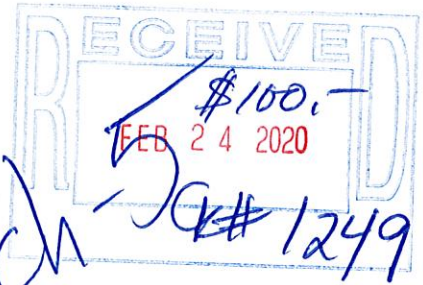


COMBINED APPLICATION FOR A SPECIAL USE PERMIT & A  
REGULATORY (DIMENSIONAL) VARIANCE

CITY OF NEWPORT, RI  
ZONING BOARD OF REVIEW



DATE: 2-22-2020

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: 19 Eustis Ave., Newport RI 02840

Tax Assessor's Plat 11 Lot 227

Petitioner Information

Applicant Jerome + Leslie Capoccia Address 19 Eustis Av., Newport, RI 02840

Owner Jerome + Leslie Capoccia Address 19 Eustis Av., Newport, RI 02840

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

Property Characteristics

Dimensions of lot-frontage 40 depth 80 area 3242 sq. ft.

Zoning District in which premises is located R10A

How long have you owned above premises? November 22, 2019

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings 836 sq ft

Total square footage of the footprint of proposed buildings 66 sq ft

Present use of premises Single Family Home

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

Proposed use of premises

Single Family Home

Give extent of proposed alterations

Purchase and Install a 6' x 11' x 8'-6" H Shed to be placed next to patio, rear side of our property (see Attached), because we currently do not have a garage or shed to store lawn mower and outdoor equipment.

**Zoning Characteristics Matrix**

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	3242	<del>10,000</del> 10,000	902
Lot Coverage	25.78%	20%	<del>27.82%</del> 27.82%
Dwelling Units	Single	<del>200</del> Single	Single
Parking (# of spaces)	2	2	2
Front Setback	15'	15'	15'
Side Setbacks	6'/10'	10'	1'
Rear Setback	15'-9"	20'	10'
Height	33'-6"	30'	8'-6"

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

• Non Conforming Lot

• 5A



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 lot is small 3242 sq ft and currently has NO garage or outdoor storage for needed lawn mower yard and equipment etc.

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 sub-standard, legal lot of record which is approximately 3242 sq ft and has no garage and no outdoor storage for lawn mower and yard equipment etc.

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

given the variance on the backside + side setbacks there is no allowance for any outdoor storage that we need for our lawn mower and yard equipment.

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".

