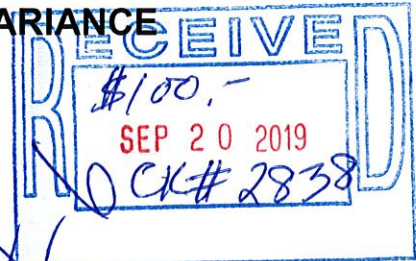


**COMBINED APPLICATION FOR A SPECIAL USE PERMIT & A
REGULATORY (DIMENSIONAL) VARIANCE**

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



DATE: September 16, 2019

Board members:

The undersigned hereby petitions the Zoning Board of Review for a special use permit 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: 28 Ann Street

Tax Assessor's Plat: 27 Lot: 155

Petitioner Information

Applicant Mr. Les Helmers Address: 28 Ann Street, Newport, RI

Owner: Mr. Les Helmers Address 28 Ann Street, Newport, RI

Lessee: _____ Address _____

Property Characteristics

Dimensions of lot-frontage 34.7' depth 54.3' area 1742 sq. ft.

Zoning District in which premises is located R-3

How long have you owned above premises 6 years

Are there buildings on the premises at present yes

Total square footage of the footprint of existing buildings 630 sf

Total square footage of the footprint of proposed buildings 630 sf

Present use of

Premises: Single Family Residence

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

Proposed use of premises --no change--

Give extent of proposed alterations: The project proposes to raise the existing roof ridge 4' and to build a shed dormer on the back side of the house to make the upper level more functional for the occupants.

Zoning Characteristics Matrix

	Existing	Required / Allowed	Proposed
Lot Size (sq. ft.)	1742 sf	3000 sf	1742 sf (No change)
Lot Coverage	36.2%	45%	36.42
Dwelling Units	1	1	1
Parking (# of spaces)	2	1	2
Front Setback (S)	0.0'	0'	0.0' (No change)
Side Setback (E)	0.0'	3'	0.0' (No Change)
Side Setback (W)	11.4'	3'	11.4' (No change)
Rear Setback (N)	19.4'	5'	19.4' (No change)
Height (from mean grade)	23' +/-	30'	27' +/-

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

Maintenance of historic structures & neighborhoods.

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?

This historic lot is almost than half the recommended size and
therefor the setbacks of a building that is typical and
appropriate to the neighborhood are not achievable. The actual
footprint of the building is to remain unchanged and it is only
on the east where the building is projecting vertically into the
setback that zoning relief is being sought.

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?

By strictly enforcing the setback limitations upon the property,
the code would deny the owners similar amenities enjoyed by
their surrounding neighbors and property owners such as a usable
top floor of their building.

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

The request for variance is minimal, asking only for vertical
project of 4' within the 3' side setback which will not be
particularly noticeable or impactful on the neighboring
structures.

- 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

(914) 656-4121

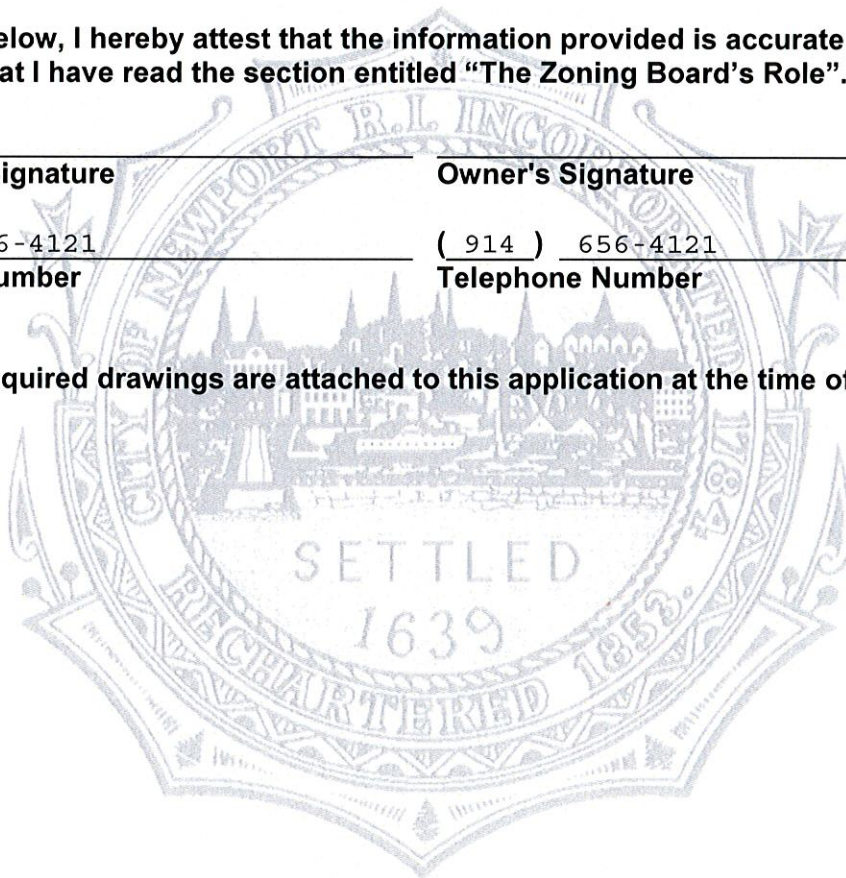
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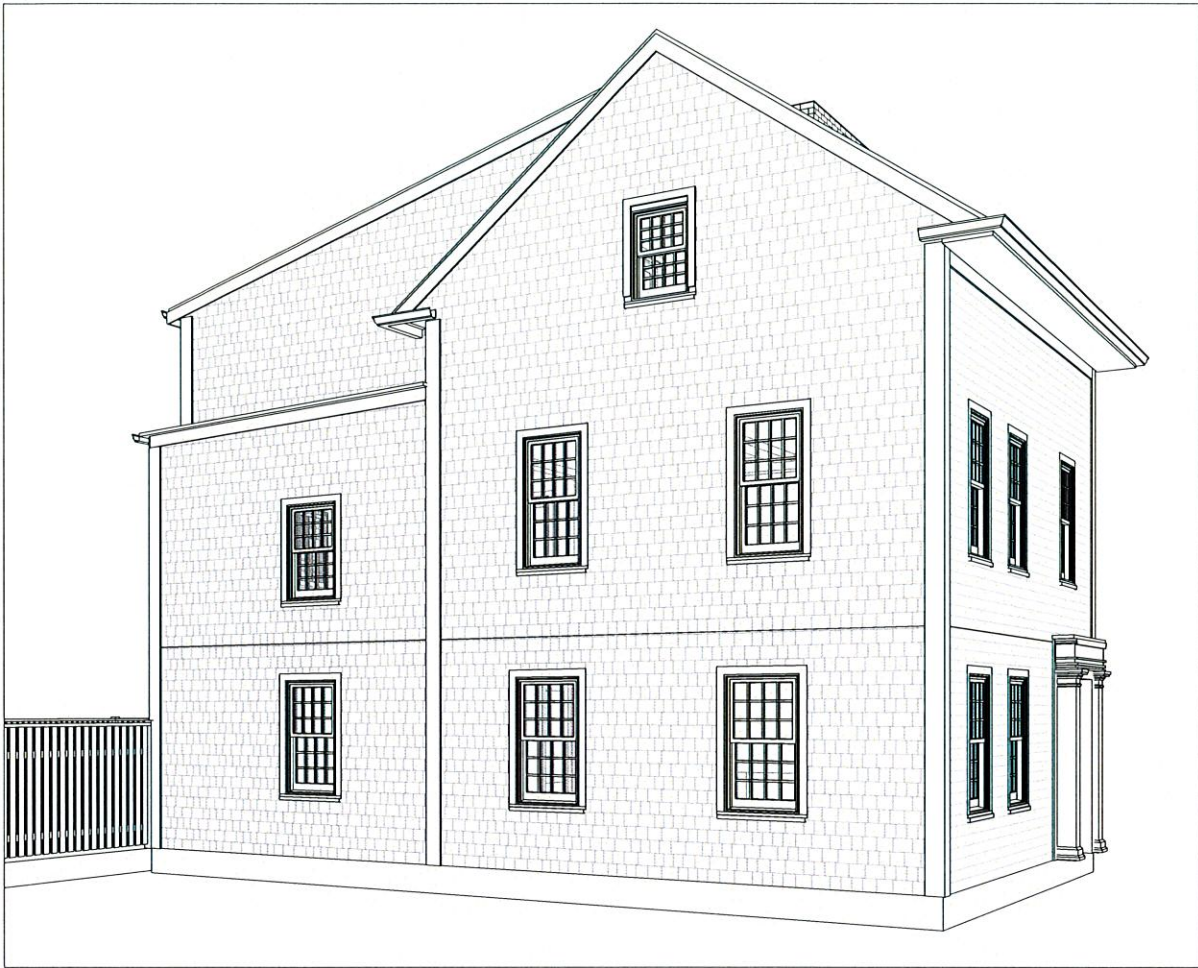
Owner's Signature

