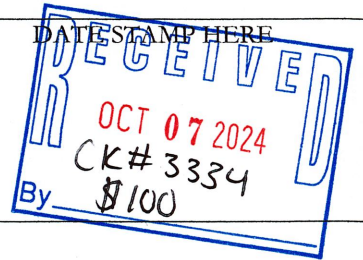




Newport Zoning Application

ZBR 2024 - NOV - 013

(This box for staff use only)



Date: 10/09/2024

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: 359 Spring Street.

Tax Assessor's Plat: 32 Lot: 089-4 Zoning District: R1D

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

Property Owner: Joseph Mitchell

Mailing Address: 213 Central St. Unit 2, Holliston, MA. 01746

Email Address: j.mitchell_71@yahoo.com

Phone Number: 781-812-3708

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

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: 62.25 ft. Lot Area: 5,920 sq. ft.

Are there buildings on the premises at present? YES

Total square footage of the footprint of existing buildings: 1156 sq. ft.

Total square footage of the footprint of proposed buildings: 1156 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	5920	10,000	5920
Coverage Area (sq. ft)	1156	2,000	1156
Lot Coverage (%)	19.5%	20%	19.5%
Dwelling Units	2	2	2
Parking (# of spaces)	6	6	6
Front Setback (ft.)	0	15	0
Side Setbacks (ft.)	11-2' S-33'	10	11-2' S-33'
Rear Setback (ft.)	35	20	35
Height (ft.)	36' 7"	30	36' 7"



Newport Zoning Application

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

Present use of Premise: Residential

Proposed use of Premise: Residential

Summary of Proposed Alterations

The previous owner, Roland Kentwich, was approved in March of 2023 to build a larger 8' by 11' cupola. He passed away and the new owner, Joseph Mitchell, would like to continue the project.

The existing cupola is about 6' by 6' and is only big enough to serve as a sky light. The proposed project would be 8' by 11' and would allow seating for two people. The new cupola is designed to match the architecture of the existing cupola.

Please see attached drawings. The previous owner anticipated this project and all the structural roof framing was engineered and built out during the renovation.



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 enlargement of the cupola does not increase the lot coverage or density.

The only variance sought is the height requirement.

The alteration does not affect the character of the surrounding area.

The design is a continuation of the architecture of the existing cupola.

The streetscape view remains essentially the same.

This project would not create any site conditions.



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.

