

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

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

DATE: 24. Aug - 2021

**Board members:**

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: Summer ST, \* 20

Tax Assessor's Plat 10 Lot 6

**Petitioner Information**

Applicant Carlos W. Rodrigues Address 20 Summer St Newport, RI

Owner Carlos W. Rodrigues Address 20 Summer St. Newport, RI

Lessee N/A Address N/A

**Property Characteristics**

Dimensions of lot-frontage 100.3 depth 55 area 5516.50 sq. ft.

Zoning District in which premises is located R10

How long have you owned above premises? 3 months

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings 3556

Total square footage of the footprint of proposed buildings N/A

Present use of premises 2 family Dwelling

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

Proposed use of premises

No change

Give extent of proposed alterations Building requires complete electrical upgrade to most recent Code. Ordinance 17.100.350(E) can and will impact the look and feel of the neighborhood.

#### Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	5516.50		N/A
Lot Coverage			N/A
Dwelling Units	2		N/A
Parking (# of spaces)	6		N/A
Front Setback			N/A
Side Setbacks			N/A
Rear Setback			N/A
Height			N/A

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

N/A Existing Structure does not change.

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?

In order to meet requirements of Ordinance 17.100.350(E) would require. Placement and easement to National Grid. on property that would change overall look and feel of neighborhood, and potentially disrupt existing, water, sewer and gas lines coming into property, besides leaving the only pole on that side of street.

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?

17.100.350(E) as the property is not a subdivision nor created by one, to upgrade creates more change to property by the placement of a pole on the property to bring electrical in, because going underground

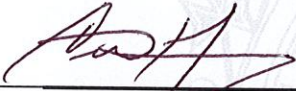
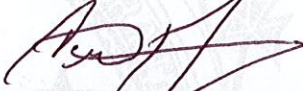
Explain why this is the minimum variance that will make possible the reasonable use of the land, building or structure.

It will allow property owner the ability to bring structures electrical to current code.

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".

 _____ <b>Applicant's Signature</b>	 _____ <b>Owner's Signature</b>
(401) 301-7772 (m) _____ <b>Telephone Number</b>	(401) 301-7772 (m) _____ <b>Telephone Number</b>
<b>Email address</b> Carlos @ ACRC Construction Corp. com _____	

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

RG

✓ RICHARD

Jul 28, 2021 at 10:22 am

Please be aware: per Newport zoning ordinance 17.100.350(E) a 2 family dwelling under renovation and a electric service upgrade requires that all utilities be moved underground.

Hanley, William

**From:** Paige Bronk [pbronk3@cox.net]  
**Sent:** Tuesday, July 13, 2010 7:58 PM  
**To:** Hanley, William; Griffith, Tracy; Weston, Guy; Hottenrott, Joyce; Newman, Richard; Desautel, John  
**Cc:** Delonno, Andrew; Bronk, Paige  
**Subject:** Underground Utilities  
**Importance:** High

All:

Please be advised that the City of Newport's Zoning Ordinance (Section 17.100 - Development Standards) and City of Newport's Subdivision Regulations require the undergrounding of utility service on private property for certain situations. In order to prevent potential conflicts, we should apply these regulations to future permit requests. If we are unsure of the existing situation in the field, please do not issue the permit until and inspector can confirm details.

Effective immediately, please ensure that we proactively determine how electric lines will be addressed prior to the granting of a building or electrical permit for the following land uses and situations. Note that these requirements apply to private properties only and not overhead electrical lines within public roadways.

- Any new residential structure (single, two-family or multi-family) on a newly created lot (new subdivision);
- New two-family or multi-family structures on existing lots (not created by a new subdivision);
- ✗ • Renovations resulting in the upgrading of electrical service to existing **two-family** structures on existing lots (not created by a new subdivision); *17.100.350(E)*
- ✗ • Renovations resulting in the upgrading of electrical service to existing **multi-family** structures on *17.100* existing lots (not created by a new subdivision);