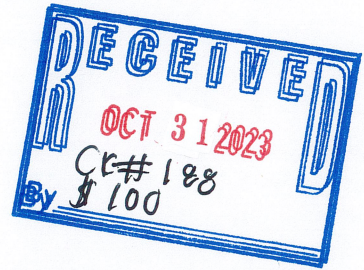


**COMBINED APPLICATION FOR A SPECIAL USE PERMIT & A REGULATORY (DIMENSIONAL) VARIANCE**

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



DATE: 10/06/2023 ZBR

Board members: 2023-Dec-006

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: 493-495 Broadway  
Tax Assessor's Plat 06 Lot 345

**Petitioner Information**

Applicant \_\_\_\_\_ Address \_\_\_\_\_  
Owner Clinton Cox Address 1428 Quail Drive 34231  
Lessee \_\_\_\_\_ Address Sarasota FL

**Property Characteristics**

Dimensions of lot-frontage 45' depth 108' area 4,880 sq. ft.  
Zoning District in which premises is located R10  
How long have you owned above premises? 8/8/2014  
Are there buildings on the premises at present? yes  
Total square footage of the footprint of existing buildings 1215  
Total square footage of the footprint of proposed buildings 96  
Present use of premises Housing curb one store front  
Commercial

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

Proposed use of premises Housing has one commercial storefront and 2 apartments. No changes

Give extent of proposed alterations add one 8' x 12' steel that is removable

**Zoning Characteristics Matrix**

|                       | Existing | Required/Allowed  | Proposed |
|-----------------------|----------|-------------------|----------|
| Lot Size (sq. ft.)    | 4880     | 10,000            | 4880     |
| Lot Coverage          | 1215     | 20%               | 1323     |
| Dwelling Units        | 2        | NA                | NA       |
| Parking (# of spaces) | 4        | NA                | NA       |
| Front Setback         | 8'       | <del>18'</del> NA | 20'      |
| Side Setbacks         | 3'       | 10'               | 2'       |
| Rear Setback          | 45'      | 10'               | 2'       |
| Height                | 40       | 30'               | 10'      |

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?

Shed is movable and located 12" from the Rear and Right side fence

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 permanent garages are on the property line when built. This removable shed is 12" - 2' from the line

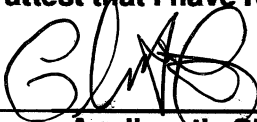
Explain why this is the minimum variance that will make possible the reasonable use of the land, building or structure.

There is not enough room according to the new building codes to install the shed close to the property line. I don't believe any adjoining neighbors would object to the location of this shed

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

401, 7424171

Telephone Number



Owner's Signature

( )