Jim Maston

Applicant Signature

10/5/24

Date

Joseph D. Mitchell

Owner Signature

10/6/24

Date

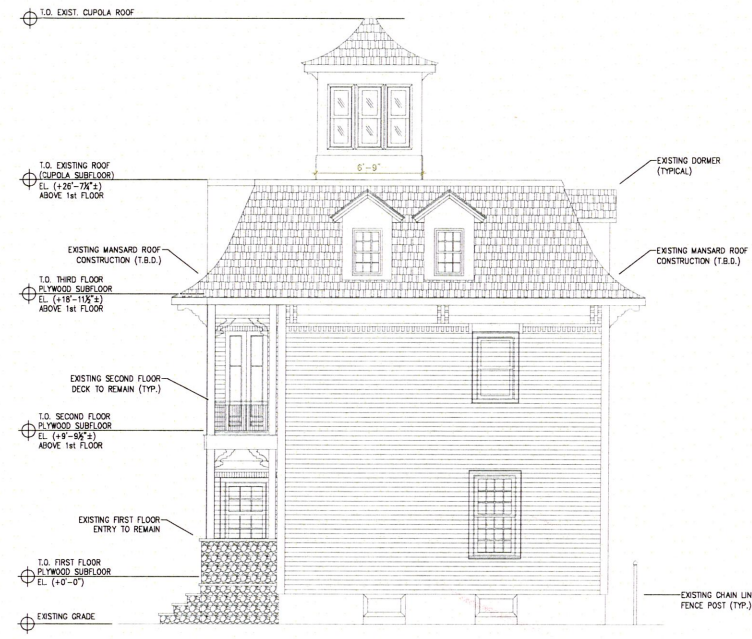
~~802-568-1111~~

802-279-0684

Designsupport@gmail.com



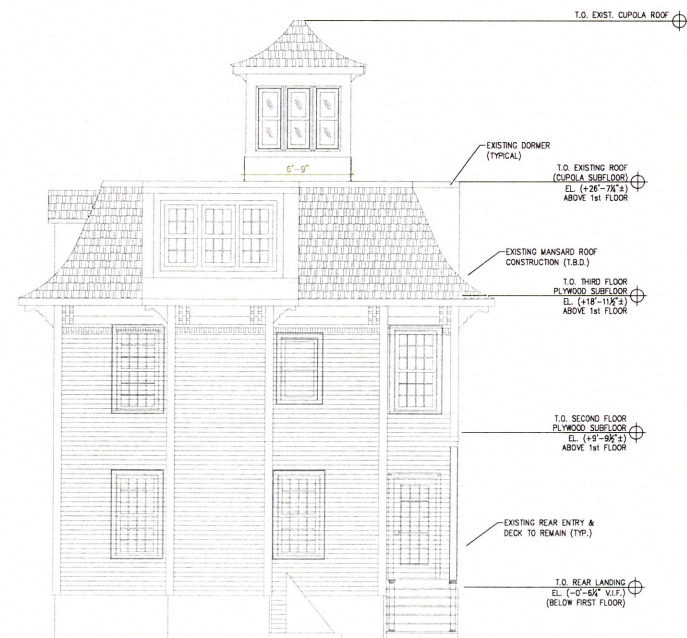
EXISTING SOUTH (SIDE) ELEVATION



EXISTING EAST (FRONT) ELEVATION



EXISTING NORTH (SIDE) ELEVATION



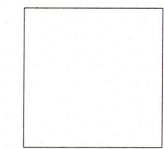
EXISTING WEST (REAR) ELEVATION

General Notes

Design / Engineering Firm:
 Stone Gables Engineering Services, LLC
 PO Box 486
 Newport, RI 02840

Phone: 401.662.9676
 Fax: 508.229.0678
 Email: stonegablesllc@aol.com
 Web: www.sge-llc.com

Engineer or Architect Seal:



JOHN S. REED, P.E., S.E.

RI P.E. LIC 8432 EXP 6/30/23
 MA P.E. LIC. NO. 47117 EXP 6/30/24
 MA S.E. LIC. NO. 51237 EXP 6/30/24

Design Loads / Code Reference:

BUILDING CODE REFERENCES:
 2018 IRC W/ RHODE ISLAND AMENDMENTS



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1	Issue for Review	1/30/23
No.	Revision/Issue	Date

Contractor or Owner Information:
DESIGN NEWPORT

Drawing & Project Name and Address:
EXISTING BUILDING ELEVATIONS
 CUPOLA EXPANSION
 359 SPRING ST
 NEWPORT, RI 02840

Project	2022-548	Sheet A-1
Date	8/28/22	
Scale	3/16" = 1'	

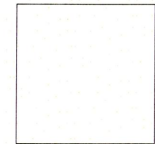
General Notes

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1	Issue for Review	1/2/23
No.	Revision/Issue	Date

Contractor or Owner Information:

DESIGN NEWPORT

Drawing & Project Name and Address:

PROPOSED CUPOLA ELEVATIONS
 OVERLAID ON EXISTING CUPOLA
 ELEVATIONS

CUPOLA EXPANSION
 359 SPRING ST
 NEWPORT, RI 02840

Project 2022-548

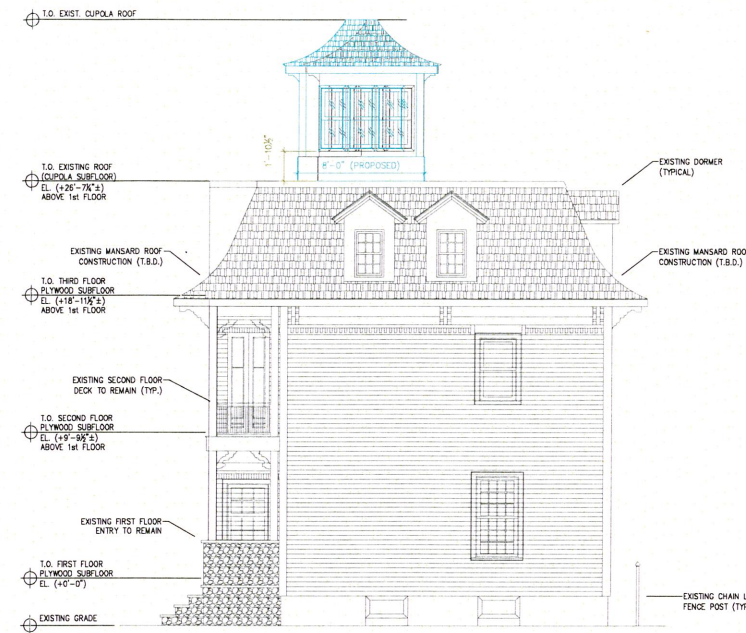
Date 8/28/22

Scale 3/16" = 1'

