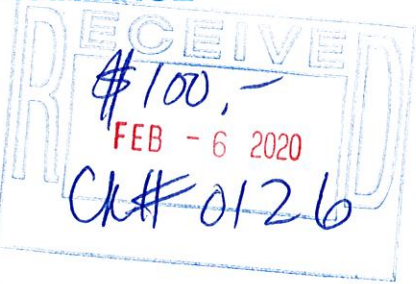


APPLICATION FOR DIMENSIONAL VARIANCE

CITY OF NEWPORT, RI  
ZONING BOARD OF REVIEW



DATE: \_\_\_\_\_

Board members:

The undersigned hereby petitions the Zoning Board of Review for 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 Lucas Avenue

Tax Assessor's Plat 39 Lot 306 & 334

Petitioner Information

Applicant Thomas Rowden Address 2709 Maplewood Place  
Alexandria, VA 22302

Owner Suzanne & Thomas Rowden Address 2709 Maplewood Place  
Alexandria, VA 22302

Lessee N/A Address

Property Characteristics

Dimensions of lot-frontage 65' depth 65.10' area 4,175 sq. ft.

Zoning District in which premises is located R-10

How long have you owned above premises? 13 months

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings 1,693 SF

Total square footage of the footprint of proposed buildings 1,693 SF

Present use of premises Single Family Residence + Garage

Proposed use of premises Single Family Residence with Garage



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

Give extent of proposed alterations Demolish detached garage and south deck  
Construct two story addition to the west (garage, master bedroom and stair)  
Construct screen porch to replace south deck

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	4,175	10,000	4,175
Lot Coverage (%)	41 %	20 %	41 %
Dwelling Units	1	2	1
Parking (# of spaces)	3	2	3
Front Setback	0.41'	15'	0.41' (front porch) 17.33' (addition)
Side Setbacks	1.14' (west) 5.5' (east)	10'	10.25' (west) 5.5' (east)
Rear Setback	12.25' (deck)	20'	16.66' (screen porch)
Height	27.10'	30'	27.10'

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 existing detached garage is structurally unsound and currently encroaches on a side yard. Although a double lot, it is still less than 50% of the required lot area for this zone.

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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 the garage were removed, the remaining house & deck exceeds the lot coverage and would prohibit reconstruction of the garage.

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

The proposed west addition of two bay garage and master bedroom will conform to the current yard and height requirements. The new screen porch replaces the outdoor deck with a smaller footprint. The design also does not exceed the existing lot coverage. All proposed work reduces yard encroachments.


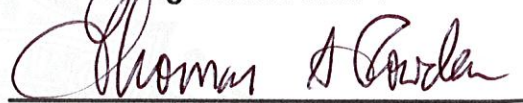
**The Zoning Boards Role**

In granting a variance, the zoning board of review shall **require** that evidence of the following standards be entered into the record of the proceedings:

- a. That the reasons set forth in the application justify the granting of the variance and that the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building or structure;
- b. That the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and will not impair the intent or purpose of the zoning code or the comprehensive plan upon which this zoning code is based;
- c. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not due to the general 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	 Owner's Signature
(619) 952 6808 Telephone Number	(619) 952 6808 Telephone Number

Email address tsrowden@hotmail.com

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