COMBINED APPLICATION FOR A SPECIAL USE PERMIT & A

REGULATORY (DIMENSIONAL) VARIANCE CITY OF NEWPORT, RI **ZONING BOARD OF REVIEW** - LICA March DATE: 01/23/2020 **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: 7 McCormick Road Tax Assessor's Plat 40 Lot 407 **Petitioner Information** Applicant Michael R. Hannners Address 7 McCormick Road Same as above _____ Address_____ Owner Lessee_____Address____ **Property Characteristics** Dimensions of lot-frontage 100 ft depth 100 ft area 10,000 sq. ft. Zoning District in which premises is located R10 How long have you owned above premises? Since 07/01/2019

Are there buildings on the premises at present? Yes

Present use of

premises

Total square footage of the footprint of proposed buildings 2,307

Private Residence

Total square footage of the footprint of existing buildings 1,967 When Completed

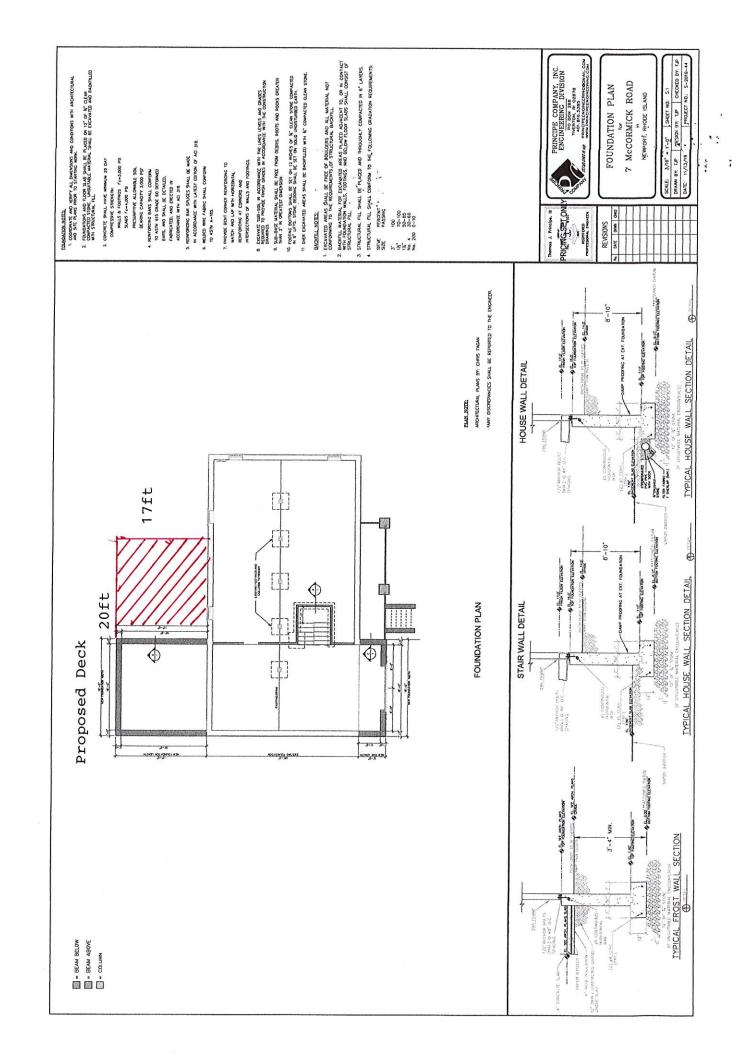
All of the following information and questions must be filled in and answered completely				
Proposed use of premisesPrivate Residence				
Give extent of proposed alterations Build a deck of the new	N			
addition which will be 17ft x 20ft for a total of 340sf.				
Zoning Characteristics Matrix				

	Existing	Required/Allowed	Proposed			
Lot Size (sq. ft.)	10,000	10,000				
Lot Coverage	19.67%	20.00%	23.07%			
Dwelling Units	1	1	1			
Parking (# of spaces)	3	3	3			
Front Setback	27'6"	15'	60'6" (to deck			
Side Setbacks	Left:19' Right:28"		Left:37' Right:43			
Rear Setback	22'	20'	22'			
Height	30'	30'	Approx 6' (from			

ground to deck)

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

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None														
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STAIRWAY ILLUMINATION: ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED AT THE TOP LANDING TO THE STAIRWAY. ILLUMINATION SHALL BE CONTROLLED FROM INSIDE THE DWELLING OR AUTOMATICALLY

ACTIVATED.

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DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR LOCAL BUILDING INSPECTIOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LIC, AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN.

Front View

SIMPSON STRONG TIE
ABE66Z POST BASE CONNECTOR
WITH CONCRETE ANCHOR 3'-GUARD RAIL TO BE .36" HIGH AND HAVE LESS THAN 4" OPENINGS -10°F 20ft HAND RAIL

DISCLAIMER: ONLY USE #2 OR BETTER PRESSURE TREATED SOUTHERN YELLOW PINE 2 x 10 FOR FRAMING MATERIALS

NEVER SUBSTITUTE COMPOSITE OR SOFTWOODS FOR FRAMING MATERIALS



LEDGER BOARD TO BE FLASHED AND BOLTED (2) 1/2" BOLTS WITH WASHERS OR EQUIVALENT FASTENERS ____ O.C. (SEE LEDGER DETAIL IN DECK CONSTRUCTION GUIDE)

