

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

CITY OF NEWPORT, RI  
ZONING BOARD OF REVIEW

DATE: ~~Feb 25 2019~~ <sup>M1</sup> FEB 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: 37 Wellington Avenue

Tax Assessor's Plat 39 Lot 137

Petitioner Information

Applicant Anthony Lorusso Address 37 Wellington Avenue

Owner SAME Address SAME

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

Property Characteristics

Dimensions of lot-frontage 67' depth 60' area 4020 sq. ft.

Zoning District in which premises is located R-10 Residential

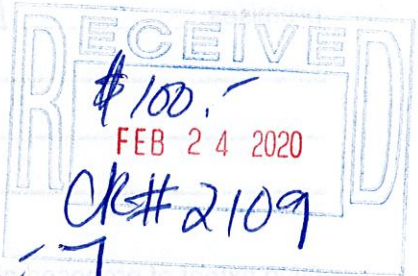
How long have you owned above premises? 9 years

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings 919 SF

Total square footage of the footprint of proposed buildings 286 SF Added

Present use of premises Two family



*ZBR March 7*



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?

Undersized lot (4020SF) in a 10,000SF District.  
Existing house is built in the far NorthEast  
Corner of the lot within the 2 front  
setbacks

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?

If a variance is not allow on the  
side of the house (the most compliant side)  
our extended family will not be able to  
grow and use our portion of the 2-family  
com for tabley (2<sup>nd</sup> & 3<sup>rd</sup> Floor)

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

This small foot print @ <sup>445</sup>~~300~~ SF @ 15' deep  
is the smallest we can reasonably  
expand to accomadate our extended family.  
The majority of the addition conforms to the  
setbacks, but the existing house location requires  
the addition to fall into the north front  
setback



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".

Anthony Russo  
Anthony Russo

Applicant's Signature

(508) 7479-9490

Telephone Number

Anthony Russo  
Anthony Russo

Owner's Signature

( ) same

Telephone Number

Email address

TNY1322@GMail.com

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