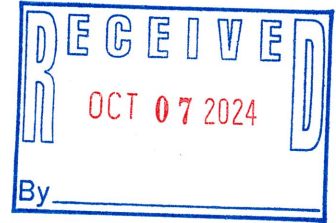




Newport Zoning Application Submittal Requirements

ZBR 2024 - Nov - 015

DATE STAMP HERE



- 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



10/02/2024

5 Bradford Ave zoning waivers

E.

We are requesting a waiver for a stormwater management plan as there is no change to the bldg footprint.

F.

We are requesting a waiver for a landscape plan as there is no change to the bldg footprint.

Sincerely

A handwritten signature in black ink, appearing to read 'Dan Herchenroether', with a long horizontal flourish extending to the right.

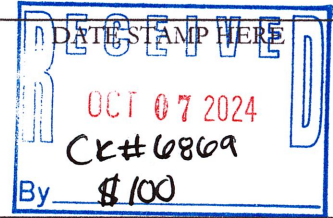
Dan Herchenroether
Herkworks Architecture
36 Aquidneck Ave
Middletown RI 02842



Newport Zoning Application

ZBR 2024 - NOV - 015

(This box for staff use only)



Date: 10/02/2024

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: 5 Bradford Ave

Tax Assessor's Plat: 11 Lot: 139 Zoning District: R10

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

Property Owner: Thomas Oliveira

Mailing Address: 5 Bradford Ave Newport RI 02840

Email Address: thomas.oliveira@aol.com

Phone Number: 401-207-0021

How long have you been the owner of the above premise? 50 years

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: 42' ft. Lot Area: 3603 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 1,330 sq. ft.

Total square footage of the footprint of proposed buildings: 1,330 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	3,603	10,000	3,603
Coverage Area (sq. ft.)	1,330	1,175	1,330
Lot Coverage (%)	36.9%	32.6%	36.9%
Dwelling Units	1	1	2
Parking (# of spaces)	4	4	4
Front Setback (ft.)	1.79'	5.4	3.32'
Side Setbacks (ft.)	4 & 15.85	3.6	4 & 15.85
Rear Setback (ft.)	7.47	7.2	9.16
Height (ft.)	36'	36'	36'



Newport Zoning Application

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

Present use of Premise: Single Family Residence

Proposed use of Premise: Two Family Residence

Summary of Proposed Alterations

We are proposing to build a new front porch and rear addition. As we are removing the extg front porch, rear deck, and shed, there will be no change to the lot coverage.

The applicant seeks relief under the following provisions of the zoning code:

Section 17.20.040 R-10 Setback Requirements

Section 17.72.030 Alteration to a Non-conforming structure

Section 17.20.070.B Density Requirements



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)

Both the proposed front porch and rear addition are improving the setback distances to the lot lines. There is no increase to the lot coverage. Town records do show that this was previously approved for a 2 family Residence.

This has been a family home for _ years, and they are looking to expand this home for both the brother and sisters families to both use for the next generations.

As the proposed 3d views show, there is a very small change to the overall massing and scale of the house. These proposed alterations to the structure will result in a much improved exterior look of the house. The proposed plan is harmonious with the surrounding neighborhood and will not be injurious to, or inconsistent with the area or the purpose and intent of the R-10 zone.



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.