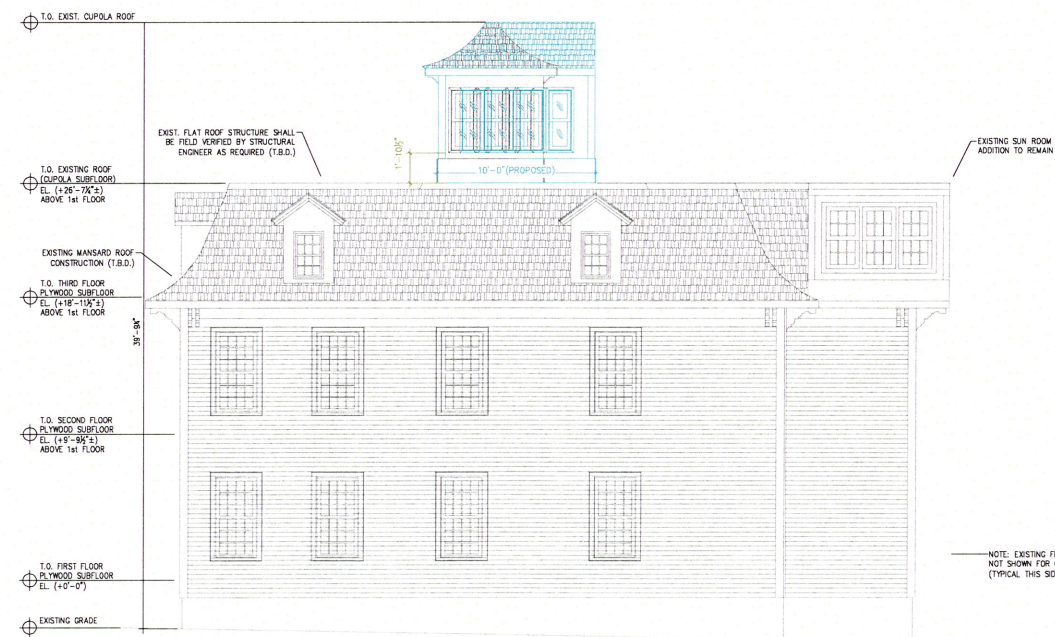
Sheet A-2



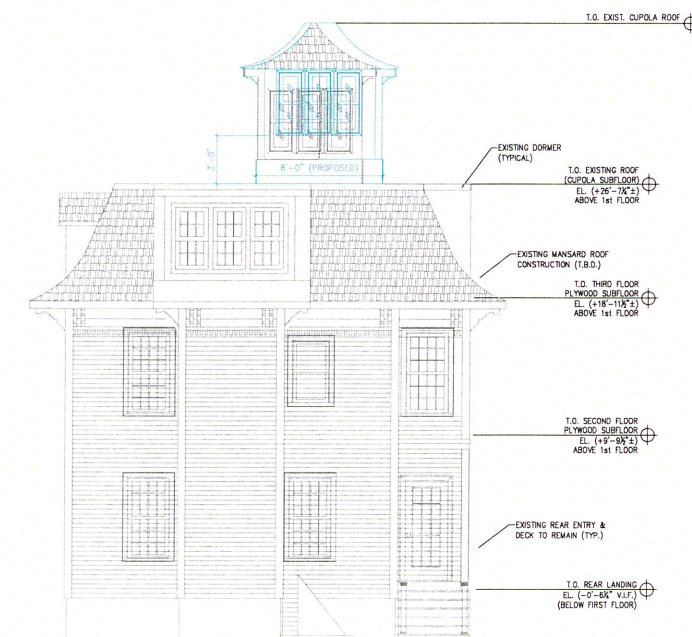
PROPOSED CUPOLA OVERLAY ON EXISTING CUPOLA - SOUTH (SIDE) ELEVATION



