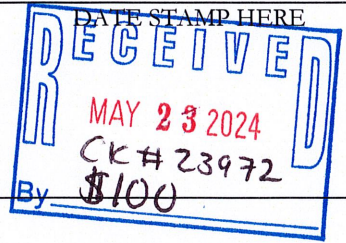




Newport Zoning Application

ZBR 2024 - JUL - 003

(This box for staff use only)



Date: _____

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: 507 Broadway

Tax Assessor's Plat: 6 Lot: 9-4 Zoning District: R-10

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

Property Owner: Church of Jesus Savior of Newport

Mailing Address: 1 Vernon Avenue < newport, RI 02840

Email Address: jsavior@jesussavior.necoxmail.com

Phone Number: 401-847-1267

How long have you been the owner of the above premise? 73 Years

Legally Authorized Representative *if applicable: Peter Brent Regan, Esq.

Mailing Address: Sayer Regan & Thayer, LLP, 130 Bellevue Avenue, Newport, RI 02840

Email Address: pregan@srt-law.com Phone Number: 401-849-3040

Lessee: N/A

Mailing Address: _____

Email Address: _____ Phone Number: _____



Newport Zoning Application

Property Characteristics

Dimensions of lot-frontage: 80' & 130.5' ft. Lot Area: 10,256 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 1,783 sq. ft.

Total square footage of the footprint of proposed buildings: 0 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	10,256 SF	10,000 SF	No Change
Coverage Area (sq. ft.)	1,783 SF	2,051 SF	0 SF
Lot Coverage (%)	17.4%	20%	0%
Dwelling Units	2	2	0
Parking (# of spaces)	2	4	20
Front Setback (ft.)	35' & 22'±	15'	N/A**
Side Setbacks (ft.)	10' & 8'±	10'	N/A**
Rear Setback (ft.)	N/A*	20'	N/A
Height (ft.)	<30'	30'	N/A

*As a corner lot, the property has 2 front setbacks and 2 side setbacks.

**The existing structures on the property will be removed.



Newport Zoning Application

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

Present use of Premise: Two Family Dwelling

Proposed use of Premise: Parking lot for Jesus Saviour Church of Newport

Summary of Proposed Alterations

Applicant seeks a regulatory variance for permission to construct a 20 space parking lot for Jesus Saviour Church of Newport, not located on the same lot as the Church (same lot required), applying to the property located at 507 Broadway and identified as Lot 9-4 on Tax Assessor's Plat 6 in the R-10 Zone.



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)

Applicant seeks permission to convert the property at 507 Broadway (Plat 6, Lot 9-4) from a 2-family dwelling to a 20 space parking lot for Jesus Savior Church of Newport, which immediately abuts the property to the north and needs additional parking for its congregation. The Church has a capacity of 453 people, which requires 114 off-street parking spaces under the Zoning Code. However, the Church currently has only 37 off-street spaces.

Approval of the application will allow the Church to increase its off-street parking by 54%, from 37 spaces to 57 spaces. The new parking area will also provide ADA compliant access to the Church and its Parish Hall.

The need for relief in this case is due to the unique configuration of the subject properties, as there is no area available for additional parking on the Church's adjacent property at Plat 6, Lot 8, which contains the Church, Parish Hall and Rectory. Given Jesus Savior's long history at this location, granting the requested variance will not alter the general character of the surrounding area; rather, it will benefit the area by alleviating the need for parishioners to park in the surrounding residential neighborhood.



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.

Church of Jesus Savior of Newport,
By Its Attorney:

[Handwritten Signature]

Applicant Signature

5/27/24

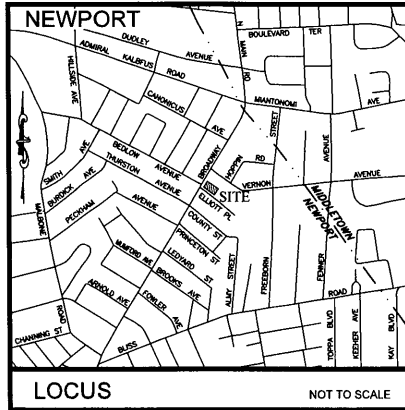
Date

[Handwritten Signature]

