

# APPLICATION FOR DIMENSIONAL VARIANCE

CITY OF NEWPORT, RI  
ZONING BOARD OF REVIEW

DATE: 2/17/21

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: 2 Rowland Rd.

Tax Assessor's Plat 07 Lot 415

## Petitioner Information

Applicant Alyse Williams + Robert Toribio Address 2 Rowland Road

Owner Same Address Same

Lessee \_\_\_\_\_ Address \_\_\_\_\_

## Property Characteristics

Dimensions of lot-frontage 50 depth 100 area 5,000 sq. ft.

Zoning District in which premises is located R-10

How long have you owned above premises? About 5 years

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings 8675F (17.3%)

Total square footage of the footprint of proposed buildings No Change

Present use of premises Single Family Residence

Proposed use of premises Single Family Residence



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

Give extent of proposed alterations We would like to raise and rebuild our upper roof to accommodate more living area on the third floor for bedrooms.

**Zoning Characteristics Matrix**

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	5,000	10,000	5,000
Lot Coverage (%)	17.3%	20%	17.3%
Dwelling Units	1	1	1
Parking (# of spaces)	2	2	2
Front Setback			
Side Setbacks			
Rear Setback			
Height	28'-4"	30'-0"	33'-0"

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 low pitch upper roof has a dormer but does not allow for useable space due to low ceiling height. Third floor living space is common throughout the city and would allow us the space our growing family needs to remain in the house.



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?

There are many properties in this district with existing rooflines slightly over the allowable height. The proposed height is common and would allow for greater use of the property with minimal change.

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

The proposed roofline allows for an exterior wall slightly over 6ft. This is the minimum ceiling height to make use of the space so our roofline is designed to the minimum ceiling height.

#### 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".**

*Allye Williams*  
Applicant's Signature

(401) 595-3189

Telephone Number

*Robert Zorio*

Owner's Signature

(401) 595-8845

Telephone Number

Email address *awilliams523@gmail.com*

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



Good Morning/Evening,

Our names are Alyse Williams and Robert Toribio. We currently own and live at 2 Rowland Road. I was born and raised in Newport and Rob moved to Newport when he was in the 1<sup>st</sup> grade. We both grew up going through the Newport School District, graduated from Rogers and then went on to graduate from Salve Regina University. We both teach at Pell School in Newport. It's safe to say, we love living in Newport. Our house was perfect for us when we bought it in 2016. It had the perfect yard, just enough space, and many other features that we enjoy. But now with 2 older children we are beginning to outgrow it. We just need more space. With the rising costs of housing in 2021, staying in Newport and looking for a bigger space just doesn't seem to be an option for us. We would love to stay in Newport and have our children experience graduating from Rogers High School, just like us. That is the main reason we are asking for a permit/variance to build a 3<sup>rd</sup> floor addition to our existing home. Thank you for your time in considering it.

Sincerely,

Robert Toribio & Alyse Williams