T. Oliveira

Applicant Signature

10. 2. 2024

Date

T. Oliveira

Owner Signature

10. 2. 2024

Date

OLIVEIRA RENOVATIONS

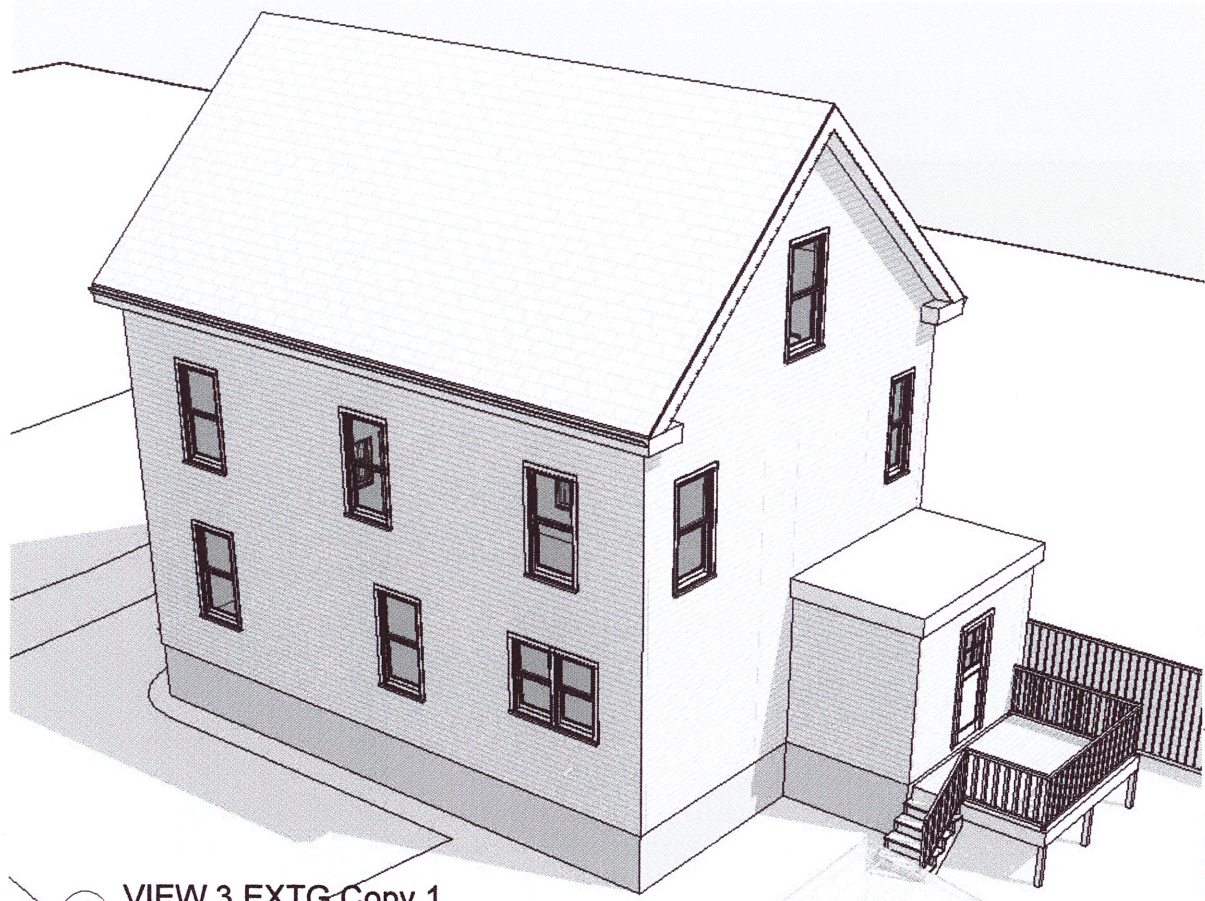
5 BRADFORD AVE
NEWPORT, RI 02840

'ZONING SET'

