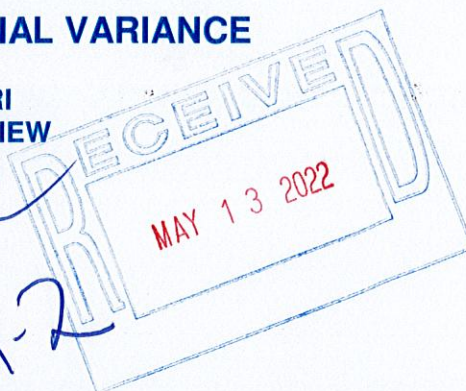


APPLICATION FOR DIMENSIONAL VARIANCE

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW



DATE: 04/06/2022

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: 31 Bacheller St

Tax Assessor's Plat 35 Lot 62

Petitioner Information

Applicant Rob Wolf Address 31 Bacheller St

Owner Rob Wolf Address 31 Bacheller St

Lessee Address

Property Characteristics

Dimensions of lot-frontage 50' depth 77.4' area 3,867 sq. ft.

Zoning District in which premises is located R10

How long have you owned above premises?

Are there buildings on the premises at present? YES

Total square footage of the footprint of existing buildings 1,209 SF

Total square footage of the footprint of proposed buildings 1,296 SF

Present use of premises TWO FAMILY RESIDENCE

Proposed use of premises TWO FAMILY RESIDENCE

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

Give extent of proposed alterations Proposing new exterior stairs, a small addition at the rear, and Bulkhead to basement. Extend existing
east side shed dormer to the South wall, which is 2'11" above
the 30' height limit.

Zoning Characteristics Matrix

T

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	3,867	10,000	3,867
Lot Coverage (%)	31.2%	20%	33.5%
Dwelling Units	2	2	2
Parking (# of spaces)	2	2	2
Front Setback	4'	10'	4'
Side Setbacks	8'-2" & 13'-5"	10'	8'-2" & 13'-5"
Rear Setback	25'-0"	20'	20'-0"
Height	32'-11"	30'	32'-11"

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?

Lot size is only 3,867 while being held to the standards
of a 10,000 SF lot size. Existing house setbacks are very close
to compliant.

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?

The owner is looking to move back into this house as his primary residence and would like to expand the third floor for a master suite and home office. The owner intends to restore the existing front porch and completely renovate the existing deteriorating structure.

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

No increase to any of the existing setbacks.

Only a 87 SF addition to the lot coverage.

No change to the existing height.

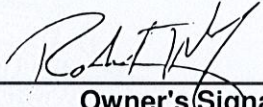
The Zoning Boards Role

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

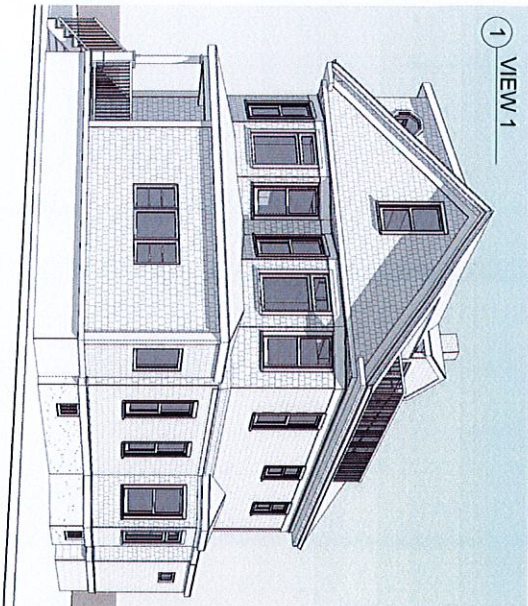
- d. That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.
- e. That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted 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".

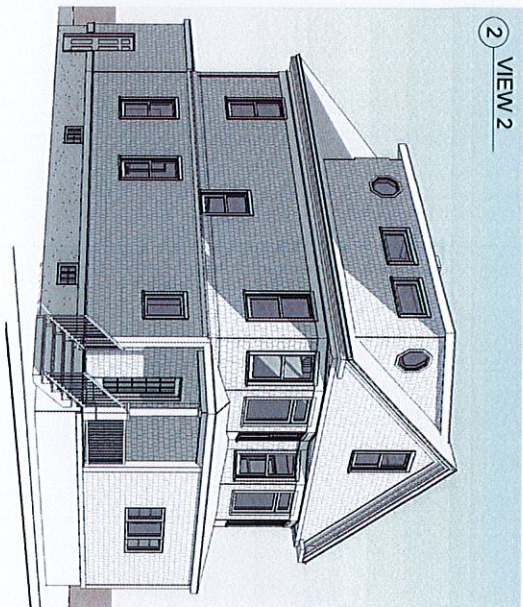
_____ Applicant's Signature	 _____ Owner's Signature
() _____ Telephone Number	(508) 889-3303 _____ Telephone Number
Email address <u>rob@rrwolf.com</u>	

