

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

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

CHK #1032

ZON.
JAN. 3

DATE: 12.20.2021

DEC 22 2021

\$ 100.00

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: 27 Harrison Avenue

Tax Assessor's Plat 40 Lot 106

Petitioner Information

Applicant Michael and Karen Asetta Address PO BOX 11

Middle Haddam ct, 06456

Owner Same as above Address Same as above

Lessee _____ Address _____

Property Characteristics

Dimensions of lot-frontage +/- 51' depth +/- 128' area 6,612 S.F. sq. ft.

Zoning District in which premises is located R-10

How long have you owned above premises? 6 Months

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings 1,299 SF

Total square footage of the footprint of proposed buildings 1,721 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 Single Family Residence

Give extent of proposed alterations Remove and replace rear entry deck and stairway.

Place two condensers on site. Add shed in rear of yard. Create 8" deep window bay bumpout

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	6,612	10,000	No Change
Lot Coverage	19.6%	20%	26%
Dwelling Units	1	1	1
Parking (# of spaces)	2	2	2
Front Setback	21'-9"	15'	No Change
Side Setbacks	(W) 3'-6" Garage (E) 2'-8" House	10'	No Change
Rear Setback	(N) 3'-4" Garage (N) 60'-0" House	20'	Garage - No Change (N) 49'-6" House
Height	26'-7"	30'	No Change

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

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 house and garage are placed relatively close to the property lines as seen on the site plan.

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?

We'd like to retain the original first floor layout. There was a later addition which added a first floor bathroom and enclosed the entry to the basement. The configuration is a poor use of space and does not provide code compliant access to the basement which has the laundry. The garage is in disrepair and needs to be reconstructed due to repeated water damage. The garage door was infilled at some point with windows and a vehicle can not be stored. depth of the garage does not accomodate a modern day vehicle.

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

The expanded and reconfigured single story addition will provide an everyday entry and include a needed mudroom space, bathroom, and code compliant access to the basement.

The garage will be rebuilt and depth expanded to accommodate modern vehicles, and have additional space for lawn care items, bikes, garden supplies, and trash bins.

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:

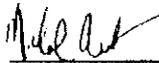
- a. That the reasons set forth in the application justify the granting of the variance and that the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building or structure;
- b. That the variance will not be injurious to the neighborhood or otherwise 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

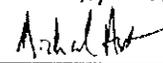
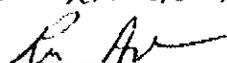
d. That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.

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".