Jerome J. Capoccia  
Leslie A. Capoccia  
Applicant's Signature

Jerome J. Capoccia  
Leslie A. Capoccia  
Owner's Signature

(203) 496 9576  
Telephone Number

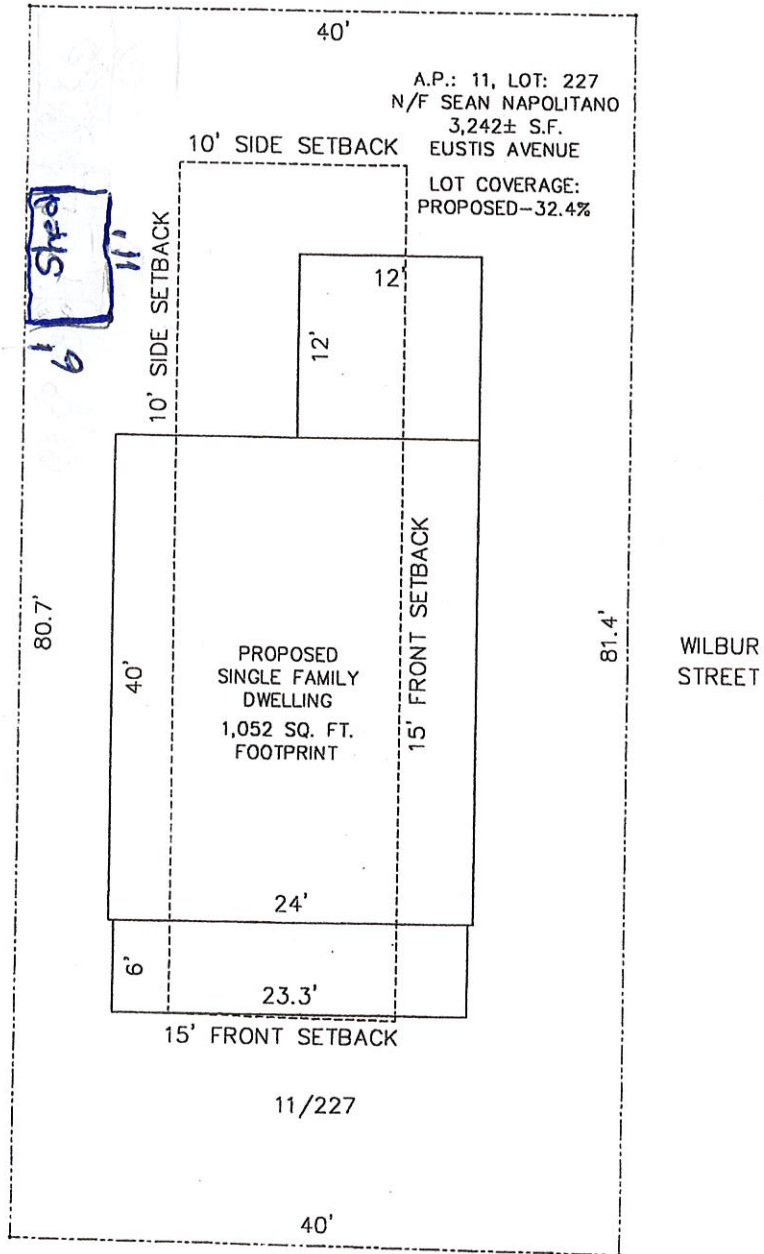
(203) 496 9576  
Telephone Number

Email address Jay Capoccia@gmail.com

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

Jay

# Proposed SHED

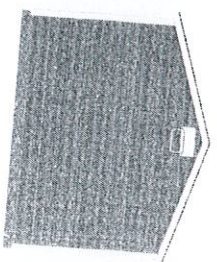
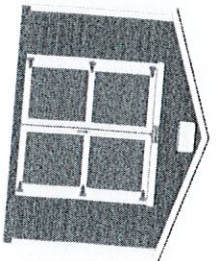
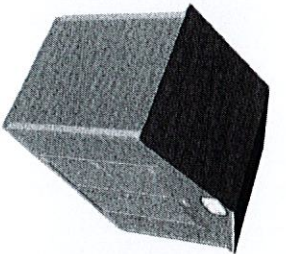
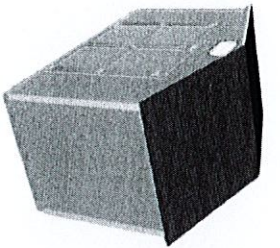


EUSTIS AVENUE

SITE PLAN

SCALE: 1" = 10'





### Customer Information

Jay Capoccia  
19 Eustis Ave  
Newport, RI 02840  
jaycapoccia@gmail.com

### Shipping Information

Jay Capoccia  
19 Eustis Ave  
Newport, RI 02840

### Description

Description	Qty	List Price	Discount	Ext Net Price
TR-700 11 x 6				
Upgrade - 3' x 6'2" Double Shed Door (6')	1/Ea	\$2492.00	10.00%	\$2242.80
Credit for Removal of Default Door	1/Ea	\$355.00	\$0.00	\$355.00
House Wrap	1/Ea	\$-200.00	\$0.00	\$-200.00
Horizontal Cement Lap Siding	248/Sq Ft	\$0.40	\$0.00	\$99.20
Paint - Dover Gray	248/Sq Ft	\$5.50	\$0.00	\$1364.00
Paint - Delicate White	248/Ea	\$0.00	\$0.00	\$0.00
Paint TR-700 11' Wide	1/Ea	\$0.00	\$0.00	\$0.00
Paint discount, customer to apply 2nd coat. Tuff Shed supplies paint, roller & brush	1/Ea	\$430.00	\$0.00	\$430.00
Nickel Gray 3 Tab	1/Ea	\$-172.00	\$0.00	\$-172.00
Shed Anchor into Dirt - Auger or MR88	76/Sq Ft	\$0.00	\$0.00	\$0.00
Shelving - 12" deep	6/Ea	\$50.00	\$0.00	\$300.00
16"x8" Wall Vent - White	46/Lin Ft	\$4.15	\$0.00	\$190.90
	2/Ea	\$21.00	\$0.00	