PROPOSED CUPOLA OVERLAY ON EXISTING CUPOLA - EAST (FRONT) ELEVATION



PROPOSED CUPOLA OVERLAY ON EXISTING CUPOLA - NORTH (SIDE) ELEVATION

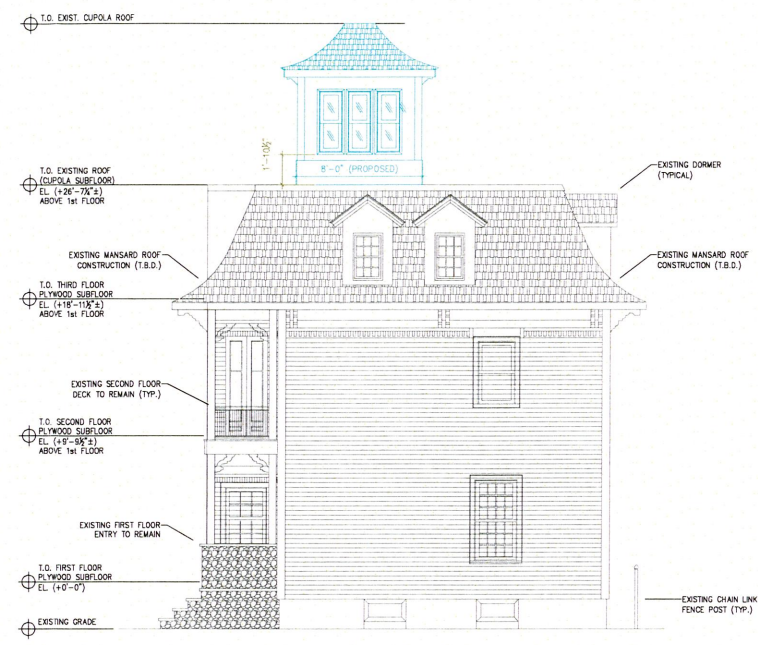


PROPOSED CUPOLA OVERLAY ON EXISTING CUPOLA - WEST (REAR) ELEVATION

INCREASE DIMENSION TO EXISTING CUPOLA DRAWINGS
 INCREASE PERIMETER OF EXISTING CUPOLA FROM APPROXIMATELY 8'-0" x 8'-0" TO APPROXIMATELY 11'-0" TO 11'-0" WITH NO CHANGE IN HEIGHT



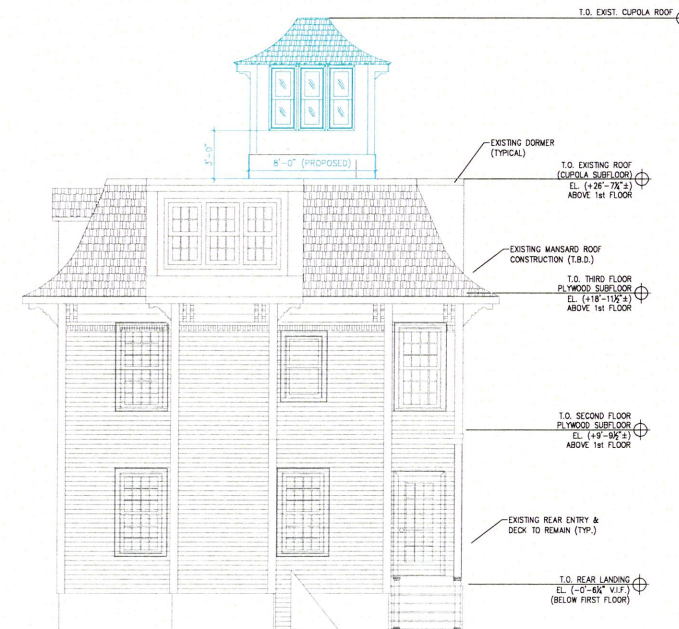
PROPOSED CUPOLA - SOUTH (SIDE) ELEVATION



PROPOSED CUPOLA - EAST (FRONT) ELEVATION



PROPOSED CUPOLA - NORTH (SIDE) ELEVATION



PROPOSED CUPOLA - WEST (REAR) ELEVATION

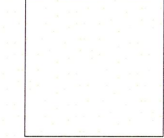
NOTE: EXISTING FENCELINE NOT SHOWN FOR CLARITY (TYPICAL THIS SIDE)

PROPOSED CHANGES TO EXISTING 2-FAMILY DETACHED INCREASE FOOTPRINT OF EXISTING CUPOLA FROM APPROXIMATELY 4' x 4' TO APPROXIMATELY 10'-0" TO 8'-0" WITH NO CHANGE IN HEIGHT

General Notes

Design / Engineering Firm:
Stone Gables Engineering Services, LLC
 PO Box 486
 Newport, RI 02840
 Phone: 401.662.9676
 Fax: 508.229.0678
 Email: stoneablesllc@aol.com
 Web: www.sge-llc.com

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 MA S.E. LIC. NO. 51237 EXP 6/30/24

Design Loads / Code Reference:

BUILDING CODE REFERENCES:
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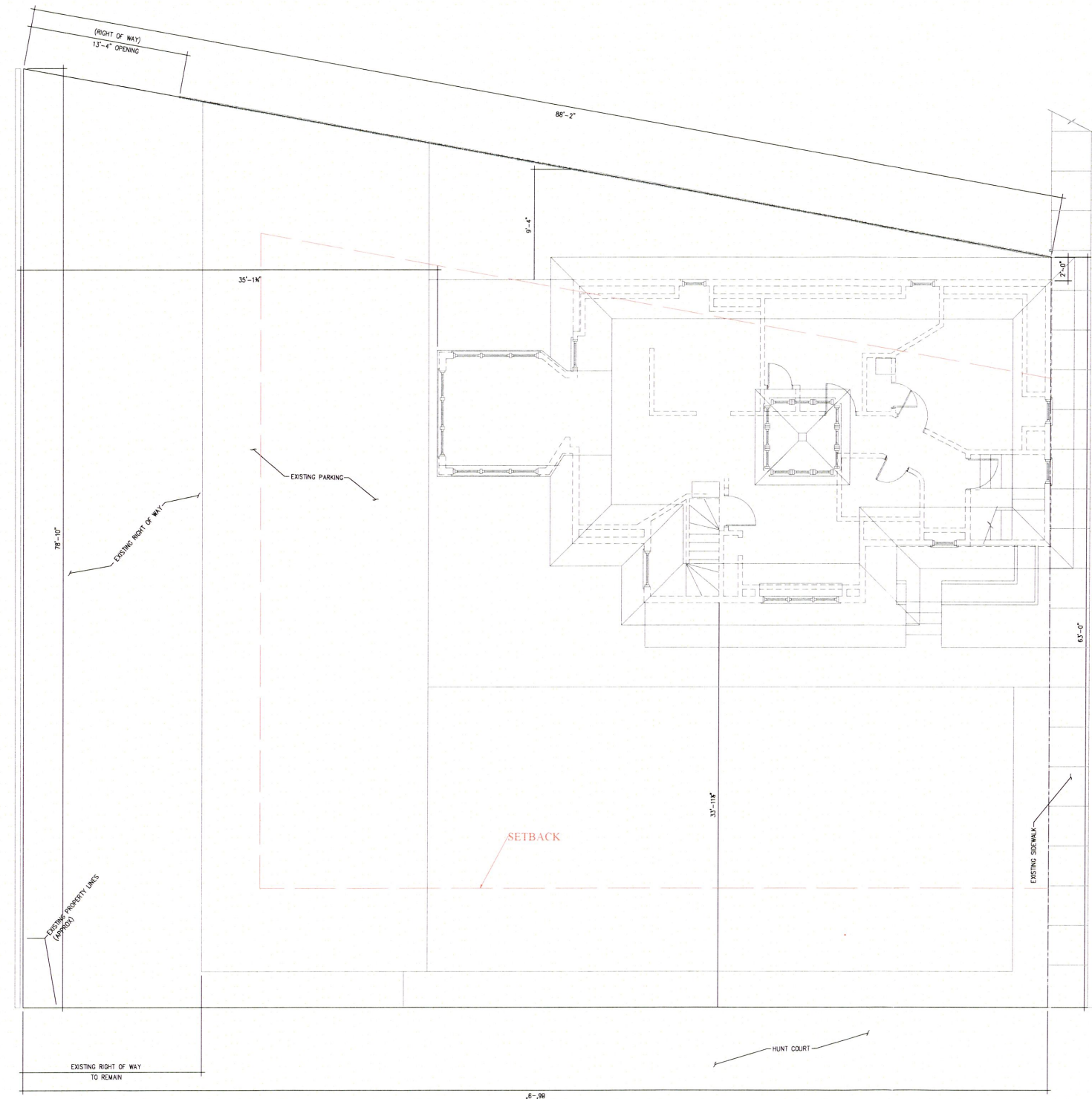
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1	Issue for Review	1/30/21
No.	Revision/Issue	Date

Contractor or Owner Information:
DESIGN NEWPORT

Drawing & Project Name and Address:
PROPOSED CUPOLA ELEVATIONS
 CUPOLA EXPANSION
 359 SPRING ST
 NEWPORT, RI 02840

Project	2022-548	Sheet	A-3
Date	8/28/22		
Scale	3/16" = 1'		



EXISTING SITE DATA	
PARCEL ID:	32-089-4
PLAT:	32
LOT:	089-4
ZONING:	R-10
YEAR BUILT:	1880
EXISTING FOOTPRINT:	1,156
LOT SIZE (SQ FT)	5,920 SQ FT (0.14 ACRES)
ALLOWABLE COVERAGE:	20%
ALLOWED BLDG HEIGHT:	30'
EXISTING BLDG HEIGHT:	Approx. 38'
MINIMUM SETBACKS:	
(PRIMARY)	
NORTH (SIDE):	10'
EAST (FRONT):	15'
SOUTH (SIDE):	10'
WEST (REAR):	20'
EXISTING SETBACKS:	
(PRIMARY)	
NORTH (SIDE):	2'
EAST (FRONT):	0
SOUTH (SIDE):	33'
WEST (REAR):	35'

General Notes

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 Newport, RI 02840

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 Fax: 508.229.0678
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 MA S.E. LIC. NO. 51237 EXP 6/30/24

Design Loads / Code Reference:
 BUILDING CODE REFERENCES:
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STONE GABLES
ENGINEERING
 CIVIL • STRUCTURAL