MICHAEL & KAREN ASETTA
 

Applicant's Signature

MICHAEL & KAREN ASETTA
 

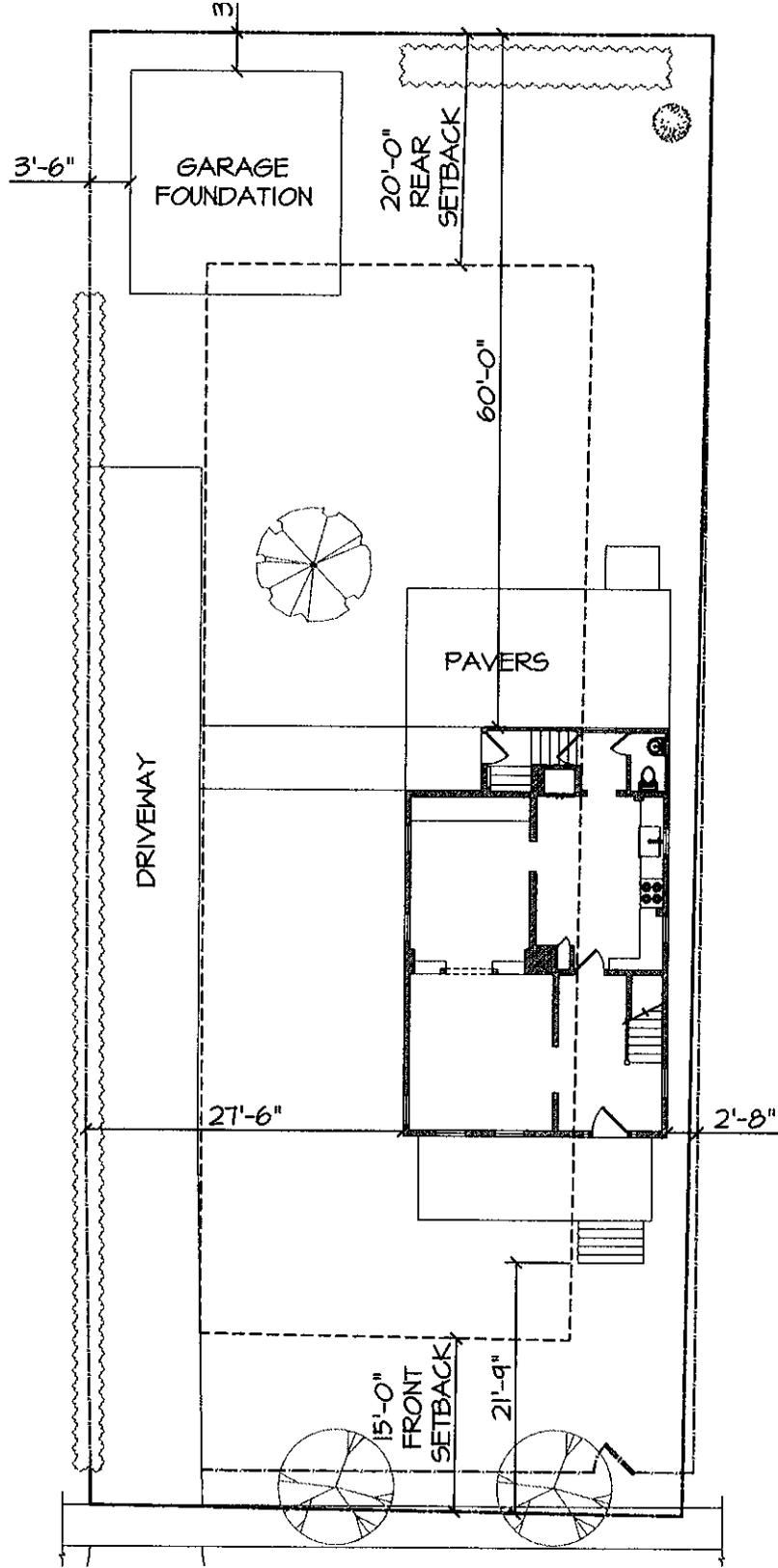
Owner's Signature

(860) 759-0285
Telephone Number

(860) 759-0285
Telephone Number

Email address Kasetta @ easthamptonct.org

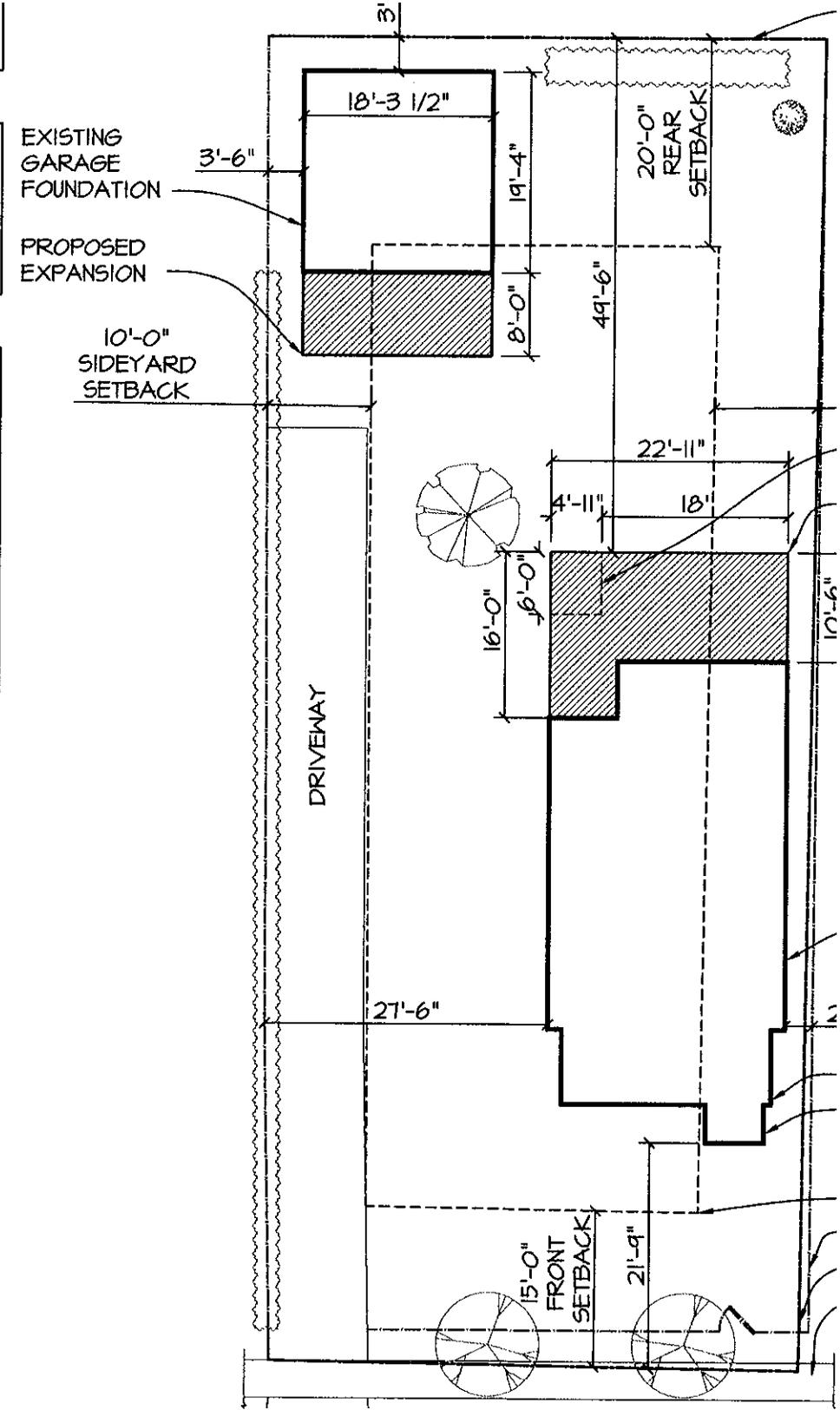
Be sure all required drawings are attached to this application at the time of the submittal.

