

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

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW

DATE:

1/24/2020

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:

8 Cranston Avenue

Tax Assessor's Plat

19

Lot

50

Petitioner Information

Applicant

Jared T. Lazor

Address

same

Owner

Jared T. Lazor

Address

same

Lessee

Address

Property Characteristics

Dimensions of lot-frontage

32'6"

depth

110'x

area

3485

sq. ft.

Zoning District in which premises is located

R10

How long have you owned above premises?

13 years

Are there buildings on the premises at present?

Existing single family

Total square footage of the footprint of existing buildings

1032

Total square footage of the footprint of proposed buildings

~~1846~~

1032

Present use of
premises

Single Family home

675279

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

Proposed use of
premises

BACK DECK

Give extent of proposed alterations

Put a back deck on
house

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	3485		3485
Lot Coverage	29.6%	20%	38.6%
Dwelling Units	1		1
Parking (# of spaces)	0		0
Front Setback	15'		15'
Side Setbacks	10'		10'
Rear Setback	20'		20'
Height	N/A		N/A

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

Due to the constraints of side setbacks
we are unable to construct by right, need
Zoning Relief

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?

Width of lot is 32' 6" and w/ 10' side yard setback we are unable to access side door w/o variance.

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?

Width of lot doesn't allow access to side door if we conform to current side setbacks

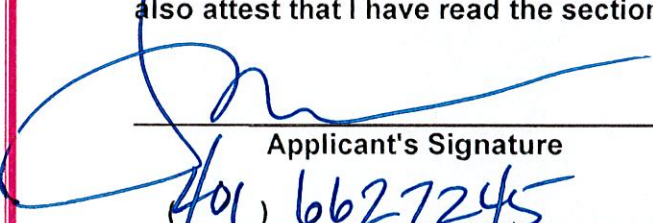
Explain why this is the minimum variance that will make possible the reasonable use of the land, building or structure.

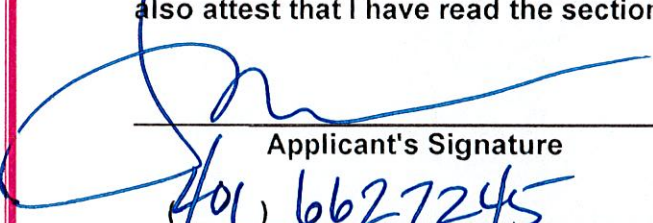
By granting min variance, we will be able to access side door from deck.

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".

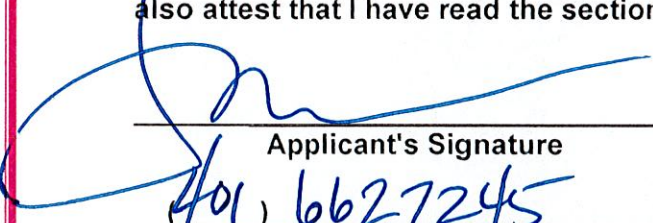
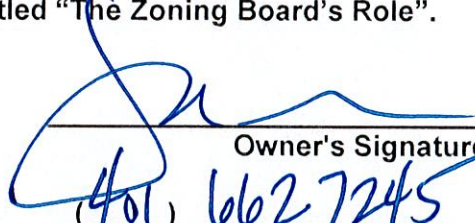

Applicant's Signature


Telephone Number


Owner's Signature


Telephone Number

Email address

  ^{nuck} fred@tuckernuck-yachting.com

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



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CRANSTON AVE RESIDENCE
8 CRANSTON AVE, NEWPORT, RI 02840

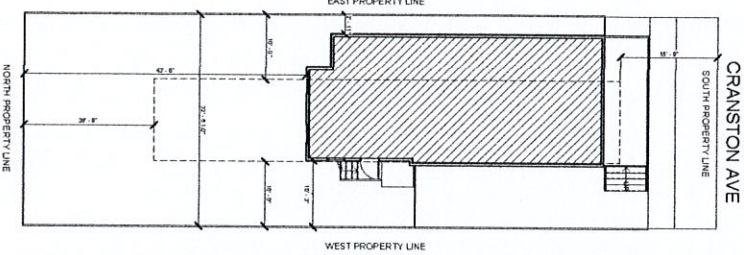
DESCRIPTION: CONCEPTUAL SITE PLAN
SCALE: 1/8" = 1'-0"
PAPER: 24"x36"
DATE: 8-26-19

SITE PLAN SET

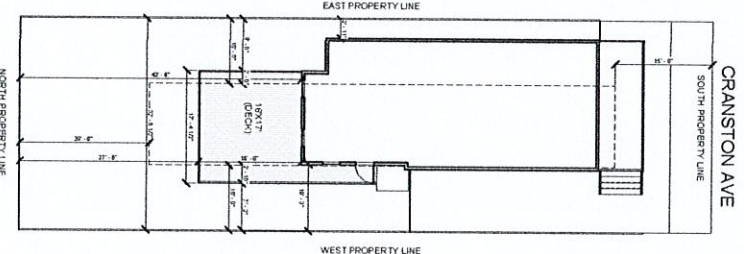
A1-1

NOTE: SURVEY BASED ON INFORMATION PROVIDED ON TOWN GIS, VISION APPRAISAL AND FIELD VERIFICATION.

① SITE PLAN - EXISTING
1/8" = 1'-0"



② SITE PLAN - PROPOSED
1/8" = 1'-0"



EXISTING SITE INFO

(SINGLE FAM MDL-1)

PARCEL ID:	3701
ZONE:	R10
EXISTING BUILDING FP:	1,032 +/- SF
TOTAL EXISTING FP:	1,032 SF
LOT SIZE:	3,485 SF
ALLOWABLE COVERAGE:	20%
EXISTING COVERAGE:	29.6%
MINIMUM SETBACKS:	
FRONT:	15'
SIDE:	10'
REAR:	20'

PROPOSED SITE INFO

(SINGLE FAM MDL-1)

PARCEL ID:	3701
ZONE:	R10
PROPOSED BUILDING FP:	1,346 +/- SF
TOTAL PROPOSED FP:	1,346 SF
LOT SIZE:	3,485 SF
ALLOWABLE COVERAGE:	20%
PROPOSED COVERAGE:	38.6%
MINIMUM SETBACKS:	
FRONT:	15'
SIDE:	10'
REAR:	20'