

# Staff Report

Prepared By Guy Weston,  
Zoning Officer

Meeting of March 23, 2020

## *Petition of Kathleen Crawford*

Petitioner seeks permission to remove all but two walls of an existing garage and construct a much larger accessory structure in its place. No interior floor plans have been provided.

The lot contains approximately 3,772 sq. ft. of land and is a non-conforming lot of record.

The use of the property is that of a single-family dwelling.

The resulting lot coverage is relatively high. Many of the abutting properties have garages of similar size the existing structure but none match the size and scale of the proposed.

Testimony should be provided to insure only the minimum variance is granted.

There are several written letters of opposition to this petition.

*Zoning History*  
No recent history

Vote: \_\_\_\_\_

Condition(s): \_\_\_\_\_  
\_\_\_\_\_

Secretary: \_\_\_\_\_

Date: \_\_\_\_\_

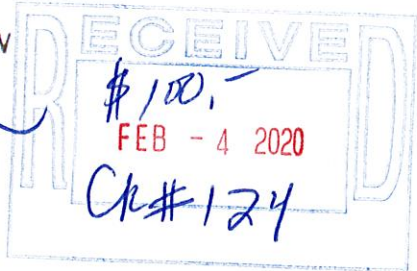
## *Narrative*

•••

PETITION OF KATHLEEN CRAWFORD, for a special use permit and a variance to the dimensional requirements for permission to demolish the existing detached, 1-story garage and construct a new 28' x 20', 2-1/2 story, detached garage which will be located 1' from the east property line, 3' from the south property line, (10' required), and which will increase the lot coverage from 32% to 40%, (20% allowed), applying to the property located at 29 Almy St., TAP 6, Lot 279, (R-10 zone).

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

CITY OF NEWPORT, RI  
ZONING BOARD OF REVIEW



DATE: 2/4/2020

ZBR  
March 2

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: 29 ALMY STREET

Tax Assessor's Plat 6 Lot 279

Petitioner Information

✓ Applicant Kathleen Crawford Hincup Address 29 Almy St. - Newport, RI 02840

✓ Owner Kathleen Crawford Hincup Address 29 Almy St. - Newport, RI 02840

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

Property Characteristics

Dimensions of lot-frontage 40' depth 90'-94' area 3772 sq. ft.

Zoning District in which premises is located R 10

How long have you owned above premises? 26 YEARS

Are there buildings on the premises at present? YES

Total square footage of the footprint of existing buildings 1223 SF

Total square footage of the footprint of proposed buildings 320 SF

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 SINGLE FAMILY RESIDENCE, GARAGE ADDITION TO BE USED FOR STORAGE

Give extent of proposed alterations 8' x 20' ADDITION TO NORTH & WEST OF EXISTING GARAGE

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	3772 SF	10,000 SF	3772 SF
Lot Coverage	1223 SF	754 SF	1543 SF
Dwelling Units	1	1	1
Parking (# of spaces)	3	1	3
Front Setback	13'	15'	13'
Side Setbacks	1'	10'	3'
Rear Setback	1'	20'	1'
Height	17' ±	30'	20'

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

(SEE 2 H)



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?

LOT IS UNDERSIZED FOR CURRENT ZONING

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?

REQUIRED LOT COVERAGE DOES NOT ALLOW FOR  
REASONABLE AMOUNT OF BUILDING AREA FOR STORAGE

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

✓ NEED ADDITIONAL GARAGE SPACE TO HOUSE MOTORCYCLE,  
LAWNMOWER, BICYCLES, MISG. STORAGE. EXISTING  
HOUSE IS ONLY 983 SF

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".