Owner Signature

5/27/24

Date



LOCUS NOT TO SCALE

NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC BETWEEN AUGUST 17, 2022 AND NOVEMBER 3, 2022 AND SUPPLEMENTED WITH RECORD INFORMATION.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE CITY OF NEWPORT FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 44005 0093 J (MAP EFFECTIVE DATE 9/4/2013).
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ADJUTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

CURRENT OWNER
 CHURCH OF JESUS SAVIOUR OF NEWPORT
 1 VERNON AVENUE
 NEWPORT, RI 02840

TITLE REFERENCE:
 DEED BK.173/PG.407

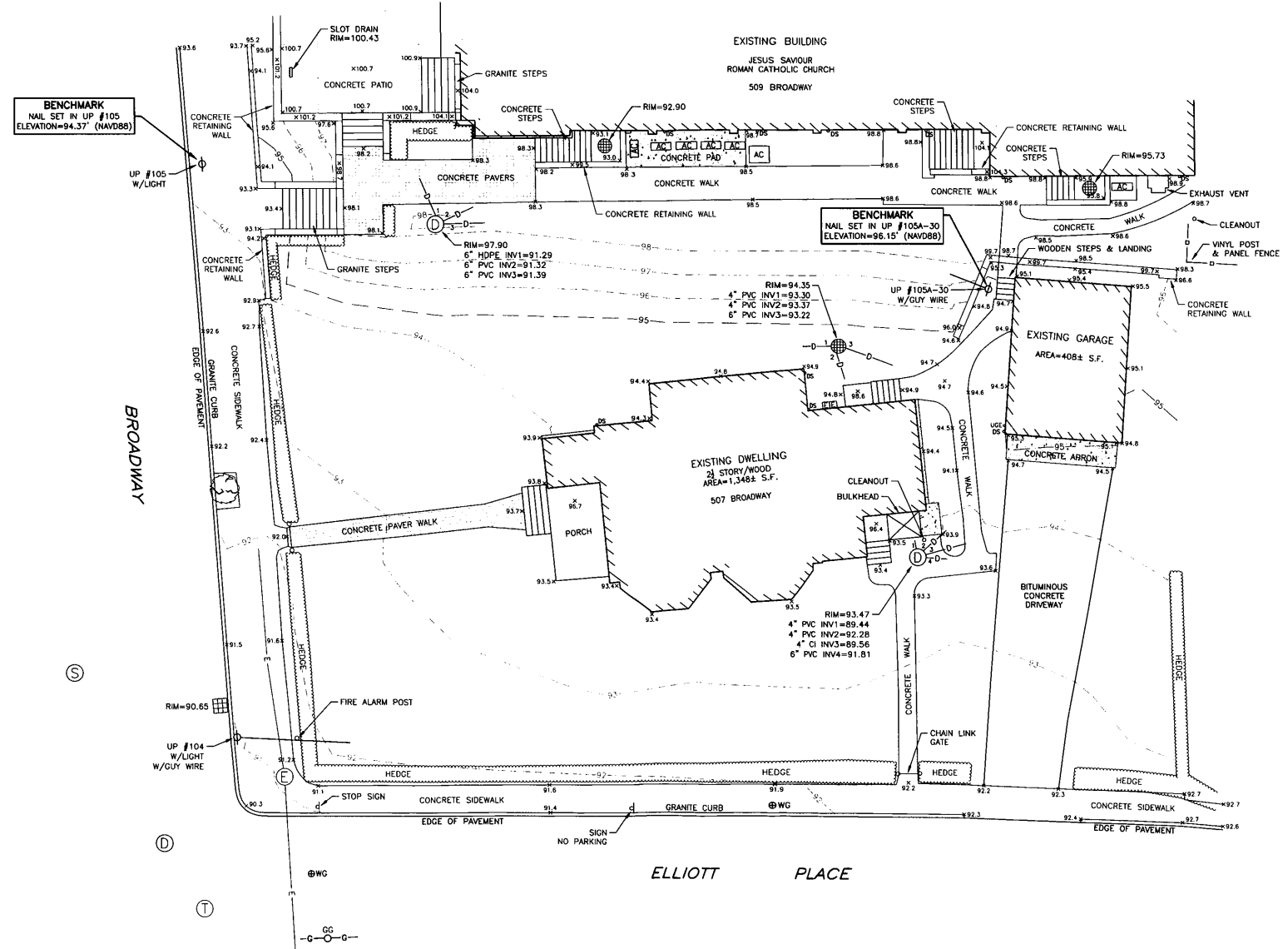
SITE LOCATION:
 507 BROADWAY
 NEWPORT, RHODE ISLAND