(914) 656-4121

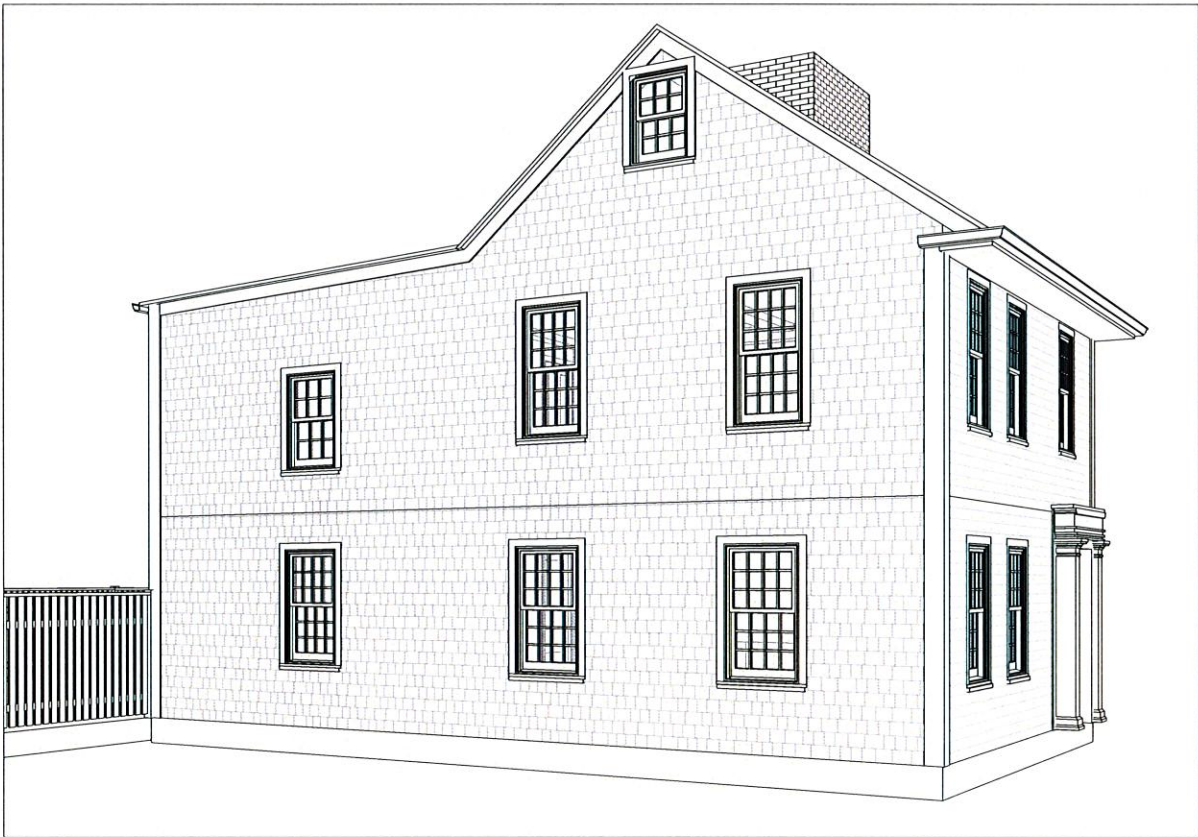
Telephone Number

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





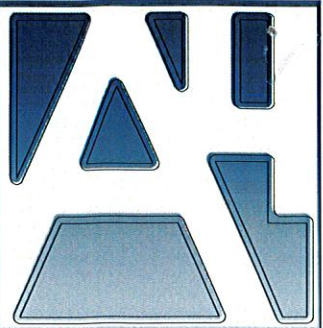
1 PROPOSED - EXTERIOR - WEST
A0.00



2 EXISTING - EXTERIOR - WEST
A0.00

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Sheet List	
Sheet Number	Sheet Name
01: GENERAL	
A0.00	COVER
A0.01	GENERAL NOTES
A0.02	SYMBOLS & ABBREVIATIONS
02: ARCHITECTURAL	
A0.04	PROPOSED PERSPECTIVE VIEWS
A0.10	EXISTING SITE PLAN
A1.10	EXISTING/DEMO PLAN - LEVEL 01
A1.20	EXISTING/DEMO PLAN - LEVEL 02
A1.30	EXISTING/DEMO PLAN - LEVEL 03
A2.10	CONSTRUCTION PLAN - LEVEL 01
A2.20	CONSTRUCTION PLAN - LEVEL 02
A2.30	CONSTRUCTION PLAN - LEVEL 03
A7.10	NORTH & EAST ELEVATIONS - EXISTING
A7.11	SOUTH & WEST ELEVATIONS - EXISTING
A7.20	NORTH & EAST ELEVATIONS - PROPOSED
A7.21	SOUTH & WEST ELEVATIONS - PROPOSED



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Description:
COVER

Date
09/04/19

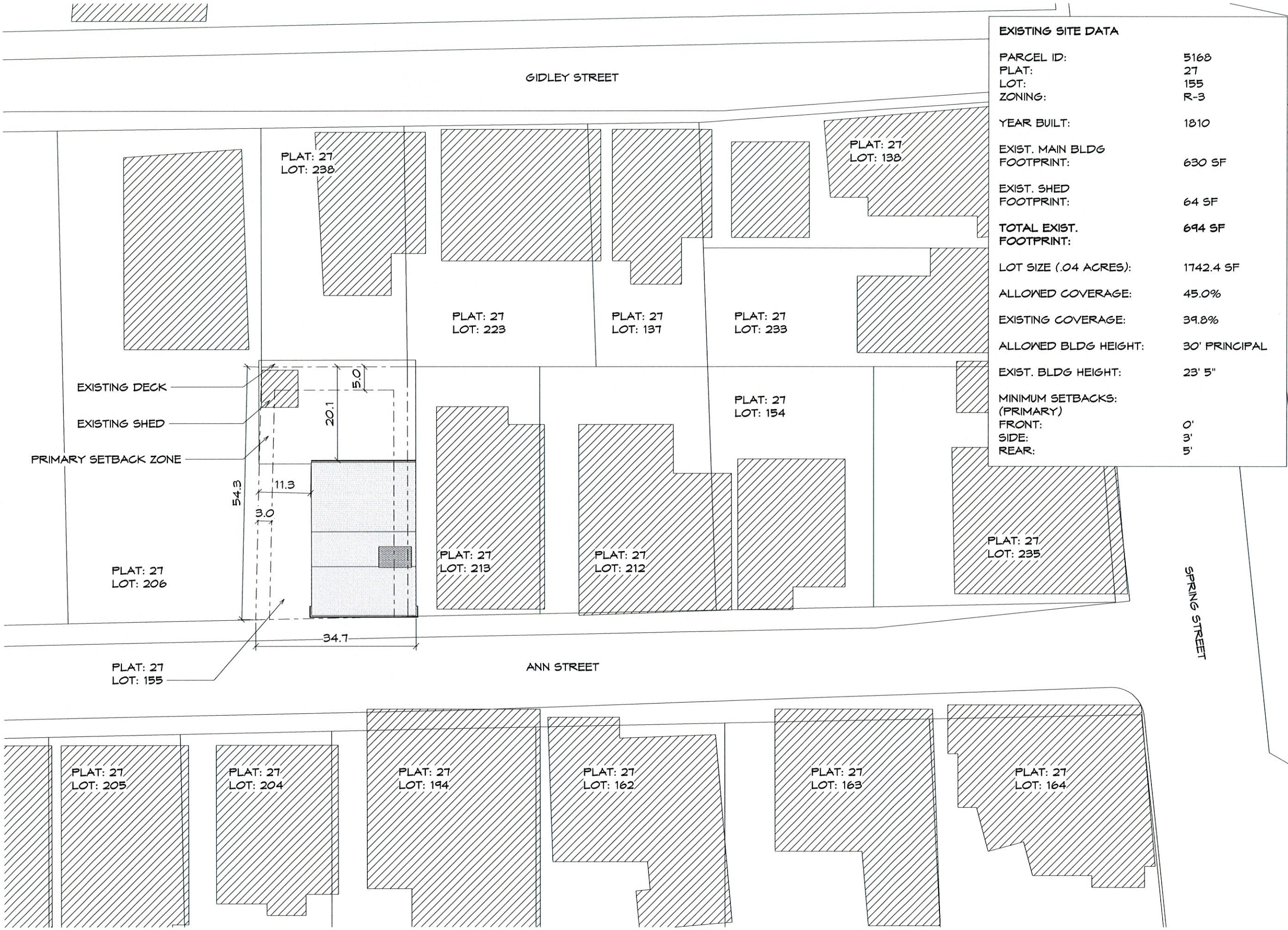
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EXISTING SITE DATA	
PARCEL ID:	5168
PLAT:	27
LOT:	155
ZONING:	R-3
YEAR BUILT:	1810
EXIST. MAIN BLDG FOOTPRINT:	630 SF
EXIST. SHED FOOTPRINT:	64 SF
TOTAL EXIST. FOOTPRINT:	694 SF
LOT SIZE (.04 ACRES):	1742.4 SF
ALLOWED COVERAGE:	45.0%
EXISTING COVERAGE:	39.8%
ALLOWED BLDG HEIGHT:	30' PRINCIPAL
EXIST. BLDG HEIGHT:	23' 5"
MINIMUM SETBACKS: (PRIMARY)	
FRONT:	0'
SIDE:	3'
REAR:	5'