Telephone Number

Email address

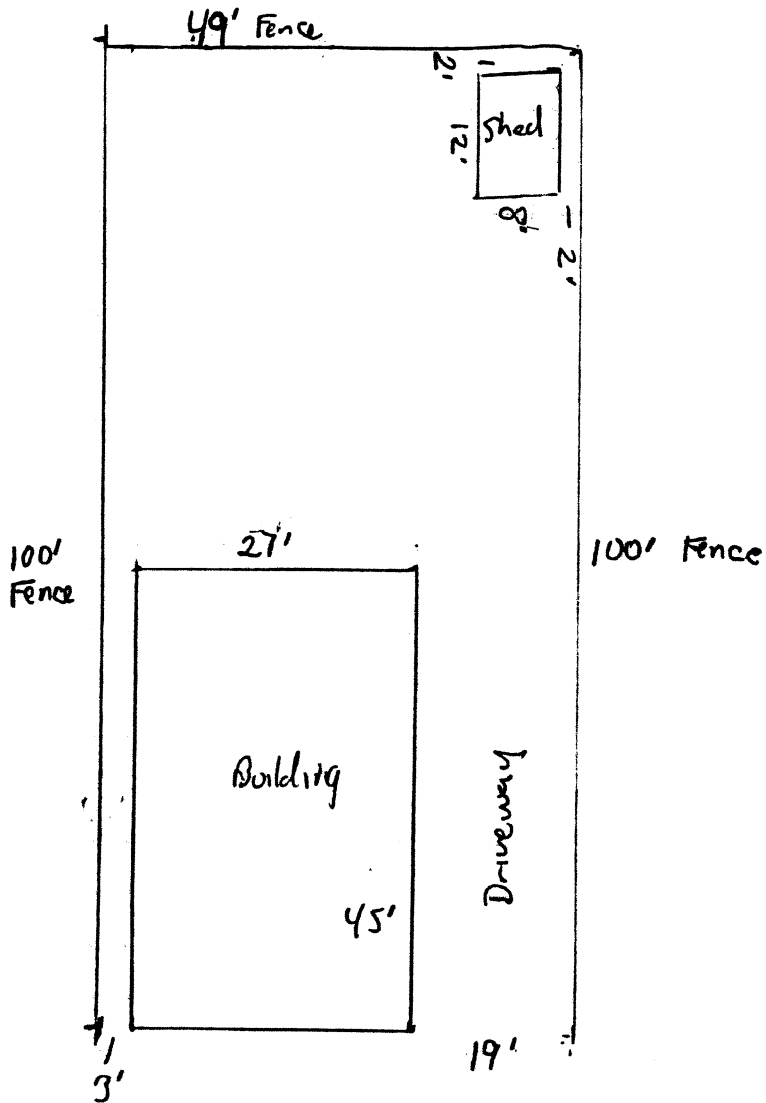
CLINTGCOX@gmail.com

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

