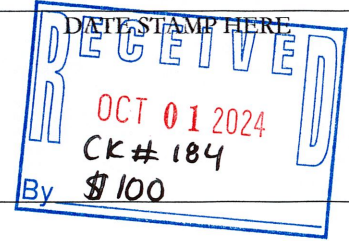




Newport Zoning Application

ZBR 2024 - NOV - 011

(This box for staff use only)



Date: 09/12/2024

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: 57 Kay Street

Tax Assessor's Plat: 22 Lot: 075 Zoning District: R10

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

Property Owner: Patrick and Valerie Kelley

Mailing Address: 57 Kay Street

Email Address: pkkelley60@gmail.com

Phone Number: (401) 862-4390

How long have you been the owner of the above premise? 1999

Legally Authorized Representative *if applicable: _____

Mailing Address: _____

Email Address: _____ Phone Number: _____

Lessee: _____

Mailing Address: _____

Email Address: _____ Phone Number: _____



Newport Zoning Application

Property Characteristics

Dimensions of lot-frontage: 59.8 ft. Lot Area: 7783 sq. ft.

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings: 2033 sq. ft.

Total square footage of the footprint of proposed buildings: 216 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	7783	10000	
Coverage Area (sq. ft.)	2033	2000	2249
Lot Coverage (%)	26.1	20	28.9
Dwelling Units	1	1	1
Parking (# of spaces)	4	0	4
Front Setback (ft.)	25		25
Side Setbacks (ft.)	12/16	5	12/16
Rear Setback (ft.)	4	5	20
Height (ft.)	28		1



Newport Zoning Application

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

Present use of Premise: primary residence

Proposed use of Premise: primary residence

Summary of Proposed Alterations

Add 12x18 inground pool and associated pump/filter equipment. Pool will increase lot coverage percentage by 2.8%. Lot is an undersized nonconforming property constructed in 1912.



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)

Proposed pool location significantly exceeds set back requirements of 5 feet from rear and sides and is the smallest size that would be useable. A larger size pool (12x24) would cost the same to install, however we desire to minimize the pool coverage of our rear yard area.



Newport Zoning Application

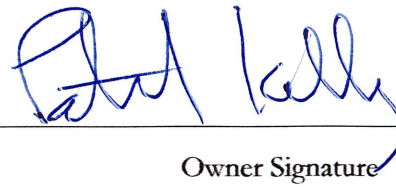
Upon submittal of this application, please make sure you have also reviewed our Zoning Application Submittal Requirements packet, and included with your application, a copy of the Submittal Checklist which can also be found here: [Zoning Application Submittal Requirements](#). If an application is missing 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.


