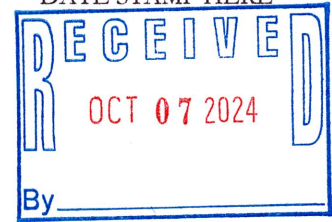




Newport Zoning Application Submittal Requirements

ZBR 2024 - Nov - 016

DATE STAMP HERE



- Special Use Permit (new)
- Special Use Permit (modification)
- Variance
- 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

24 Byrnes St zoning waivers

A.

We are requesting a waiver for a Class I site survey as there is no change to the bldg footprint.

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



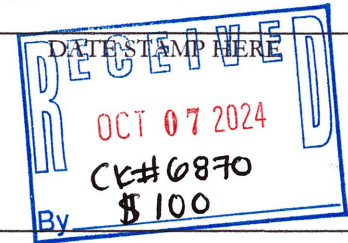
Dan Herchenroether
Herkworks Architecture
36 Aquidneck Ave
Middletown RI 02842



Newport Zoning Application

ZBR 2024 - Nov - 016

(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: 24 Byrnes Street

Tax Assessor's Plat: 35 Lot: 061 Zoning District: R10

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

Property Owner: Adrian Prezioso

Mailing Address: 24 Byrnes St Newport RI 02840

Email Address: preziosoadrian@yahoo.com

Phone Number: 202-246-8349

How long have you been the owner of the above premise? 4 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: 54.7' ft. Lot Area: 3,129 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 1,235 sq. ft.

Total square footage of the footprint of proposed buildings: 1,235 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	3,129	10,000	3,129
Coverage Area (sq. ft.)	1,330	1,175	1,330
Lot Coverage (%)	39.5	33.7	39.5
Dwelling Units	1	1	1
Parking (# of spaces)	2	2	2
Front Setback (ft.)	1.85'	2.75'	1.85'
Side Setbacks (ft.)	2.1 & 25.2	3.2	2.1 & 25.2
Rear Setback (ft.)	5.6	6.42	5.6
Height (ft.)	28'9"	30'	30'



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: Single Family Residence

Summary of Proposed Alterations

We are proposing to build a new roof, 20" higher than the extg roof. Therefore we need to raise the north wall height by 20", which is within the side setback. This zoning application is based on a previously approved application. No changes or expansion of the footprint and the proposed roof is within the 30' height limit.

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



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 request relief is to raise a wall height in the setback by 20". The proposed dormers are within the existing footprint, and also within the setback lines. The proposed roof is within the 30' height limit.

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.