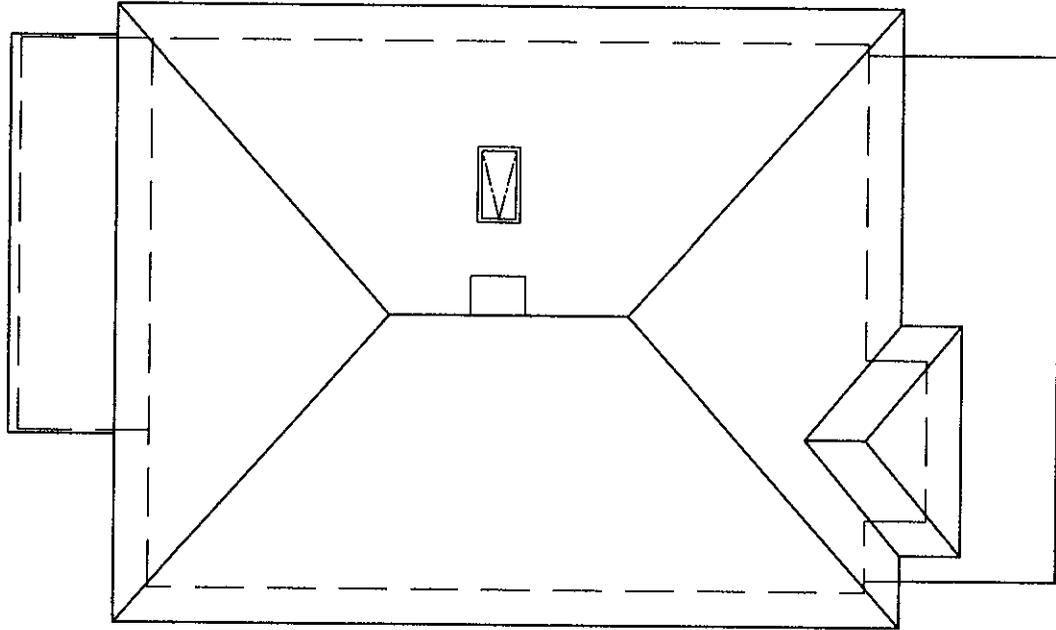


TOTAL EXISTING FOOTPRINTS:	1,299 SF
PROPOSED HOUSE EXPANSION	276 SF
PROPOSED GARAGE EXPANSION	146 SF
TOTAL PROPOSED FOOTPRINTS:	1,721 SF

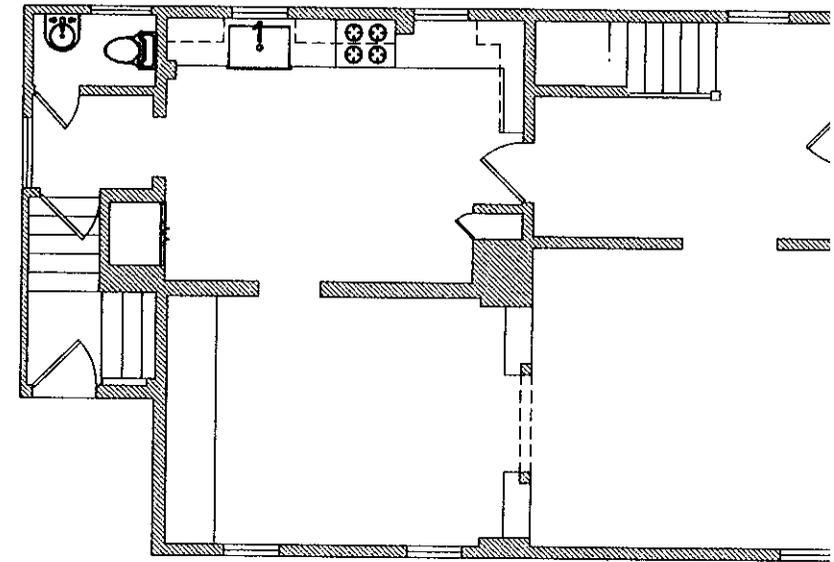
27 HARRISON AVE ZONING ANALYSIS
PLAT 40, LOT 106

ZONING DISTRICT	R-10
LOT SIZE	
EXISTING (PER TAX ASSR)	6,612 SF
REQUIRED	10,000 SF
PROPOSED	NO CHANGE
LOT COVERAGE %	
EXISTING	19.6% (1,299 SF)
ALLOWED	20% (1,322 SF)
PROPOSED	26% (1,721 SF)
REAR (NORTH) SETBACK	
EXISTING (HOUSE)	60'-0"
EXISTING (SHED)	3'-4"
REQUIRED	20'-0"
PROPOSED	49'-6"
SIDE (EAST) SETBACK	
EXISTING	2'-8"
REQUIRED	10'-0"
PROPOSED	NO CHANGE
FRONT (SOUTH) SETBACK	
EXISTING	21'-9"
REQUIRED:	15'-0"
PROPOSED	NO CHANGE
SIDE (WEST) SETBACK	
EXISTING (HOUSE)	27'-6"
EXISTING (SHED)	3'-6"
REQUIRED	10"
PROPOSED	NO CHANGE