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Description:
EXISTING SITE PLAN

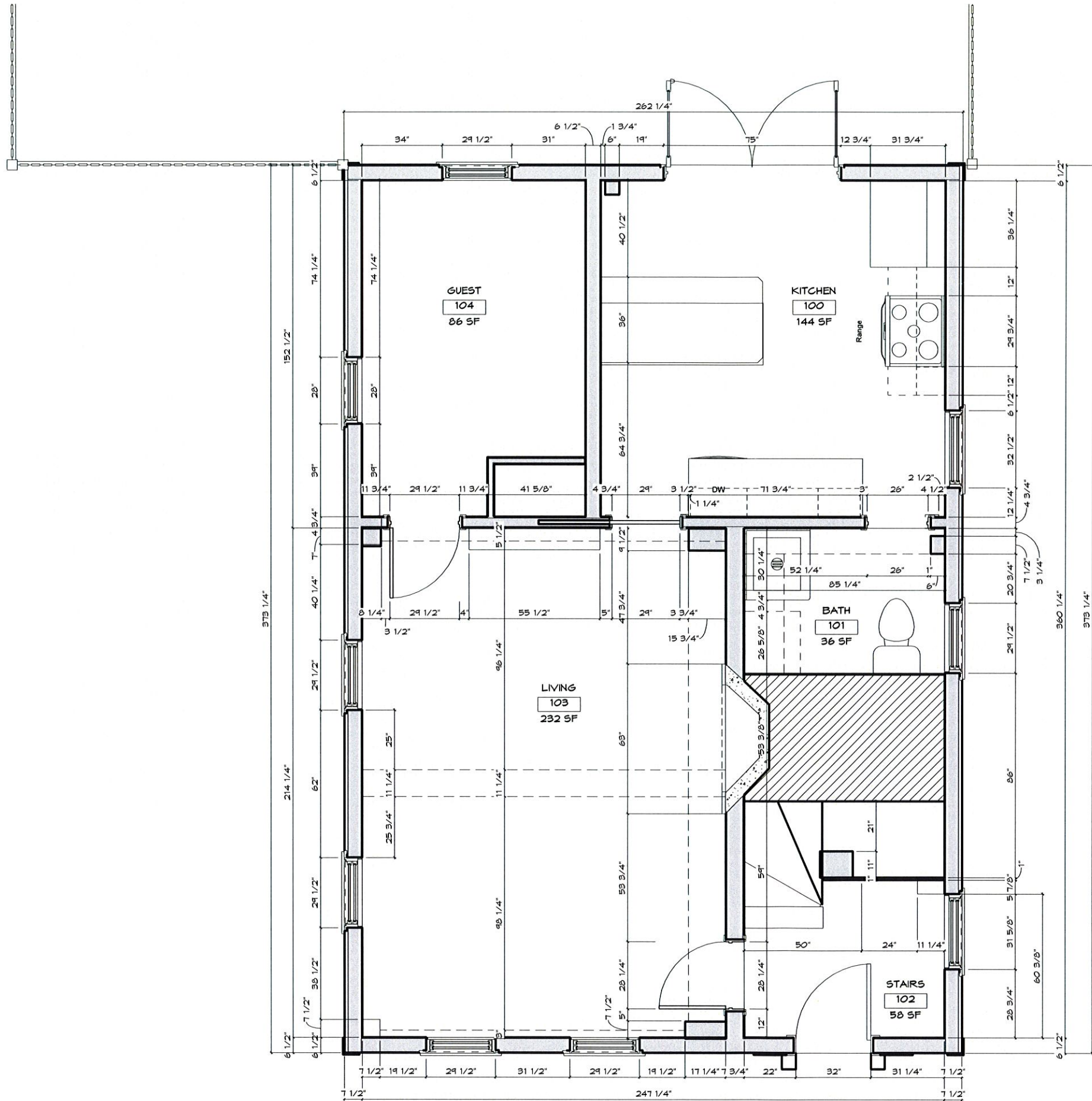
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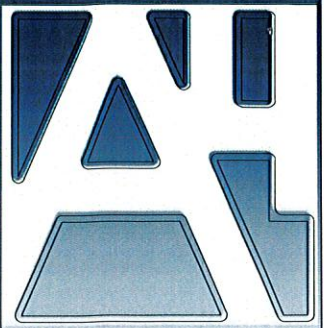
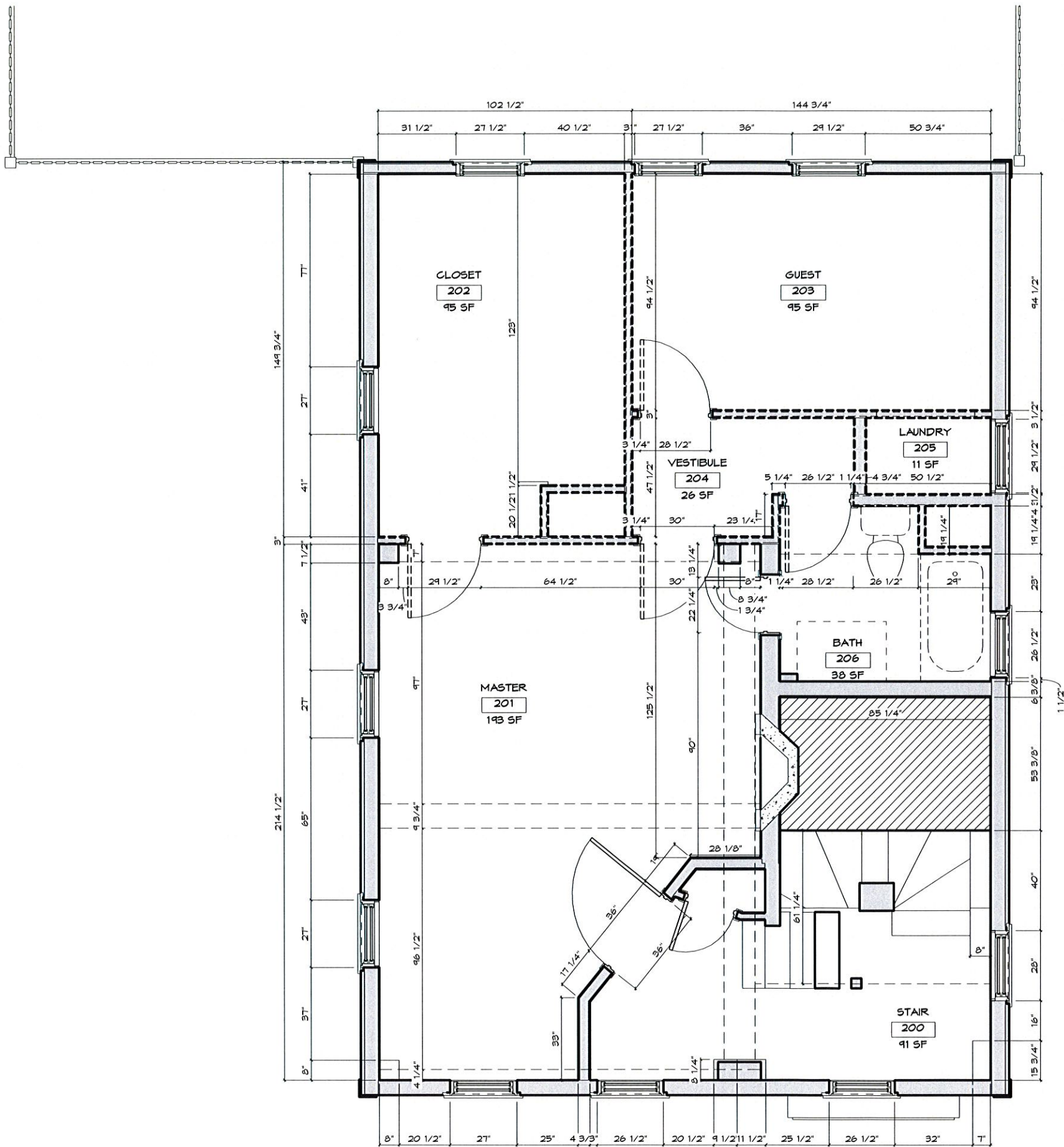
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Description:
EXISTING/DEMO
PLAN - LEVEL 01

