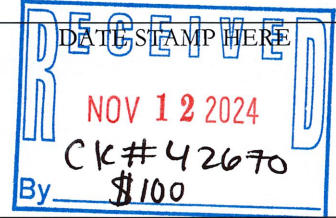




Newport Zoning Application

ZBR 2024 - DEC - 009

(This box for staff use only)



Date: 11.11.2024

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: 34 Sherman Street

Tax Assessor's Plat: 21 Lot: 109 Zoning District: R-10

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

Property Owner: Fleury Properties LLC

Mailing Address: 122 Touro Street, Newport, RI, 02840

Email Address: c/o jrjackson@millerscott.com

Phone Number: 401-847-7500

How long have you been the owner of the above premise? 2024

Legally Authorized Representative *if applicable: J. Russell Jackson

Mailing Address: 122 Touro Street, Newport, R.I., 02840

Email Address: jrjackson@millerscott.com Phone Number: 401-847-7500

Lessee: N/A

Mailing Address: _____

Email Address: _____ Phone Number: _____



Newport Zoning Application

Property Characteristics

Dimensions of lot-frontage: 52.5' ft. Lot Area: 4,327 sq. ft.

Are there buildings on the premises at present? Yes - Multifamily w/ Garage

Total square footage of the footprint of existing buildings: 1,547.2 sq. ft.

Total square footage of the footprint of proposed buildings: 1,547.2 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	4,327	10,000	No Change
Coverage Area (sq. ft)	1,547.2	1,354	No Change
Lot Coverage (%)	35.75%	31.3%	No Change
Dwelling Units	4	4	1
Parking (# of spaces)	2	4	2
Front Setback (ft.)	Inches	0'	No Change
Side Setbacks (ft.)	1.91'; 16.36'	3'	No Change
Rear Setback (ft.)	>5'*	5'*	No Change
Height (ft.)	<30'	30'	No Change

*Existing accessory garage structure is less than 5' from rear property line and less than 3' from side property line, where 5' and 3' are required, respectively.



Newport Zoning Application

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

Present use of Premise: Multifamily

Proposed use of Premise: Singefamily

Summary of Proposed Alterations

Applicant is renovating Subject Property to convert from multi-family use to a single-family use. Applicant proposes installing mudroom underneath existing wood deck and installing a second floor on the existing accessory garage structure. The garage's second floor addition will be 3' from side setback and 2' from rear setback, which is within the garage's existing footprint. Applicant will remove certain exterior stairs, which will no longer be needed for the new single-family use. Subject property is presently above lot coverage. Proposed alterations will not increase lot coverage.



Newport Zoning Application

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 Subject Property is non-conforming by dimension because the lot is 4,327 sq. ft., where 10,000 is required. However, the Subject Property hosts a pre-existing multifamily use. The Applicant's renovations are part and parcel of converting the structure to a single-family use, which is permissible by right in the R-10 Zone. The Subject Property was constructed as a single-family home circa 1809.

The proposed alterations will not increase the pre-existing dimensional non-conformity. The existing lot coverage will remain the same; lot coverage will not be increased. The Applicant has intentionally limited proposed alterations to fit within the footprint of the existing structures. The existing setbacks will not be altered.

The general character of the surrounding neighborhood will not be altered because the property will retain its residential use. The Subject Property was constructed as a single-family home but converted to a multi-family use at a later date, meaning that the proposed conversion to a single-family use will realign the property with how it has been historically used within the neighborhood.

The proposed alteration will not increase stormwater runoff because the proposed alterations do not increase lot coverage percentage. Additionally, the Applicant proposes new copper gutters as part of the accompanying Historic District Commission application, which will improve stormwater runoff management.



Newport Zoning Application

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.

c/o Tanner Jackson

Applicant Signature

11/11/24

Date

c/o Tanner Jackson

Owner Signature

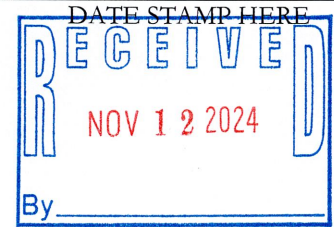
11/11/24

Date



Newport Zoning Application Submittal Requirements

ZBR 2024 - DEC - 009



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

(This box for staff use only)