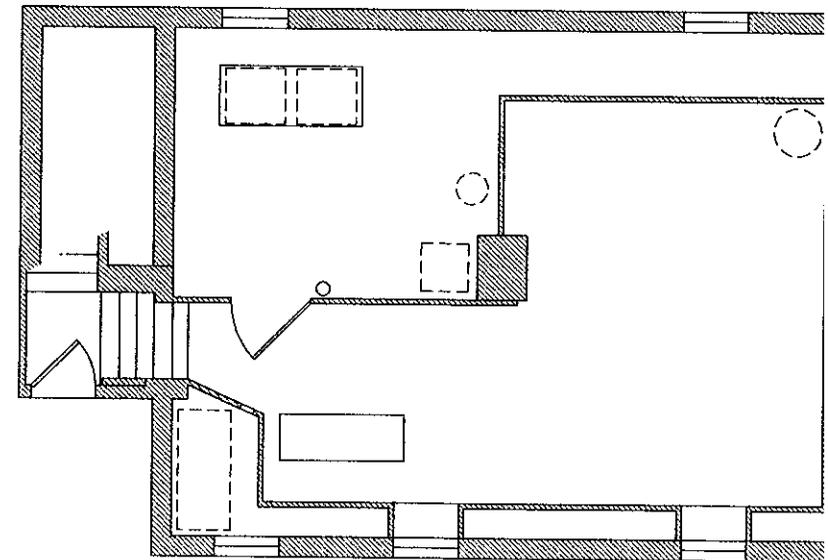
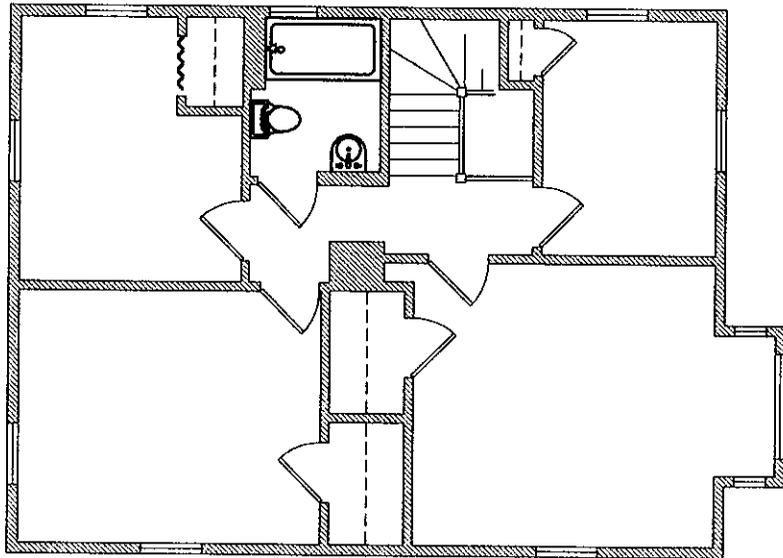


