

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

CITY OF NEWPORT, RI  
ZONING BOARD OF REVIEW

DATE: January 2, 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: 550 Thames Street, & 6 Lee Avenue

Tax Assessor's Plat 35 Lot 257

**Petitioner Information**

Applicant John Duke Address 26 Moy Court, Middletown, RI 02842

Owner Lee & Thames Associates Address 550 Thames St., Newport RI 02840

Lessee \_\_\_\_\_ Address \_\_\_\_\_

**Property Characteristics**

Dimensions of lot-frontage 50 depth 80 area 4,000 sq. ft.

Zoning District in which premises is located LB

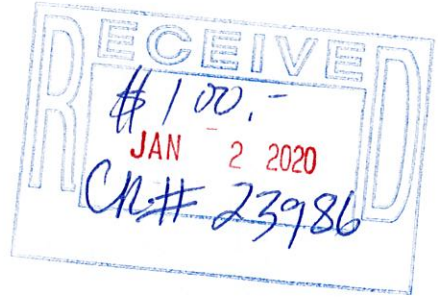
How long have you owned above premises? 26 Years

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings 1,500

Total square footage of the footprint of proposed buildings No Change 15,000

Present use of premises Retail



*ZBR-  
Jan-3*

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

Proposed use of premises No Change in used. Owner seeks permission for a Rooftop Deck and will Reframe Ridgeline. New Deck will be equal to or lower than existing  
ridge.

Give extent of proposed alterations Roof Top Deck  
Walking Surface lower than existing ridge.

#### Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	4,000	3000	No Change
Lot Coverage	1,500 sq. ft.	2000	No Change
Dwelling Units	2	2	2
Parking (# of spaces)	10	10	10
Front Setback	16	0	No Change
Side Setbacks	16	0	No Change
Rear Setback	8	5	No Change
Height	44'		44'

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

N.A.



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?

Proposed Roof Top Deck is entirely within the existing footprint

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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?

Other structures in immediate vicinity has similiar Structures

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

"Expansion" of structure is exclusively 16' x 18' foot deck with required supporting structural elements.

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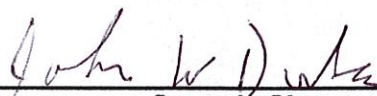
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characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant; and

- 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".

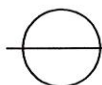
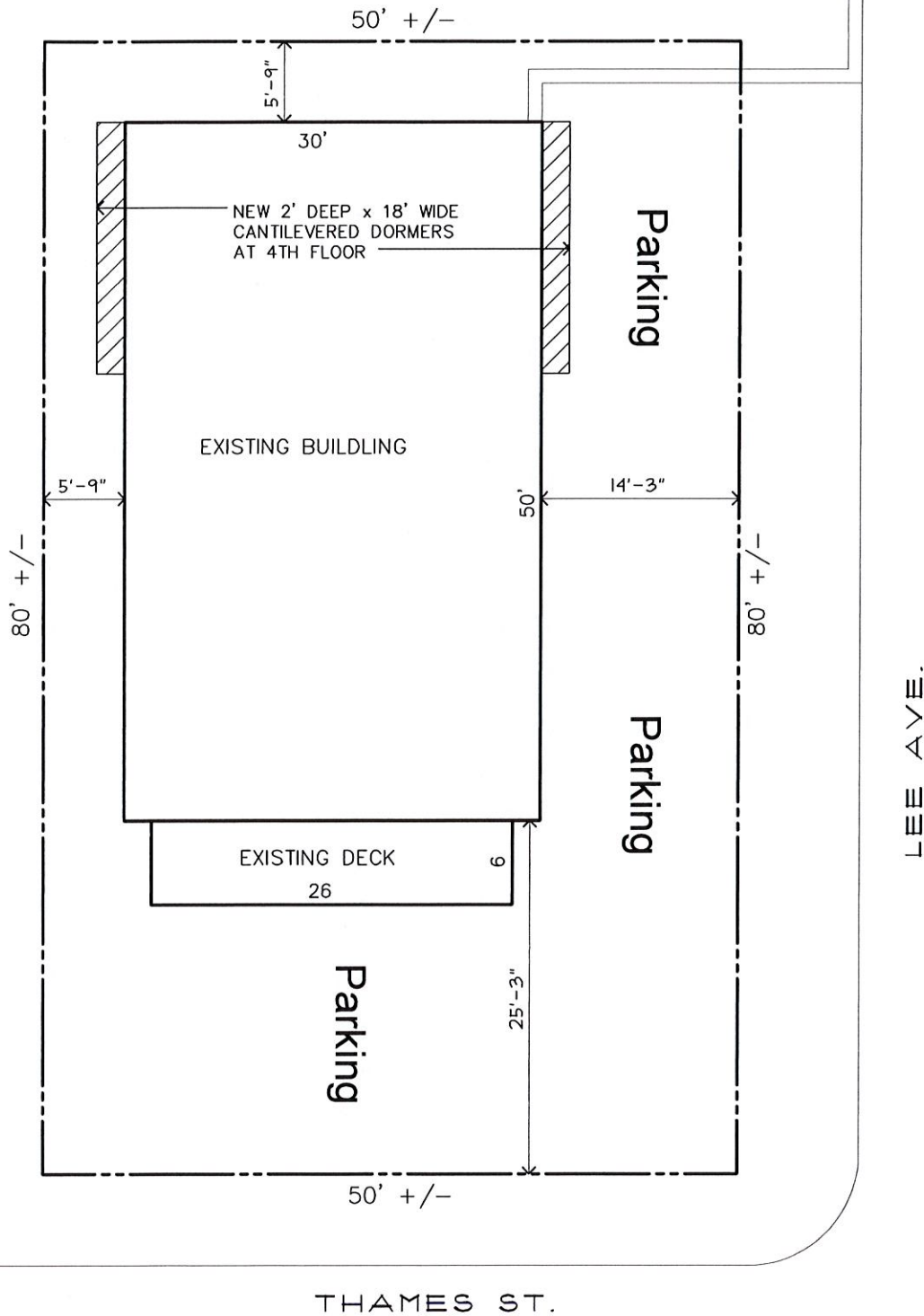
 _____ Applicant's Signature <i>Gerard Budy</i>	 _____ Owner's Signature
(401) 246-0883 _____ Telephone Number	(401) 264-3678 _____ Telephone Number
Email address <u>John.Duke@DMEC-INC.COM</u>	

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

Peter Rogers gerardbldgco@hotmail.com  
Cell (401) 258-2389



LEE & THAMES ASSOCIATES  
550 THAMES ST. & 6 LEE AVE.  
NEWPORT, RHODE ISLAND  
MAP: 35 LOT: 257



**SITE PLAN**

SCALE: 1" = 12'

