



Newport Zoning Application

ZBR 2024 - AUG - 008

(This box for staff use only)

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JUL - 9 2024
CK# 7691
\$ 300

Date: July 8, 2024

Board members:

The undersigned hereby petitions the Zoning Board of Review for a special use permit or 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: 102-108 Girard Avenue

Tax Assessor's Plat: 03 Lot: 011 Zoning District: R10

- Special Use Permit (Non-Conforming Alteration)
- Regulatory (Dimensional) Variance
- Special Use Permit (New Use)
- Use Variance
- Modification

Property Owner: NRI 104-108 Girard Partnership

Mailing Address: P.O. Box 3129, Newport, RI 02840

Email Address: _____

Phone Number: _____

How long have you been the owner of the above premise? 5 years

Legally Authorized Representative *if applicable: Jeremiah C. Lynch, III

Mailing Address: 97 John Clarke Road, Middletown, RI 02842

Email Address: jlynch@mvlaw.com Phone Number: (401) 846-0120

Lessee: N/A

Mailing Address: _____

Email Address: _____ Phone Number: _____



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Property Characteristics

Dimensions of lot-frontage: 179 ft. Lot Area: 40,570 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 7,320 sq. ft.

Total square footage of the footprint of proposed buildings: 7,384 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	40,570	10,000	40,570
Coverage Area (sq. ft)	7,200	10,142	7,320
Lot Coverage (%)	18	25 (approved)	18
Dwelling Units	18	24 approved	18
Parking (# of spaces)		36 (8 handicapped)	36 (8 handicapped)
Front Setback (ft.)	15	15	90+
Side Setbacks (ft.)	6'	10'	2
Rear Setback (ft.)		20'	80'+
Height (ft.)	35	35	35



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

Present use of Premise: Multi-Family

Proposed use of Premise: Multi-Family

Summary of Proposed Alterations

The applicant seeks to add four decks (4' x 8") and six air conditioning condensers on the south elevation of 106 Girard Avenue. The decks will be six feet from the fence line (10' variance previously approved). The condensers will be also be located 6' from the fence line (10' previously approved).

The applicant also seeks to install six condensers on the south side of 102 Girard Avenue. Said condensers will be located 6' from the fence line (10' previously approved).



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Applicant Statement

How does your application meet the required standards for variance(s) or special use permit(s)?
(See page 6 for most common applicable standards)

The proposed modification to the special use permit meet the following criteria::

1. Not alter the character of the surrounding area within 200' of the property lines;
2. Not Increase storm runoff from the site; and
3. All proposed lighting is dark sky compliant.



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Upon submittal of this application, please make sure you have also reviewed our Zoning Application Submittal Requirements packet, and included with your application, a copy of the Submittal Checklist which can also be found here: [Zoning Application Submittal Requirements](#). If an application is missing any submittal requirements and/or necessary application information, your application may be regarded incomplete. Incomplete applications will not be publicly advertised or appear on an agenda until the project is deemed complete.

By signing below, I hereby attest that the information provided is accurate and truthful. I also attest that I have read through this application thoroughly and understand what is required to submit a completed application.



Applicant Signature

Date

Owner Signature

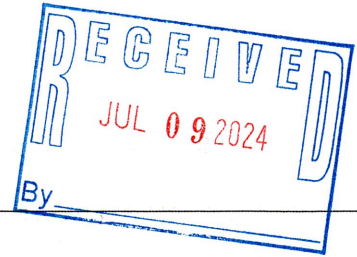
Date



Newport Zoning Application Submittal Requirements

ZBR 2024 - AUG - 008

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- Special Use Permit (new)
- Variance
- Special Use Permit (modification)
- Modification

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SUBMITTAL REQUIREMENTS CHECKLIST

Applications that are missing materials in this checklist will not be accepted for review.

Section 1 – Application Forms – Page 3 of the Guide Required for All Projects

- A. Completed Zoning Project Application Packet comprised of the following individual sections:
 1. Zoning Project Application Form
 2. Completed copy of this Zoning Application Submittal Requirements Checklist (Page 2)
- B. Request to Waive any Submittal Requirements (*if applicable*)
- C. Application Fee (Please Refer to Current Fee Schedule)

Section 2 – Plan Package – Pages 4-7 of the Guide Required for All Development Projects (Involving New Structures, Additions, Exterior Alterations, etc.) Individual requirements of the Plan Package (listed below) may differ depending on the project

- A. Class I Site Survey
- B. Proposed Site Plan
- C. Lot Coverage Diagram
- D. Floor Plans
- E. Stormwater Management Plan
- F. Landscape Plan
- G. Building Elevations
- H. Change of Use

Section 3 – Supporting Documents, Studies, Graphics, and Depictions – Page 8 of the Guide May be required for certain Development Projects