Applicant Signature

October 3, 2024

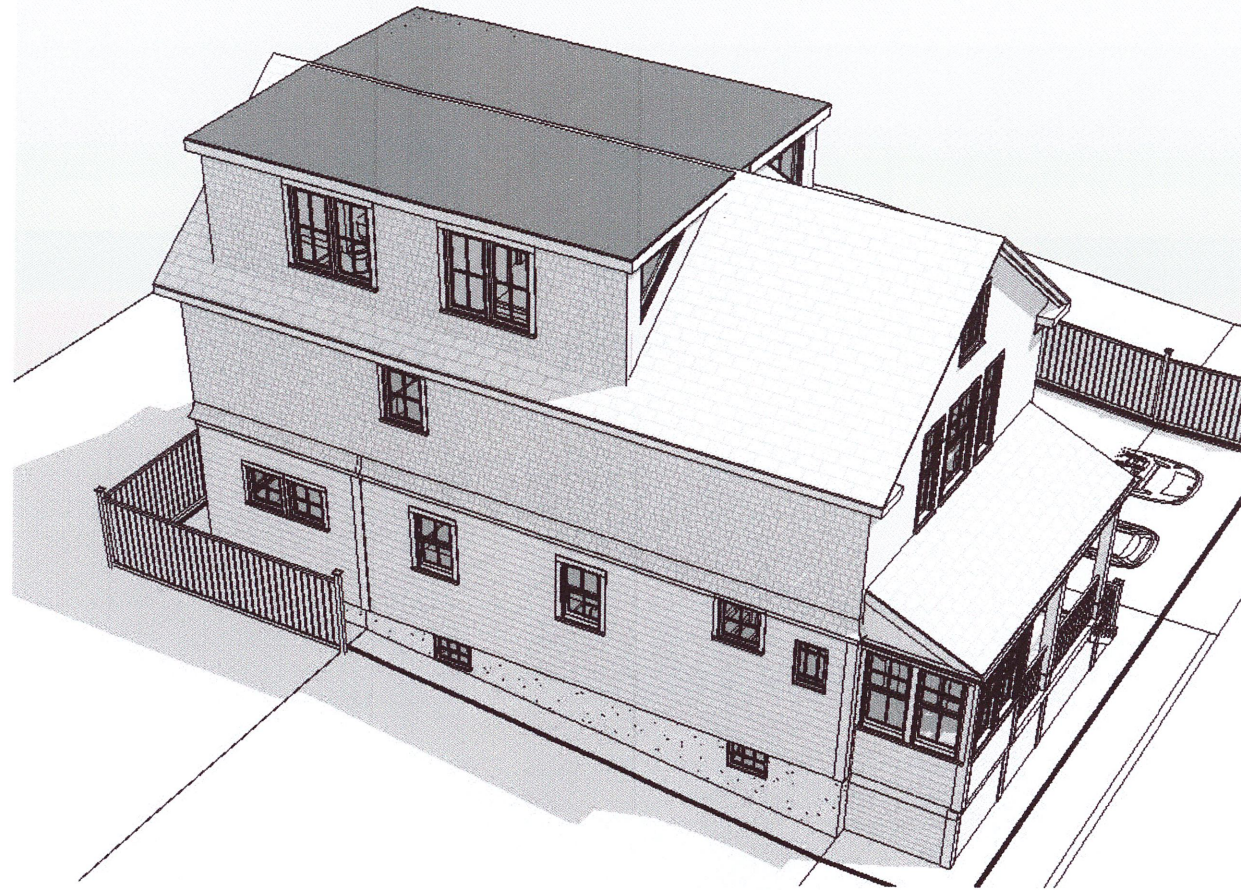
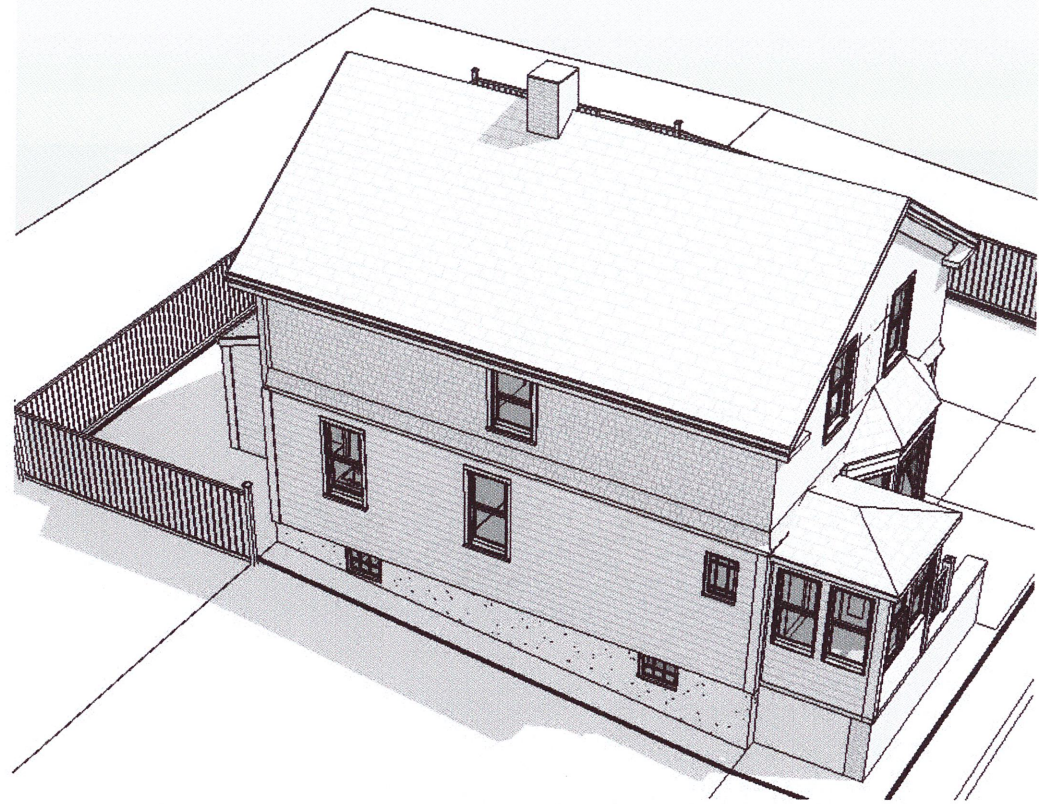
Date



