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

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW

DATE: May 26, 2020

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: 65 Tilden Ave

Tax Assessor's Plat 18 Lot 62

Petitioner Information

Applicant Elizabeth Smith Address 65 Tilden Ave Newport RI 02840

Owner Elizabeth Smith Address 65 Tilden Ave Newport RI 02840

Lessee n/a Address

Property Characteristics

Dimensions of lot-frontage 56 depth 89.5 area 5016 sq. ft.

Zoning District in which premises is located R10

How long have you owned above premises? Aug 30, 2019 - approx 9 months

Are there buildings on the premises at present? yes, house only

Total square footage of the footprint of existing buildings 600 sq ft

Total square footage of the footprint of proposed buildings 64 sq ft

Present use of premises primary full time residence
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?

- no garage, no current shed (many homes in the surrounding area have 1 of these)
- while non conforming (<10,000 sq ft) there is adequate space for storage shed
- and to still remain under the 20% lot coverage

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?

- This is a legal sub standard lot of record (6016 sq ft) with no garage or outdoor storage for lawnmower, bike, paddle boards,

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

- Given the current setbacks, while a shed could be installed to comply - it would be incredibly awkward and sit in the middle of the yard. The 4' setback requested at side and back would allow for a reasonable placement of the shed while not disturbing current tree roots
All of the following information and questions must be filled in and answered completely.

Proposed use of premises: primary full time residence with storage shed

Give extent of proposed alterations: purchase and have delivered an 8x8 (gable end) shed for storage of lawn mower, garden equipment, bikes and paddle boards. There is no garage, proposed placement is in back left corner of lot/yard. see diagram for add’l info

Zoning Characteristics Matrix

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Required/Allowed</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size (sq. ft.)</td>
<td>5016</td>
<td>10,000</td>
<td>64 addition</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>11.96% w house only. 12.99% w/ front/back steps</td>
<td>20% (1003 sq ft)</td>
<td>600 (house) + 52 (stairs) + 64 (shed) = 716 / 14.27%</td>
</tr>
<tr>
<td>Dwelling Units</td>
<td>single</td>
<td>single</td>
<td>single</td>
</tr>
<tr>
<td>Parking (# of spaces)</td>
<td>two</td>
<td>0 req'd</td>
<td>two (no change)</td>
</tr>
<tr>
<td>Front Setback</td>
<td>9'</td>
<td>15'</td>
<td>9' (no change)</td>
</tr>
<tr>
<td>Side Setbacks</td>
<td>14′/12′</td>
<td>10′</td>
<td>4′ (for shed)</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>60′</td>
<td>20′</td>
<td>4′ (for shed)</td>
</tr>
<tr>
<td>Height</td>
<td>&lt;30′</td>
<td>30′</td>
<td>9′6″ (for shed)</td>
</tr>
</tbody>
</table>

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

non conforming lot
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: [Signature]
Owner’s Signature: [Signature]

(646) 775 8003
(646) 775 8003

Telephone Number
Telephone Number

Email address: lizsmith@gmail.com

Be sure all required drawings are attached to this application at the time of the submittal.
65 TILDEN AVE: PLAT 18 LOT 62

Proposed Shed = 64 ft²

Facing Back of House Parallel to Gate

Facing Side/Yard

Gable End Shed

- 4' Double Door
- Charcoal Roof Shingles (to match house)
- TI-11 Siding
- Side Window with Flower Box & Shutters

(Top Out of Shed Details)