- A. Site Photographs
- B. Photo Simulations
- C. Structural Evaluation
- D. Parking Survey
- E. Traffic Impact Analysis

SITE PLAN
FOR JOHN R. GULLISON
ASSESSOR'S PLAT 3 LOT 11
SHOWING PROPOSED IMPROVEMENTS TO
BUILDING #102 & #106
GIRARD AVENUE
NEWPORT, RHODE ISLAND
JULY 5, 2024

NOTES:

OWNER OF RECORD:
 NRI 104-108 Girard Partnership
 c/o John R. Gullison
 P.O. Box 3129
 Newport, Rhode Island 02840

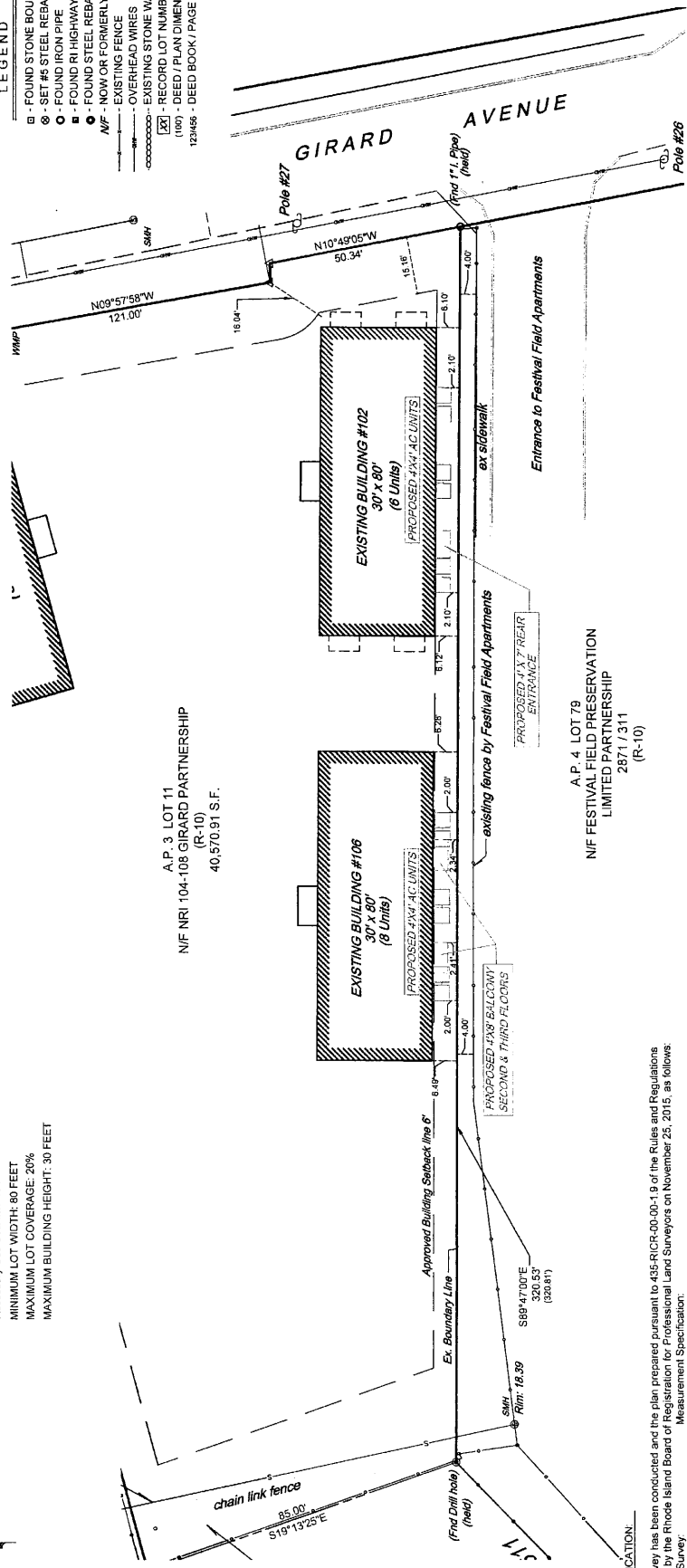
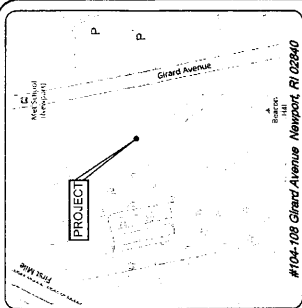
LAND SPACE REQUIREMENTS:

ZONING DISTRICT: R-10 Residential
USE: Affordable housing multi buildings
MINIMUM LOT AREA: 10,000 s.f. (Existing: 40,572)
Building Setback Requirements:
 Front setback: 10 feet
 Side setback: 10 feet (Proposed: 2' For AC Units)
 Rear line setback: 20 feet
 (Main Buildings #102 & #106 - Approved for C1)
Rear line setback: 20 feet
Accessory Use Setback: 10 feet
MINIMUM LOT WIDTH: 80 FEET
MAXIMUM LOT COVERAGE: 20%
MAXIMUM BUILDING HEIGHT: 30 FEET

A.P. 3 LOT 11
 NIF NRI 104-108 GIRARD PARTNERSHIP
 (R-10)
 40,570.91 S.F.