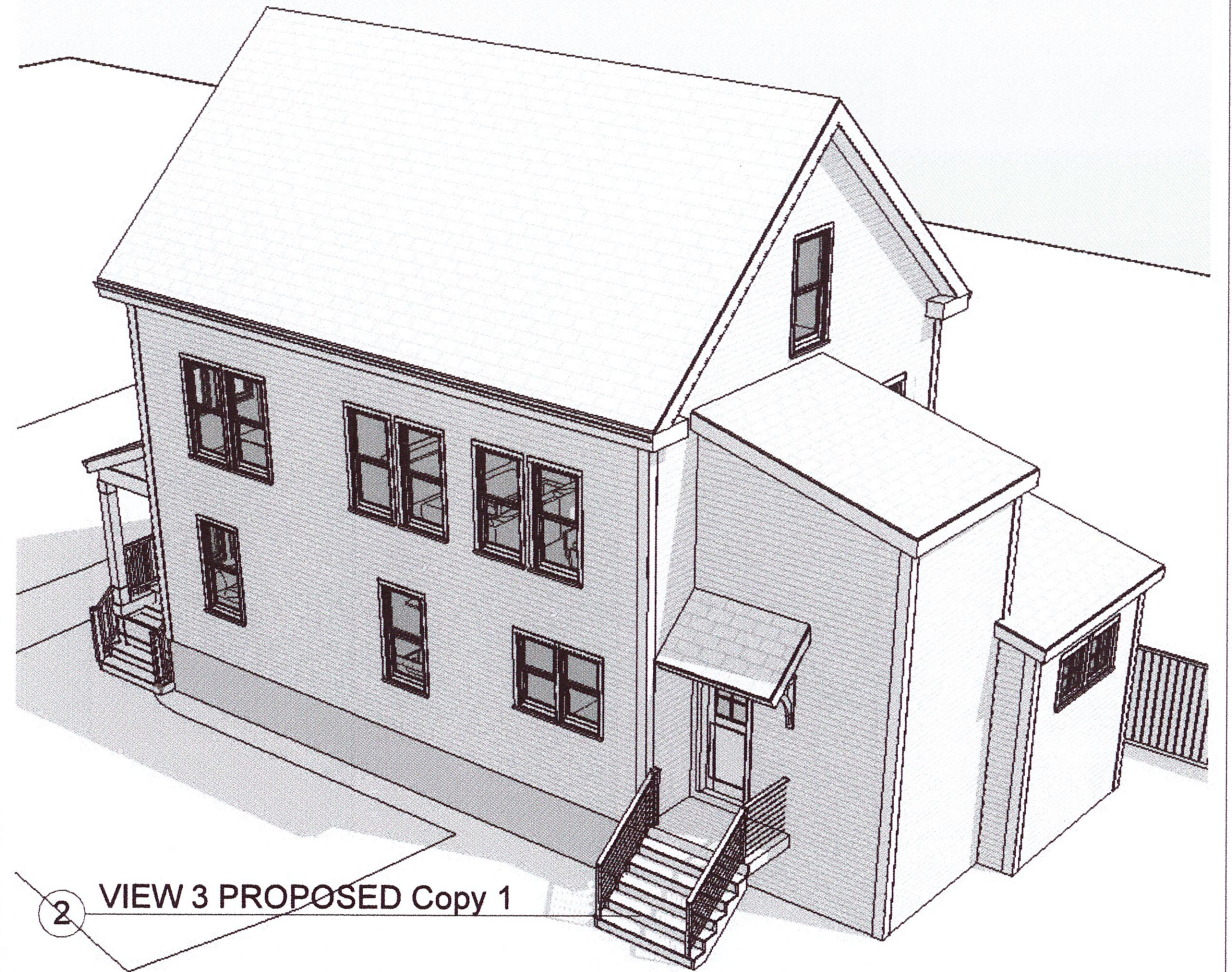
HERK WORKS
ARCHITECTURE

401.662.7875

DAN@HERK-WORKS.COM



1 VIEW 3 EXTG Copy 1



2 VIEW 3 PROPOSED Copy 1



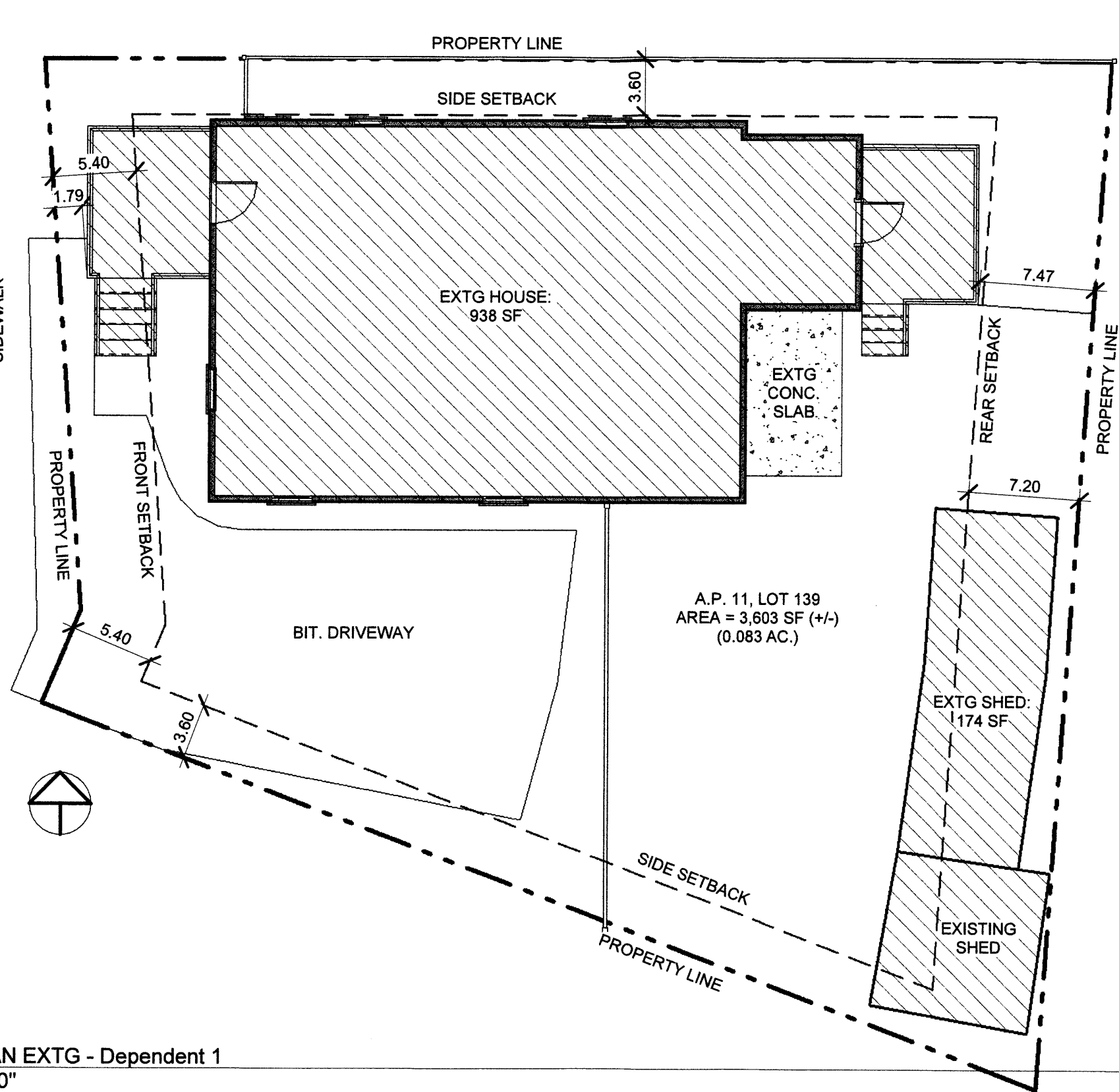
3 VIEW 1 EXTG Copy 1



4 VIEW 1 PROPOSED Copy 1

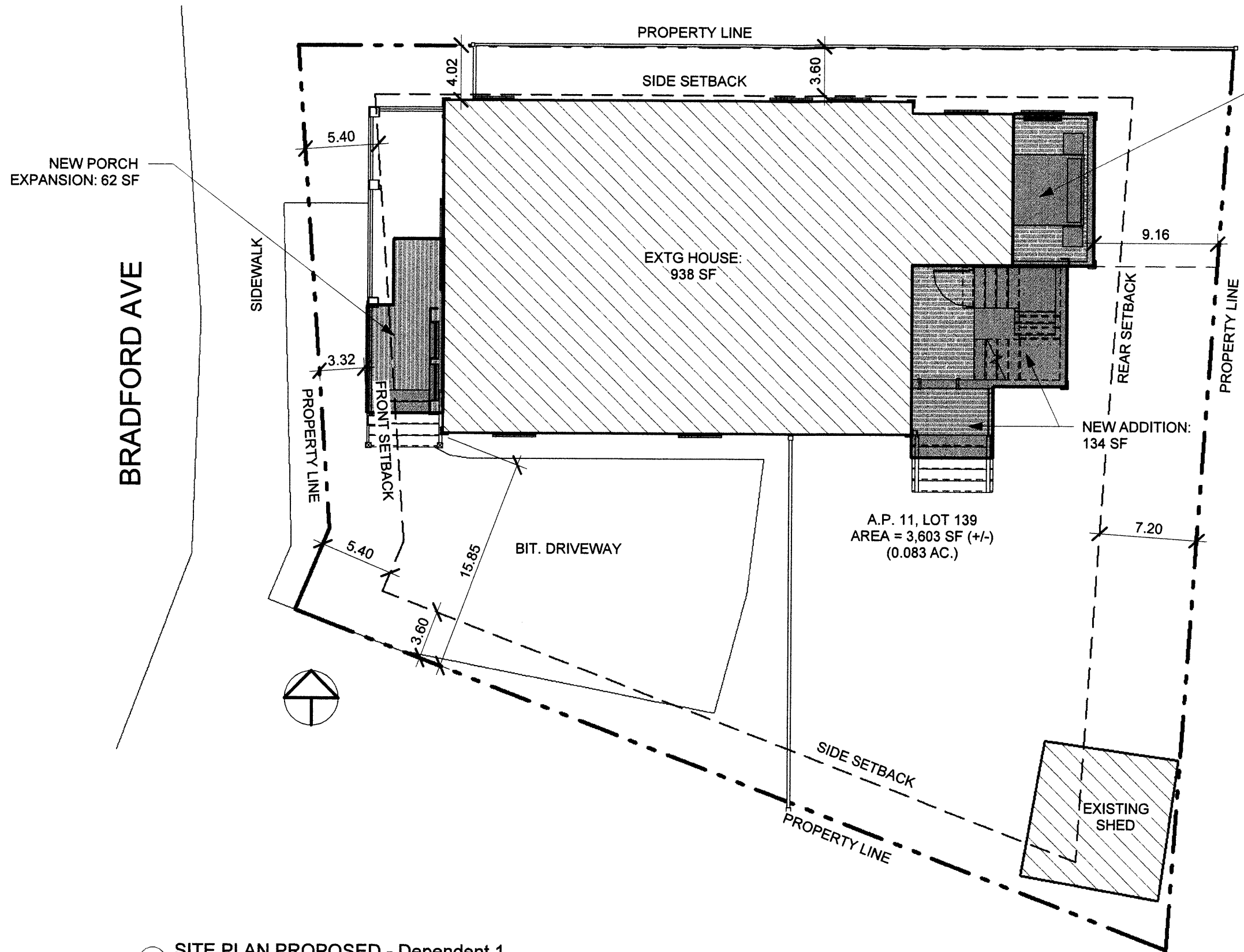