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

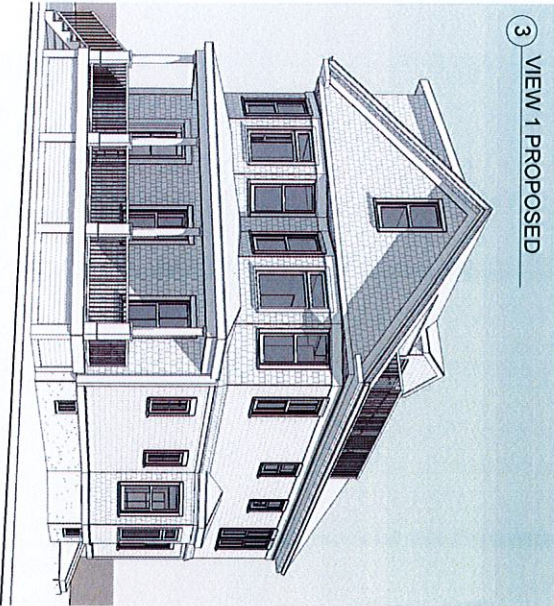
1 VIEW 1



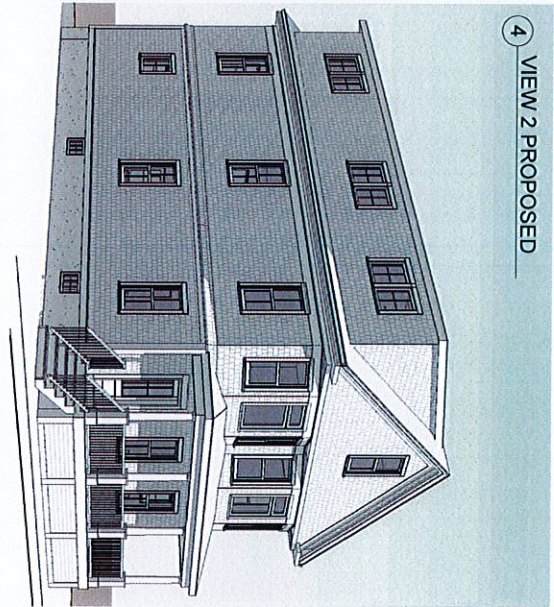
2 VIEW 2



3 VIEW 1 PROPOSED



4 VIEW 2 PROPOSED



RESIDENCE
31 BACHELLER STREET
NEWPORT, RI 02840

'ZONING SET'

SHEET LIST	
Sheet Number	Sheet Name
A0	COVER
A011	SITE PLAN
A211	FRONT ELEVATION (NORTH)
A221	REAR ELEVATION (SOUTH)
A231	SIDE ELEVATION (EAST)
A241	SIDE ELEVATION (WEST)
A311	AXON VIEW