✓ Kathleen M. Crawford  
Applicant's Signature

(361) 944-3313

Telephone Number

H.M. Crawford  
Owner's Signature

(361) 944-3313

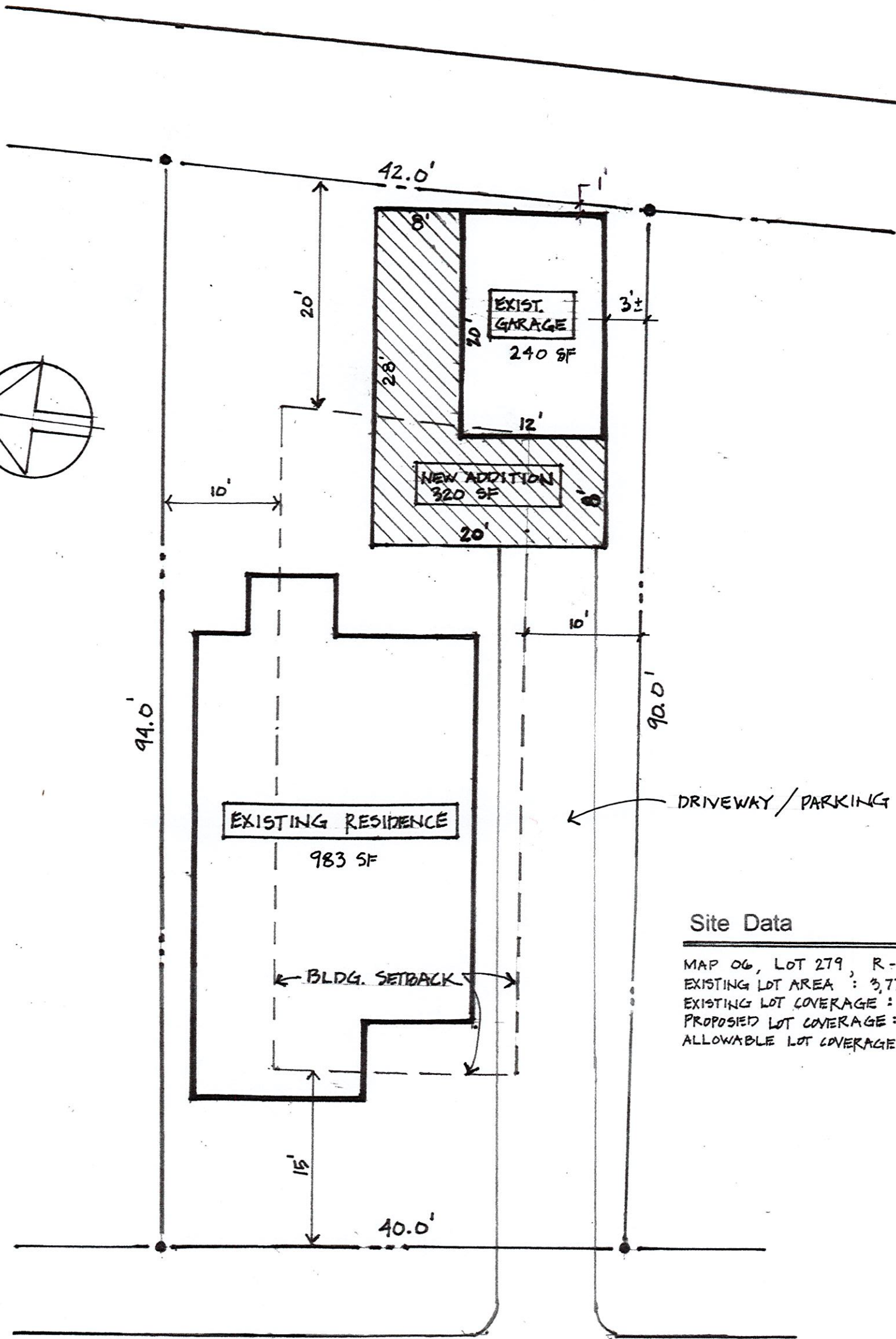
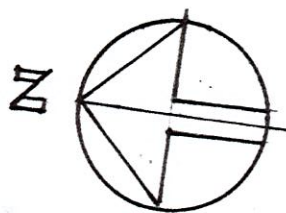
Telephone Number

