

Portsmouth Zoning Board of Review
2200 East Main Road
Portsmouth, RI 02871

PETITION

Hearing Date: June 18, 2020

Continuance Date: _____

Applicant: RODNEY & KELLY GUDZ
Address: 32 ANCHOR DR
PORTSMOUTH, RI 02871

Owner: RODNEY & KELLY GUDZ
Address: 32 ANCHOR DR
PORTSMOUTH, RI 02871

Subject Premises:
Address: 32 ANCHOR DR
PORTSMOUTH, RI 02871

Tax Assessor's Map 23 Lot: 67
Zoning District: R20

Present Use of Premises: SINGLE FAMILY HOME

Proposed Use of premises: SINGLE FAMILY HOME WITH
ADDITION OF INGROUND POOL

Zoning Ordinance Section: _____ Special Use Permit: _____
Dimensional Variance: ARTICLE II SECT. B rear yard

Relief Requested: Dimensional Variance Special Use Use Variance

Lot Size: 20,010 sq.ft. Lot Coverage 1834²⁴⁷⁴ sq. ft. Lot Coverage X12%
Lot Coverage Variance Requested: _____ %

Grounds for Variance: HOUSE IS SET BACK NEAR REAR
PROPERTY LINE, AND DOES NOT ALLOW FOR
30 FOOT SET-BACK AS -REQUIRED FOR A
POOL. PROPOSED LOCATION IS BOUNDED
BY DRIVEWAY AND HOUSE

Grounds for Special Use Permit: _____

N/A

Applicant: Rodney & Kelly Gudz
Print Name RODNEY & KELLY GUDZ
Telephone: 401-293-0782
E-mail: rpudze@hotmail.com
Kelligudz@gmail.com

Owner: Rodney & Kelly Gudz
Print Name RODNEY & KELLY GUDZ
Telephone: 401-293-0782
E-mail: rpudze@hotmail.com
Kelligudz@gmail.com

Portsmouth Zoning Board of Review
Dimensional Variance

Zoning District: R-20

Required Setbacks:

	R-10	R-20	R-30	R-40	R-60
Front Yard	20 ft	30 ft	30 ft	30 ft	50 ft
Rear Yard	20 ft	30 ft	30 ft	30 ft	50 ft
Side Yard	10 ft	15 ft	20 ft	20 ft	50 ft

REAR Yard Setback Location: ^{32 ANCHOR} PORTSMOUTH DR Setback Required: 30 Ft.
Proposed Distance to the Property Line: 10 Ft. Variance Requested: 20 Ft.
Proposed Use: IN GROUND POOL

_____ Yard Setback Location: _____ Setback Required: _____ Ft.
Proposed Distance to the Property Line: N/A Ft. Variance Requested: _____ Ft.
Proposed Use: _____

_____ Yard Setback Location: _____ Setback Required: _____ Ft.
Proposed Distance to the Property Line: N/A Ft. Variance Requested: _____ Ft.
Proposed Use: _____

_____ Yard Setback Location: N/A Setback Required: _____ Ft.
Proposed Distance to the Property Line: N/A Ft. Variance Requested: _____ Ft.
Proposed Use: _____

Portsmouth Zoning Board of Review
Lot Coverage

Existing:

	*Dimensions	Sq. Ft.		Dimensions	Sq. Ft.
House	<u>28' x 38'</u>	<u>1,064</u>	Deck	<u>10' x 12'</u>	<u>120</u>
	—	—		—	—
Garage	<u>24' x 24'</u>	<u>576</u>	Bulkhead	—	—
	—	—	Stairs	<u>4' x 8'</u>	<u>32</u>
Porch	<u>7' x 6'</u>	<u>42</u>		—	—
Subtotal	—	<u>1,682</u>	Shed	—	—
			Subtotal	—	<u>152</u>
			Total Sq. Ft.		<u>1,834</u>
Lot Size	<u>20,010 ft²</u>		Existing Lot Coverage (Sq. Ft./Lot Size)		<u>9</u> %

Proposed Additions:

	*Dimensions	Sq. Ft.		Dimensions	Sq. Ft.
House	—	—	Deck	—	—
	—	—		—	—
Garage	—	—	Shed	—	—
	—	—	Pool	<u>16' x 40'</u>	<u>640</u>
Subtotal	—	—	Subtotal	—	<u>640</u>
Structures to be Removed are Subtracted:	—	—		—	—

Total Additional Sq. Ft. 640

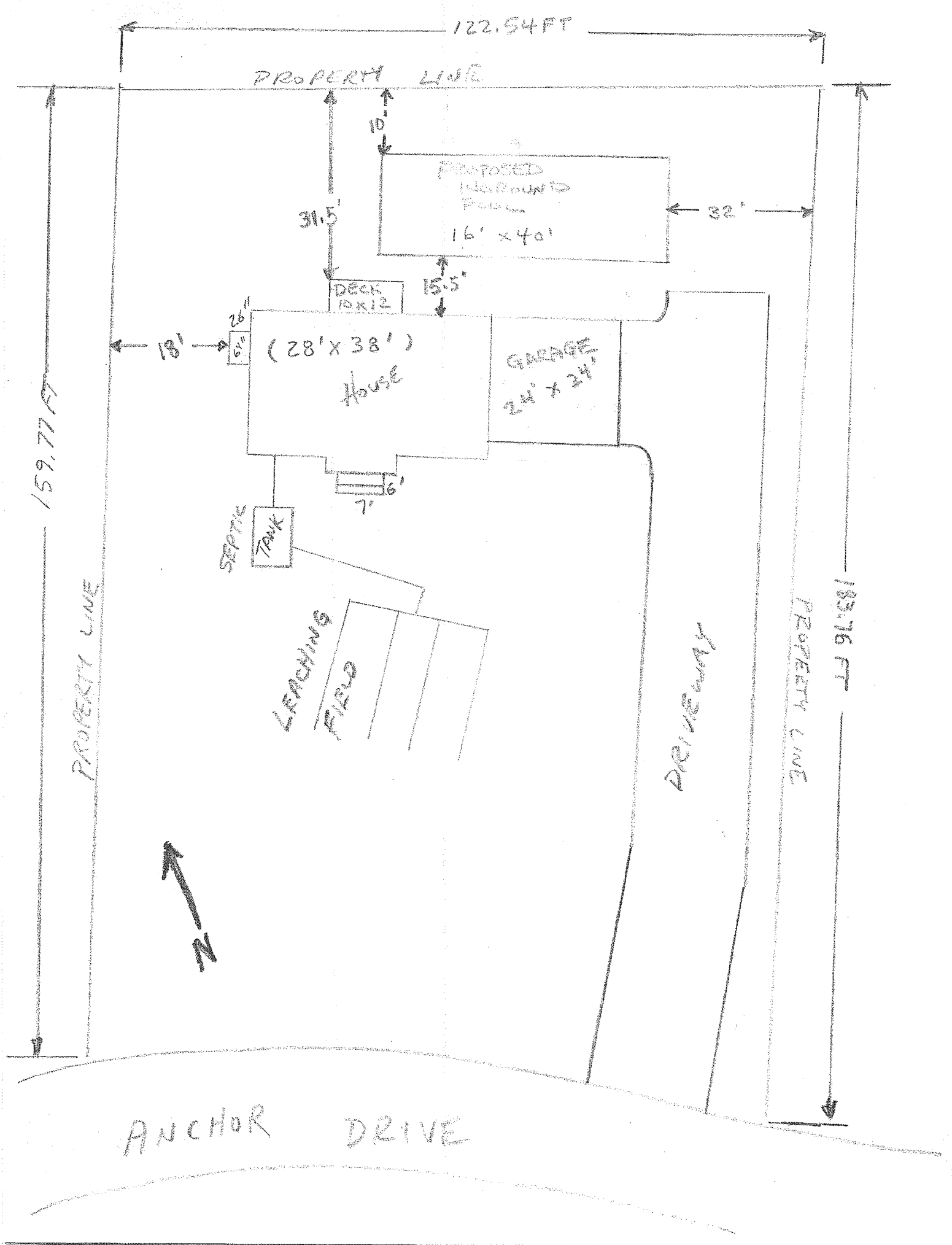
Proposed Additional Lot Coverage (Sq. Ft./Lot Size) 3 %

