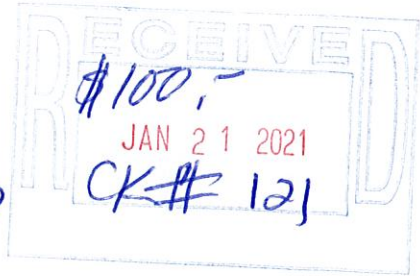


APPLICATION FOR DIMENSIONAL VARIANCE

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW

DATE: 1/19/21

ZBR
Feb - 3



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: 41 Hunter Ave

Tax Assessor's Plat 23 Lot 108

Petitioner Information

Applicant Michael Robinson & Orlando Zambrano Address 41 Hunter Ave. Newport, RI 02840

Owner Michael Robinson Address 41 Hunter Ave

Lessee _____ Address _____

Property Characteristics

Dimensions of lot-frontage 80 ft. depth 50 ft. area 4,000 sq. ft.

Zoning District in which premises is located R-10A

How long have you owned above premises? 6 months

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings 1,382

Total square footage of the footprint of proposed buildings 10

Present use of premises Single family dwelling

Proposed use of premises Single family dwelling

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

Give extent of proposed alterations Install two (2) air conditioning condensers outside the south west corner
of the existing garage.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	4,000	10,000	N/A
Lot Coverage (%)	34.55%	20%	34.8%
Dwelling Units	1	1	1
Parking (# of spaces)	NA	NA	NA
Front Setback	14.2'	15'	14.2'
Side Setbacks	9.6' (North) & 1' (South)	10'	9.6' (North) & 1' (South)
Rear Setback	4.9'	20'	2'
Height	NA	NA	NA

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 back side (west elevation) of the existing building is already located within the rear set back as

designated by the city zoning guidelines, as are all other sides of the existing building. The proposed

location of the condensers is the least obtrusive to the home owners and their neighbors who have

have already been consulted with and approve the location.

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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?

The owners wish to improve the efficiency of their home heating and cooling system by upgrading to a forced air system which involves the installation of two air conditioning (AC) condensers. Because the existing footprint of the building is already within the setback limits on all four sides of the property there is no location available that would allow for the installation of the AC condensers within the designated setbacks.

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

Each condenser measures 24"L x 24"W x 28"H. The location of the condensers is the least obtrusive location available on the property and has already been approved by the abutting neighbors. The new condensers will be located one foot (1') off the building and there will be one foot (1') of separation between the condensers to allow for maintenance access.

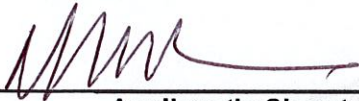

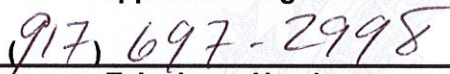
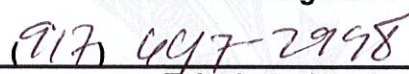
The Zoning Boards Role

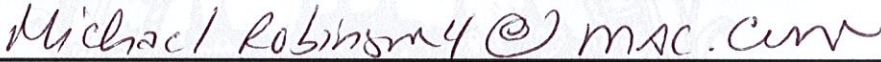
In granting a variance, the zoning board of review shall **require** that evidence of the following standards be entered into the record of the proceedings:

- 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

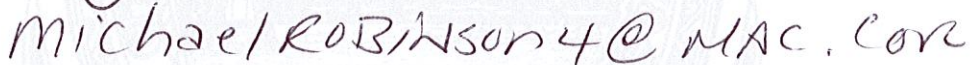
- d. That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.
- e. That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted 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;

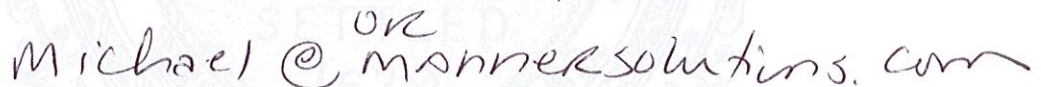
By signing below, I hereby attest that the information provided is accurate and truthful. I also attest that I have read the section entitled "The Zoning Board's Role".

	
Applicant's Signature	Owner's Signature
	
Telephone Number	Telephone Number

Email address 

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





DIMENSIONS - ENGLISH (SIZES 18-36 & 48-60)