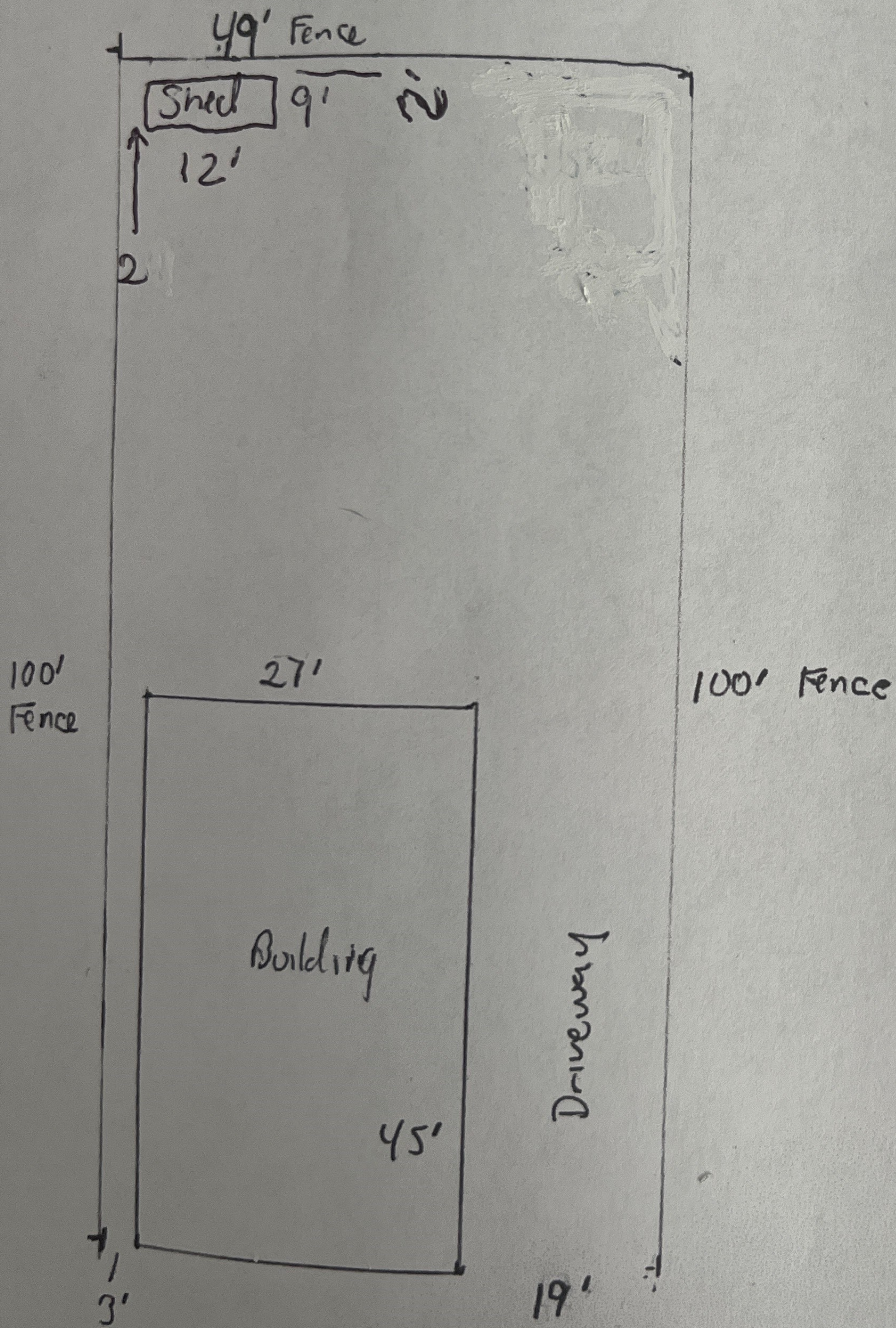
Clintgcox@gmail.com

493-495 Broadway

Prebuilt - Steel

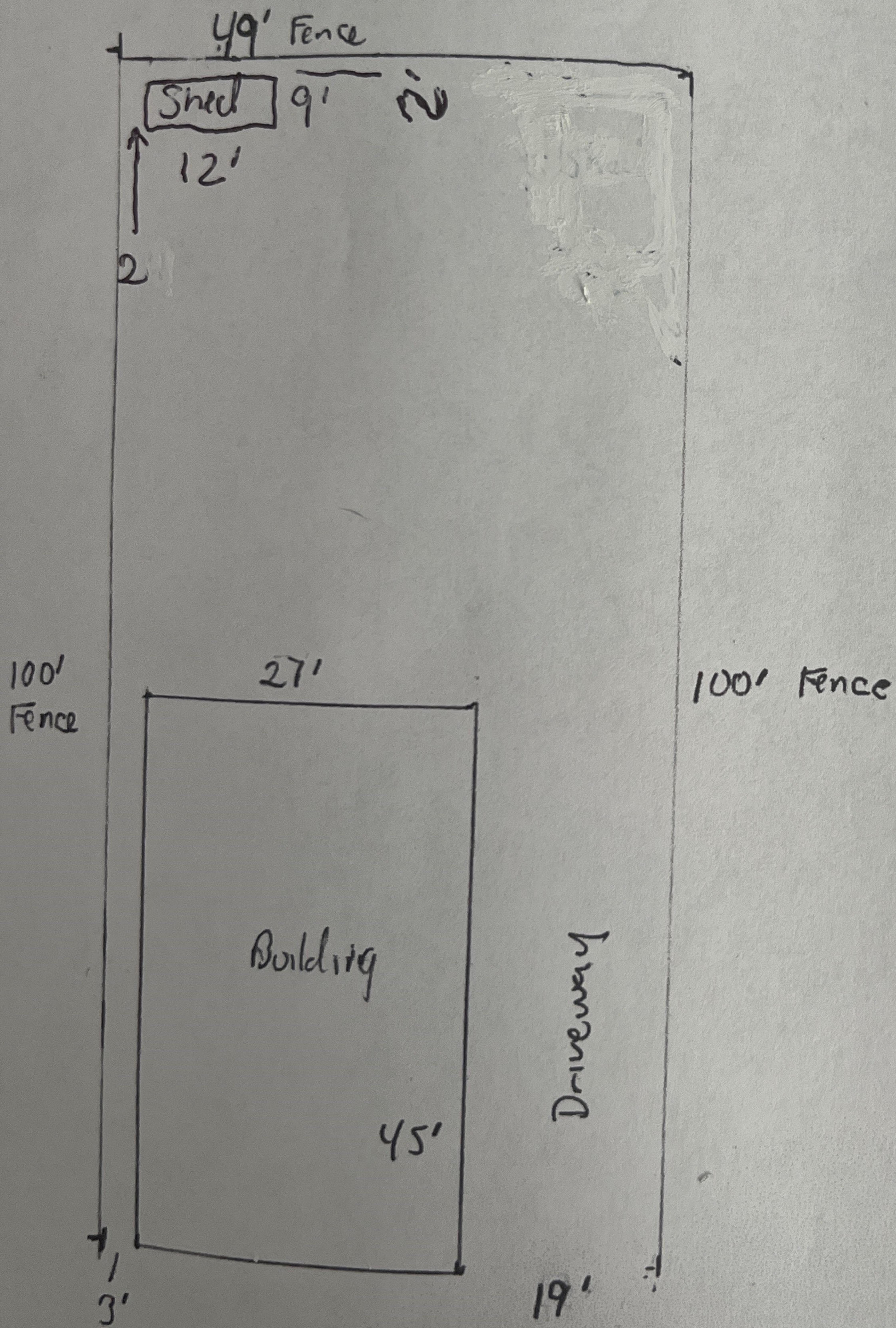


493-495 Broadway  
Prebuilt - Shed