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

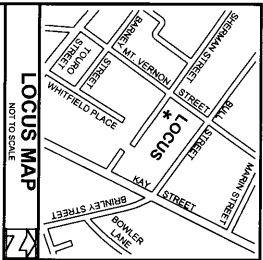
- A. Completed Zoning Project Application Packet comprised of the following individual sections:
 1. Zoning Project Application Form
 2. Completed copy of this Zoning Application Submittal Requirements Checklist (Page 2)
- B. Request to Waive any Submittal Requirements *(if applicable)*
- C. Application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

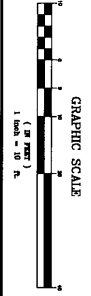
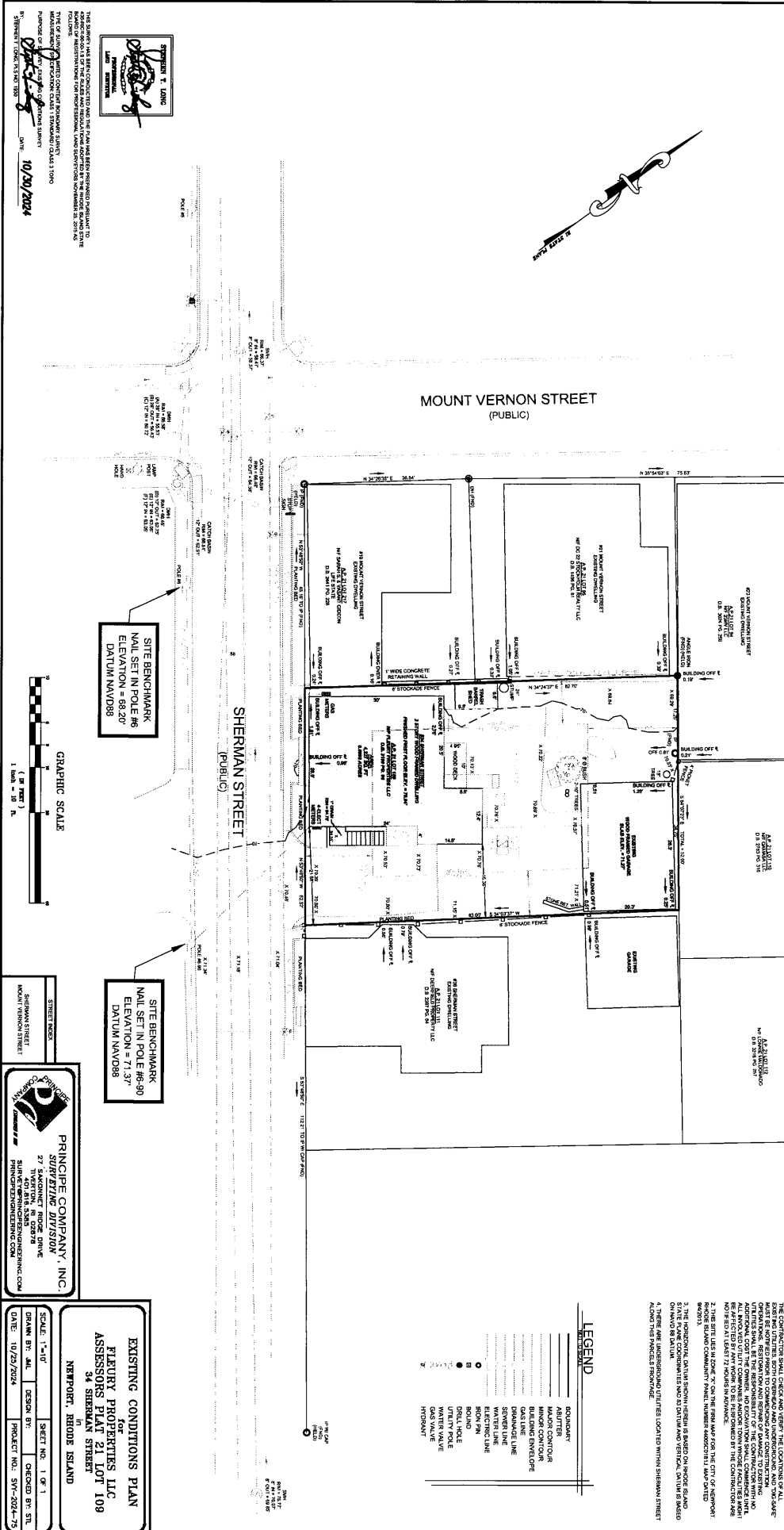
- A. Site Photographs
- B. Photo Simulations
- C. Structural Evaluation
- D. Parking Survey
- E. Traffic Impact Analysis