BRADFORD AVE

SIDEWALK



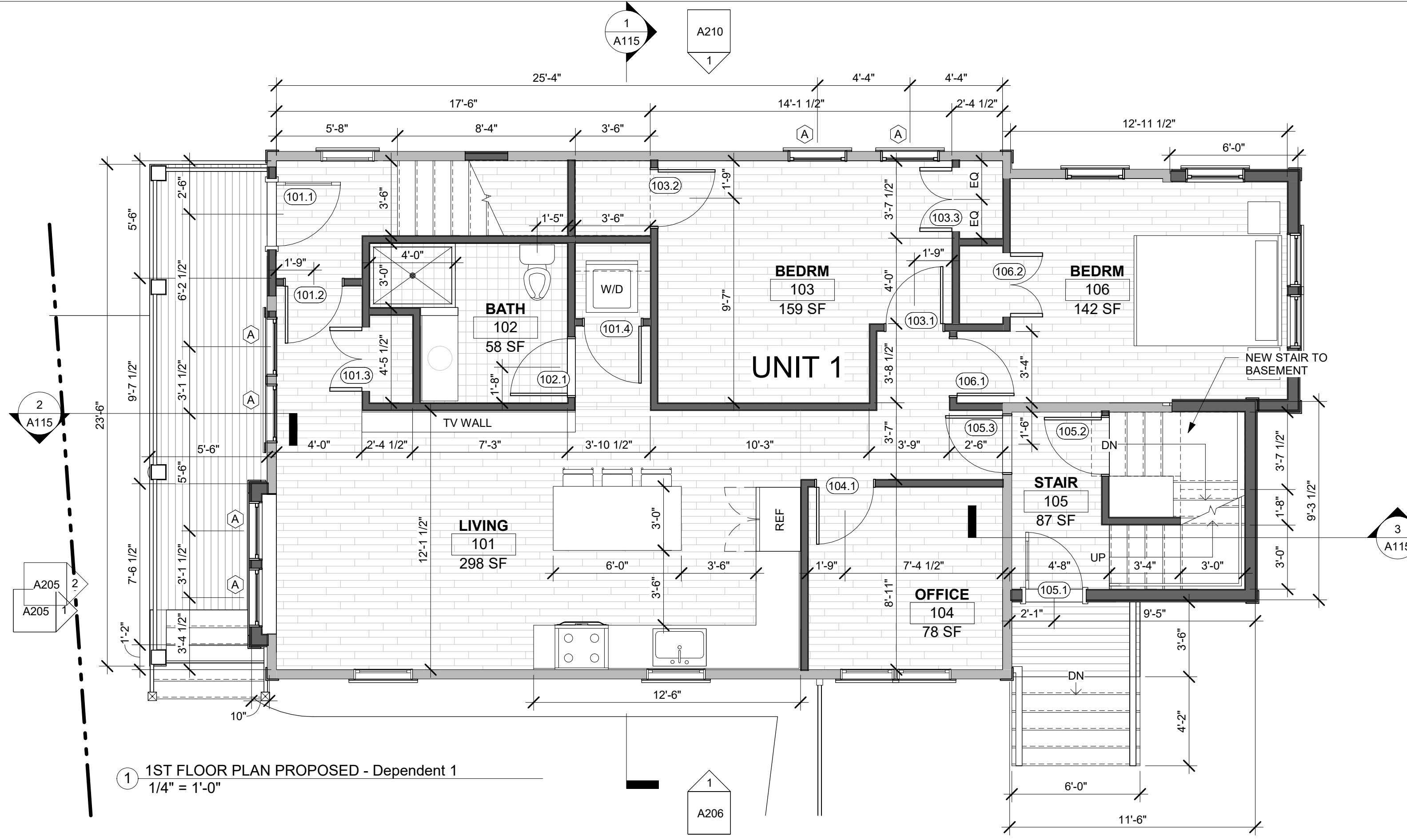
EXISTING SITE INFO:	
PLAT / LOT	11 / 139
ZONE:	R10
EXTG HOUSE FP:	938 SF
EXTG DECKS FP:	168 SF
EXTG SHEDS FP:	224 SF
TOTAL EXTG FP:	1,330 SF
LOT SIZE:	3,603 SF
ALLOWED COVERAGE:	32.6%
EXISTING COVERAGE:	36.91%