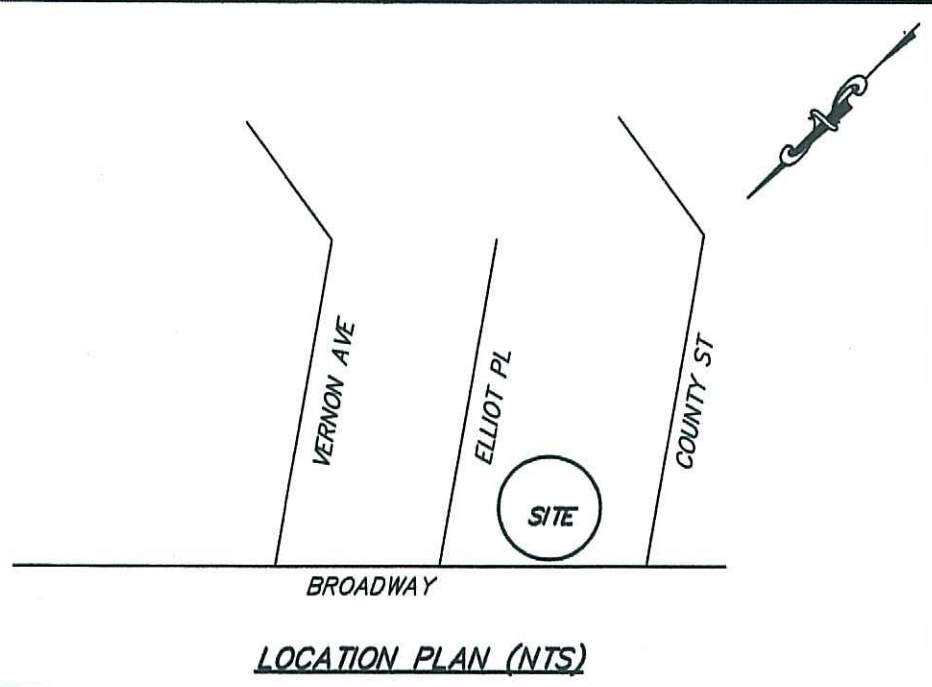


Broadway

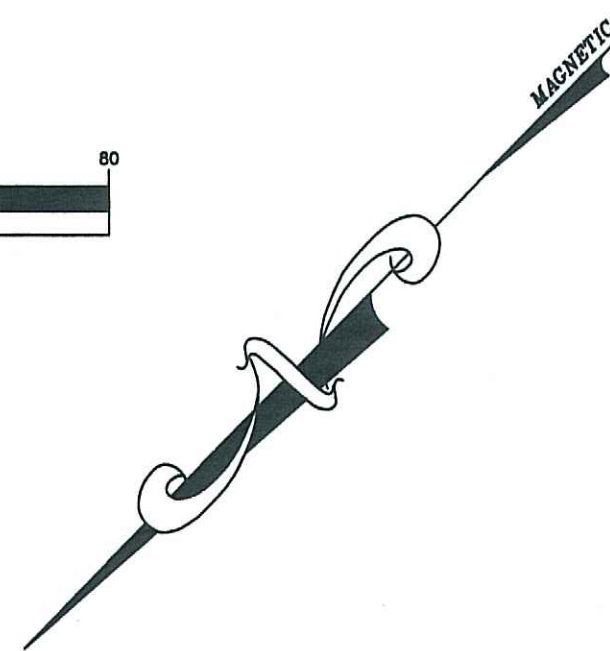
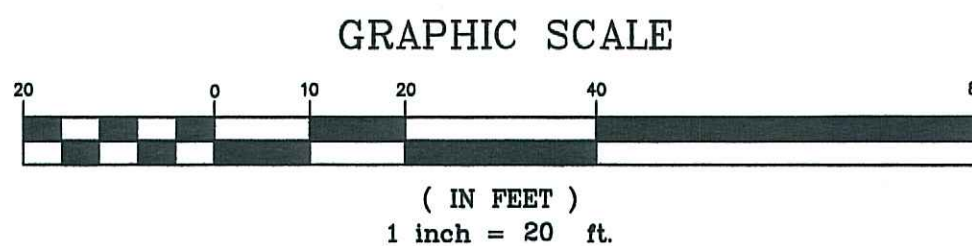
493-495 Broadway  
Prebuilt - Shed