JOISTS TO BE 2x10 SOUTHERN YELLOW PINE TREATED 16" ON CENTER

SEAMS TO BE 2-2x10 SOUTHERN YELLOW PINE TREATED NAILED

RAILS TO BE 36" HIGH WITH LESS THAN 4" OPENINGS PER IRC CODE (see roll detail)

STAIRS TO BE BUILT MAX RISE 7 3/4" MIN RISE 4" MIN RUN 10" PER IRC CODE (see detail)

DECKING TO BE _______ (FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS)

ALL JOIST HANGERS TO BE CORROSION RESISTANT AND INSTALLED PER MANUFACTURERS INSTRUCTIONS

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FRONT ELEVATION DECK PLAN 1L013

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DIAMETER FOOTING DIAMETER FOOTING

FOOTINGS TO BE INSTALLED TO PROPER DEPTH AS IS REQUIRED BY YOUR LOCAL BUILDING ORDINANCE

FROST FOOTINGS SIZES BASED ON 55 IB PER SQUARE FOOT TRIBUTARY LOADS APPLIED TO 1500 PSI SOIL COMPRESSION CAPACITY (ASSUMED CLAY SOIL)

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22"

FOOTING

SEE FOOTING DETAIL IN DECK CONSTRUCTION GUIDE.

STARWAY ILLUMINATION: ALL EXTERIOR STARWAYS SHALL BE ILLUMINATED AT THE TOP LANDING TO THE STARWAY. ILLUMINATION SHALL BE CONTROLED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED.

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Side View

2x10 LEDGER BOARD
FLASHED AND BOLTED
TO HOUSE RIM WITH
(2) 1/2" BOLTS WITH WASHERS
EVERY 16" ON CENTER GUARD RAIL TO BE
.36" HIGH AND HAVE
LESS THAN 4" OPENINGS 17ft SIMPSON STRONG TIE

ABE66Z POST BASE CONNECTOR
WITH CONCRETE ANCHOR

SOUTHERN YELLOW PINE 2 x 10 FOR FRAMING MATERIALS NEVER SUBSTITUTE COMPOSITE OR SOFTWOODS FOR FRAMING MATERIALS ONLY USE #2 OR BETTER PRESSURE TREATED

decks.com

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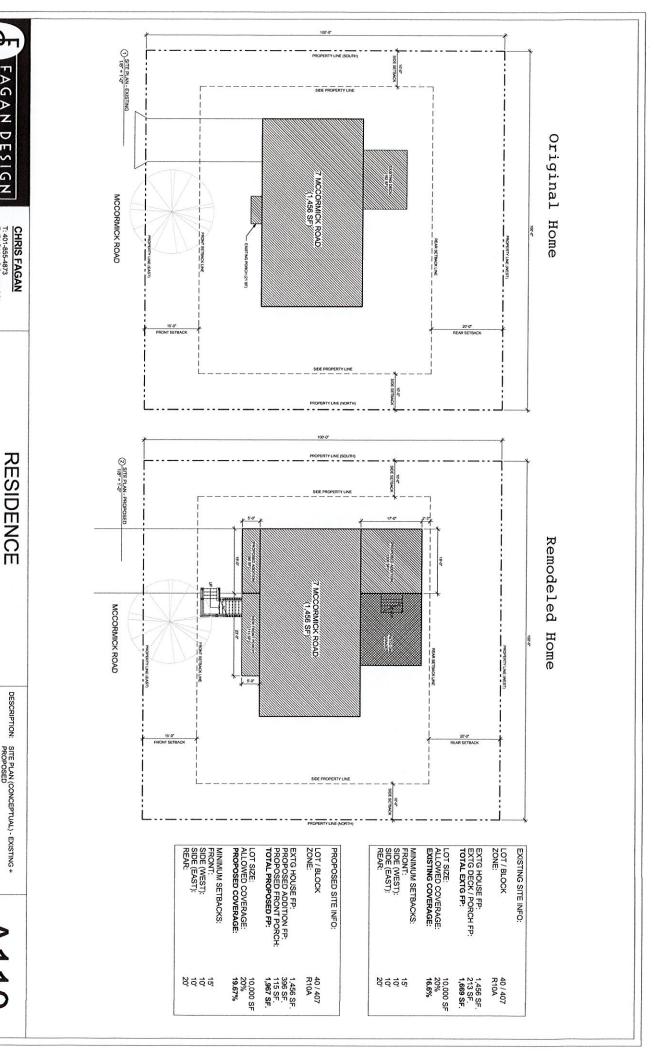
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TO PROPER DEPTH AS IS
REQUIRED BY YOUR LOCAL
BUILDING ORDINANCE

22"

DIAMETER

FOOTING

SEE FOOTING DETAIL IN DECK CONSTRUCTION GUIDE.



BUILD STUDIO

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E: FAGAN1@GMAIL.COM
W: CFD-STUDIO.COM
A: PO BOX 774
NEWPORT, RI 02840

7 MCCORMICK RD - NEWPORT, RI 02840

DATE: SCALE:

1/8" = 1'-0"

DESCRIPTION:

SITE PLAN (CONCEPTUAL) - EXISTING + PROPOSED PAPER: 24"x36"

A110

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 infalso attest that I have read the section entitle	formation provided is accurate and truthful. I ed "The Zoning Board's Role".						
Applicant's Signature	Mark						
	Owner's Signature						
(401) 649-2911	14011 648-2911						
Telephone Number	Telephone Number						
Email address SILVERHEELS 50, COX. NET							
	this application at the time of the submittal.						