Email address Katalinna@verizon.net

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



Kyle Terrace



Site Data

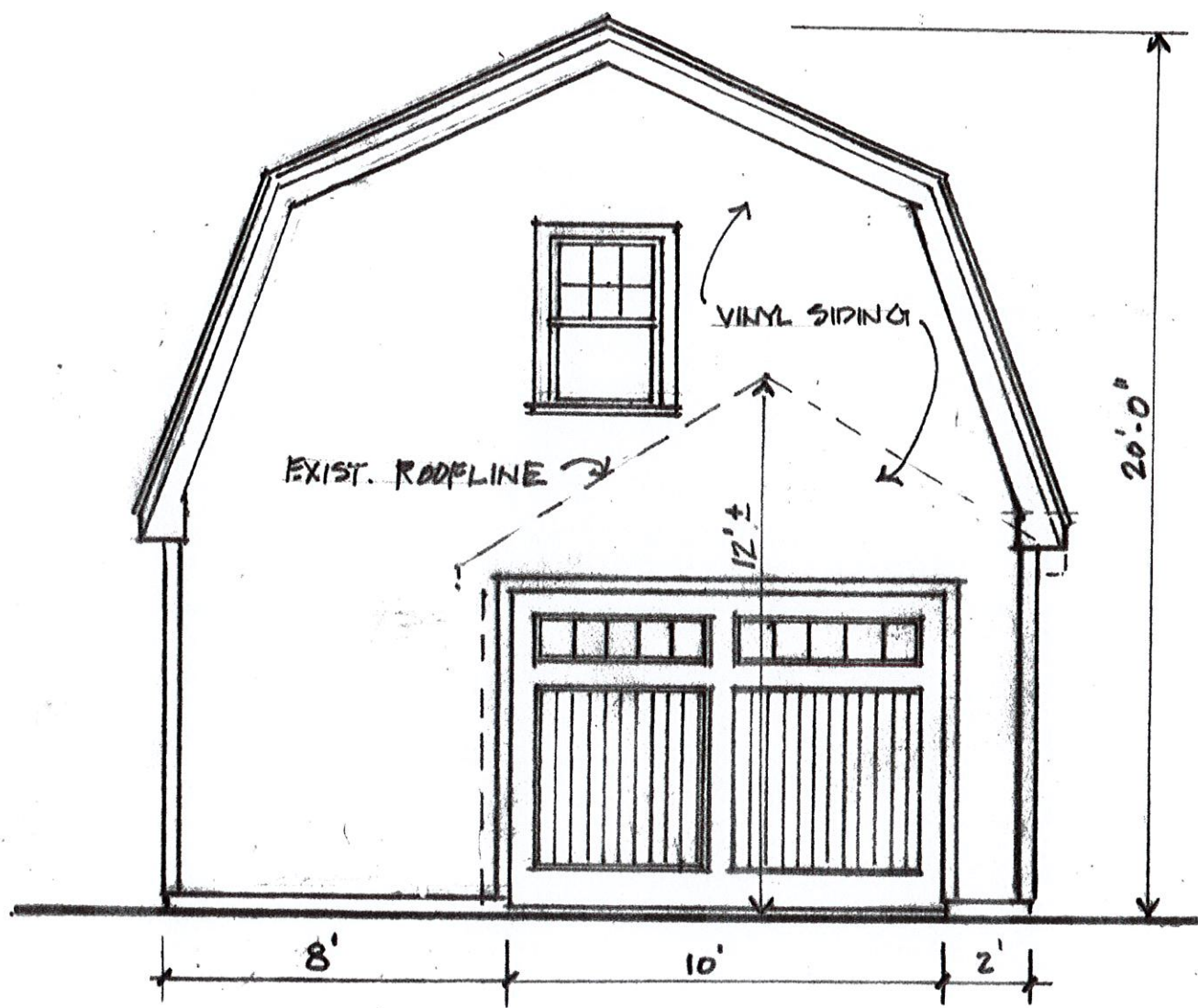
MAP 06, LOT 279, R-10  
 EXISTING LOT AREA : 3,772 SF  
 EXISTING LOT COVERAGE : 1,223 SF = 32%  
 PROPOSED LOT COVERAGE : 1,543 SF = 40%  
 ALLOWABLE LOT COVERAGE : 754 SF = 20%