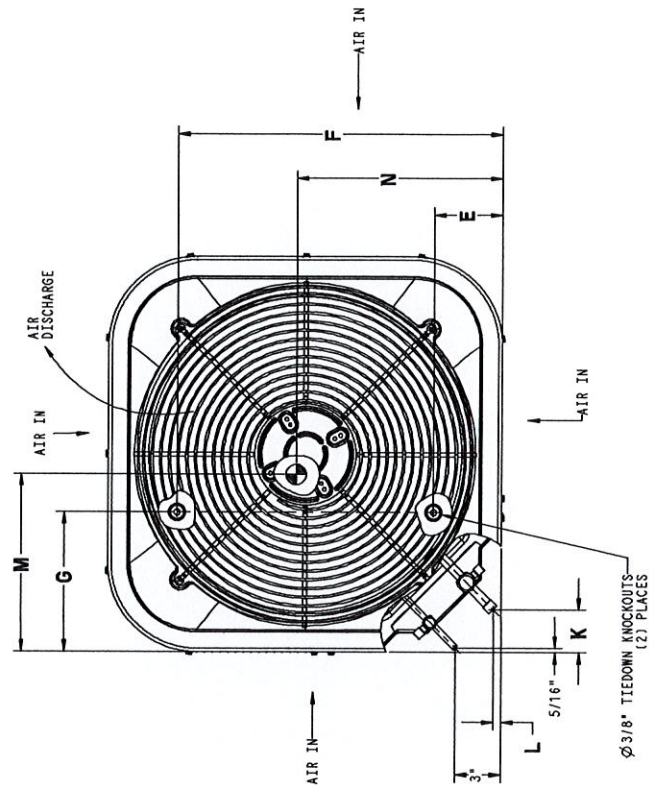
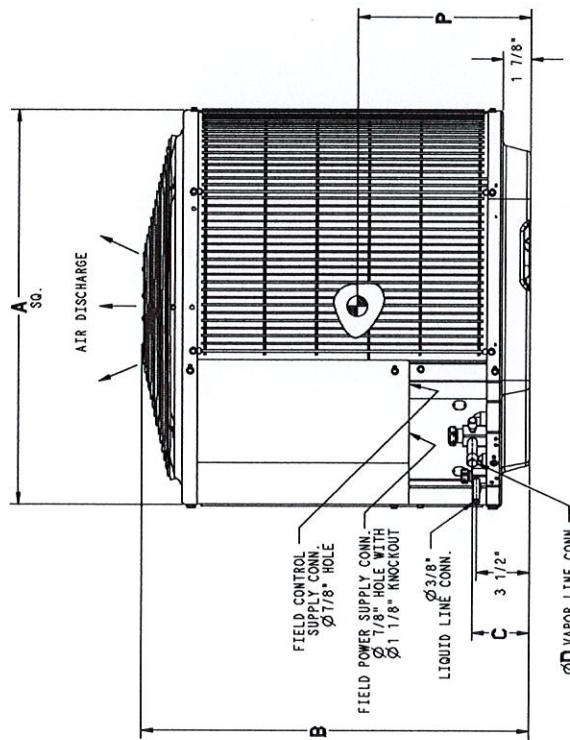
24ABB3

UNIT	SERIES	ELECTRICAL CHARACTERISTICS		A	B	C	D	E	F	G	K	L	M	N	P	OPERATING WEIGHT (lbs)	SHIPPING WEIGHT (lbs)	SHIPPING DIMENSIONS (L x W x H)	
24ABB318	1	X	0	0	23 1/2"	25 5/16"	3 3/4"	3/4"	18 1/16"	7 13/16"	2 13/16"	1 1/2"	16 1/2"	15"	12"	107	130	24 1/4" X 27 3/8" X 33 1/2"	24 1/4" X 27 3/8" X 33 1/2"
24ABB324	1	X	0	0	23 1/2"	25 5/16"	3 3/4"	3/4"	18 1/16"	7 13/16"	2 13/16"	1 1/2"	16 1/2"	15"	12"	110	134	24 1/4" X 27 3/8" X 33 1/2"	24 1/4" X 27 3/8" X 33 1/2"
24ABB330	1	X	0	0	23 1/2"	28 11/16"	3 3/4"	3/4"	18 1/16"	7 13/16"	2 13/16"	1 1/2"	16 1/2"	15"	14"	111	136	24 1/4" X 27 3/8" X 33 1/2"	24 1/4" X 27 3/8" X 33 1/2"
24ABB336	1	X	0	0	25 3/4"	32 5/16"	3 7/8"	7/8"	21 1/4"	9 1/8"	2 15/16"	5/8"	14 1/4"	10 1/2"	16"	141	170	26 7/8" X 30 1/16" X 35 15/16"	26 7/8" X 30 1/16" X 35 15/16"
24ABB348	1	X	0	0	31 3/16"	35 3/4"	3 7/8"	7/8"	24 11/16"	9 1/8"	2 15/16"	5/8"	16 3/8"	15 3/8"	15 1/4"	186	224	32 3/8" X 35 1/2" X 39 3/8"	32 3/8" X 35 1/2" X 39 3/8"
24ABB360	1	X	0	0	31 3/16"	25 1/2"	3 7/8"	7/8"	24 11/16"	9 1/8"	2 15/16"	5/8"	14 1/8"	15 3/8"	11 3/8"	190	226	32 3/8" X 35 1/2" X 32 9/16"	32 3/8" X 35 1/2" X 32 9/16"

- NOTES:
1. Allow 24" between units or 18" if no overhang within 12 ft.
 2. MINIMUM OUTDOOR OPERATING AMBIENT IN COOLING MODE IS 35°F, MAX. 125°F.
 3. SERIES DESIGNATION IS THE 13TH POSITION OF THE UNIT MODEL NUMBER.
 4. CENTER OF GRAVITY ⊕
 5. ALL DIMENSIONS ARE IN *INCHES* UNLESS NOTED.

X = YES
O = NO

208-230-160	230-160	208/230-3-60	460-3-60
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UNIT SIZE	MINIMUM MOUNTING PAD DIMENSIONS
18, 24, 30	23 1/2" X 23 1/2"
36	26" X 26"
48, 60	31 1/2" X 31 1/2"
-	35" X 35"