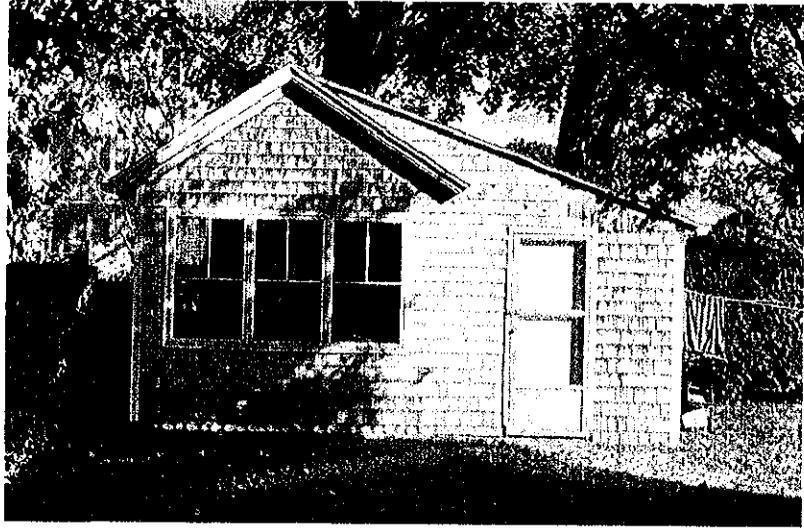


4 EXISTING ROOF PLAN
1/8" = 1'-0"

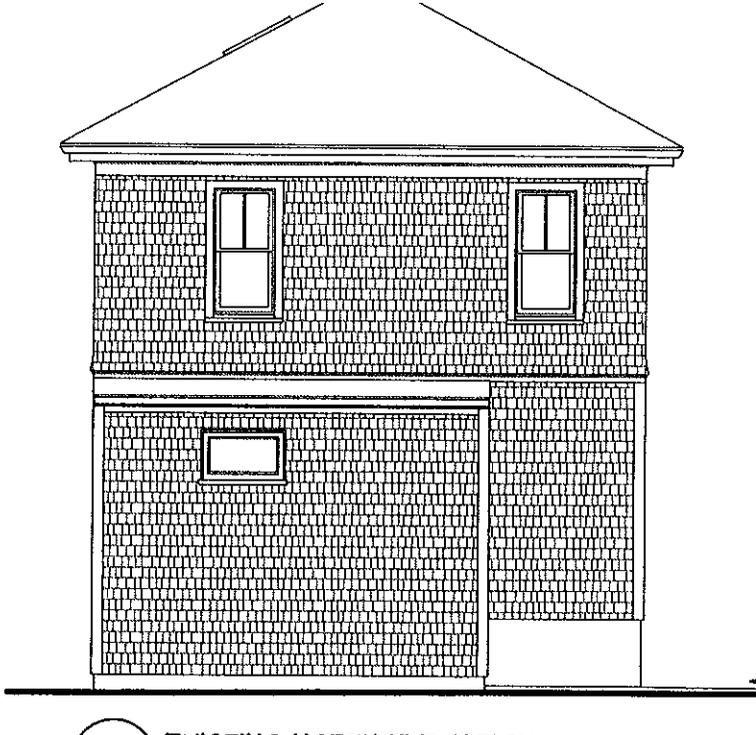


2 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"





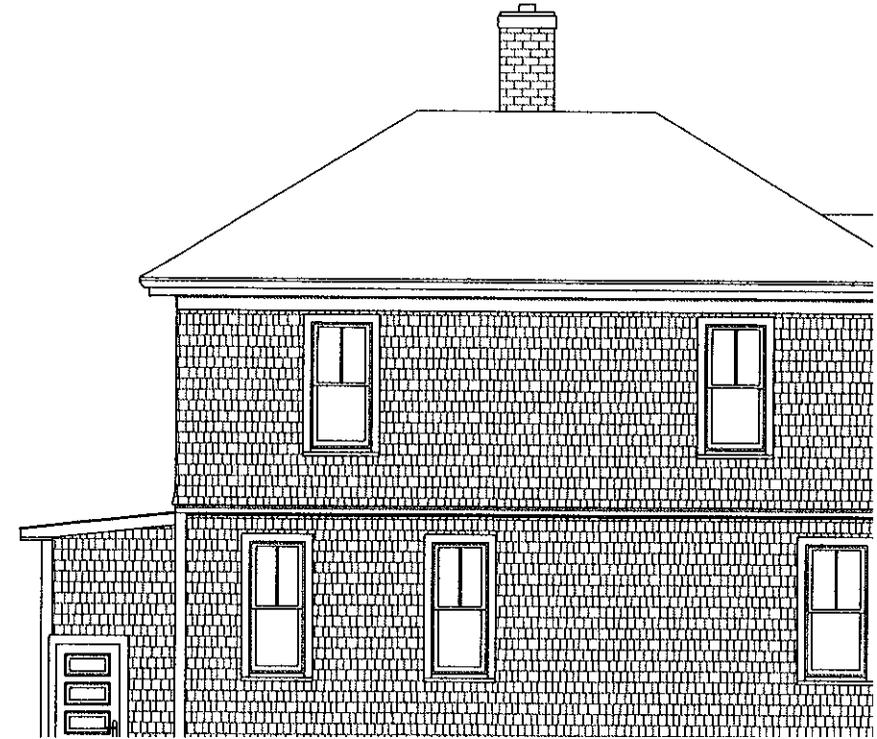
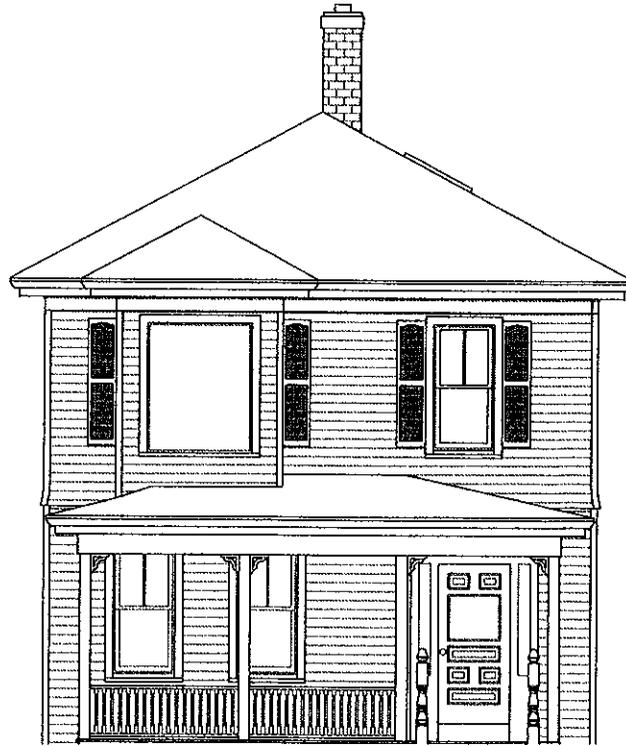
5 EXISTING GARAGE IMAGE
NO SCALE