HERK WORKS
ARCHITECTURE
401.662.7875
DAN@HERK-WORKS.COM

HERK WORKS
ARCHITECTURE
401.662.7875
DAN@HERK-WORKS.COM

WOLF RESIDENCE
31 BACHELLER STREET - NEWPORT, RI 02840

COVER

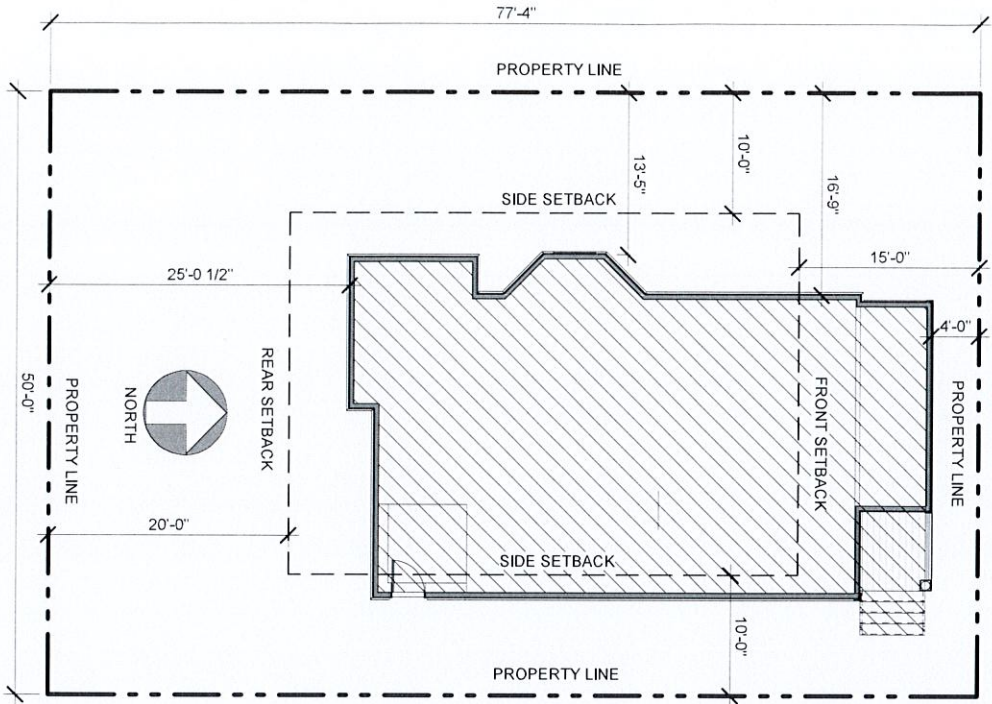
NOT FOR CONSTRUCTION, YET

4/3/2022 8:47:07 PM

A0

BACHELLER STREET

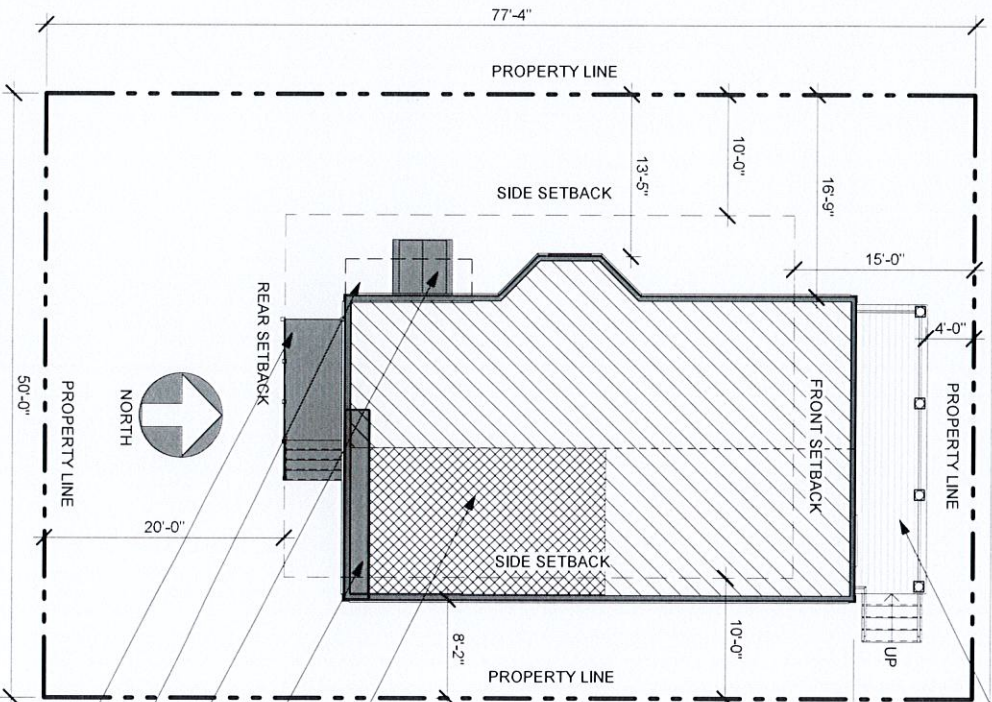
SIDEWALK



1 SITE PLAN
1" = 10'-0"

BACHELLER STREET

SIDEWALK



2 SITE PLAN PROPOSED
1" = 10'-0"

RESTORE EXISTING PORCH
(NO CHANGE TO FOOTPRINT
OR SETBACKS)

NEIGHBORS FRONT SETBACKS

PROPOSED SITE INFO:

MAP / LOT	35 / 62
ZONE:	R10
EXTG. HOUSE FP.	1,209 SF.
NEW ADDITION:	64 SF.
NEW BULKHEAD	23 SF.
TOTAL PROPOSED FP:	1,296 SF.
LOT SIZE:	3,867 SF
MAX COVERAGE:	20%
EXISTING COVERAGE:	31.2%
PROPOSED COVERAGE:	33.5%

CROSS-HATCH DENOTES NEW 3RD FLOOR
DORMER ABOVE. SIDE SETBACK VARIANCE
NEEDED FOR NEW DORMER.

NEW ADDITION: 33 SF
SIDE SETBACK VARIANCE
NEEDED FOR NEW ADDITION.