① SITE PLAN EXTG - Dependent 1
1/8" = 1'-0"

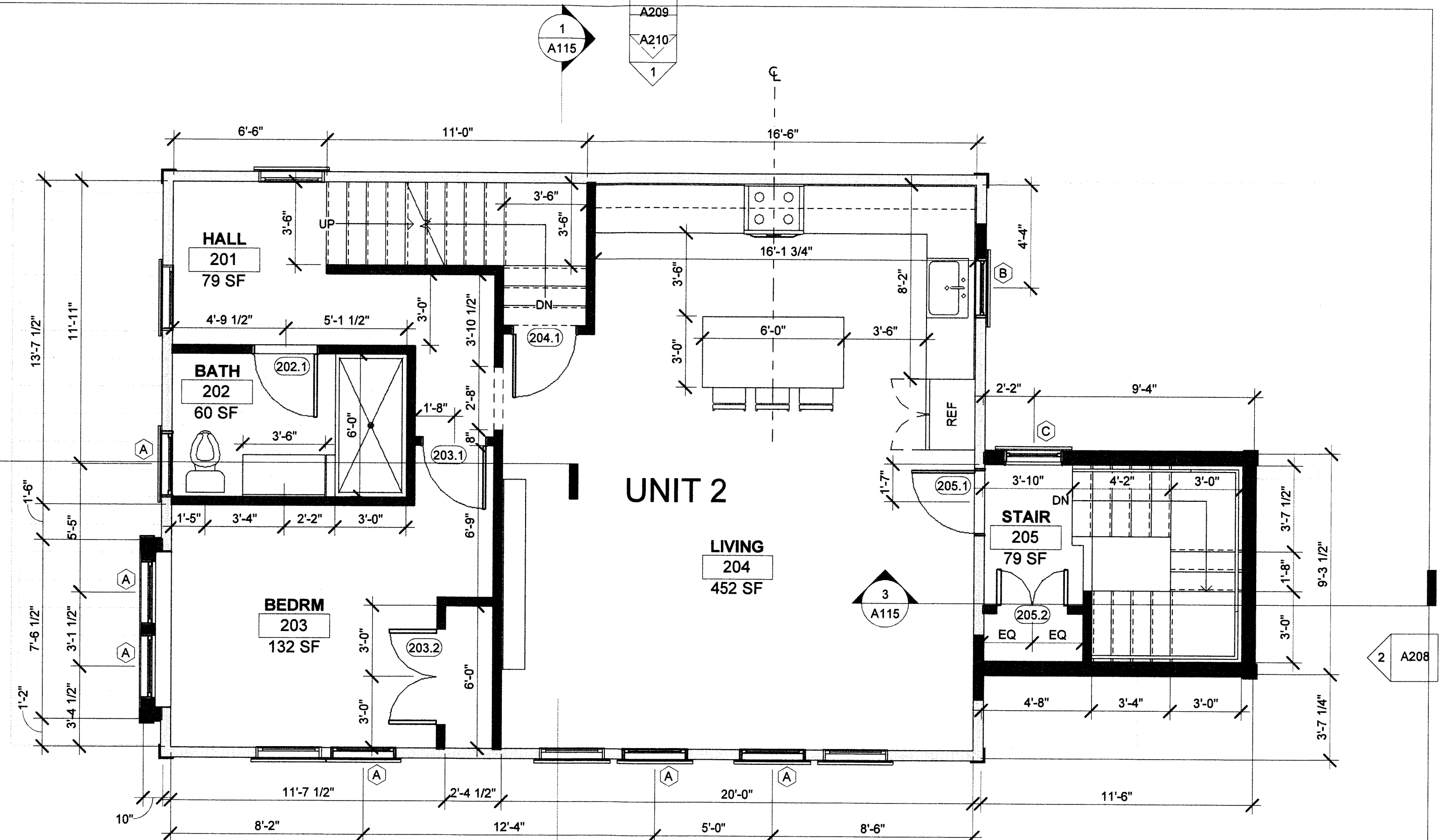


PROPOSED SITE INFO:	
PLAT / LOT	11 / 139
ZONE:	R10
EXTG HOUSE FP:	938 SF
EXTG DECKS FP:	168 SF
EXTG SHEDS FP:	224 SF
TOTAL EXTG FP:	1,330 SF
REMOVAL OF SHED FP:	-174 SF
REMOVAL OF DECK FP:	-89 SF
NEW ADDITION FP:	263 SF
TOTAL NEW FP:	1,330 SF
LOT SIZE:	3,603 SF
ALLOWED COVERAGE:	32.6%
EXISTING COVERAGE:	36.91%
PROPOSED COVERAGE:	36.91%

