Petition of Dan Cormier

Petitioner seeks permission to construct a rear bathroom and closet addition to the master bedroom.

The lot contains approximately 8,712 sq. ft. of land and is a non-conforming lot of record. The use of the property is that of a single-family dwelling.

The addition conforms to all minimum setback requirements.

The variance is minimal and will not have an adverse impact to abutting properties.

Zoning History

Granted lot coverage variance for deck addition - 2018.

Vote: _______________________________________________
Condition(s):________________________________________
Secretary:__________________________________________
Date: _____________________________________________
APPLICATION FOR DIMENSIONAL VARIANCE

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW

DATE: 3/20/2020

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: 32 Toppa Blvd

Tax Assessor's Plat 11 Lot 575

Petitioner Information

Applicant  Dan Cormier Address 32 Toppa Blvd Newport RI

Owner  Dan Cormier Address 32 Toppa Blvd Newport RI

Lessees

Property Characteristics

Dimensions of lot-frontage 75' depth 115' area 8,712 sq. ft.

Zoning District in which premises is located R10a

How long have you owned above premises? 2 Months

Are there buildings on the premises at present? YES

Total square footage of the footprint of existing buildings 2,028

Total square footage of the footprint of proposed buildings 2,206

Present use of premises SINGLE FAMILY RESIDENCE

Proposed use of premises SINGLE FAMILY RESIDENCE
All of the following information and questions must be filled in and answered completely.

Give extent of proposed alterations: Rear addition to house a bathroom and closet to modernize the master bedroom suite.

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### Zoning Characteristics Matrix

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Required/Allowed</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size (sq. ft.)</td>
<td>8,712</td>
<td>10,000</td>
<td>8,712</td>
</tr>
<tr>
<td>Lot Coverage (%)</td>
<td>23.3%</td>
<td>20%</td>
<td>25.3%</td>
</tr>
<tr>
<td>Dwelling Units</td>
<td>1</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Parking (# of spaces)</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Front Setback</td>
<td>18'-8&quot;</td>
<td>15'</td>
<td>18'-8&quot;</td>
</tr>
<tr>
<td>Side Setbacks</td>
<td>4'-2&quot; &amp; 6'-6&quot;</td>
<td>10'</td>
<td>10'-0&quot;</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>53'-4&quot;</td>
<td>20'</td>
<td>40'-4&quot;</td>
</tr>
<tr>
<td>Height</td>
<td>19'-0&quot;</td>
<td>30'</td>
<td>15'-0&quot;</td>
</tr>
</tbody>
</table>

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?

Existing house is non conforming with lot coverage and both side setbacks.

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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?

Most of the houses in this neighborhood existed before zoning laws were enacted thus most of the lots are well below the required size. A majority of the houses infringe on side setbacks and are also well above the 20% lot coverage requirement. The lot coverage of 25% is still below the average in this area.

Explain why this is the minimum variance that will make possible the reasonable use of the land, building or structure.
There is no increase to the number of bedrooms for this house. At 155 SF it is a very modest addition. The scale of this house still fits in with all of the other 1 story ranches on the street. The addition also complies with all setbacks.

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”.

[Signatures]

Applicant’s Signature

Owner’s Signature

[Phone Numbers]

(717) 344 4726

(717) 344 4726

Telephone Number

Telephone Number

Email address dancormier@aol.com

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