Date 05/17/19

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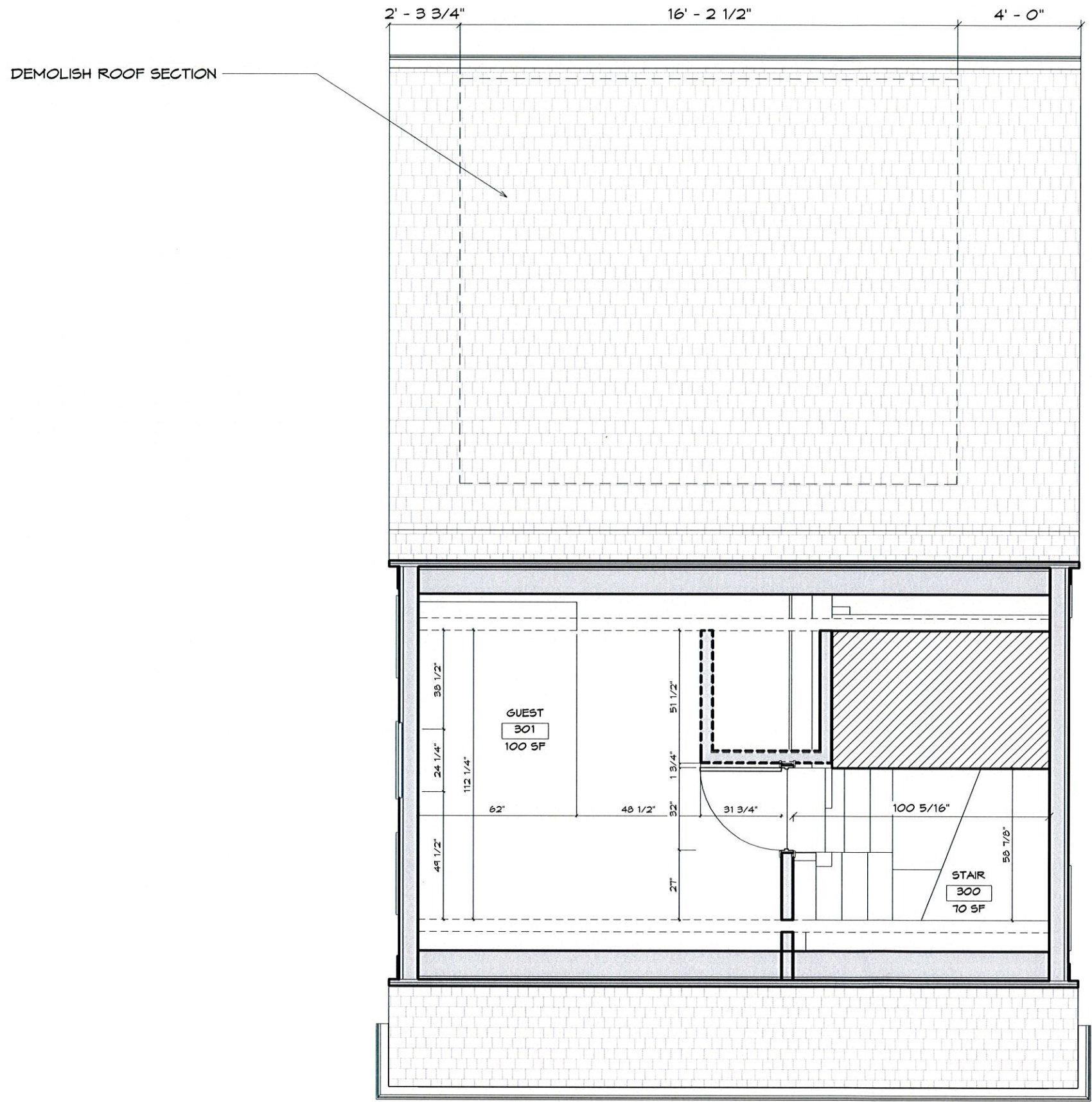
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Description:
EXISTING/DEMO
PLAN - LEVEL 02

Date
05/17/19

Scale
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1
A1.30
EXISTING/DEMO PLAN - LEVEL 03
1/2" = 1'-0"