ASSESSORS REFERENCE:
 MAP 6 PARCEL 9-4

RESIDENTIAL (R-10) ZONING DISTRICT	
REGULATION	REQUIREMENT
MIN. LOT AREA	10,000 SQ. FT.
LOT FRONTAGE	80'
FRONT SETBACK	15'
SIDE SETBACK	10'
REAR SETBACK	20'
MAX. BUILDING HEIGHT	30'
MAX. LOT COVERAGE	20%

LEGEND

- AIR CONDITIONING UNIT
- CATCH BASIN
- DRAIN MANHOLE
- DOWNSPOUT
- ELECTRIC METER
- GAS GATE
- SEWER MANHOLE
- SPOT ELEVATION
- TELEPHONE MANHOLE
- TOPOGRAPHIC CONTOUR
- TREE
- UTILITY POLE
- UNDERGROUND DRAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS



CERTIFICATION

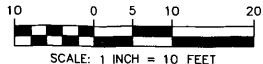
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS BETWEEN AUGUST 17, 2022 AND JULY 14, 2023, AS FOLLOWS:

NOT A BOUNDARY SURVEY
 DATA ACCUMULATION SURVEY
 TOPOGRAPHIC SURVEY ACCURACY CLASS III
 T-1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO PROVIDE AN EXISTING CONDITIONS PLAN FOR THE EXISTING PARCEL (ASSESSORS MAP 6, PARCEL 9-4) TO AID IN THE DESIGN OF FUTURE SITE IMPROVEMENTS.

BY ROBERT L. MASON, PROFESSIONAL LAND SURVEYOR, LICENSE NO. 2001, COA NO. LS.000A533-COA



NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: JULY 14, 2023

DRAWN BY: RLM/SKD COMPS BY: RLM CHECK BY: RLM/MMR

PROJECT NO. 22070

ISSUED FOR:

EXISTING CONDITIONS PLAN
 507 BROADWAY
 NEWPORT, RHODE ISLAND
 ASSESSORS MAP 6, PARCEL 9-4
 PREPARED FOR
 CHURCH OF JESUS SAVIOUR OF NEWPORT

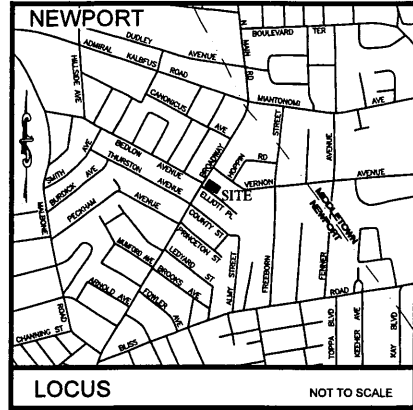
DRAWING TITLE:

EXISTING CONDITIONS

SCALE: 1" = 10'

SHEET NO.

2 of 6



- NOTES:**
- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC BETWEEN AUGUST 17, 2022 AND NOVEMBER 3, 2022 AND SUPPLEMENTED WITH RECORD INFORMATION.
 - ELEVATIONS ARE REFERENCED TO NAVD88.
 - THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE CITY OF NEWPORT FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 44005 0093 J (MAP EFFECTIVE DATE 9/4/2013).
 - THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ADJUTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
 - EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

CURRENT OWNER
 CHURCH OF JESUS SAVIOUR OF NEWPORT
 1 VERNON AVENUE
 NEWPORT, RI 02840
TITLE REFERENCE:
 DEED BK.173/PG.407
SITE LOCATION:
 507 BROADWAY
 NEWPORT, RHODE ISLAND
ASSESSORS REFERENCE:
 MAP 6 PARCEL 9-4