ZONING CRITERIA

ZONING DISTRICT	R-10
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM FRONT YARD SETBACK	15'
MINIMUM SIDE YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	20'
MINIMUM BUILDING COVERAGE	20%
MINIMUM OPEN SPACE COVERAGE	20%

(SEE ZONING REGULATION FOR THE PROVISIONS OF THIS PARCEL)



STREET NAMES

SHERMAN STREET
MOUNT VERNON STREET

PRINCIPLE COMPANY, INC.
 27 SACKNETT RIDGE DRIVE
 7TH FLOOR, NEWPORT
 SHERMAN STREET, NEWPORT, RI 02881
 (401) 846-1000
 WWW.PRINCIPLECOMPANY.COM

EXISTING CONDITIONS PLAN
 for
PLEURY PROPERTIES LLC
 ASSESSORS PLAN #1 LOT 109
 59 SHERMAN STREET
 NEWPORT, RHODE ISLAND

SCALE: 1" = 10'
 DRAWN BY: AM DESIGN BY: STL CHECKED BY: STL
 DATE: 10/25/2024 PROJECT NO.: SW-2024-75

LEGEND

SYMBOL	DESCRIPTION
—	BOUNDARY
—	ADJUTER
—	MAJOR CONTOUR
—	MINOR CONTOUR
—	EXISTING CONTOUR
—	EXISTING DRIVE
—	EXISTING SIDEWALK
—	EXISTING UTILITY
—	EXISTING ELEC. LINE
—	EXISTING WATER LINE
—	EXISTING GAS LINE
—	EXISTING SEWER LINE
—	EXISTING FENCE
—	EXISTING POLE
—	EXISTING UTILITY POLE
—	EXISTING CONDUIT
—	EXISTING MANHOLE
—	EXISTING VALVE
—	EXISTING HYDRANT

GENERAL NOTES:

- THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND UTILITY LOCATIONS SHOWN ARE BASED ON THE LATEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEWPORT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEWPORT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEWPORT PRIOR TO CONSTRUCTION.
- THE SITE USES IN ZONE "R-10" ARE PERMITTED FOR THE CITY OF NEWPORT.
- THE HORIZONTAL DATUM SHOWN HEREIN IS BASED ON THE STATE PLANE COORDINATE SYSTEM AND IS DATUM AND VERTICAL DATUM IS SEALED.
- THESE ARE UNRESOLVED UTILITIES LOCATED WITHIN SHERMAN STREET ALONG THIS PARCEL'S FRONTAGE.