Total Sq. Ft. Proposed (Existing Sq. Ft. + Proposed) 2,474

Proposed Lot Coverage (Proposed Sq. Ft./Lot Size) 12 %

Variance Requested 3 %

* Includes all Overhangs



122.54 FT

PROPERTY LINE

10'

31.5'

32'

PROPOSED
IN-GROUND
POOL
16' x 40'

DECK
10' x 12'

15.5'

18'

26'

(28' x 38')

HOUSE

GARAGE
24' x 24'

7'

SEPTIC
TANK

LEACHING
FIELD

DRIVEWAY

183.76 FT

PROPERTY LINE

159.77 FT

PROPERTY LINE

ANCHOR DRIVE

Names and Addresses of Abutters within 200 Feet of 32 Anchor Drive (23-67)

(Information obtained from Vision Appraisal Website)

NOTE: Property and Mailing addresses were confirmed to be the same per Vision Database site

- 23-67 - 32 Anchor Drive, Rodney and Kelli Gudz
- 23-68B – 24 Anchor Drive – Derek and Anne Waisanen
- 23-68A – 88 Dawn Marie Drive – Harry and Chelsea Creekmuir
- 23-66 – 44 Anchor Drive, Kendall and Lori Brostuen
- 23-65 – 60 Anchor Drive, Scott and Lynne Towers
- 23-82 – 49 Anchor Drive, Eric Burgos and Maria Faria Rodriguez
- 23-83 – 41 Anchor Drive, George and Denise Beavers
- 23-84 – 23 Anchor Drive, Stephen Koehler and Jennifer O'Connor
- 23-87 – 7 Anchor Drive, Michael Jr. and Diane Brown
- 23-90 – 42 Sloop Drive, Jeffrey and Kelly Goss
- 23-79 – 60 Sloop Drive, Todd and Sandy Fisher
- 18-103 – 57 Botelho Drive, Joshua and Jessica Mathis
- 18-115 – 63 Botelho Drive, Daniel and Kiyomi Donnelly
- 18-116 – 73 Botelho Drive, Briano Carolina and Santana Roberto
- 18-117 – 83 Botelho Drive, Bryan and Anita Brouse
- 18-131 – 97 Botelho Drive, Adam and Valerie St. Peter
- 18-130 – 105 Botelho Drive, James and Ann Motta



Town of Portsmouth

ZONING BOARD OF REVIEW

2200 East Main Road / Portsmouth, Rhode Island 02871

(401) 683-3611

June 4, 2020

RE: Abutter Notification

Dear Portsmouth Property Owner:

This letter is to notify you as a property owner located within 200 feet of a proposed development under review by the Zoning Board of Review, of an upcoming public hearing. The proposed development is described as follows:

(R-20) Rodney & Kelli Gudz (owners) seek a dimensional variance for rear yard setback (Art. IV, Sec. B) to construct an in ground swimming pool located at 32 Anchor Drive. (23-67).

The Town of Portsmouth's Zoning Board Meeting will be live streamed on the web and by phone dial-in using the Zoom remote meeting service on **Thursday – June 18, 2020 - 7:00 PM**. Please note that any referenced documentation that is displayed during the meeting will be visible through the web or mobile device but will not be visible using the phone dial-in option.

To access the meeting by phone dial-in, please dial: **1-888-788-0099**

Once prompted for the meeting ID, please dial: **810-7212-4202 #**

Once prompted for a participant ID:

If you are an invited participant, **dial your participant ID followed by #**

If you are a member of the public, **just dial #**

You will now be in the meeting.