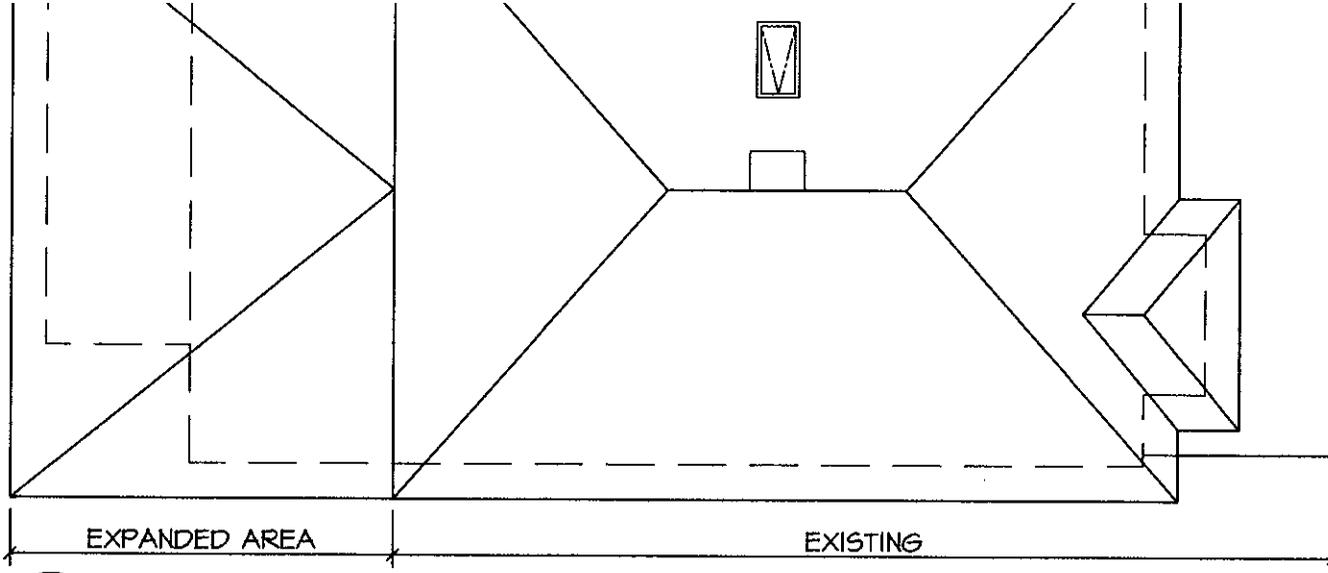


1 EXISTING NORTH ELEVATION
1/4" = 1'-0"

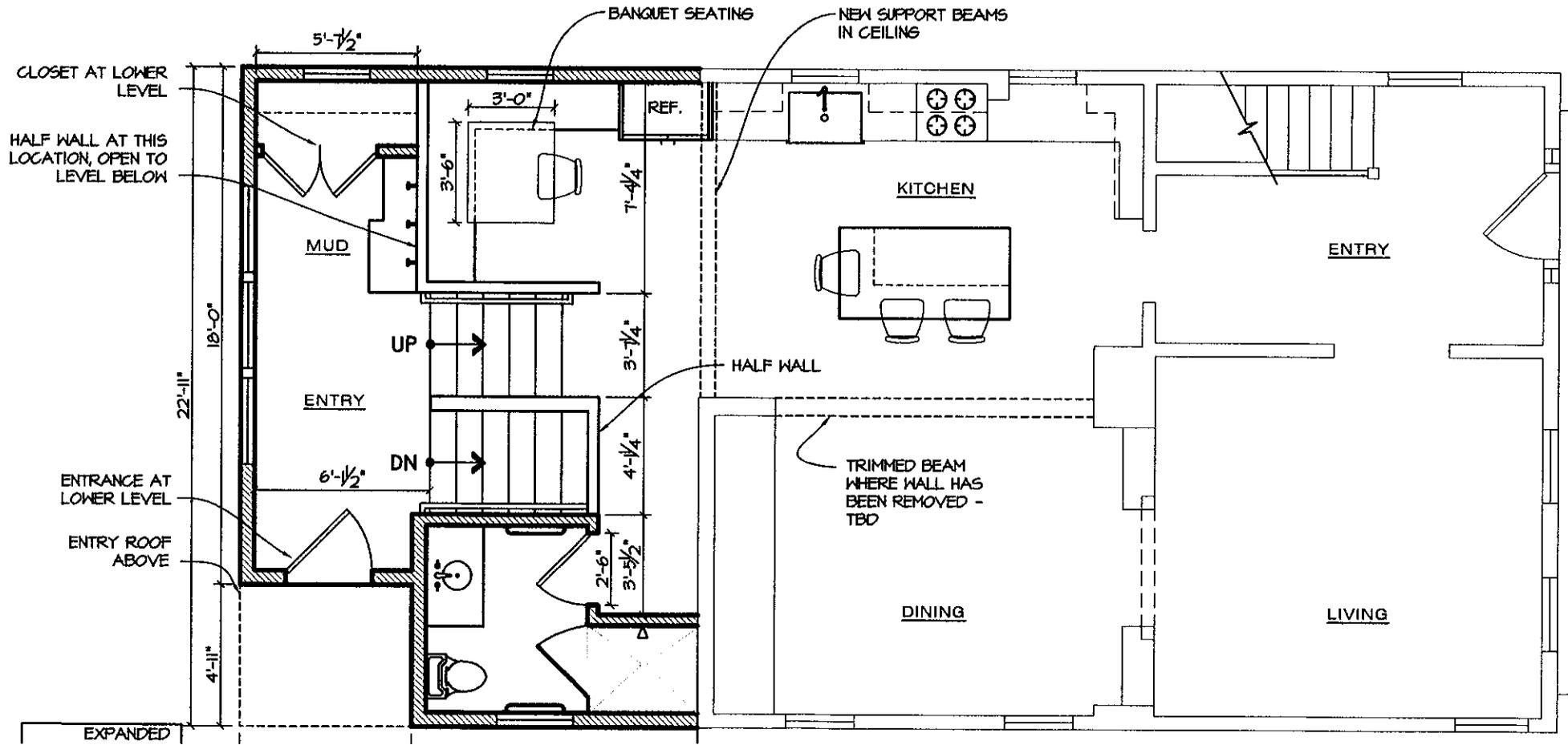