A.P. 4 LOT 79
 NIF FESTIVAL FIELD PRESERVATION
 LIMITED PARTNERSHIP
 2871/311
 (R-10)

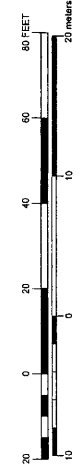
- LEGEND**
- - FOUND STONE BOUND
 - ⊙ - SET #6 STEEL REBAR w/cap
 - - FOUND IRON PIPE
 - - FOUND RI HIGHWAY BOUND
 - - FOUND STEEL REBAR
 - ▲ - NOW OR FORMERLY
 - — — — — EXISTING FENCE
 - — — — — OVERHEAD WIRES
 - — — — — EXISTING STONE WALL
 - [X] - RECORD LOT NUMBER (100) - DEED / PLAN DIMENSION 123456 - DEED BOOK / PAGE



MJ GASTON & ASSOCIATES, LLC
 PROFESSIONAL LAND SURVEYORS
 453 Turner Road
 Assonet, Rhode Island 02802
 michael.gaston@mjgastonsurveying.com
 mjgastonsurveying.com

DRAWN BY: MJG	DATE: July 5, 2024
SCALE: 1" = 20'	DEEDING NO: 17010142
JOB NO: G-170101V	SHEET: 1 OF 1
REVISION NO.	DATE:
REVISION NO.	DATE:

STREET FILE INDEX:
 Girard Avenue (public)



CERTIFICATION
 This survey has been conducted and the plan prepared pursuant to 435-RICR-00-00.1 b of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors on November 25, 2015, as follows:
 Measurement Specification:
 Class III
 Data Accumulation
 Class III
 The purpose for the conduct of the survey and for preparation of the plan is as follows: To show proposed AC Units along side of #102 & #106. To show proposed second and third story balconies on side #106 and show proposed new rear entrance to #102 in relation to the south boundary line of lot 11 as shown on the City of Newport Tax Assessor's Map No. 3.

By: *Michael J. Gaston*
 Michael J. Gaston, PLS#1815
 C.O.A. No. 723

MICHAEL J. GASTON
 No. 1815
 PROFESSIONAL LAND SURVEYOR
 7/5/2024

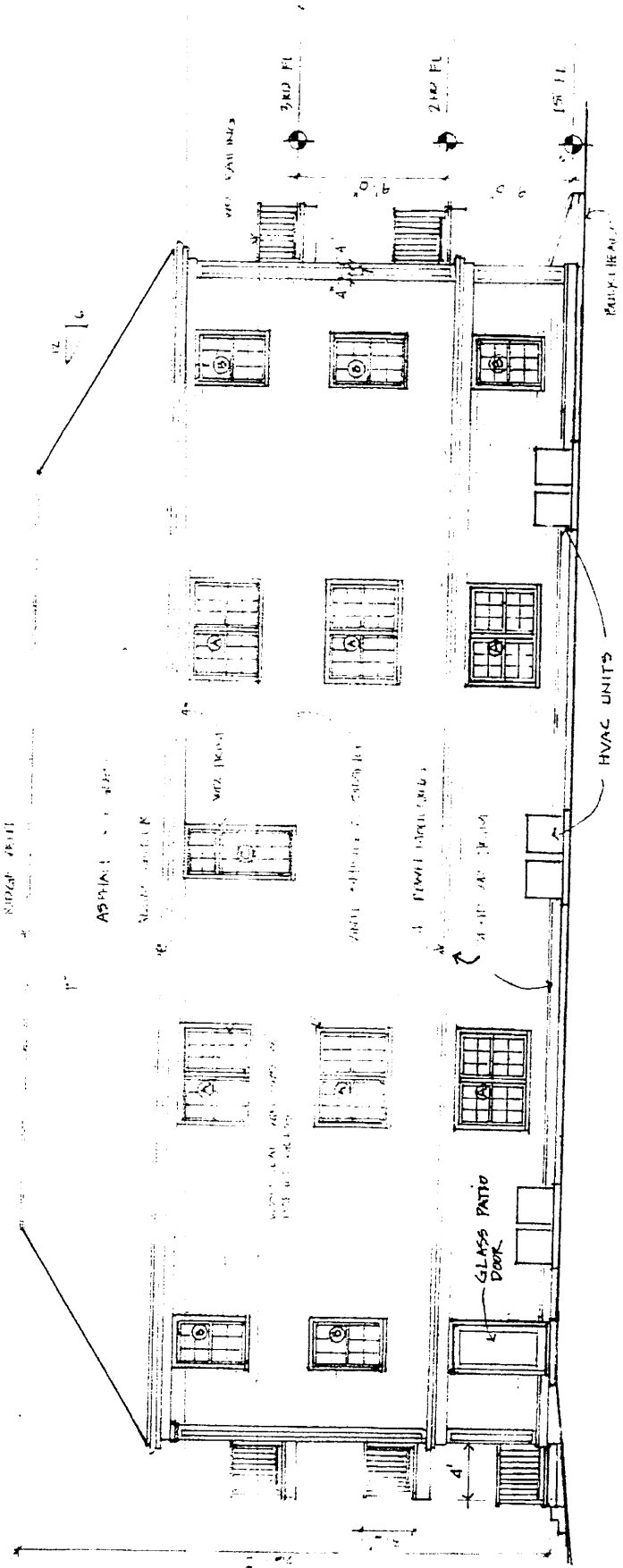
ARCHITECT
1000 15th St NW
Washington, DC 20004
TEL: 202-462-1000