Owner Signature

October 3, 2024

Date

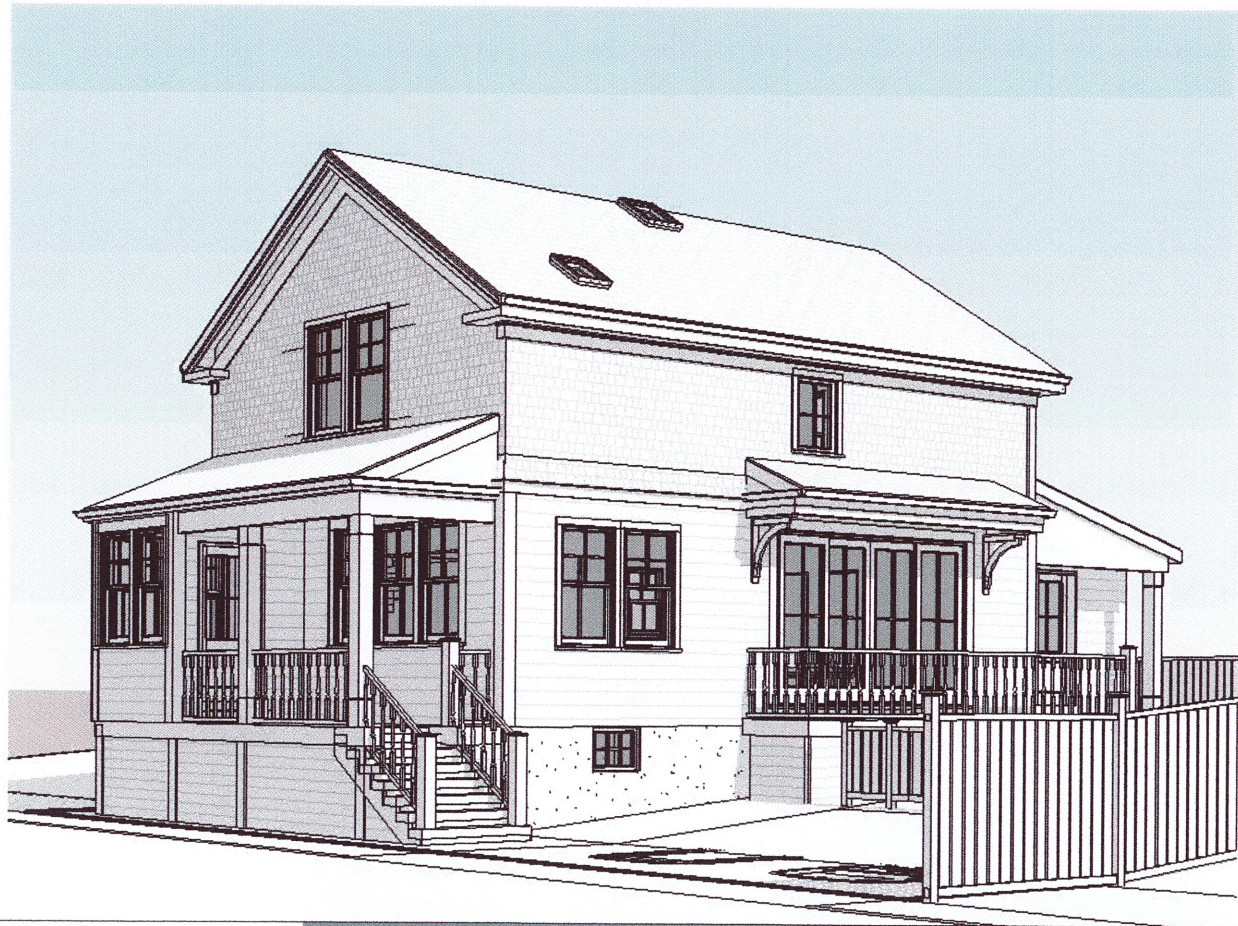


BYRNES RENO
24 BYRNES STREET
NEWPORT, RI 02840

'ZONING SET'