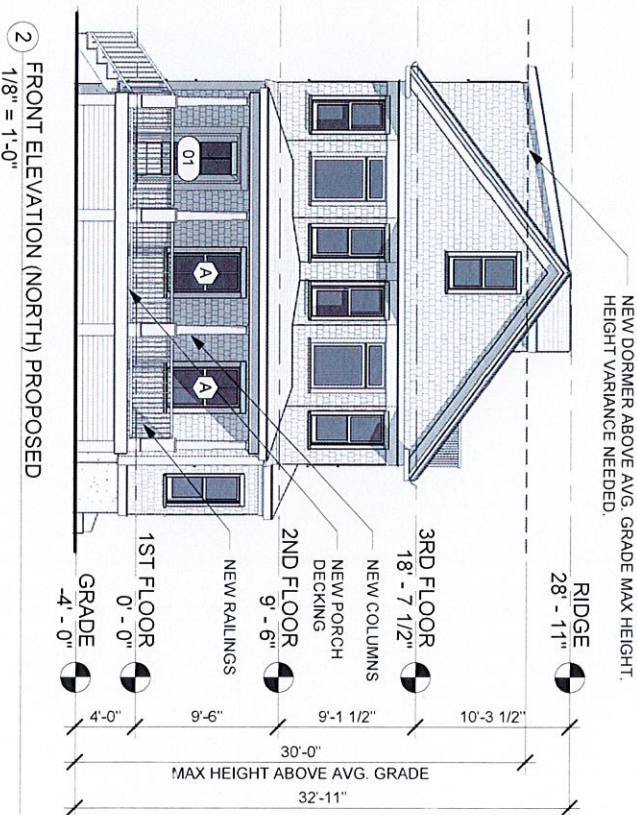
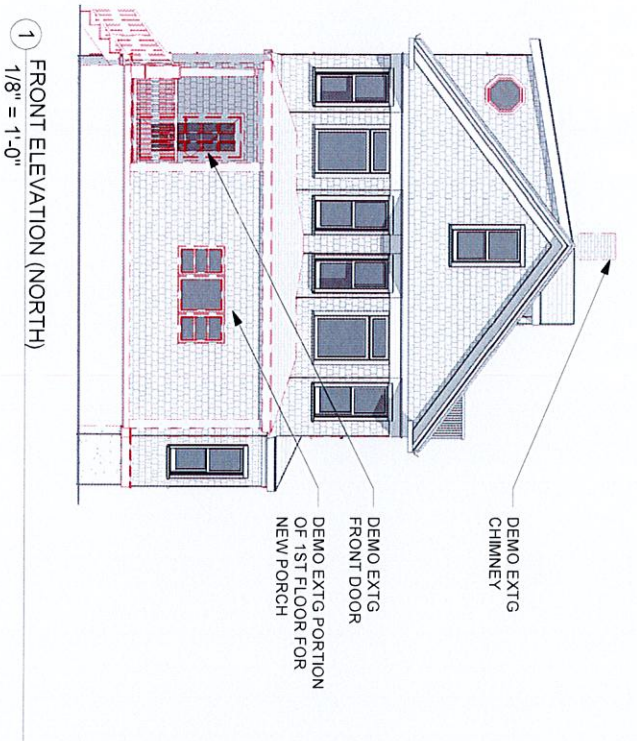
NEW BASEMENT
BULKHEAD = 23 SF

