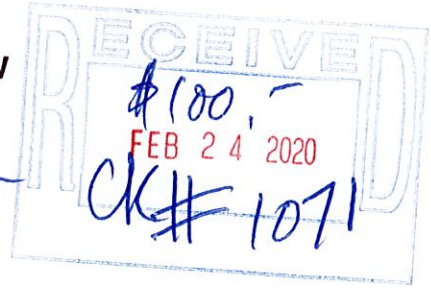


**COMBINED APPLICATION FOR A SPECIAL USE PERMIT & A  
REGULATORY (DIMENSIONAL) VARIANCE**

**CITY OF NEWPORT, RI  
ZONING BOARD OF REVIEW**

DATE: 2/24/2020

*ZBR  
March 11*



**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: 39 SECOND ST NEWPORT, RI 02840

Tax Assessor's Plat 12 Lot 147

**Petitioner Information**

Applicant PETER MCGEUGH Address 41 SECOND ST NEWPORT, RI

Owner PETER MCGEUGH Address 41 SECOND ST NEWPORT, RI

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

**Property Characteristics**

Dimensions of lot-frontage 50 depth 100 area 5000 sq. ft.

Zoning District in which premises is located R1D

How long have you owned above premises? 15 YEARS

Are there buildings on the premises at present? YES

Total square footage of the footprint of existing buildings 1716

Total square footage of the footprint of proposed buildings 1862

Present use of premises Residential

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?

House previous build in current set backs no change

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?

Without variance owner would not be able to accommodate kitchen.

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

Applicant needs a reasonable kitchen for typical use.



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

Proposed use of premises Residential

Give extent of proposed alterations Adding Small Addition for kitchen

### Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	5000		
Lot Coverage	34.3%	20%	37.2%
Dwelling Units	2		2
Parking (# of spaces)	2		2
Front Setback	0	15	0
Side Setbacks	10 South	10	8 South
Rear Setback	20 3.75ft	20	3.75ft
Height	32		22

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

This lot does not conform to zoning & create a  
friendship no fault of owner!

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".

Peter C M Georg  
Applicant's Signature

Peter C M Georg  
Owner's Signature

(401) 578-0648  
Telephone Number

(401) 578-0648  
Telephone Number

Email address

PETER M 410 @ GMAIL.COM

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