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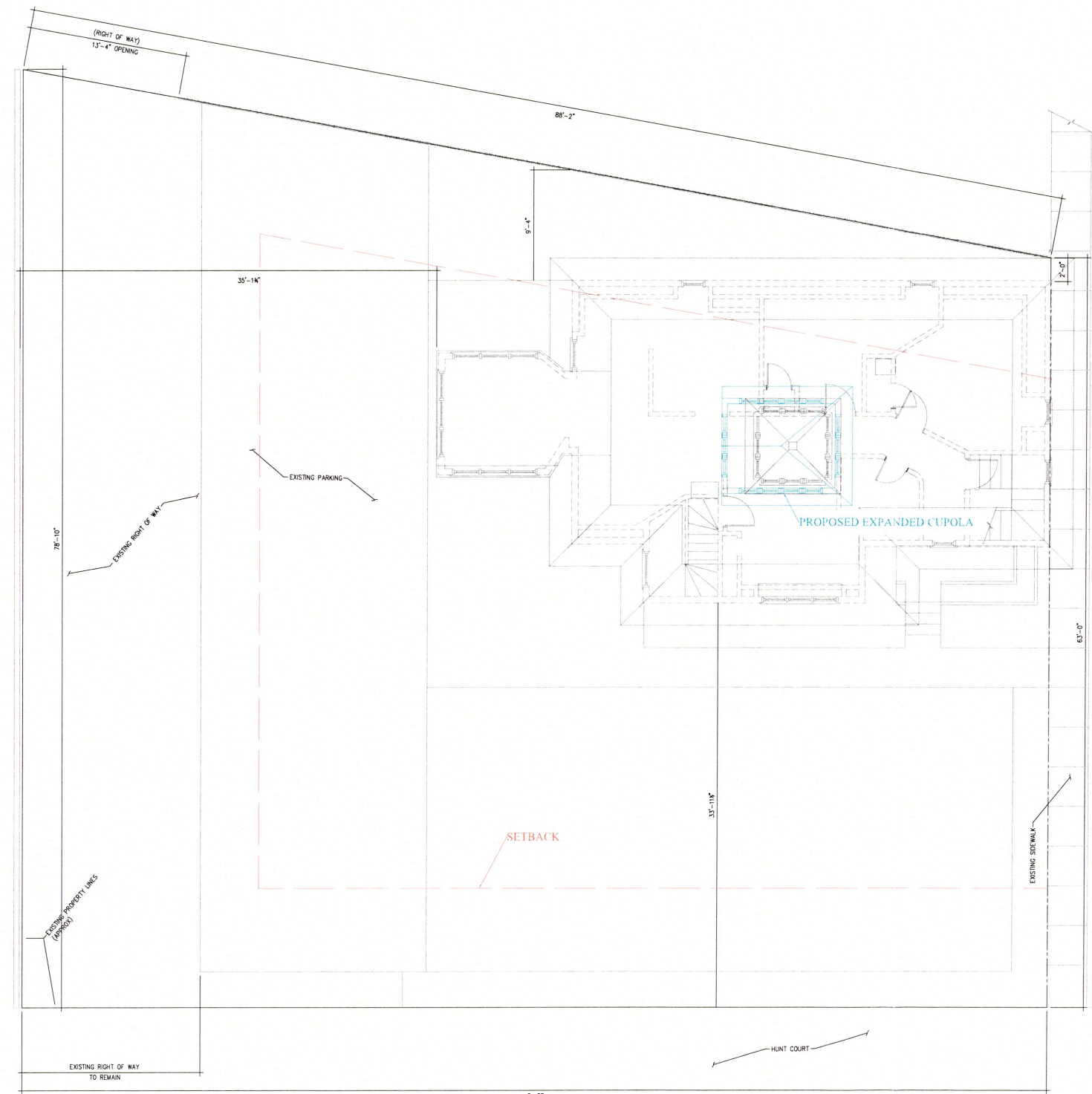
1	Issue for Review	2/3/23
No.	Revision/Issue	Date

Contractor or Owner Information:
DESIGN NEWPORT

Drawing & Project Name and Address:
SITE PLAN - EXISTING
CUPOLA EXPANSION
359 SPRING ST
NEWPORT, RI 02840

Project	2022-548	Sheet	C-1
Date	8/28/22		
Scale	$\frac{3}{16}'' = 1'$		

FULL SHEET SIZE: ARCH D (24" x 36")

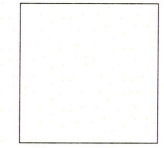


PROPOSED SITE DATA	
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LOT:	089-4
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(PRIMARY)	
NORTH (SIDE):	10'
EAST (FRONT):	15'
SOUTH (SIDE):	10'
WEST (REAR):	20'
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(PRIMARY)	
NORTH (SIDE):	2'
EAST (FRONT):	0
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WEST (REAR):	35'

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Engineer or Architect Seal:



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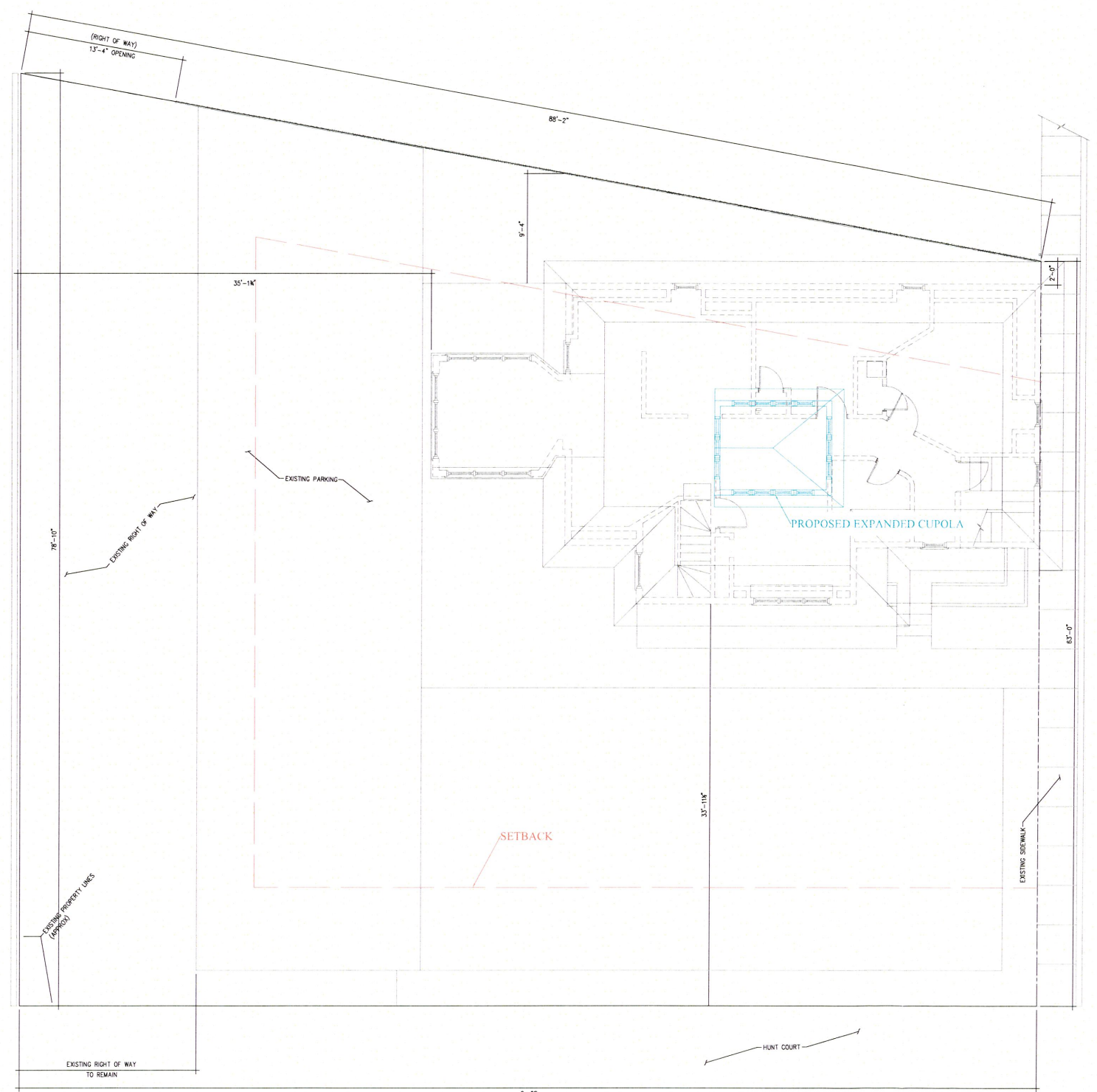
No.	Issue/Revision	Date
1	Issue for Review	2/9/23

Contractor or Owner Information:
DESIGN NEWPORT

Drawing & Project Name and Address:
SITE PLAN - PROPOSED - PROPOSED CUPOLA FOOTPRINT OVERLAID ON EXISTING CUPOLA FOOTPRINT
 CUPOLA EXPANSION
 359 SPRING ST
 NEWPORT, RI 02840

Project	2022-548	Sheet	C-2
Date	8/28/22		
Scale	3/16" = 1'		

FULL SHEET SIZE: ARCH D (24" x 36")



PROPOSED SITE DATA	
PARCEL ID:	32-089-4
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(PRIMARY)	
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EAST (FRONT):	0
SOUTH (SIDE):	33'
WEST (REAR):	35'

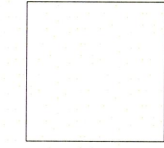
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Engineer or Architect Seal:



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RI P.E. LIC 8432 EXP 6/30/23
MA P.E. LIC. NO. 47117 EXP 6/30/24
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Design Loads / Code Reference:

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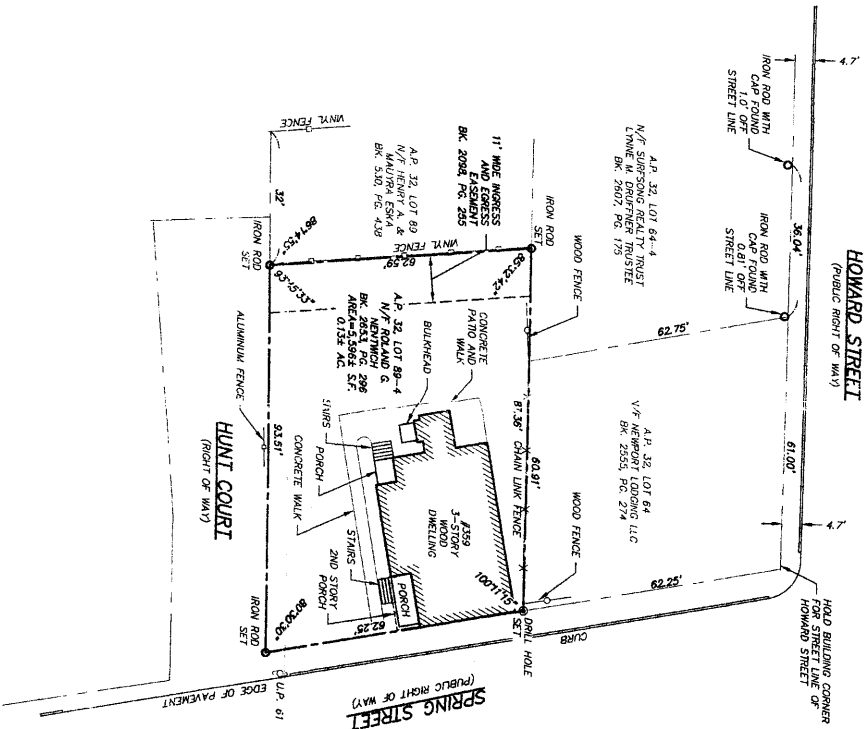
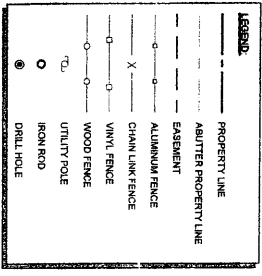
No.	Revision/Issue	Date
1	Issue for Review	2/3/23

Contractor or Owner Information:
DESIGN NEWPORT

Drawing & Project Name and Address:
SITE PLAN PROPOSED - PROPOSED CUPOLA FOOTPRINT ONLY SHOWN ON EXISTING ROOF
CUPOLA EXPANSION
359 SPRING ST
NEWPORT, RI 02840

Project	Sheet
2022-548	C-3
Date	8/28/22
Scale	3/16" = 1'

FULL SHEET SIZE: ARCH D (24" x 36")



SURVEYOR'S IDENTIFICATION:
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 1 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 23, 2018, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY

MEASUREMENT SPECIFICATION: CLASS I

STATEMENT OF PURPOSE: THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 TO DETERMINE AND MONUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 32, LOT 89-4.

ROBERT F. LUDOTTE
 No. 1238
 COA No. A399
 7/14/17

- GENERAL NOTES:**
- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN JUNE 2017.
 - NORTH ARROW REFERENCES MAGNETIC NORTH (JUNE 2017).
 - LOT SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD RECORDED IN NEWPORT LAND EVIDENCE RECORDS BK. 2008, PG. 285.
 - CURRENT DEED HAS NO DIMENSIONS, SEE LE BMS 33827, 34605-008, 38494.



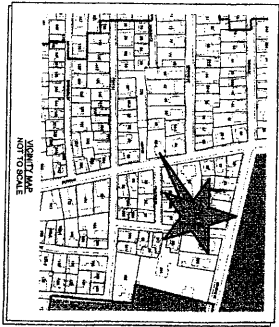
NORTHEAST ENGINEERS & CONSULTANTS, INC.

STICVIL
 LAND PLANNING
 WATERFRONT
 SURVEYING
 GEOTECHNICAL
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Client/Owner:	STELLA MARTIN 121 BELLEVUE AVE NEWPORT, RI 02840
Drawing Title:	LIMITED CONTENT BOUNDARY SURVEY
Drawing Number:	L-1
Sheet:	1 of 1
Project Number:	17130.0
Survey Dates:	14 - 32 - 89-4
Scale:	1" = 20'
Drawn By:	VAL
Checked By:	RFL
Date:	13JUL2017
Project Title:	A.P. 32, LOT 89-4 359 SPRING STREET NEWPORT, RHODE ISLAND

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