REMOVAL OF EXTG.
FOOTPRINT = 33 SF

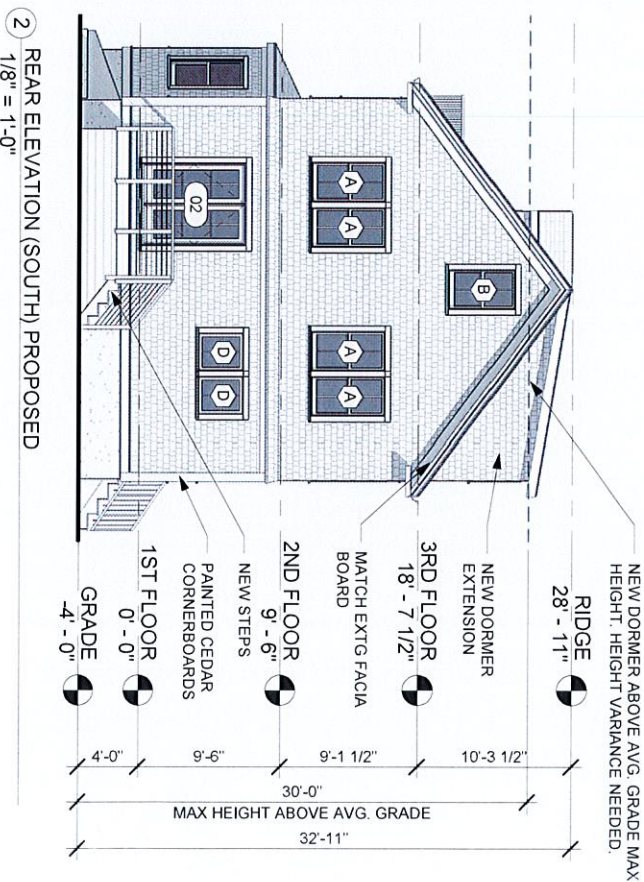
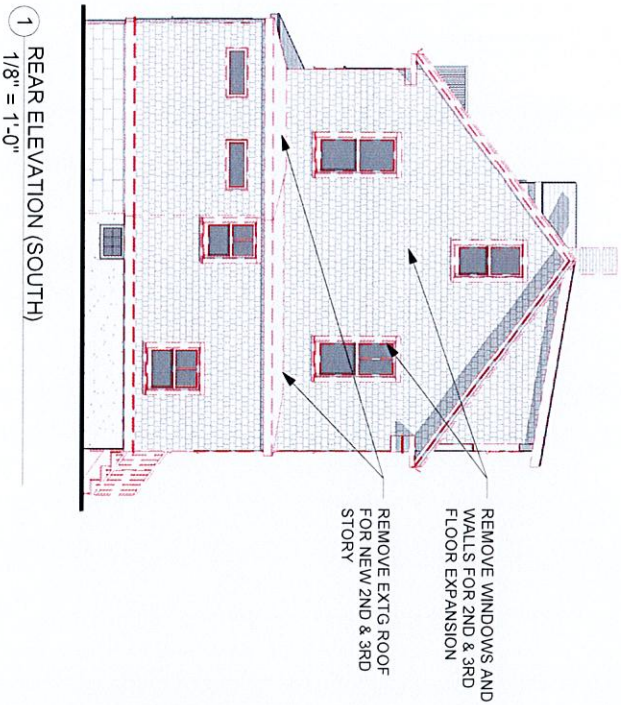
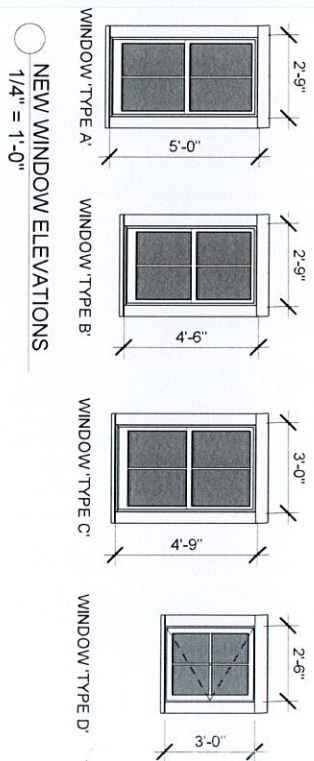
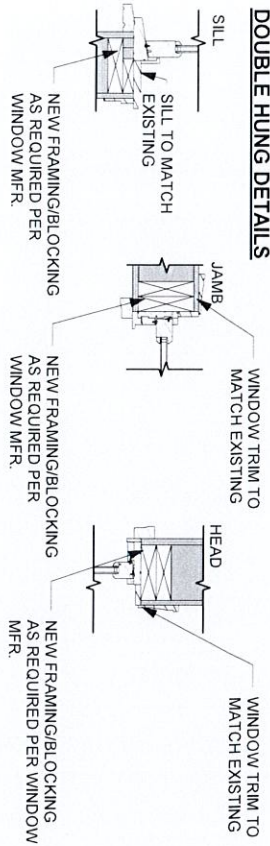
NEW STAIRS AND
LANDING = 64 SF