NO.	DATE	DESCRIPTION	BY



Figure 1 - View of garage from Sherman Street



Figure 2 - Exterior of Garage



Figure 3 - Exterior of Garage



Figure 4 - Detail at window



Figure 5 - window and louver

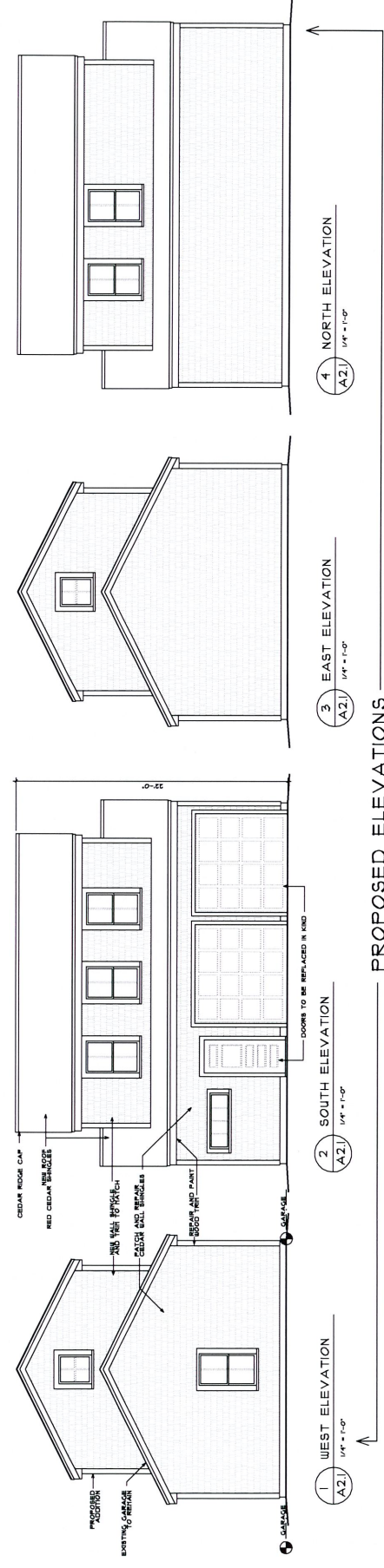
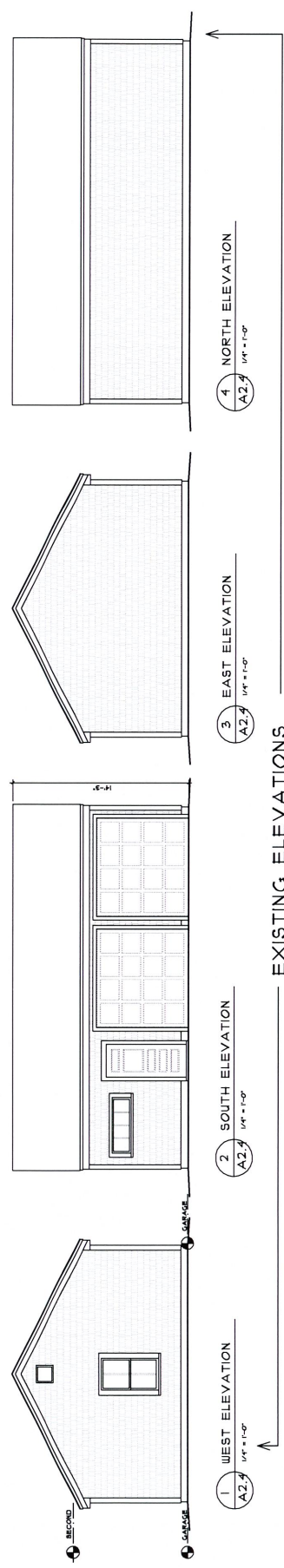


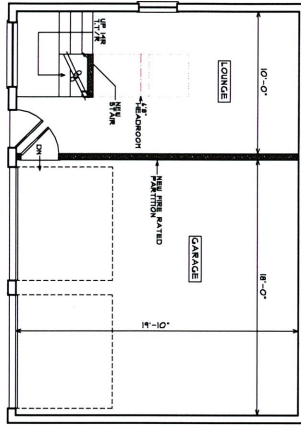
Figure 6 - detail at roof edge



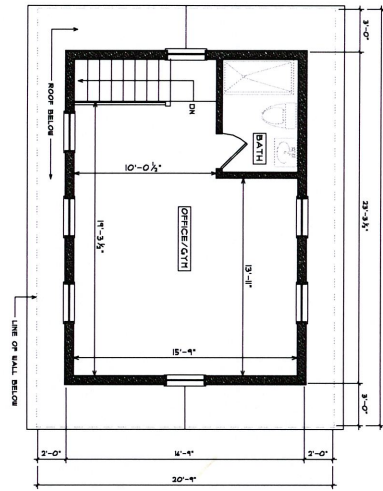
ACME ARCHITECT U.L.L.C.
100 WASHINGTON
SHERMAN STREET
PORTSMOUTH, NH 02877
TEL: 603.883.8887
WWW.ACMEARCHITECT.COM