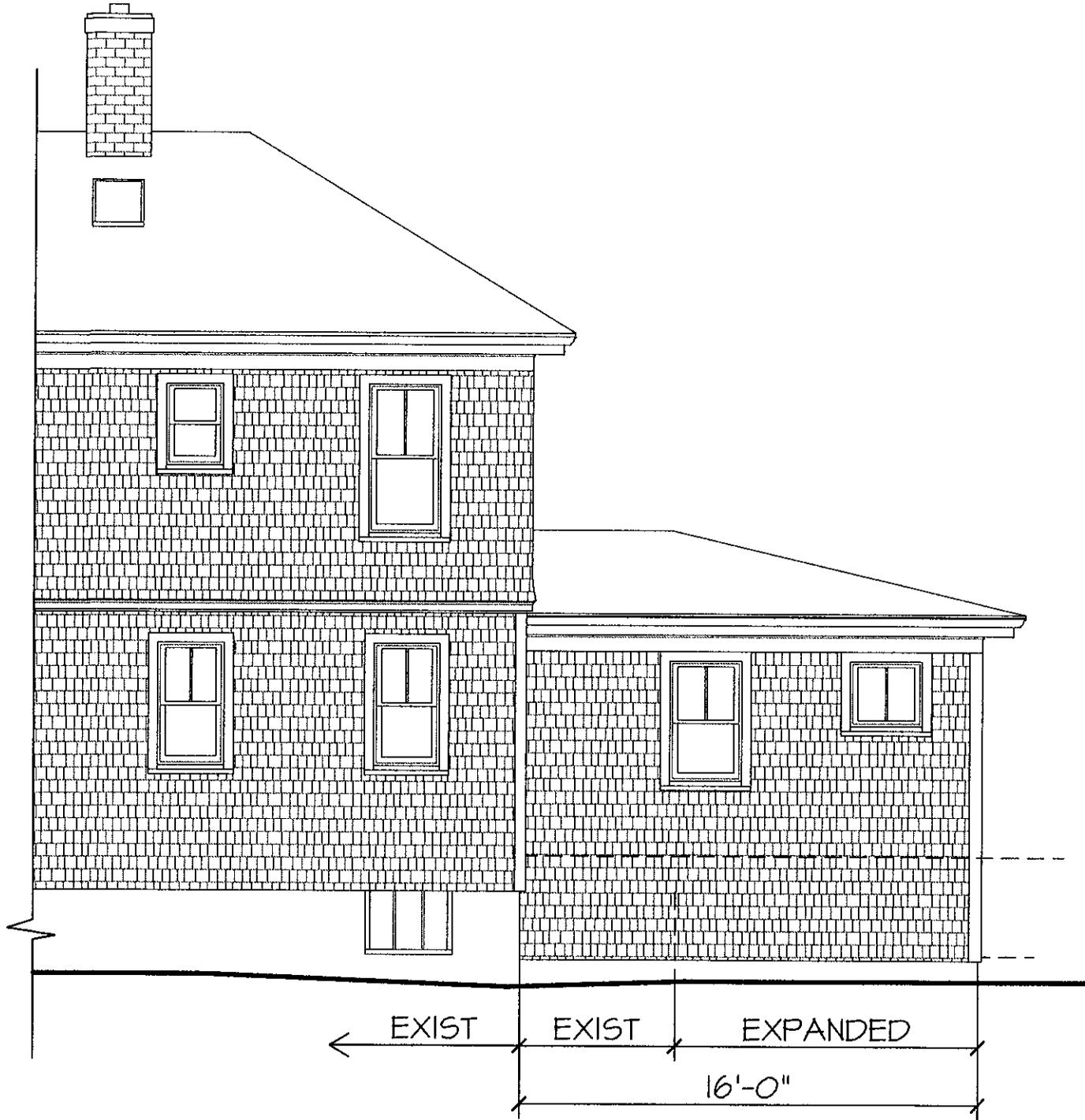
2 EXISTING EAST ELEVATION
1/4" = 1'-0"





