

ZBR 2024 - NOV - 013

(This box for staff use only)



Date: 10/04/2024

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.
Street & No: 359 Spring Street. Tax Assessor's Plat: 32 Lot: 089-4 Zoning District: RID
, ,
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: jmitchell_71 @ yAloo.com
Phone Number: 781-812-3708.
How long have you been the owner of the above premise?
Legally Authorized Representative *if applicable:
Mailing Address:
Email Address: Phone Number:
Lessee:
Mailing Address:
Email Address: Phone Number:



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 b	ouildings:	1156	sq. ft.
Total square footage of the footprint of proposed	<u>l</u> buildings:	1157	sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	5990	10,000	5920
Coverage Area (sq. ft)	1157	2,000 -	1152
Lot Coverage (%)	19,5%	20%	19.5%
Dwelling Units	2_	2_	2
Parking (# of spaces)	6	6	6
Front Setback (ft.)	0	15	U
Side Setbacks (ft.)	N·2' S- 33'	10	N-2' 5-33'
Rear Setback (ft.)	35	90	35
Height (ft.)	36'7"	30	36 7"



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

Present use of Premise:	Residential
Proposed use of Premise:	Rasidantial

Summary of Proposed Alterations

The previous owner, Roland Mentwich, was approved in March ef 2023 to would a longer & by " Cussola. He passed away and the new owner, Joseph Mitchell, would like to continue the project. The existing emplor is about 6' by 6' and is only big enough to some as a shy light, the proposed. project would be 8' by 11' and would allow seating for two people. The new supola is designed to match the architecture of the existing cypola. Please see attached drawings. The previous own anticipaled this project and all the structural. noof framing was origined and built out duning the renovation.



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 let comage or density.

The only vivince sought is the Leight 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 streetsage min remain essentially the some.

This project would not creat any rote conditions.



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

10/6/24

Date

802 868 9

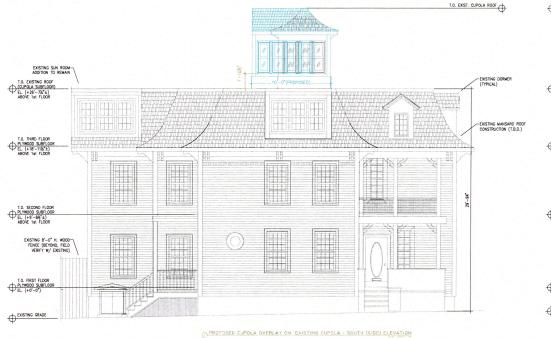
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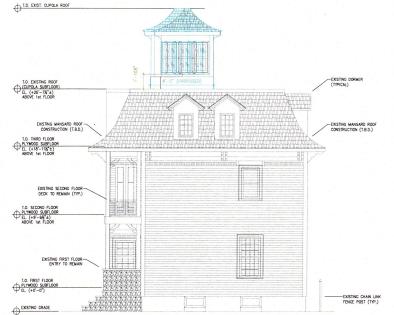
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General Notes Design / Engineering Firm Stone Gables Engineering Services, LLG PO Box 486 Newport, RI 02840 Phone: 401.662.9676 Fax: 508.229.0678 Email: stonegablesllc@aol.com Web: www.sge-llc.com Engineer or Architect Seal: JOHN S. REED, P.E., S.E. 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 Laods / Code Reference BUILDING CODE REFERENCES: 1018 IRC W/ RHODE ISLAND AMENDMEN STONE GABLES ENGINEERING CIVIL • STRUCTURAL 1 Issue for Review Revision/Issue DESIGN NEWPORT EXISTING BUILDING ELEVATIONS CUPOLA EXPANSION 359 SPRING ST NEWPORT, RI 02840 2022-548 **A-1** 8/28/22

 $\frac{3}{16}$ " = 1'

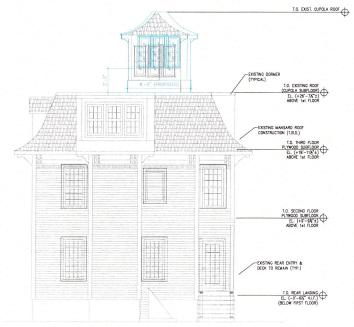




10. DISTING STRUCTURE SHALL IN THE WAY OF STRUCTURE SHALL IN

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

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



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

PERCECSED CHANGES TO EXISTING 2-FAMILY DWELLING.

INCREASE FOOTPRINT OF EXISTING CUPCLA FROM APPROXIMATELY 6'-9' x 6 -9' to approximately 10'-0' to 10'-0' with NC Change in NEGAT.