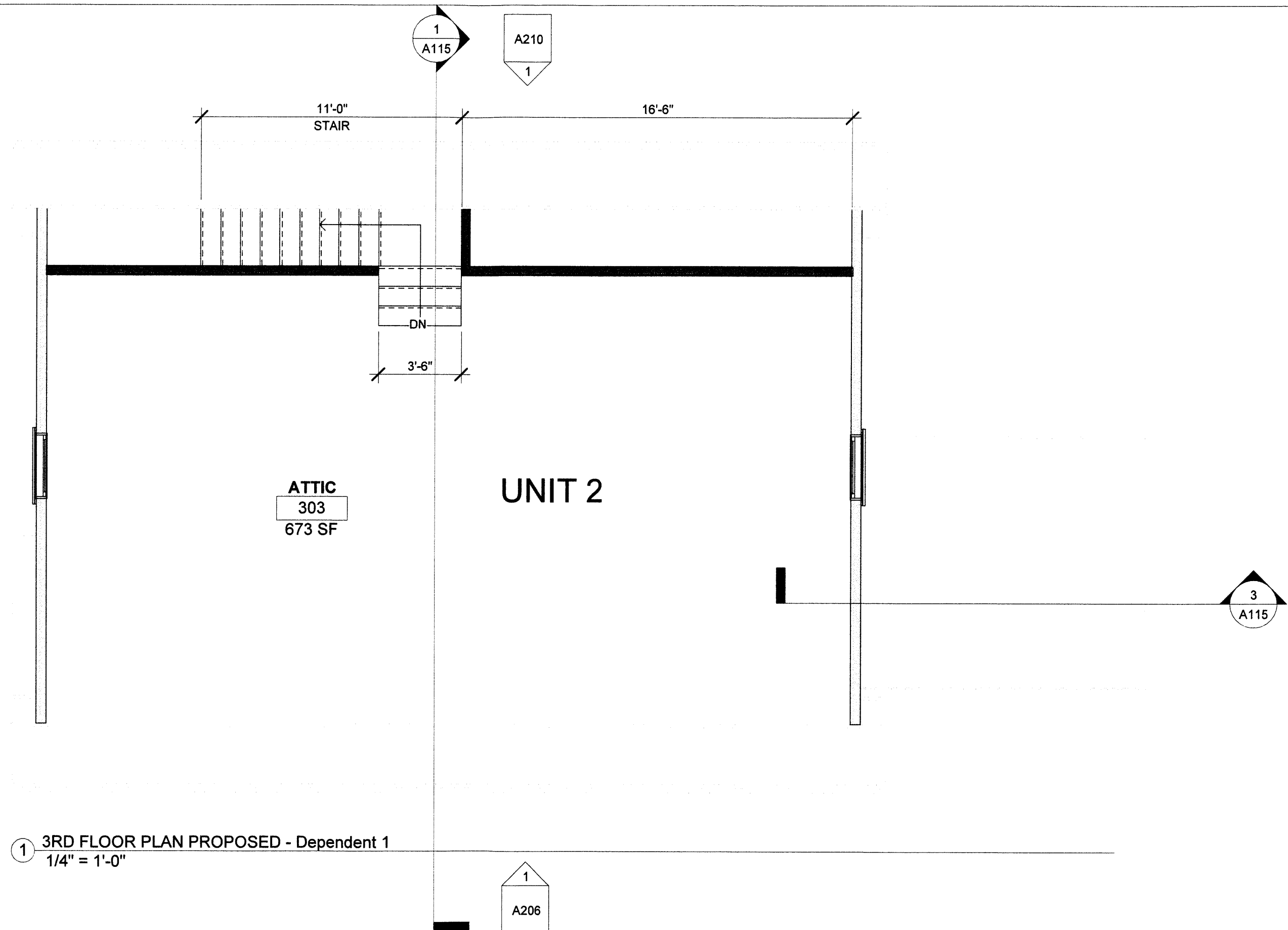
1 SITE PLAN PROPOSED - Dependent 1
1/8" = 1'-0"



① 1ST FLOOR PLAN PROPOSED - Dependent 1
 1/4" = 1'-0"