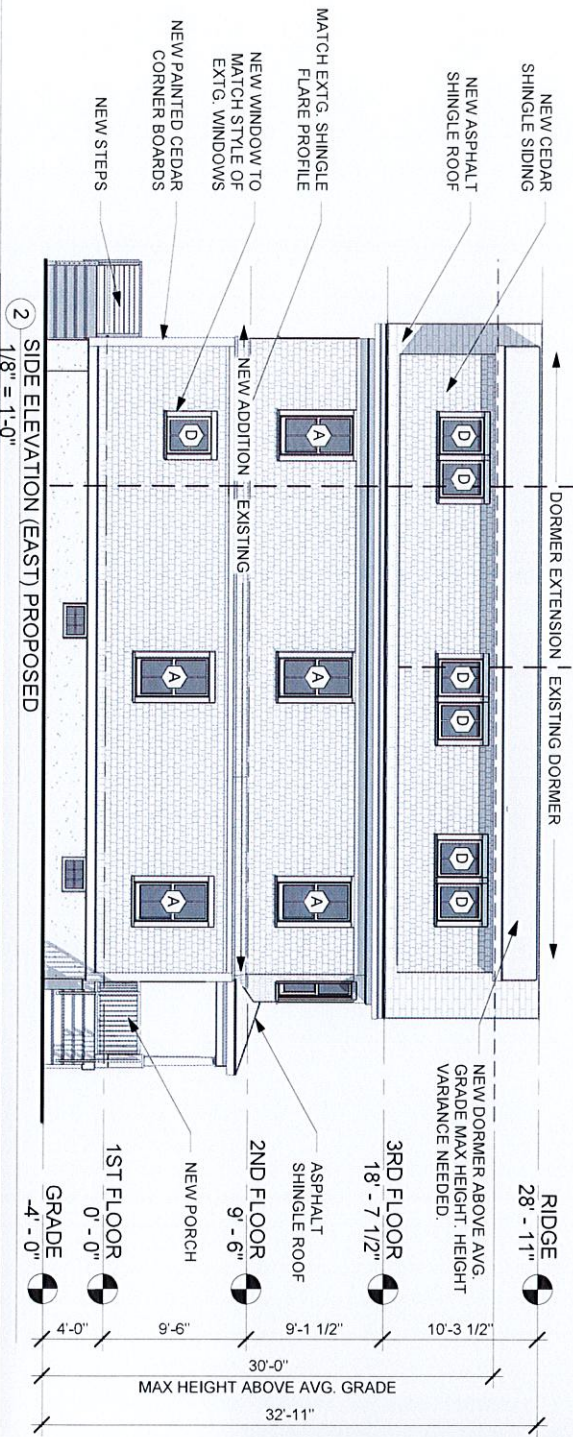
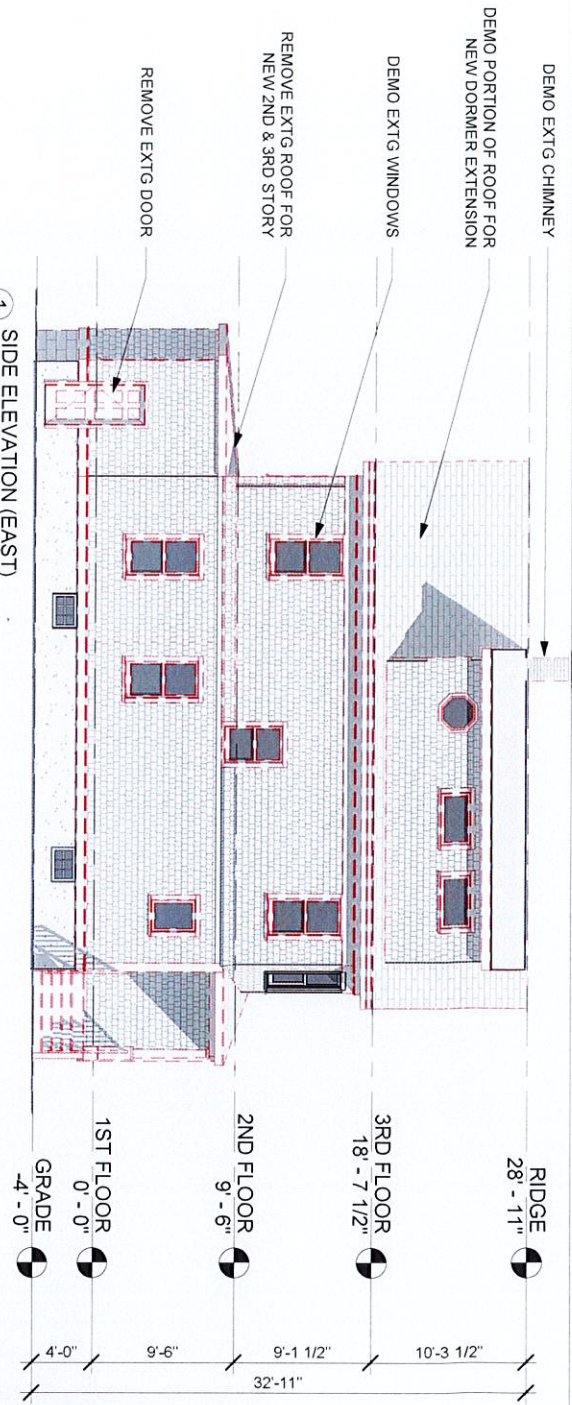
DOOR SCHEDULE				
Mark	Width	Height	Description	Comments
01	3' - 0"	6' - 8"	EXTERIOR SINGLE SWING 2/3 GLASS	
02	5' - 6"	7' - 0"	EXTERIOR FRENCH DOOR	
Grand total: 2				

WINDOW SCHEDULE						
Type Mark	Count	Width	Height	Sill Height	Description	Comments
A	16	2' - 9"	5' - 0"	2' - 0"	DOUBLEHUNG	NEW
B	1	2' - 9"	4' - 6"	2' - 0"	DOUBLEHUNG	NEW
D	11	2' - 6"	3' - 0"		CASEMENT	NEW
Grand total: 28						