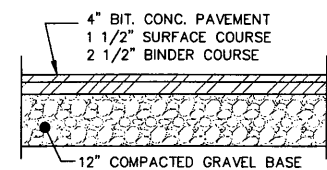
RESIDENTIAL (R-10) ZONING DISTRICT	
REGULATION	REQUIREMENT
MIN. LOT AREA	10,000 SQ. FT.
LOT FRONTAGE	80'
FRONT SETBACK	15'
SIDE SETBACK	10'
REAR SETBACK	20'
MAX. BUILDING HEIGHT	30'
MAX. LOT COVERAGE	20%

PARKING TABLE (507 & 509 BROADWAY)	
EXISTING	PROPOSED
*37 SPACES	57 SPACES

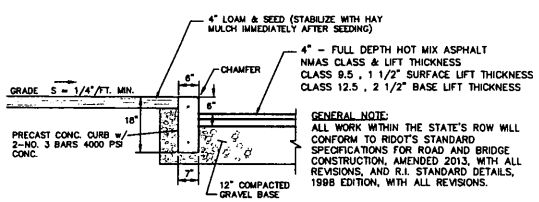
*SPACES NOTED ARE LOCATED AT 509 BROADWAY. 507 BROADWAY WAS FORMERLY A RESIDENCE AND ANY ON-SITE PARKING WAS FOR RESIDENTS ONLY

- LEGEND**
- AIR CONDITIONING UNIT
 - CATCH BASIN
 - DRAIN MANHOLE
 - DOWNSPOUT
 - ELECTRIC METER
 - GAS GATE
 - SEWER MANHOLE
 - SPOT ELEVATION
 - TELEPHONE MANHOLE
 - TOPOGRAPHIC CONTOUR
 - TREE
 - UTILITY POLE
 - UNDERGROUND DRAIN
 - UNDERGROUND ELECTRIC
 - UNDERGROUND GAS

LDEC
 Land Development Engineering & Consulting, LLC
 207 High Point Avenue, Unit 6
 Portsmouth, RI 02871
 T: 401-354-2050 F: 401-369-9775
 WWW.SDE-LDEC.COM