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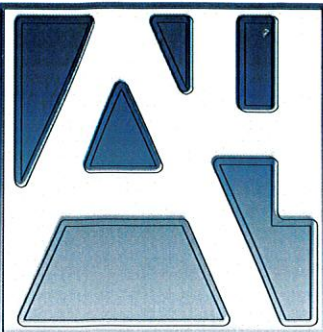
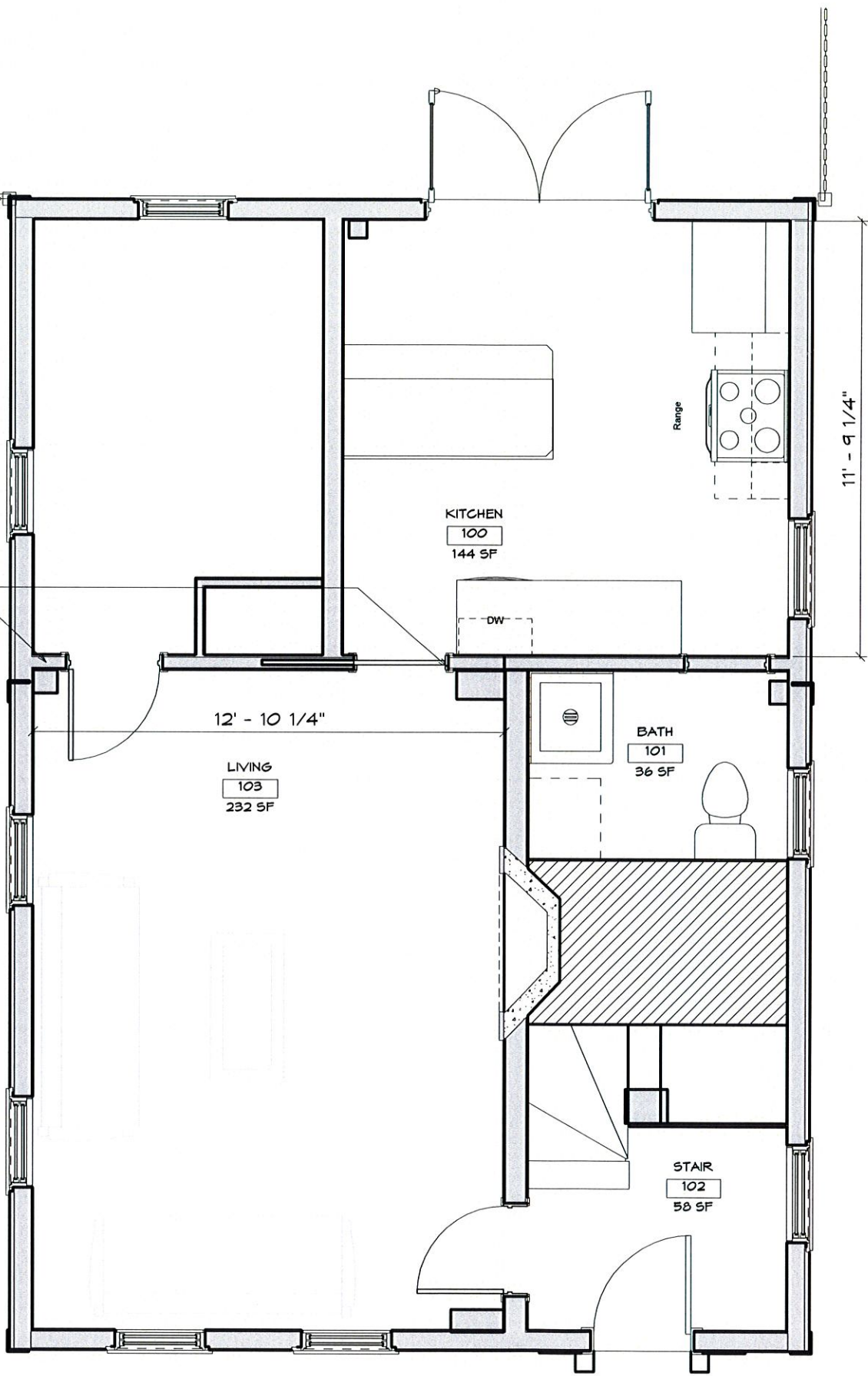
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EXISTING/DEMO
PLAN - LEVEL 03

Date
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EXISTING STRUCTURAL COLUMNS TO REMAIN



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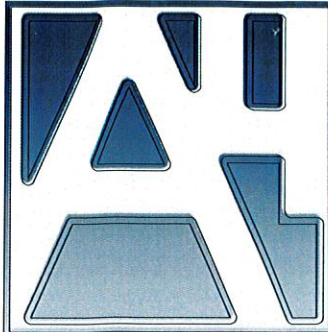
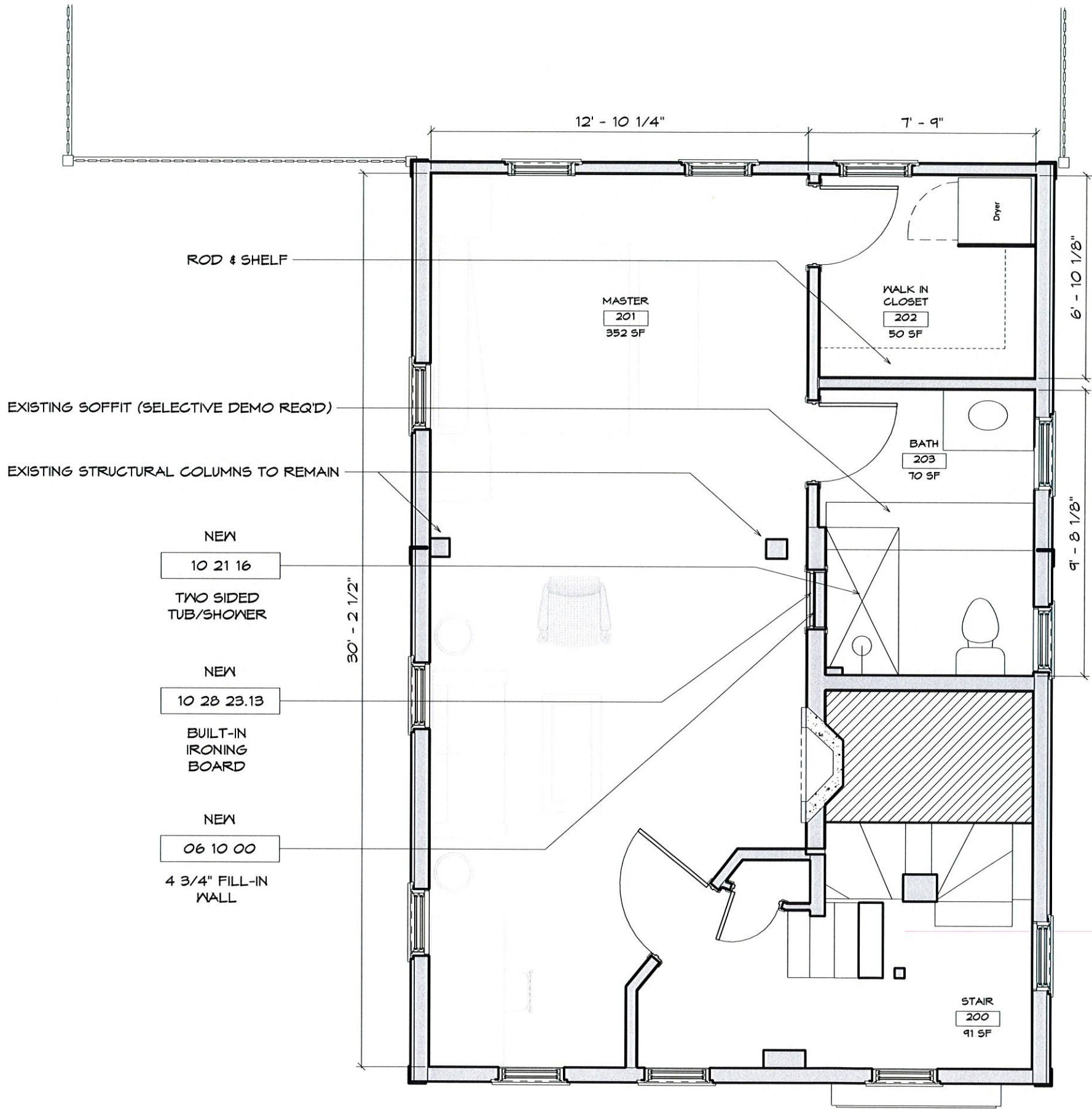
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Description:
CONSTRUCTION
PLAN - LEVEL 01

Date
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Description:
**CONSTRUCTION
PLAN - LEVEL 02**

