Petition of David Platt

Petitioner seeks permission to construct a rear deck addition with landings on the rear of the dwelling.

The lot contains approximately 9,590 sq. ft. of land and is a slightly non-conforming lot of record. The use of the property is that of a single-family dwelling.

The deck conforms to all setback requirements. The resulting lot coverage is high relative the size of the lot.

Testimony should be provided to insure only the minimum variance is granted.

Zoning History

Granted permission to raise the structure by 5’ - 2014.

Vote: _____________________________________________

Condition(s): _____________________________________

_________________________________________________

Secretary: _________________________________________

Date: _____________________________________________

Narrative

PETITION OF DAVID PLATT, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 15’ x 7’ first floor, rear deck and stair addition which will increase the lot coverage from 22% to 25%, (20% allowed), applying to the property located at 70 Bridge St., TAP 16, Lot 78, (R-10 zone).
COMBINED APPLICATION FOR A SPECIAL USE PERMIT & A REGULATORY (DIMENSIONAL) VARIANCE

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW

DATE: 4/16/2020

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: 70 BRIDGE STREET

Tax Assessor's Plat: 16 Lot: 78

Petitioner Information

Applicant: DAVID A. PLATT Address: 70 BRIDGE ST, NEWPORT, RI

Owner: DAVID A. PLATT Address: Same

Lessee: Address:

Property Characteristics

Dimensions of lot-frontage depth area sq. ft.

Zoning District in which premises is located: R10

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: 2,136 SF

Total square footage of the footprint of proposed buildings: 2,400 SF

Present use of premises: SINGLE FAMILY HOME
Proposed use of premises: Single Family Home

Give extent of proposed alterations: Construct an attached deck measuring 15' x 17', and 7' x 7' staircase to grade.

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>9,583</td>
<td>9,583</td>
<td>9,583</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>22%</td>
<td>20%</td>
<td>25%</td>
</tr>
<tr>
<td>Dwelling Units</td>
<td>2136</td>
<td>1917</td>
<td>2441</td>
</tr>
<tr>
<td>Parking (# of spaces)</td>
<td>2</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Front Setback</td>
<td>0</td>
<td>15</td>
<td>0</td>
</tr>
<tr>
<td>Side Setbacks</td>
<td>13</td>
<td>10</td>
<td>13</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>30</td>
<td>20</td>
<td>30</td>
</tr>
<tr>
<td>Height</td>
<td>29</td>
<td>30</td>
<td>29</td>
</tr>
</tbody>
</table>

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

Developing the property such that the owner can get more enjoyment on the property while maintaining the historic character.
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 first floor is five above grade and the owner would like a way to exit the existing screened in porch to a useable outdoor space. From the outdoor space (deck) the owner would like to be able to exit to grade.**

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?

**Based on the lot coverage percentage allowed by RIO zoning, the proposed outdoor deck would not be possible. The deck obstructs this outdoor space and it is not visible from the street.**

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

**The deck is of a modest size compared to the size of the house.**
The Zoning Boards Role

Special use permits shall be granted only where the zoning board of review finds that the proposed use or the proposed extension or alteration of an existing use is in accord with the public convenience and welfare, after taking into account, where appropriate:

1. The nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of the structure;

2. The resulting traffic patterns and adequacy of proposed off-street parking and loading;

3. The nature of the surrounding area and the extent to which the proposed use or feature will be in harmony with the surrounding area;

4. The proximity of dwellings, churches, schools, public buildings and other places of public gathering;

5. The fire hazard resulting from the nature of the proposed buildings and uses and the proximity of existing buildings and uses;

6. All standards contained in this zoning code;

7. The comprehensive plan for the city.

The burden of proof in a special-use permit application is on the applicant. This means that if the applicant fails to present adequate competent evidence to prove the applicable standard for issuing a special-use permit has been met, the board must deny the application.

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”.

[Signature]
Applicant’s Signature

[Signature]
Owner’s Signature

(774) 364-2493
Telephone Number

(774) 364-2493
Telephone Number

Email address: DAVIDPLATT@US.STR.COM

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