RENOVATIONS TO
GARAGE
34 SHERMAN STREET
NEWPORT, RHODE ISLAND 02840

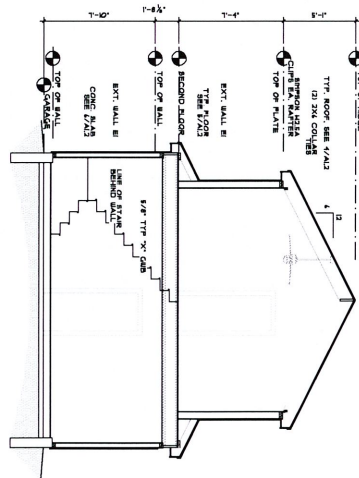




1 FIRST FLOOR PLAN
A1.2 1/4" = 1'-0"



2 SECOND FLOOR PLAN
A1.2 1/4" = 1'-0"



5 CROSS SECTION
A2.1 1/4" = 1'-0"

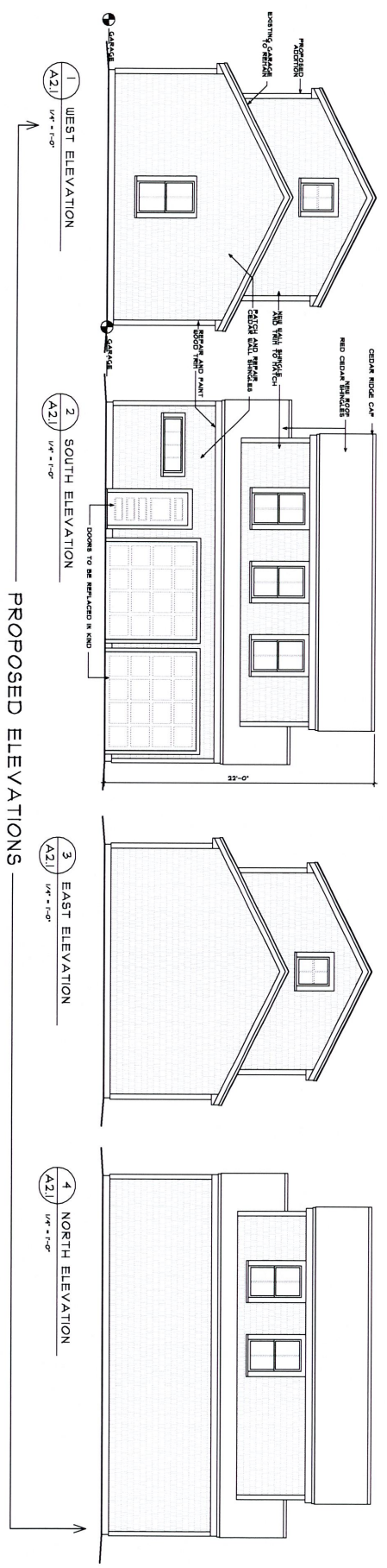
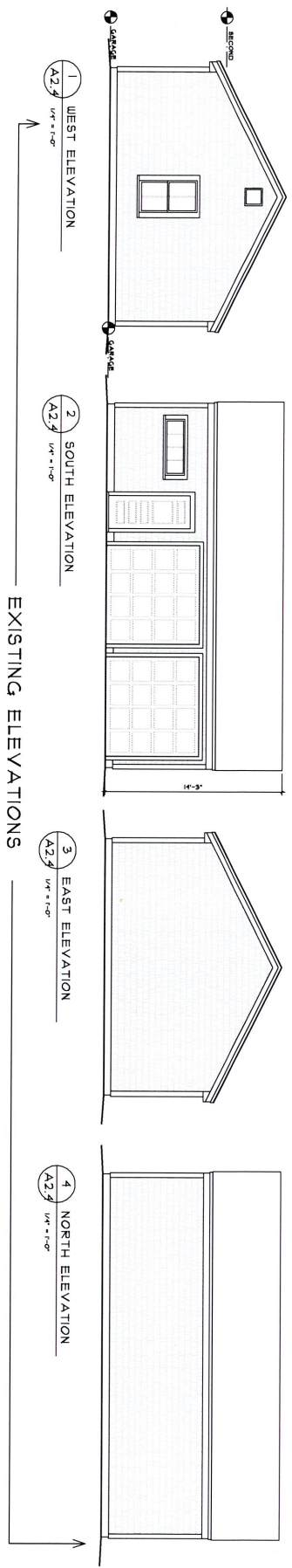
FOR PERMIT

A1.2	FLOOR PLANS FRAMING PLANS	
	DATE: 9/24/24 SCALE: 1/4" = 1'-0"	REVISIONS:



ACME ARCHITECT LLC
10000
407 DEE STREET
NEWPORT, RHODE ISLAND 02840

RENOVATIONS TO
GARAGE
34 SHERMAN STREET
NEWPORT, RHODE ISLAND 02840



NHDC SUBMISSION

<p>A2.4</p> <p>SHEET</p> <p>248</p>	<p>ELEVATIONS, SECTION, DETAILS</p>	
	<p>DATE: 11/1/24</p> <p>SCALE: AS NOTED</p>	<p>REVISIONS:</p>



ACME
ARCHITECT
L.L.C.

100 WEST MAIN STREET
SUITE 200
PROVIDENCE, RHODE ISLAND 02903
TEL: 401-863-1111
WWW.ACMEARCHITECT.COM

RENOVATIONS TO
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34 SHERMAN STREET
NEWPORT, RHODE ISLAND 02840