While in the audio conference, **to raise your hand to ask a question, dial *9** and the host will be notified of your interest to ask a question. **To mute/unmute yourself, dial *6**

To access the meeting through the web using a computer or mobile device, go to the following web link in any browser (i.e. Google Chrome, Internet Explorer, Apple Safari, Mozilla Firefox, etc.) to run the Zoom app and view the meeting: <https://livestream.portsmouthri.com/zoning>.

Using your laptop or mobile device, you can raise your hand to ask a question, or pose the question in the moderated Question and Answering chat window. The host will then be able to respond to your raised hand or Q&A question.

To find further information on upcoming Zoning Board meetings, please visit the following website: <https://www.portsmouthri.com/232/Zoning-Board-of-Review>

Copies of all application supporting documents can be publically downloaded on at www.portsmouthri.com or by contacting the Town Planning office at 401-643-0333.

Sincerely,

Michael Asciola

Michael Asciola
Assistant Town Planner

For
James Nott, Chairman
Zoning Board of Review

Parcel ID: 23-67
GUDZ RODNEY P & KELLI A
32 ANCHOR DR
PORTSMOUTH RI 02871

Parcel ID: 23-66
BROSTUEN KENDALL W & LORI J
44 ANCHOR DR
PORTSMOUTH RI 02871

Parcel ID: 23-83
BEAVERS GEORGE D & DENISE E
41 ANCHOR DR
PORTSMOUTH RI 02871

Parcel ID: 23-90
GOSS JEFFREY B & KELLY J
42 SLOOP DR
PORTSMOUTH RI 02871

Parcel ID: 18-115
DANIEL & KIYOMI DONNELLY
63 BOTELHO DR
PORTSMOUTH RI 02871

Parcel ID: 18-131
ST PETER ADAM C & VALERIE P
97 BOTELHO DR
PORTSMOUTH RI 02871

Parcel ID: 23-68B
DEREK & ANNE WAISANEN
24 ANCHOR DR
PORTSMOUTH RI 02871

Parcel ID: 23-65
TOWERS SCOTT P & LYNNE A
60 ANCHOR DR
PORTSMOUTH RI 02871

Parcel ID: 23-84
KOEHLER STEPHEN & OCONNOR
JENNIFER S
23 ANCHOR DR
PORTSMOUTH RI 02871-2920

Parcel ID: 23-79
TODD & SANDY FISHER
60 SLOOP DR
PORTSMOUTH RI 02871

Parcel ID: 18-116
BRIANO CAROLINA & SANTANA
ROBERTO
73 BOTELHO DR
PORTSMOUTH RI 02871

Parcel ID: 18-130
MOTTA JAMES S & ANN M
105 BOTELHO DR
PORTSMOUTH RI 02871

Parcel ID: 23-68A
HARRY & CHELSEA CREEKMUIR
88 DAWN MARIE DR
PORTSMOUTH RI 02871

Parcel ID: 23-82
BURGOS ERIC & MARIA FARIA
RODRIGUEZ
49 ANCHOR DR
PORTSMOUTH RI 02871

Parcel ID: 23-87
BROWN MICHAEL J JR & DIANE M
7 ANCHOR DR
PORTSMOUTH RI 02871

Parcel ID: 18-103
JOSHUA & JESSICA MATHIS
57 BOTELHO DR
PORTSMOUTH RI 02871-1950

Parcel ID: 18-117
BROUSE BRYAN K & ANITA E
83 BOTELHO DR
PORTSMOUTH RI 02871

32 ANCHOR DR (23-67)

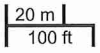


Google Imagery ©2020, MassGIS, Commonwealth of Massachusetts EOEA, Maxar Technologies, RIGIS, USDA Forest Service. Report a map error



Town of Portsmouth, Rhode Island

Selected Parcel: 32 ANCHOR DR ID: 23-67
 Printed 6/4/2020 from <http://www.mainstreetmaps.com/ri/portsmouth/public.asp>



This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Portsmouth, Rhode Island and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