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 Laods / Code Reference

BUILDING CODE REFERENCES:

2018 IRC W/ RHODE ISLAND AMENDME



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No.	Revision/Issue	Date

Contractor or Owner inton

DESIGN NEWPORT

Drawing & Proiect Name and Add

PROPOSED CUPOLA ELEVATIONS OVERLAID ON EXISTING CUPOLA ELEVATIONS

CUPOLA EXPANSION 359 SPRING ST NEWPORT, RI 02840

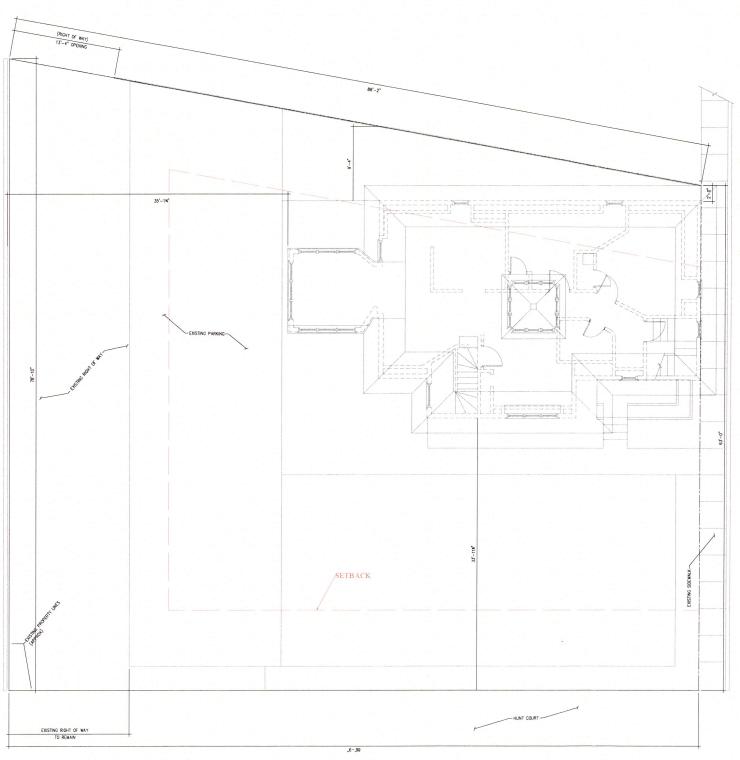
Date 8/28/22

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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 Laods / Code Reference: 2018 IRC W/ RHODE ISLAND AMEN STONE GABLES ENGINEERING CIVIL • STRUCTURAL 1 Issue for Review Revision/Issue DESIGN NEWPORT PROPOSED CUPOLA ELEVATIONS CUPOLA EXPANSION 359 SPRING ST NEWPORT, RI 02840 2022-548 A-3 8/28/22

INCREASE FOOTPRINT OF EXISTING COPOLA FROM APPROXIMATELY 6"-9" x 6"-9" to APPROXIMATELY 0"-0" TO N"-0" WITH NO CHANGE IN MEIGHT





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

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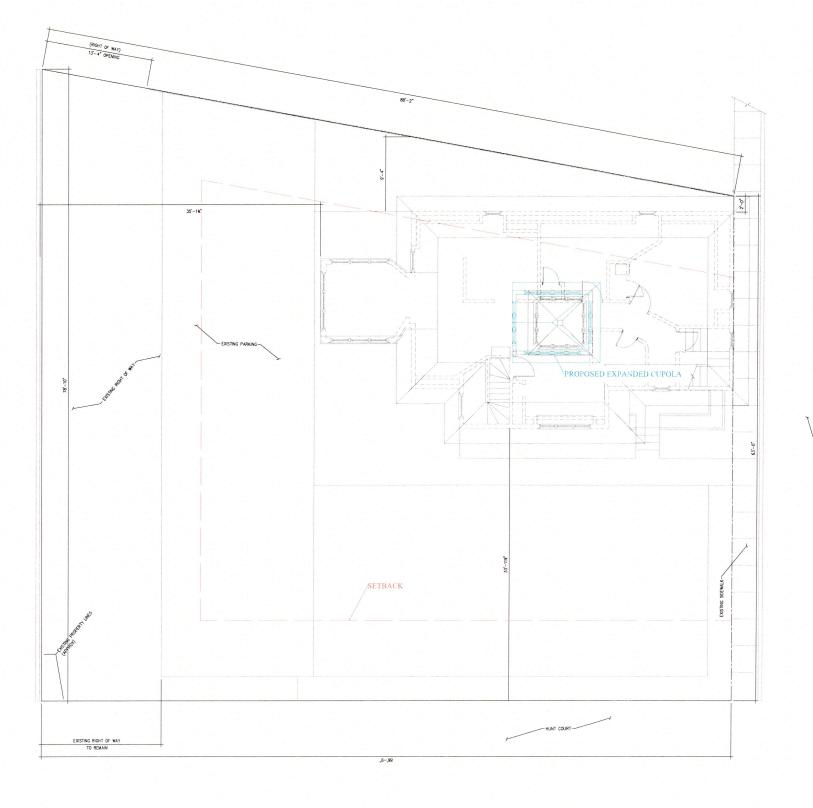
SITE PLAN - EXISTING