PROJECT
GIRARD AVE APARTMENTS
1000 15th St NW
Washington, DC 20004

DATE
7.2.24

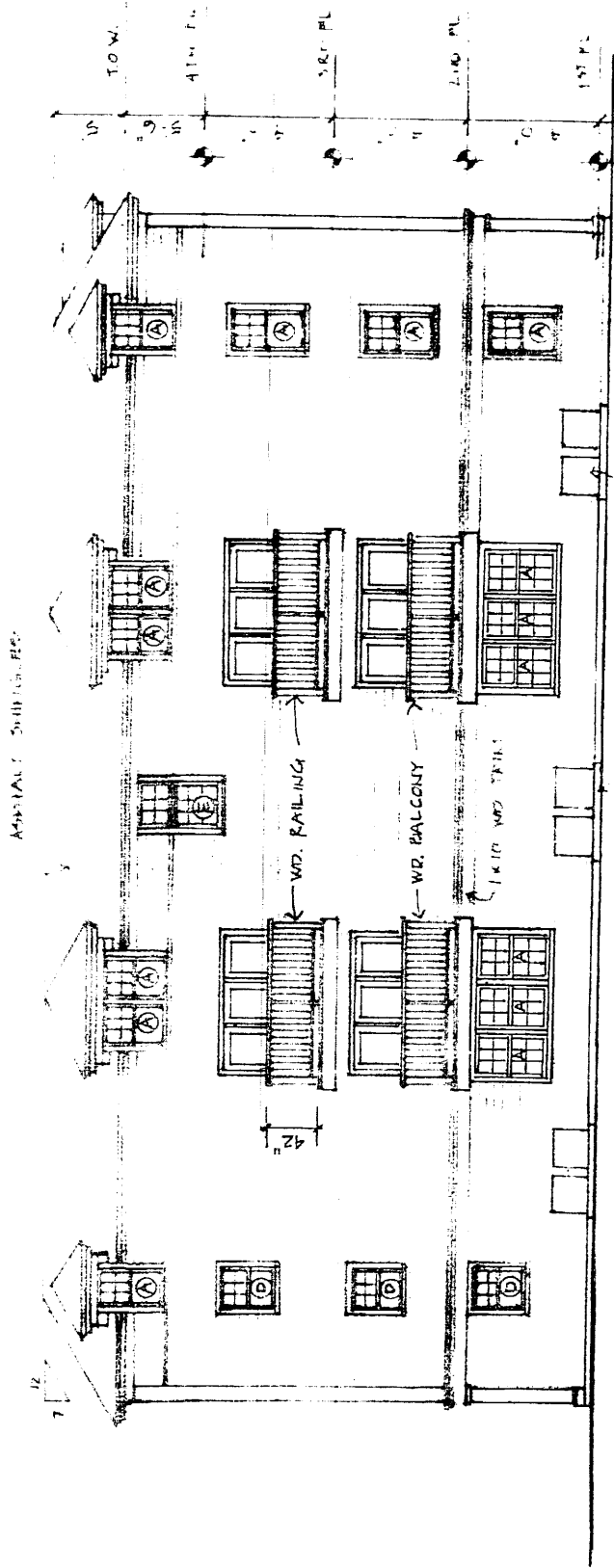
SCALE
1/8" = 1'-0"

NO.
A5



South Elevation, Bldg. 102

1/8" = 1'-0"



South Hampton Bldg 176

1/8" = 1'-0"

	GIRARD AVE APARTMENTS	6-18-27	DATE	A7
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