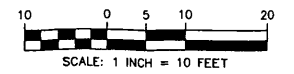
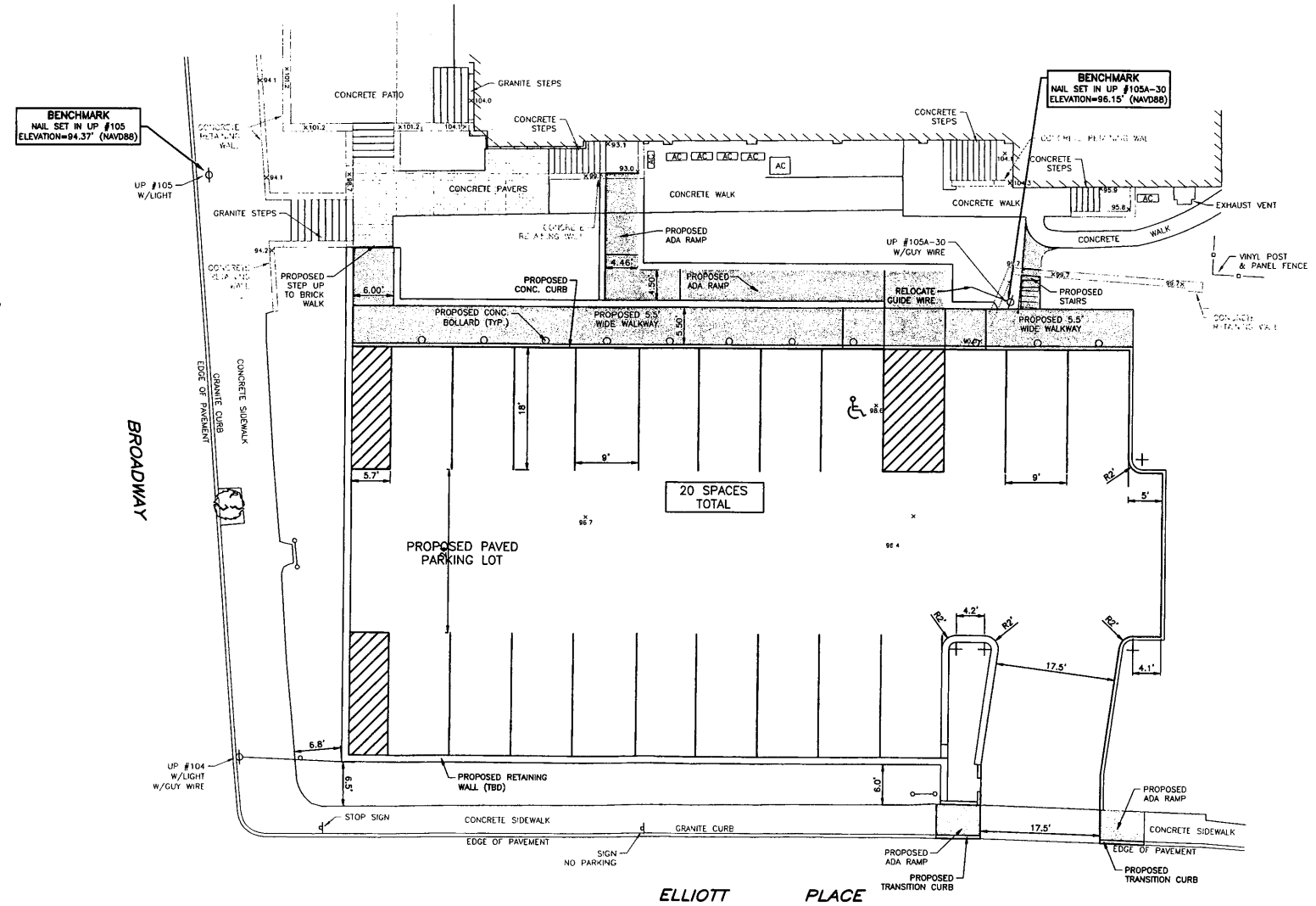


TYPICAL BITUMINOUS CONCRETE PAVEMENT
 NOT TO SCALE



PAVEMENT & PRECAST CONCRETE CURB DETAIL
 NOT TO SCALE

- NOTES:**
- HOT MIX ASPHALT (HMA) SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.03.06, AND RIDOT SECT. 401.03.11 AND AS SPECIFIED IN THE RIDOT-HMA CONSTRUCTION SPECIFICATIONS.
 - 6" GRAVEL BORROW TYPE C SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.01.09 RIDOT SECT. 401.03.11 AS LISTED BELOW:
 GRAVEL BORROW SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND COARSE SAND, FREE FROM LOAM AND CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS. GRADATION REQUIREMENTS FOR GRAVEL SHALL BE DETERMINED BY AASHTO-T11 AND T27 AND SHALL CONFORM TO THE FOLLOWING:
- | DESIGNATION | SIEVE | PERCENT PASSING | MAXIMUM SIZE OF STONE IN GRAVEL SHALL BE 2 INCHES LARGEST DIMENSION |
|-------------|---------|-----------------|---|
| NO. 4 | 1/2 IN | 50-85 | |
| NO. 50 | NO. 4 | 40-75 | |
| NO. 200 | NO. 50 | 8-28 | |
| | NO. 200 | 0-10 | |



NO.	DATE	DESCRIPTION	APPROVED
1.	8/15/2024	ADDED PARKING TABLE	MER

PLAN REVISIONS
 DATE: JULY 14, 2023
 DRAWN BY: SJE COMPS BY: SJE CHECK BY: MER
 PROJECT NO. 22070
 ISSUED FOR: PERMITTING

MICHAEL E. RUSSELL
 No. 7888
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

SITE REDEVELOPMENT PLANS
 507 BROADWAY
 NEWPORT, RHODE ISLAND
 ASSESSORS MAP 6, PARCEL 9-4
 PREPARED FOR
 CHURCH OF JESUS SAVIOUR OF NEWPORT

DRAWING TITLE:
 SITE PLAN

SCALE: 1" = 10'
SHEET NO.

4 OF 7