Applicant Signature

9/19/2024

Date


Owner Signature

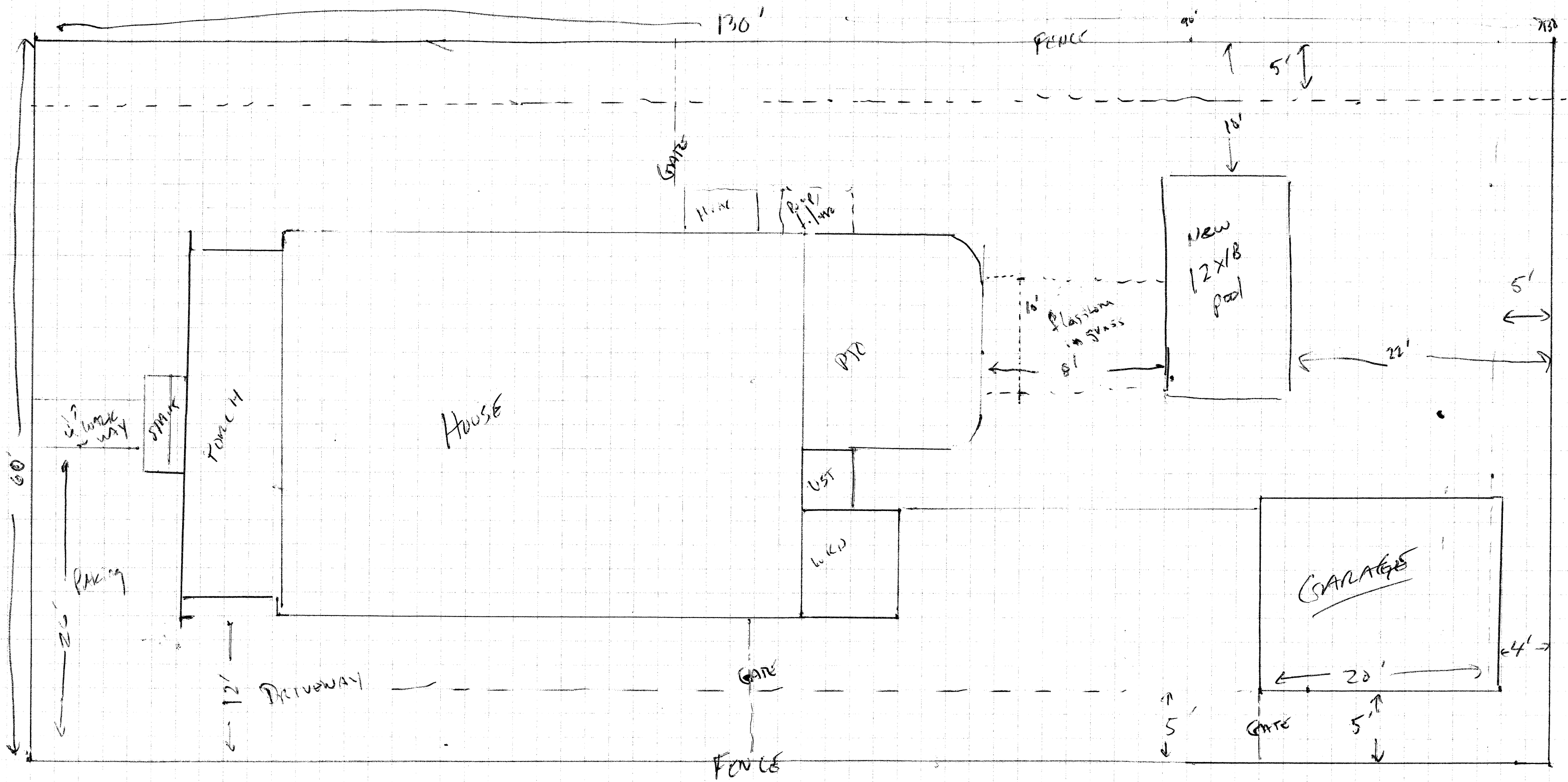
9/19/2024

Date

Request for waiver of zoning application requirements

We are requesting a waiver of the requirement to have a Class I site survey conducted prior to zoning board review. The cost of this survey has been quoted at approximately \$5000 and would be an unnecessary financial burden should the zoning board not approve the request for an additional 2.8% lot coverage over the existing conditions.

Patrick and Valerie Kelley
57 Kay Street
Newport, RI 02840

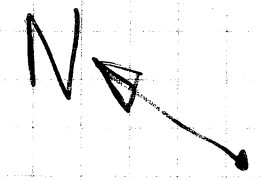


P. Kelley
 Sept 2024

1/8" = 1'
 57 KAY ST

Lot 7783 sq ft
 Coverage 2033 sq ft
 26.1%

Additional Coverage 2165 sq ft
 2.8%





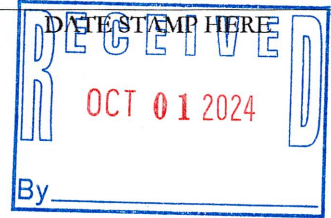


Newport Zoning Application Submittal Requirements

ZBR _____ - _____ - _____

- 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