2 PROPOSED ROOF PLAN
 1/8" = 1'-0"





T.O. 1ST FLR FIN FLR
REF EL: 0'-0"

T.O. ENTRY FLR FIN FLR
REF EL: -3'-6"



PARTIAL EAST ELEVATION

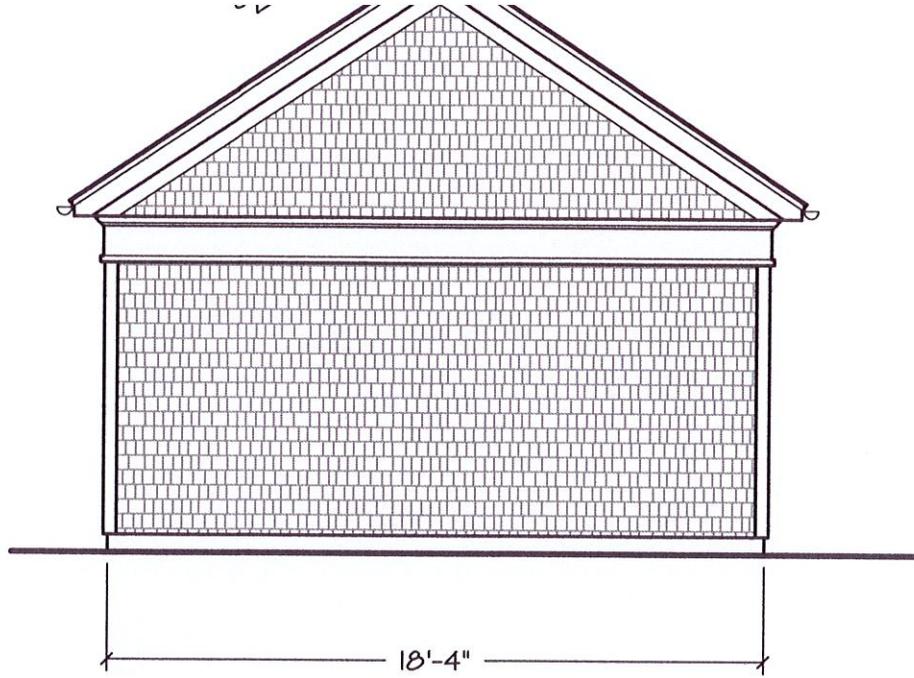
PARTIAL WEST ELEVATION



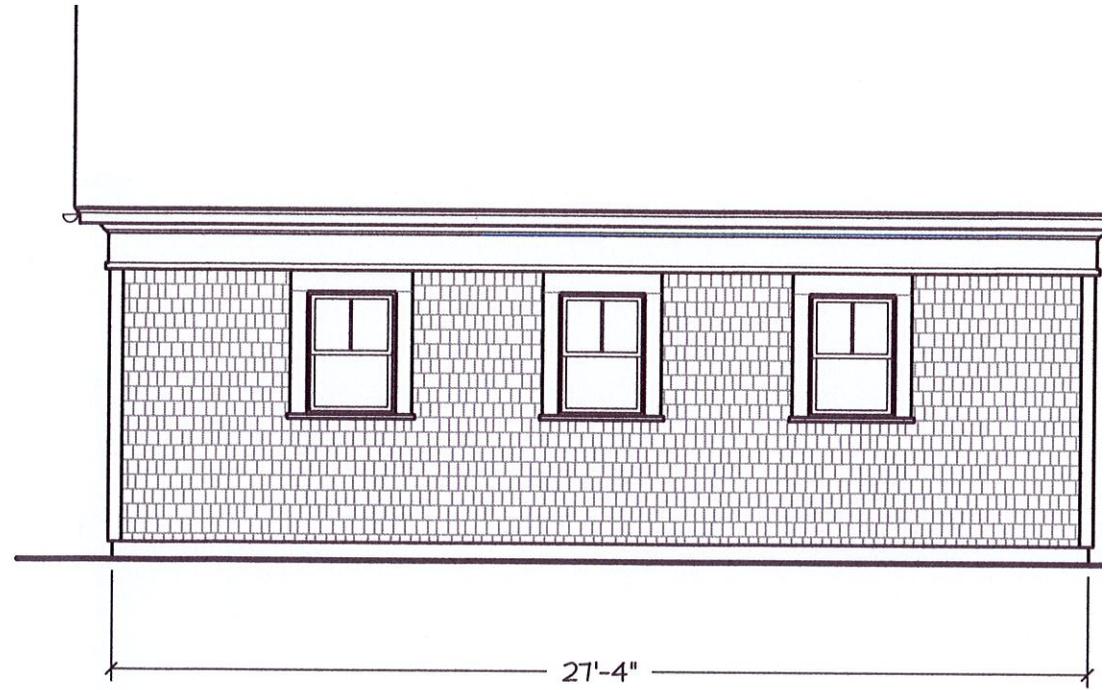
T.O. 1ST FLR FIN FLR
REF EL: 0'-0"

T.O. ENTRY FLR FIN FLR
REF EL: -3'-6"





1 NORTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

