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: _____________________________________________
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 Thompson
Address: 29 ALMY ST. - Newport, RI 02840

Owner: Kathleen Auger Kilmurray
Address: 29 ALMY ST. - Newport, RI 02840

Lessees: ___________________________
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**

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### 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>3772 SF</td>
<td>10,000 SF</td>
<td>3772 SF</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>1223 SF</td>
<td>754 SF</td>
<td>1543 SF</td>
</tr>
<tr>
<td>Dwelling Units</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Parking (# of spaces)</td>
<td>3</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Front Setback</td>
<td>13'</td>
<td>15'</td>
<td>13'</td>
</tr>
<tr>
<td>Side Setbacks</td>
<td>1'</td>
<td>10'</td>
<td>3'</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>1'</td>
<td>20'</td>
<td>1'</td>
</tr>
<tr>
<td>Height</td>
<td>17'±</td>
<td>30'</td>
<td>20'</td>
</tr>
</tbody>
</table>

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

(SEE 24)

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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, MISCELLANEOUS 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 N. Crawford
Applicant's Signature

(361) 944-3313
Telephone Number

KMClay

Owner's Signature

(361) 944-3313
Telephone Number

Email address: Katricia@verizon.net

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