32 ANCHOR DR

Location 32 ANCHOR DR

Mblu 23/ 67/ / /

Acct#

Owner GUDZ RODNEY P & KELLI A

Assessment \$463,900

Appraisal \$463,900

PID 145572

Building Count 1

Current Value

Appraisal

Valuation Year	Improvements	Land	Total
2019	\$317,700	\$146,200	\$463,900

Assessment

Valuation Year	Improvements	Land	Total
2019	\$317,700	\$146,200	\$463,900

Owner of Record

Owner GUDZ RODNEY P & KELLI A
Co-Owner
Address 32 ANCHOR DR
 PORTSMOUTH, RI 02871

Sale Price \$534,000
Certificate
Book & Page 1202-333/0
Sale Date 06/07/2006
Instrument 00

Ownership History

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GUDZ RODNEY P & KELLI A	\$534,000		1202-333/0	00	06/07/2006
LONG BUILT HOMES INC	\$201,500		1196-174/0	00	05/11/2006
B F LANDING LLC	\$4,400,000		1096-86/0	00	02/28/2005
BFL DEVELOPERS LLC	\$0		979-299/0		11/04/2003
FOR TITLE SEE MAP 23 LOT 23	\$0		/0		

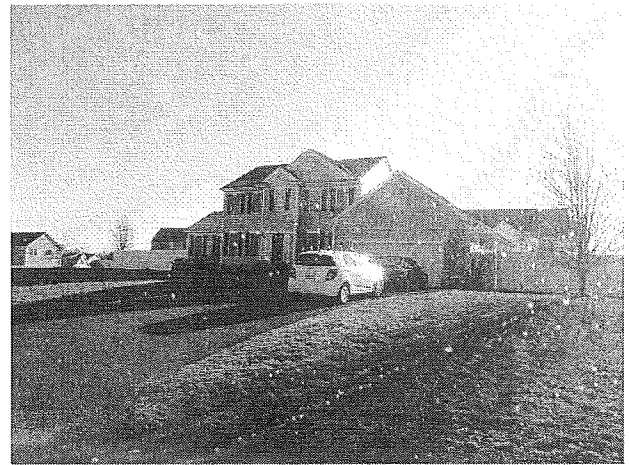
Building Information

Building 1 : Section 1

Year Built: 2006

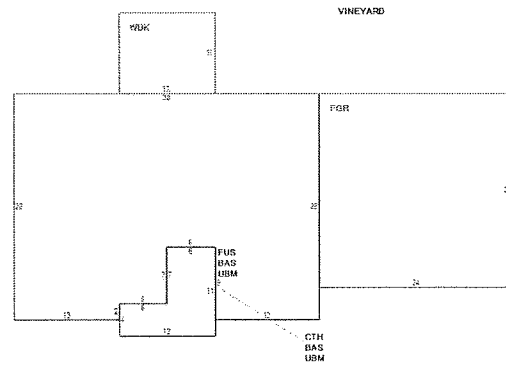
Building Photo

Living Area: 2,086
Replacement Cost: \$352,969
Building Percent Good: 90
Replacement Cost
Less Depreciation: \$317,700



(http://images.vgsi.com/photos/PortsmouthRIPhotos/A0015\PC200348_15f)

Building Layout



(ParcelSketch.aspx?pid=145572&bid=103141)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,088	1,088
FUS	Upper Story, Finished	998	998
CTH	Cathedral Ceilings	90	0
FGR	Garage, frame	576	0
UBM	Basement, Unfinished	1,088	0
WDK	Deck, Wood	120	0
		3,960	2,086

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	good
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	0
Total Rooms:	8
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	
Cndtn	
Usrflid 103	
X KITCHEN	
FPL	
FPO	
FPG	1
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	

Usrflid 100	
Usrflid 300	
Usrflid 301	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
 Description Single Fam MDL-01
 Zone R20
 Neighborhood 0080
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.46
 Frontage
 Depth
 Assessed Value \$146,200
 Appraised Value \$146,200

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$338,400	\$120,500	\$458,900
2018	\$338,400	\$120,500	\$458,900
2017	\$338,400	\$120,500	\$458,900

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$338,400	\$120,500	\$458,900
2018	\$338,400	\$120,500	\$458,900
2017	\$338,400	\$120,500	\$458,900