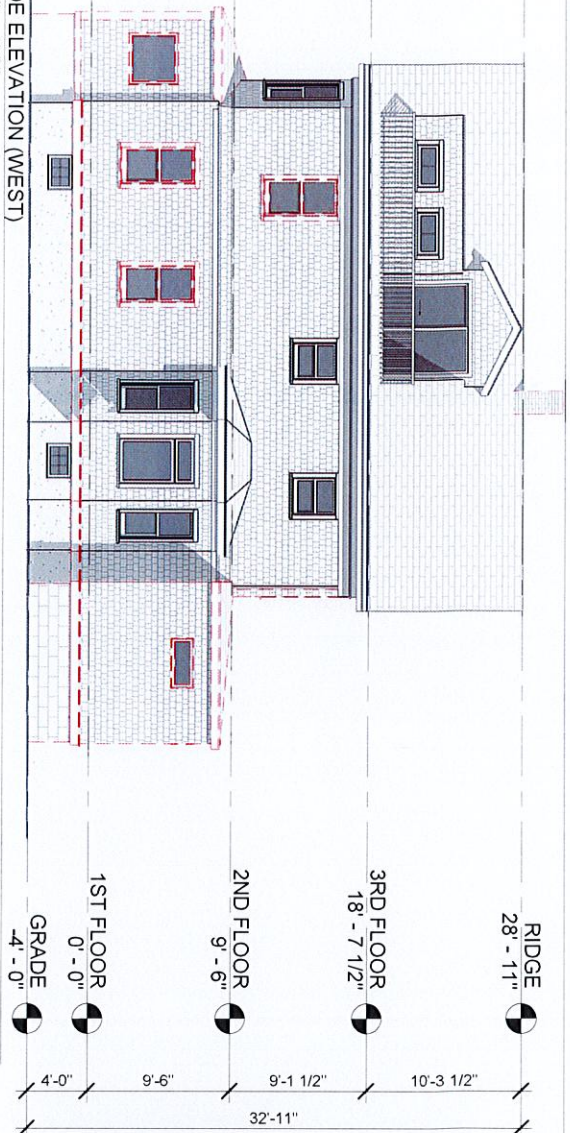


DOUBLE HUNG DETAILS

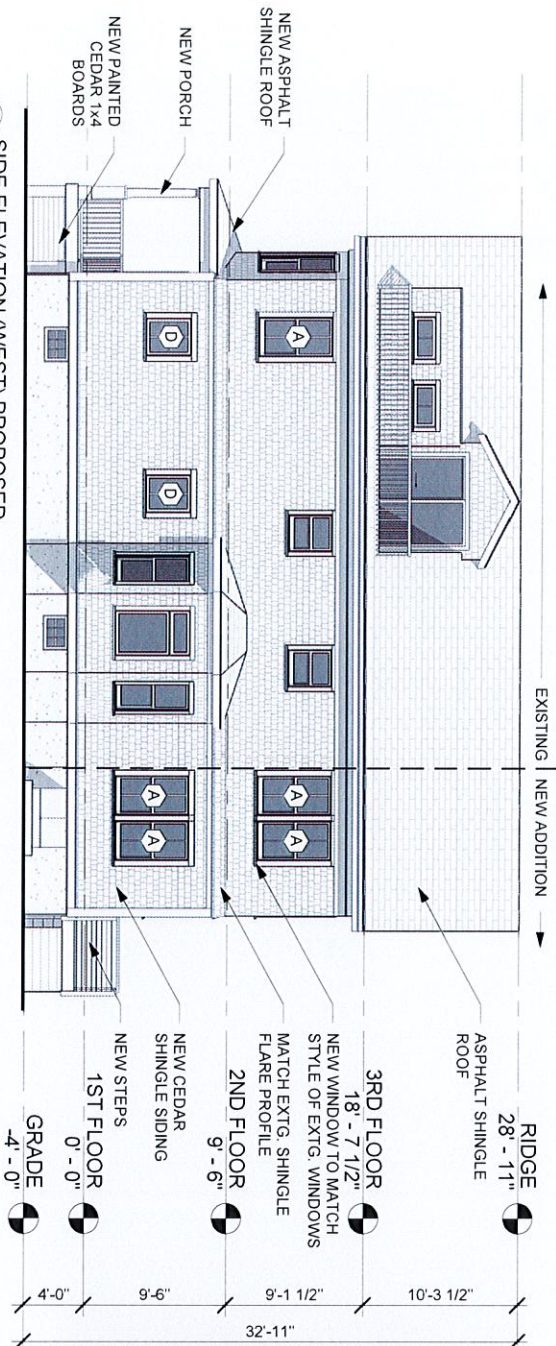


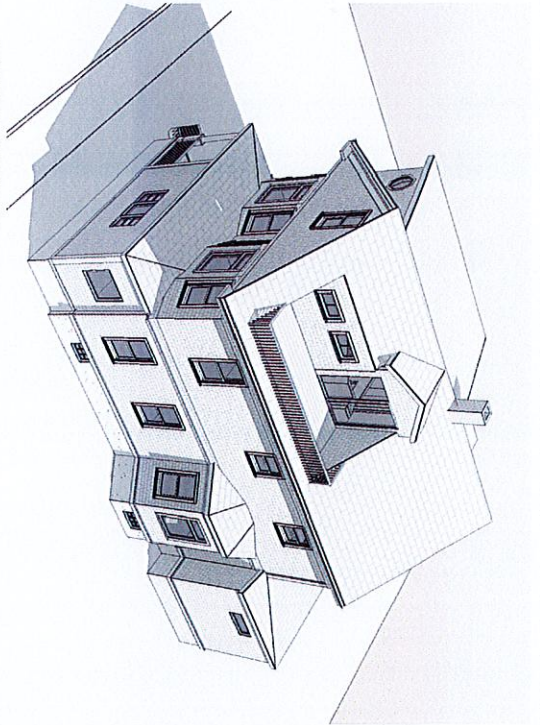


1 SIDE ELEVATION (WEST)
1/8" = 1'-0"

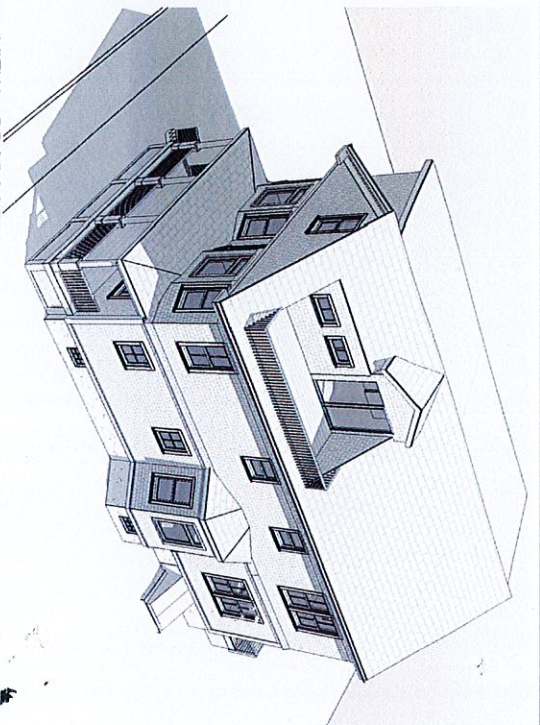