Broadway



ZONING: R-10 (10,000 S.F.)

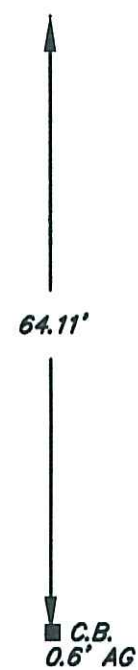
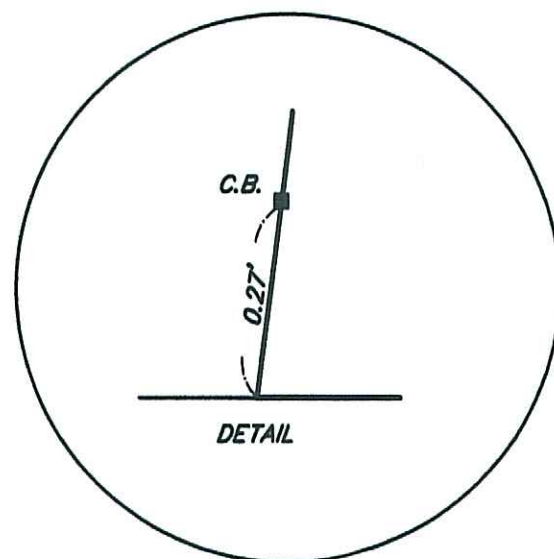
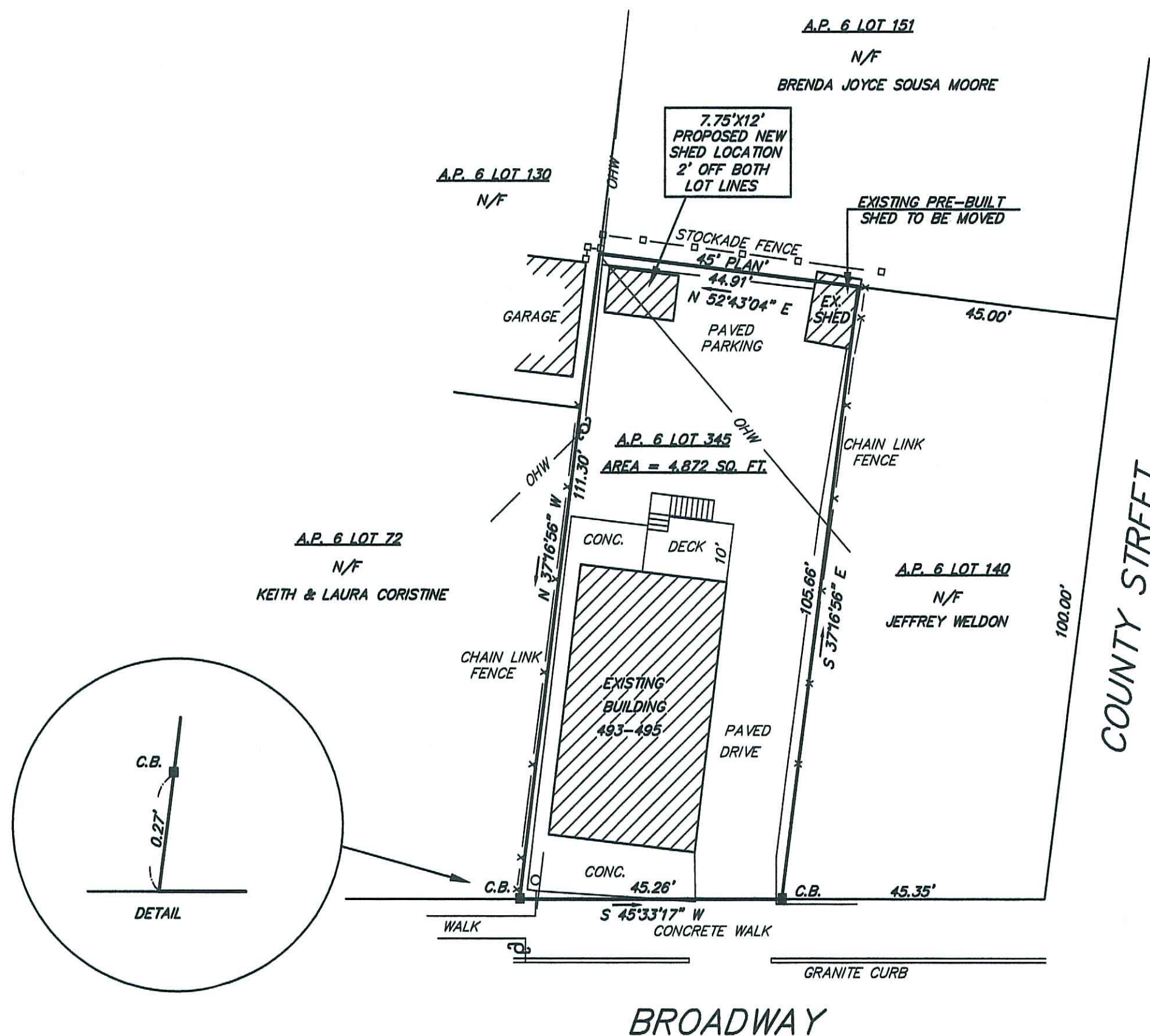


