	19'	30'	19'

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

- a. section 17.20.030 **dimensional requirements**
- 1 lot size see zoning characteristics matrix
 - 2 north side setback see zoning characteristics matrix
 - 3 east side setback see zoning characteristics matrix
 - 3 lot coverage see zoning characteristics matrix

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?

we would like to add an in-law apartment for the owners mother with a deck which connects the new apartment to the main house. The owner is a retired carpenter with a wood working hobby and would like to enlarge the garage to house his hobby and a second car when needed. The owners have always wanted a front covered porch for house access and to enjoy the neighborhood. These additions require a significant increase in lot coverage of 36.4%. The in-law apartment will add 7.3% with the connecting deck adding an additional 2.8%.

Explain how the literal interpretation of the provisions of this zoning code would deprive the applicant of rights commonly enjoyed by other property owners in the same district.

I have checked several homes in the same area with similar lot coverages (don't know if they have in-law apartments to increase their coverage). Nearby homes lot coverage: 11-686 57.35%, 11-527 42%, 11-401 41.68%, 11-266 36.52%, 11-213 36.68%, 11-332 34.28%, 11-207 33.36%. There are also several other properties ranging from 29% to 31% lot coverage. The Quarry additions will not increase the scale of the house or the visual impression from topa blvd.

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

we have done our best to insure that the additions will fit nicely in the the scale of the neighborhood and not give the impression of the added lot coverage.

**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".**

Stephen M. Quarry
applicant's signature

Stephen M. Quarry
owner's signature

401.849.4977
telephone number

401. 949.4977
telephone number

Amg2@Aol.com

Bob Moran 330-0801

Staff Report

Prepared By Guy Weston,
Zoning Officer

Meeting of November 22, 2021

Petition of Ann & Stephen Quarry

Petitioners seek permission to add several additions to the existing structure to accommodate an accessory family dwelling unit.

The existing lot is a non-conforming lot of record containing 8,588 sq. ft. of land. The use of the property is that of single dwelling unit.

Rhode Island state law requires all localities to permit one accessory dwelling unit (ADU) by-right for each owner-occupied single-family dwelling, provided the ADU is occupied by a family member with a disability or who is over the age of 62 (§45-27-37(e)). Its definition of ADU requires a familial relationship between principal residence and ADU occupants and owner-occupancy of the principal residence. The ADU must either be an attached or internal ADU or internal to an existing accessory structure on the property, such as a barn or garage (§45-24-31(2)).

Testimony should be provided to insure only the minimum variances are granted.

There are no letters of opposition as of the writing of this staff report.

Zoning History

No recent history.

Vote: _____

Condition(s): _____

Secretary: _____

Date: _____

Narrative

...

PETITION OF ANN & STEPHEN QUARRY, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a 30.5' x 20.5' in-law dwelling, enlarge existing garage by 288 sq. ft., construct a deck between new dwelling and main house, and add a covered entry all of which will increase the lot coverage from 20% to 36%, (20% allowed), applying to the property located at 20 Toppa Blvd., TAP 11, Lot 625, (R-10A zone).