2 SIDE ELEVATION (WEST) PROPOSED
1/8" = 1'-0"

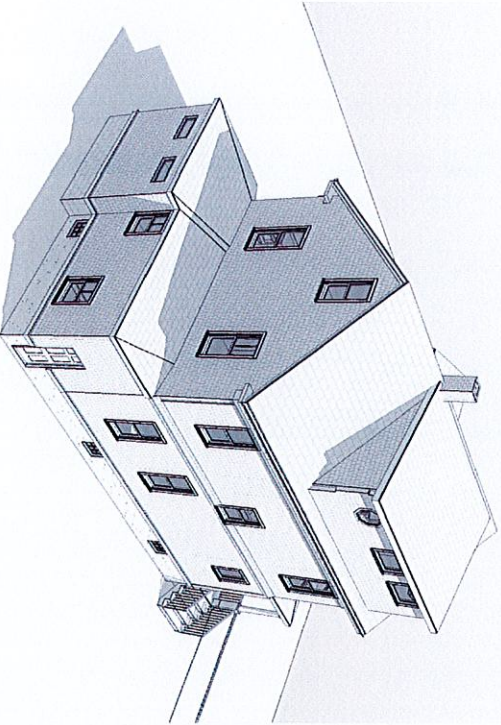




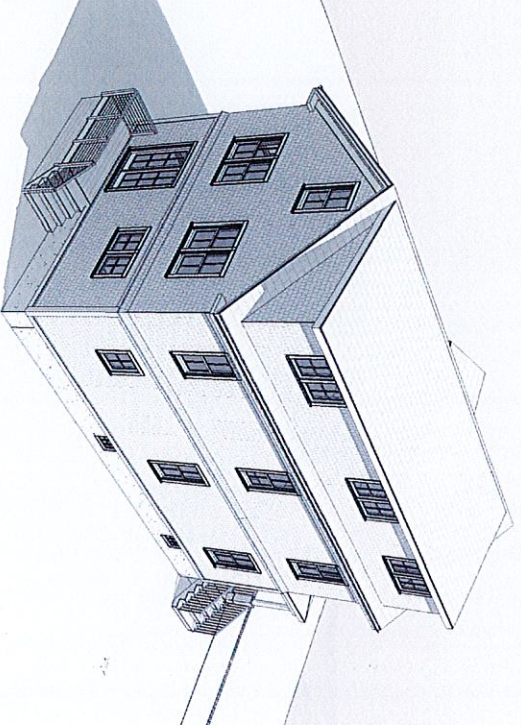
3 VIEW 4 EXISTING



4 VIEW 4 PROPOSED



1 VIEW 3 EXISTING



2 VIEW 3 PROPOSED