**PLAN REFERENCES:**

PLAT OF STANTON TERRAC SCALE 1" = 30'  
 WM.H. LAWTON CITY ENGINEER NEWPORT, R.I.  
 NOV. 19, 1909 DEED BOOK 92 PAGE 393

**LEGEND**

- A.P. ASSESSORS PLAT
- N/F NOW OR FORMERLY
- C.B. CONCRETE BOUND FOUND
- I.R. IRON ROD
- I.P. IRON PIPE
- FND FOUND
- ⊕ UTILITY POLE
- 22/15 DEED BOOK AND PAGE
- OHW- OVER-HANGING WIRES

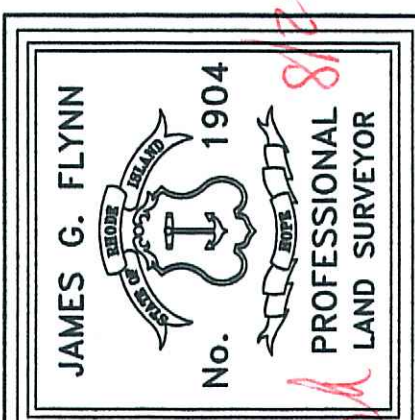


SURVEY STREET INDEX  
 THIS PLAN SHALL BE FILED UNDER  
 BROADWAY STREET

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00 1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:  
 COMPREHENSIVE BOUNDARY SURVEY CLASS 1  
 TOPOGRAPHIC SURVEY ACCURACY N/A  
 VERTICAL ACCURACY STANDARD N/A  
 STATEMENT OF PURPOSE:  
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 PROPOSED SHED LOCATION  
 BY: *James G. Flynn*  
 JAMES G. FLYNN P.L.S. NO. 1904 CDA# A 288

**SURVEY PLAN SHOWING**  
**PROPOSED SHED LOCATION**  
**ASSESSOR'S PLAT 6 LOT 345**  
**493-495 BROADWAY**  
**NEWPORT, RHODE ISLAND**

JOB NO. 1845  
 DRAWING NO. 1845



**FLYNN SURVEYS INC.**

22 STANTON AVENUE  
 NARRAGANSETT, R.I. 02882  
 401-783-6290

LAND SURVEYING / MAPPING / SITE PLANNING



DATE: AUGUST 23, 2024

SCALE: 1" = 20'

PREPARED FOR:  
 CLINTON COX  
 1428 QUAIL DRIVE  
 SARASOTA, FLORIDA 34231