CUPOLA EXPANSION 359 SPRING ST NEWPORT, RI 02840

Project 2022-548 Sh Date 8/28/22

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

C-1



PARCEL ID:	32-089-4
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MINIMUM SETBACKS:	
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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'

Design /	Engineering Fire	m:
Stone Gable PO Box 486 Newport, RI		vices, LLC
Phone: 401 Fax: 508,22 Email: stone		n
Web: www.s	ge-Ilc.com	
Engineer of	or Architect Sec	ıl:
	ED, P.E., S.E.	
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FULL SHEET SIZE: ARCH D (24" x 36"

8/28/22 $\frac{3}{16}$ " = 1'

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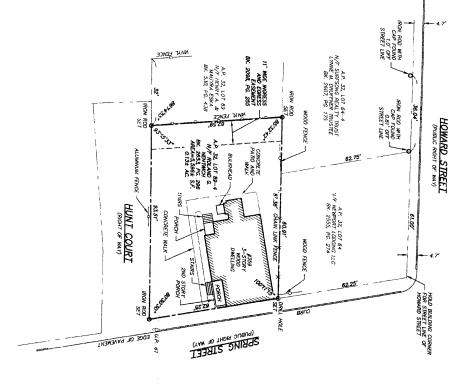
PROPOSED SITE DATA	
PARCEL ID:	32-089-4
PLAT:	32
LOT:	089-4
ZONING:	R-10
YEAR BUILT:	1880
EXISTING FOOTPRINT:	1,156
LOT SIZE (SQ FT)	5,920 SQ FT (0.14 ACRE
ALLOWABLE COVERAGE:	20%
ALLOWED BLDG HEIGHT:	30'
EXISTING BLDG HEIGHT:	Approx. 38'
MINIMUM SETBACKS:	
(PRIMARY)	
NORTH (SIDE):	10'
EAST (FRONT):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

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THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADDIFTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 21, 2016, AS FOLLOWS

SURVEYOR'S CERTIFICATION:

1. EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN JUNE 2017.

GENERAL NOTES:

- 2. NORTH ARROW REFERENCES MAGNETIC NORTH (JUNE 2017). LOT SUBJECT TO RESTRICTIONS AND EASEMENT OF RECORD. RECORDED IN NEWPORT LAND EVIDENCE RECORDS BK. 2008, PG, 255.
- CURRENT DEED HAS NO DIMENSIONS, SEE LE BKS 33/827, 34/805-806, 38/494.

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

STATEMENT OF PURPOSE

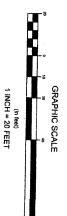
LIMITED CONTENT BOUNDARY SURVEY TYPE OF BOUNDARY SURVEY:

CLASSI

MEASUREMENT SPECIFICATION

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NORTHEAST ENGINEERS & CONSULTANTS, INC.

LAND PLANNING WATERFRONT SITE/CIVIL

MATERIALS TESTING SURVEYING GEOTECHNICAL ENVIRONMENTAL TRANSPORTATION STRUCTURAL



55 JOHN CLARKE ROAD MIDDLETOWN RHODE ISLAND 02342 PHONE (401) 849-0810 FAX (401) 848-4169 WWW.NORTHEASTENGINEERS.COM

	Cliant/Owner		Project Title:	Scale:	
STELLA MARTIN 121 BELLEVUEW AVE. NEWPORT RI 02840		A.P. 32, LOT 89-4 359 SPRING STREET NEWPORT, RHODE ISLAND		1"=20' Date: 13JUL20:	Charactery: VAL Checked by: K.

Sheet Sheet Sheet Ad Survey had		
L-1 1 of 1 17130.0 ac 32 - 89-4	1 or 17130	Drawing Number