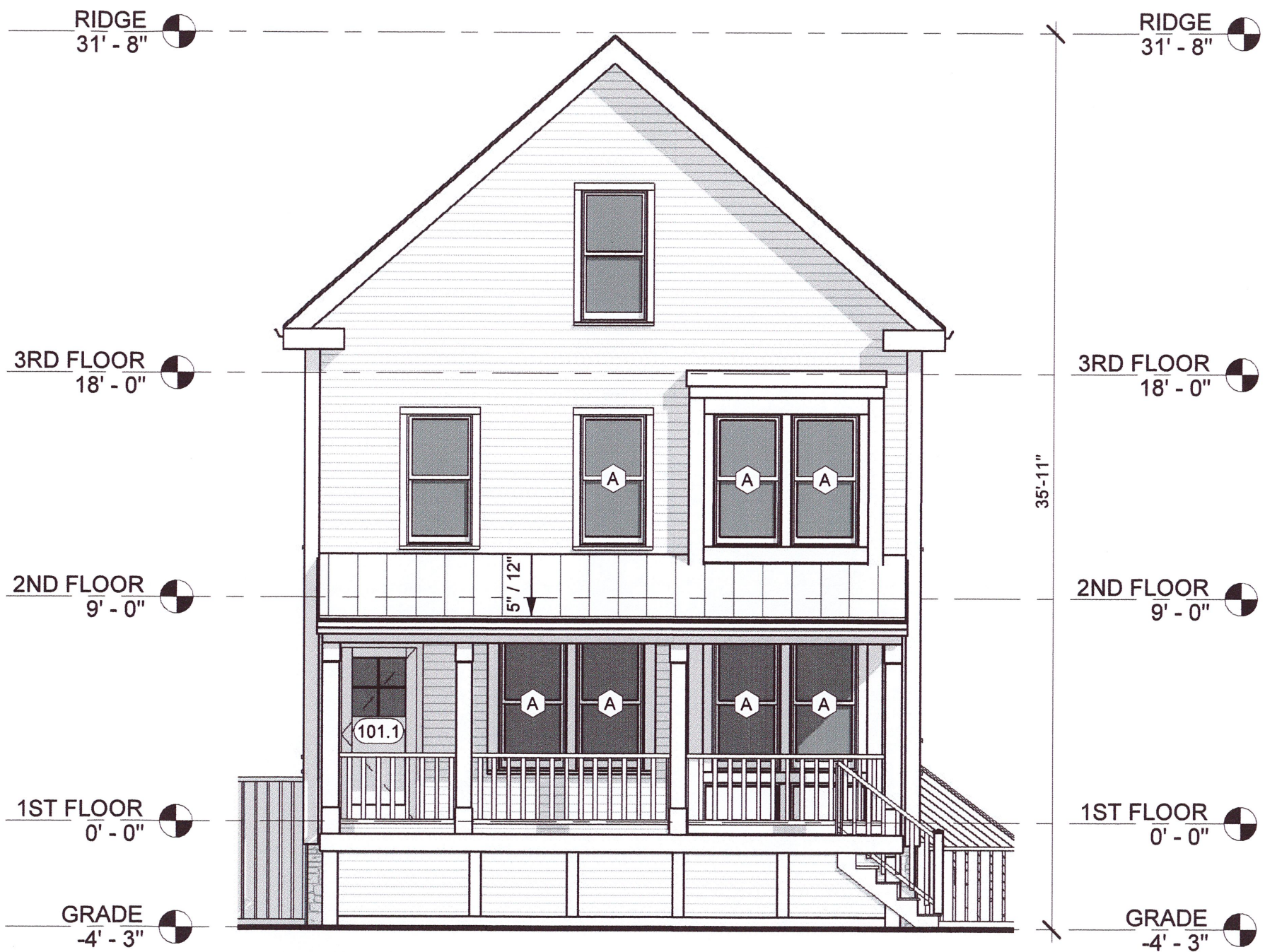
1 2ND FLOOR PLAN PROPOSED - Dependent 1
 1/4" = 1'-0"



① 3RD FLOOR PLAN PROPOSED - Dependent 1
 1/4" = 1'-0"



② FRONT ELEVATION (WEST) EXTG / DEMO - Dependent 1
3/16" = 1'-0"



① FRONT ELEVATION (WEST) PROPOSED - Dependent 1
3/16" = 1'-0"



① SIDE ELEVATION (SOUTH) EXTG / DEMO - Dependent 1
 3/16" = 1'-0"



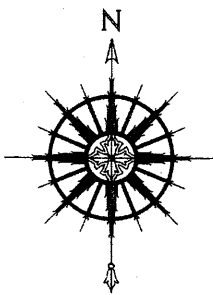
1 SIDE ELEVATION (SOUTH) PROPOSED - Dependent 1
 3/16" = 1'-0"



① SIDE ELEVATION (NORTH) EXTG / DEMO - Dependent 1
3/16" = 1'-0"



① SIDE ELEVATION (NORTH) PROPOSED - Dependent 1
 3/16" = 1'-0"



SEE GENERAL NOTES #3

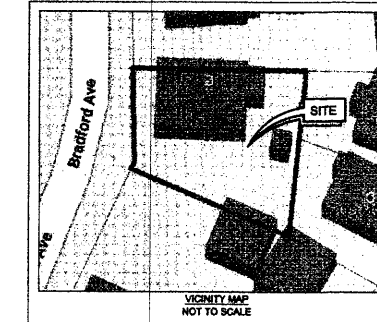
NORTHEAST ENGINEERS & CONSULTANTS, INC.



SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING

A KNOWLEDGE CORPORATION®

6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4189
WWW.NORTHEASTENGINEERS.COM



LEGEND:	
	PROPERTY LINE
	ADJUTOR'S PROPERTY LINE
	TOPOGRAPHIC CONTOUR
	WOOD FENCE
	RAIL FENCE
	SEWER MANHOLE
	UTILITY POLE
	SPOT ELEVATION
	IRON ROD
	STONE BOUND
	SURVEY NAIL
	CATCH BASIN
	WATER GATE
	SEWER MANHOLE
	DRAINAGE MANHOLE

GENERAL NOTES:

- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN APRIL & AUGUST 2024.
- VERTICAL DATUM IS NAVD83.
- NORTH ARROW AND BASIS OF BEARING BASED ON RTKGNSS OBSERVATION.
- SUBJECT PARCELS FALLS WITHIN THE R-10 RESIDENTIAL ZONING DISTRICT.

PLAN REFERENCES:

- PLAN ENTITLED "PROPERTY OF LAND SURVEY LOT 111 PLAT 11 LOCATED AT 10 BRADFORD AVENUE IN NEWPORT, RI, OWNED BY MANUEL SILVA, PREPARED BY HILBURN LAND SURVEYING, SCALE: 1"=20', DATED 12/7/08.
- PLAN ENTITLED "SITE PLAN", PREPARED BY NARRAGANSETT ENGINEERING, SCALE: 1"=20'.

CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-1.8 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

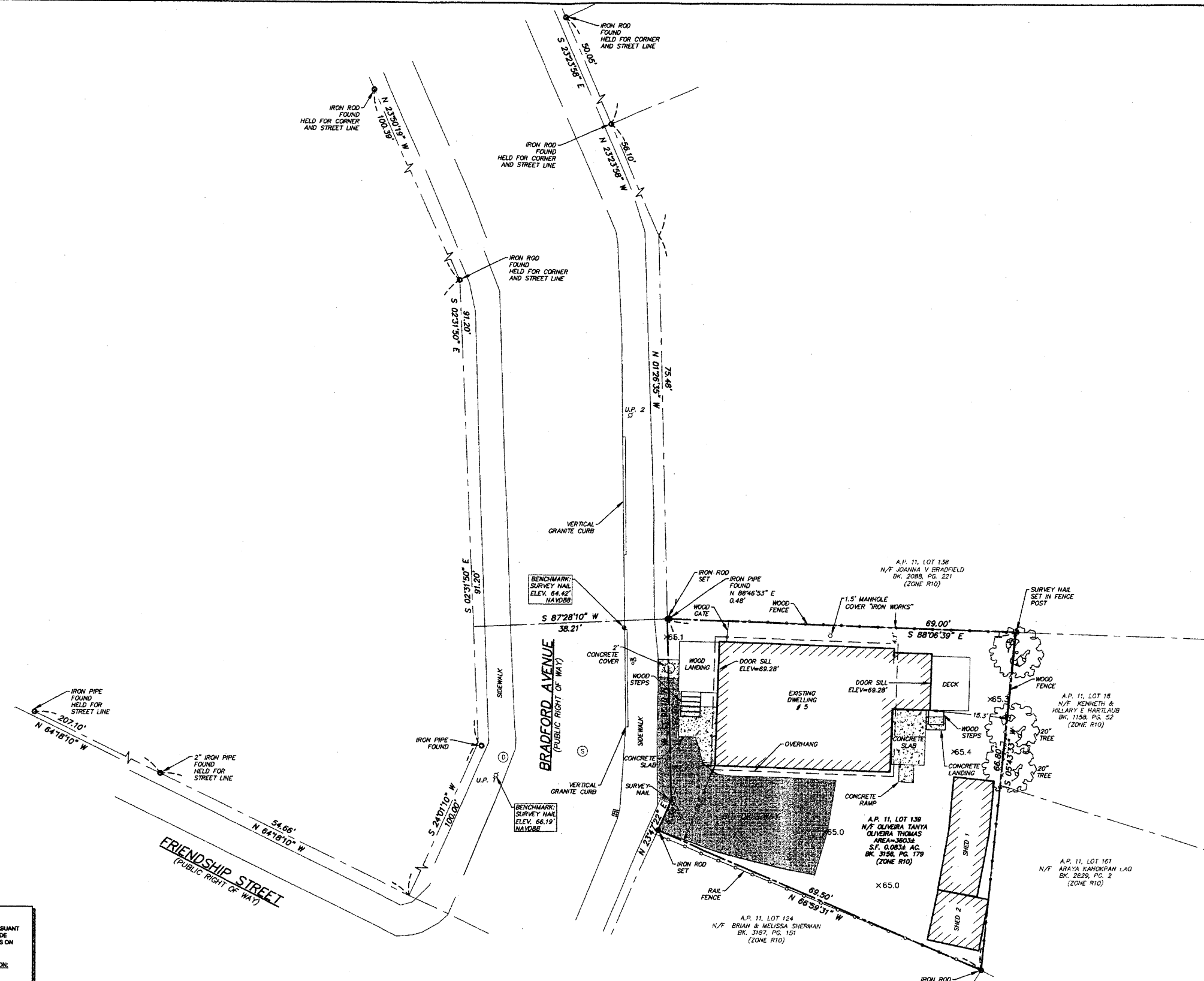
TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS II
TOPOGRAPHIC SURVEY ACCURACY	CLASS T-2

STATEMENT OF PURPOSE:

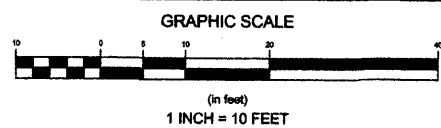
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO DETERMINE AND MONUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 11, LOT 139 AND TO SHOW EXISTING PHYSICAL FEATURES AND TOPOGRAPHY.

SEAN M. LEACH
No. 1907
PROFESSIONAL LAND SURVEYOR
DATE: 9/11/24
CONTROL: 24



ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DOWSAFE PRIOR TO CONSTRUCTION AT 1-888-344-7233, AND/OR ALL LOCAL UTILITY COMPANIES)



No.	Revision	Date	App.
Designed By:	Drawn by:	EP	Checked by: SML
Scale:	1" = 10'	Date:	12SEP2024
Project Title:			
A.P. 11, LOT 139 5 BRADFORD AVENUE NEWPORT, RI			
Client/Owner:	THOMAS OLIVERA 5 BRADFORD AVENUE NEWPORT, RI 02840		
Issued for:			
Drawing Title:	LIMITED CONTENT BOUNDARY AND TOPOGRAPHIC SURVEY		
Drawing Number:	L1		
Sheet	1 of 1		
Project Number:	24188		
Survey Index:	13 - 11 - 139		
OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.			