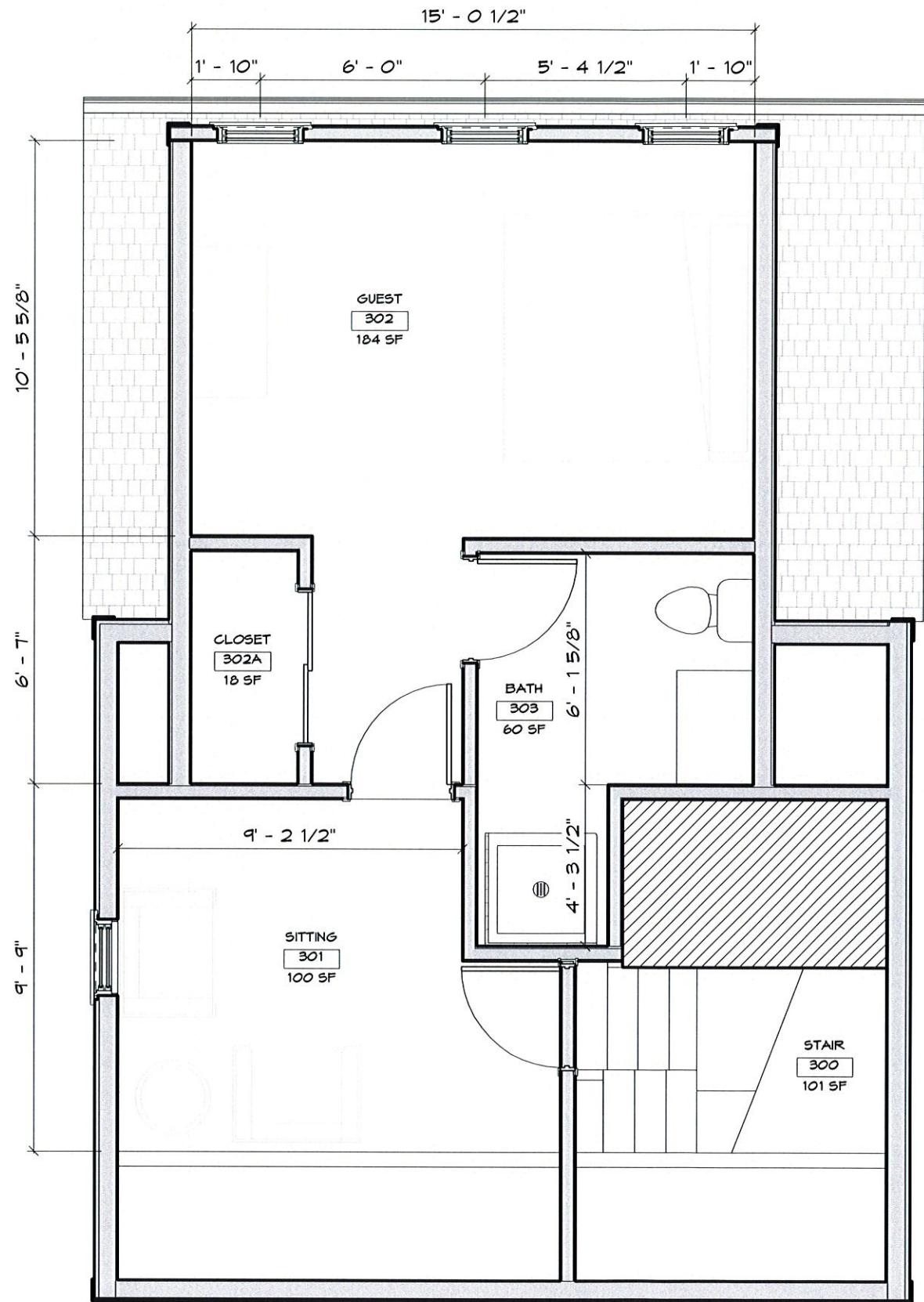
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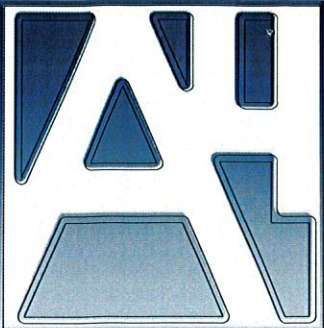
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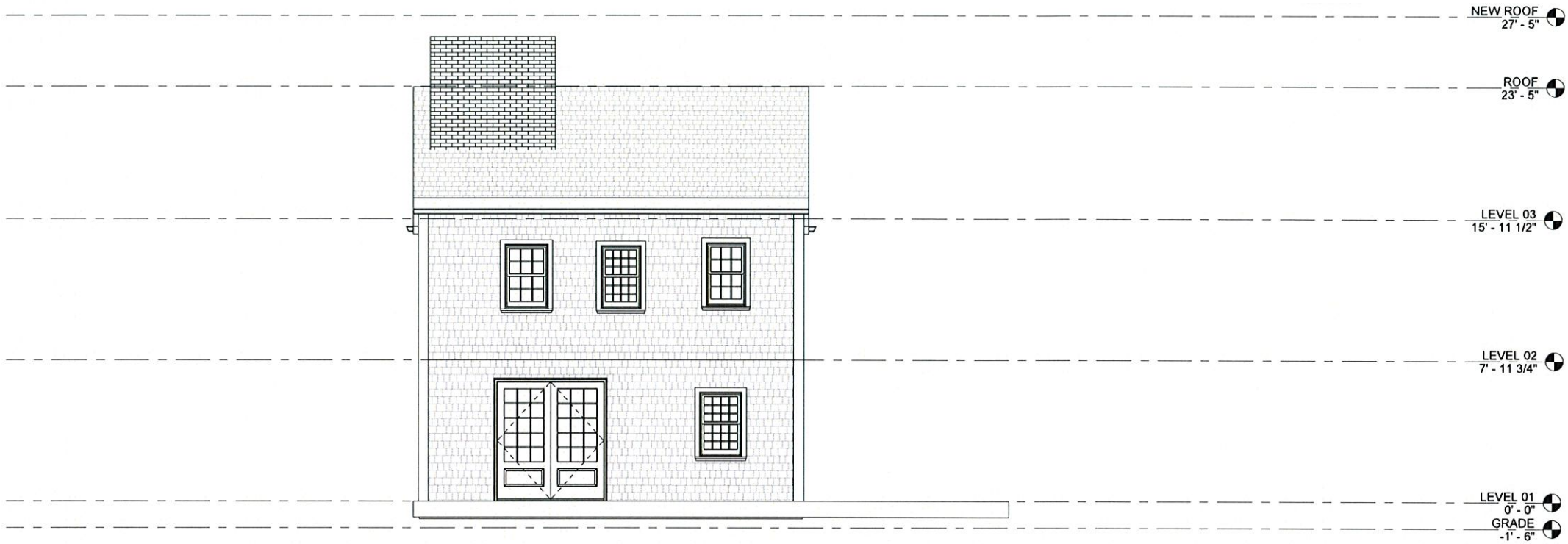
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CONSTRUCTION
PLAN - LEVEL 03

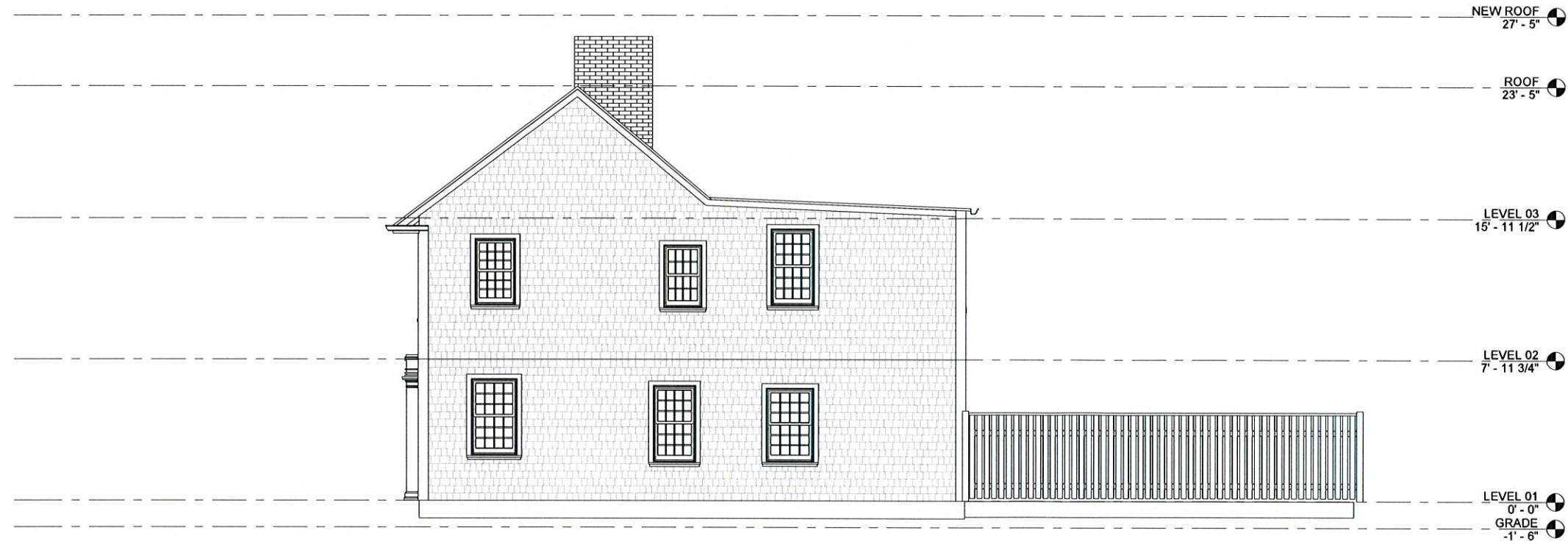
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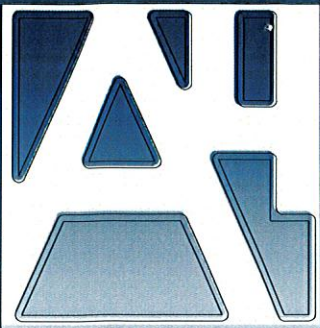