Almy Street

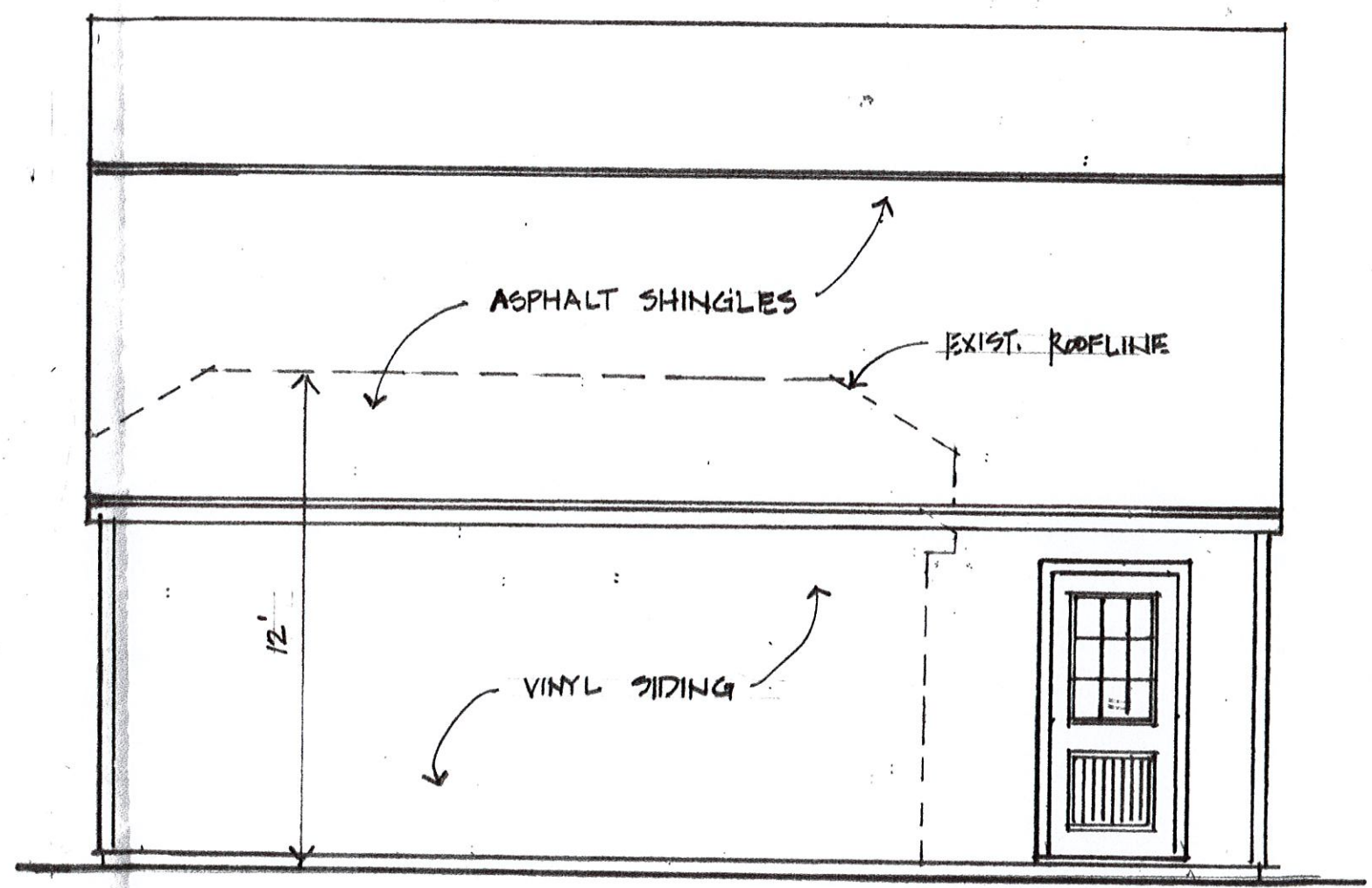
Site Plan 1" = 10'-0"

PROJECT:  
 29 Almy Street  
 Newport, RI

PAUL D. BURKE, ARCHITECT  
 A.I.A., N.C.A.R.S.  
 311 Vantage Ave.  
 Middletown, Rhode Island  
 401-849-4552



WEST ELEVATION       $\frac{1}{4}'' = 1'-0''$



NORTH ELEVATION       $\frac{1}{4}'' = 1'-0''$