1 NORTH - EXISTING
A7.10 1/4" = 1'-0"



2 EAST - EXISTING
A7.10 1/4" = 1'-0"

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NORTH & EAST
ELEVATIONS -
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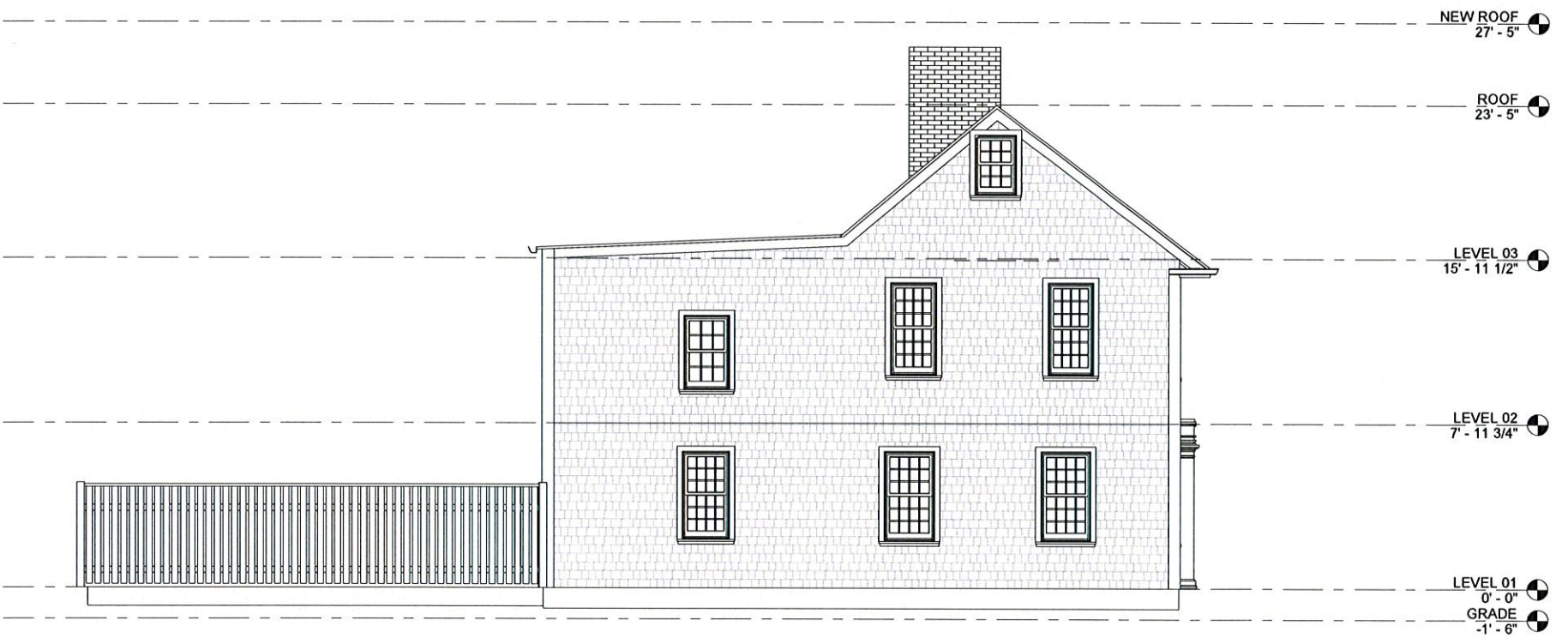
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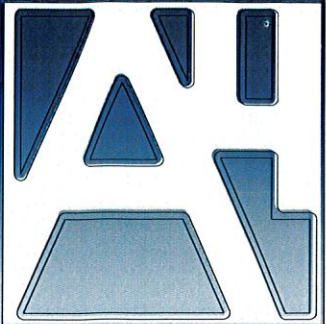


1 SOUTH - EXISTING
A7.11 1/4" = 1'-0"



2 WEST - EXISTING
A7.11 1/4" = 1'-0"

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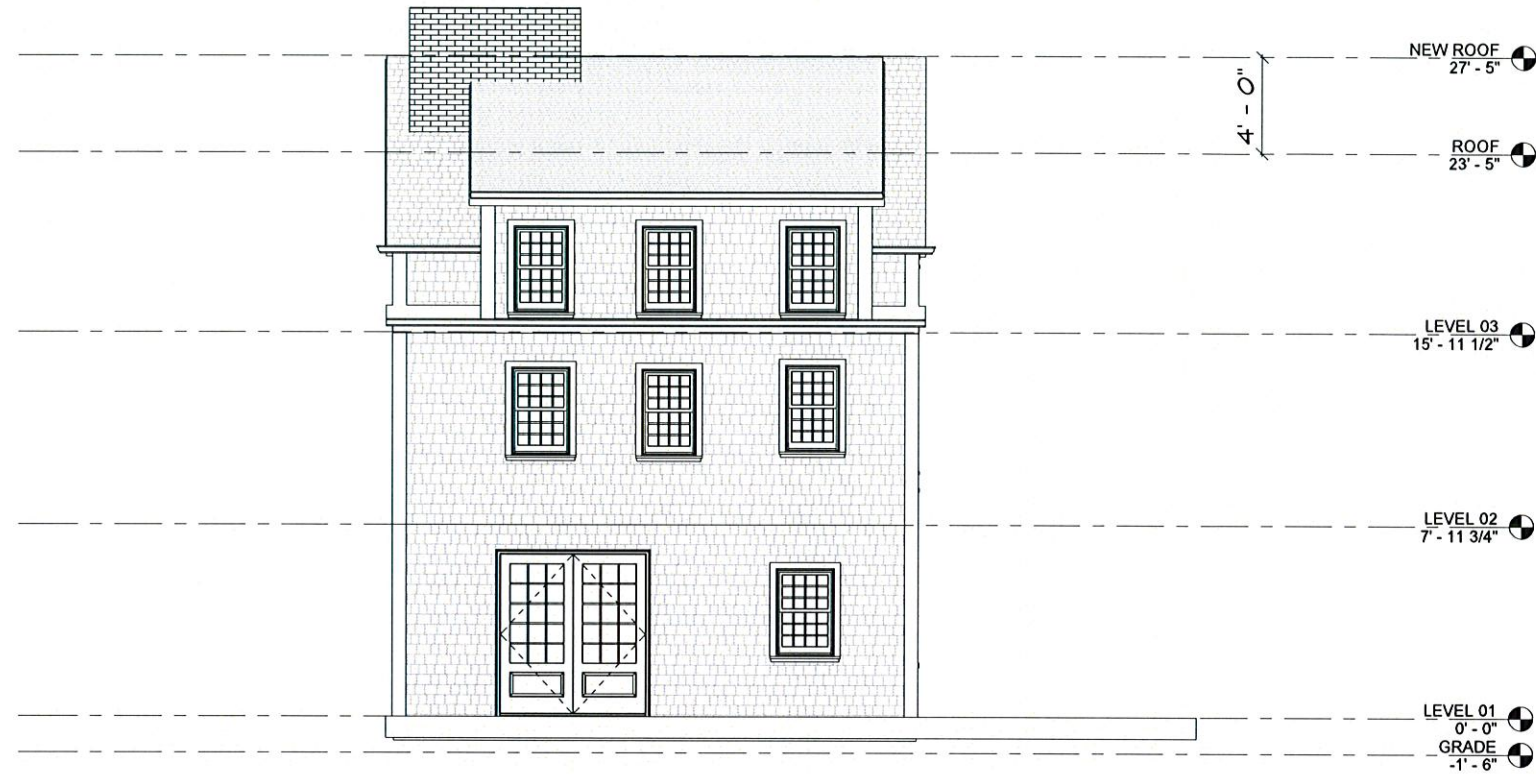
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Description:
SOUTH & WEST
ELEVATIONS -
EXISTING

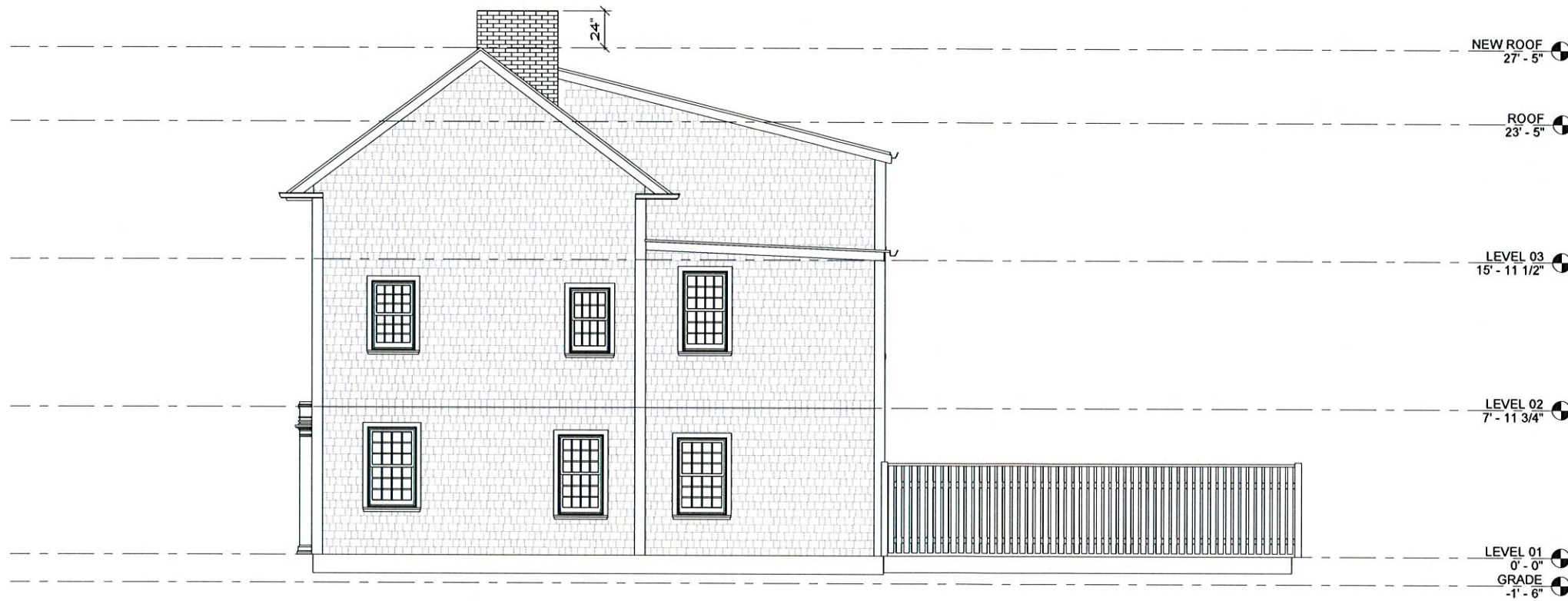
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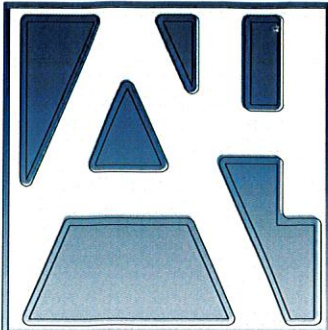


1 NORTH - PROPOSED
A7.20 1/4" = 1'-0"



2 EAST - PROPOSED
A7.20 1/4" = 1'-0"

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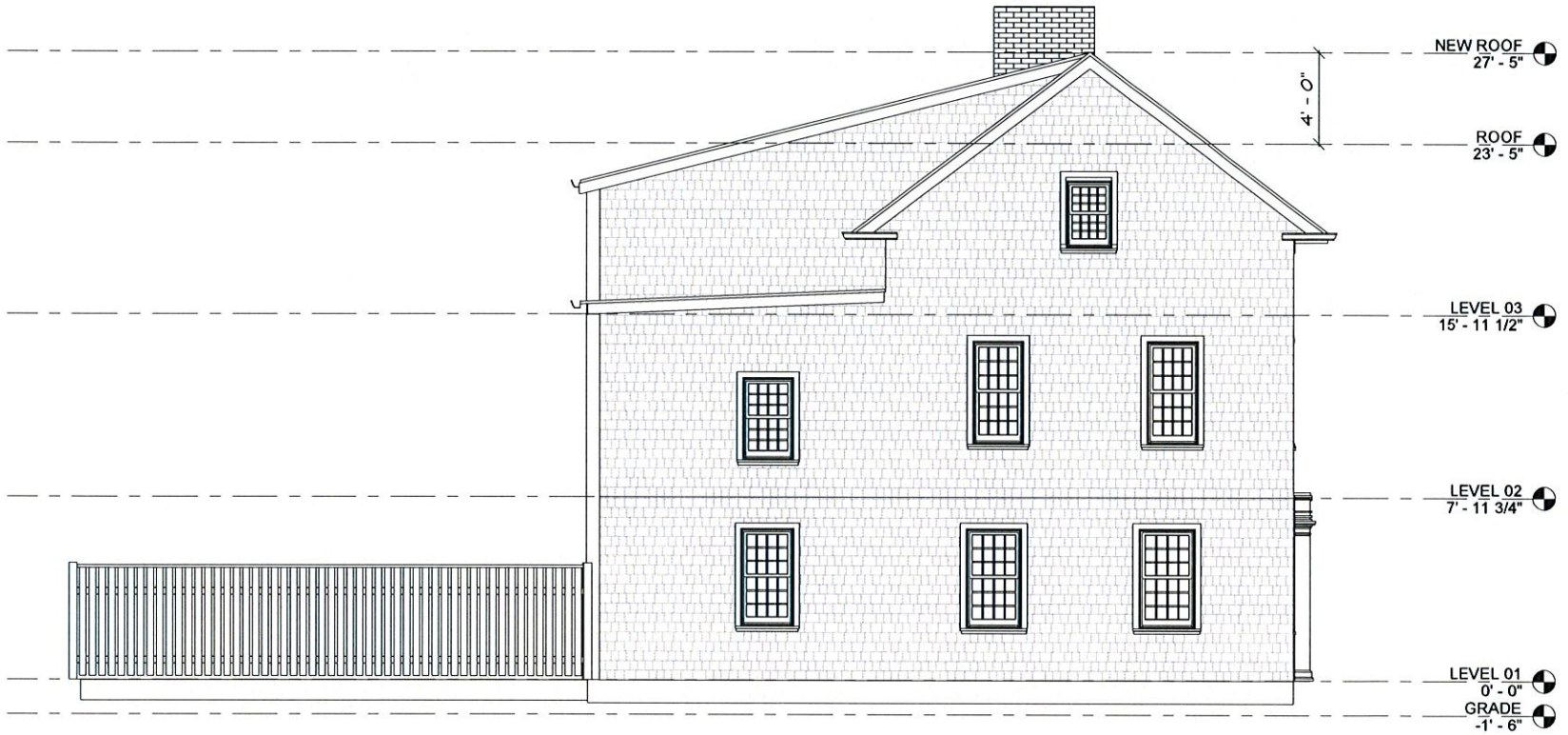
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1 SOUTH - PROPOSED
A7.21 1/4" = 1'-0"



2 WEST - PROPOSED
A7.21 1/4" = 1'-0"

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