HERK WORKS
ARCHITECTURE
401.662.7875
DAN@HERK-WORKS.COM





HERK WORKS
ARCHITECTURE
401.662.7875
D:\HERK-WORKS.COM

BYRNES RENO
24 BYRNES STREET - NEWPORT, RI 02840

EXTERIOR VIEWS | NOT FOR CONSTRUCTION..YET

A001

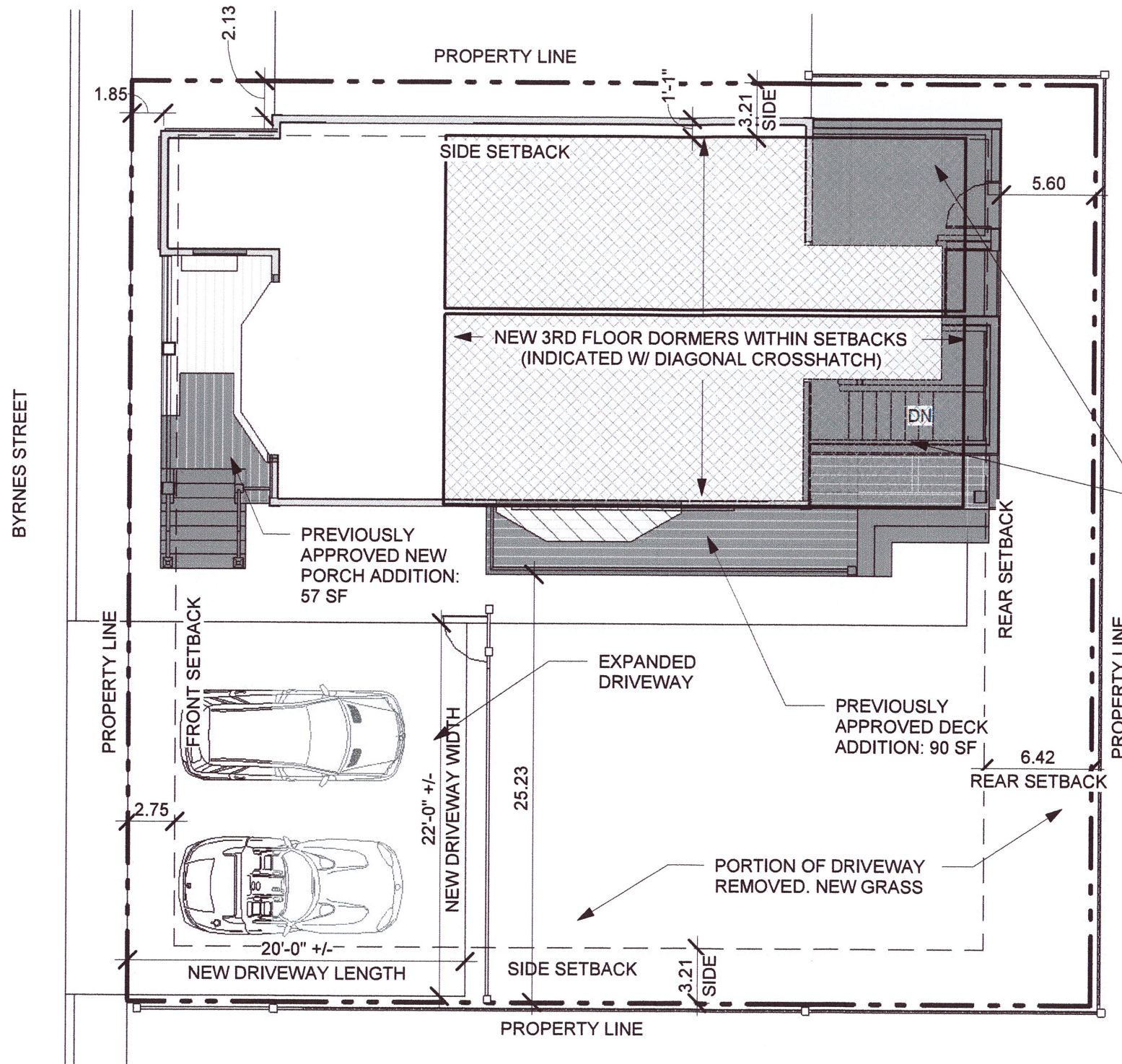
10/2/2024 4:47:44 PM

1 AERIAL VIEW



2 AERIAL VIEW PROPOSED



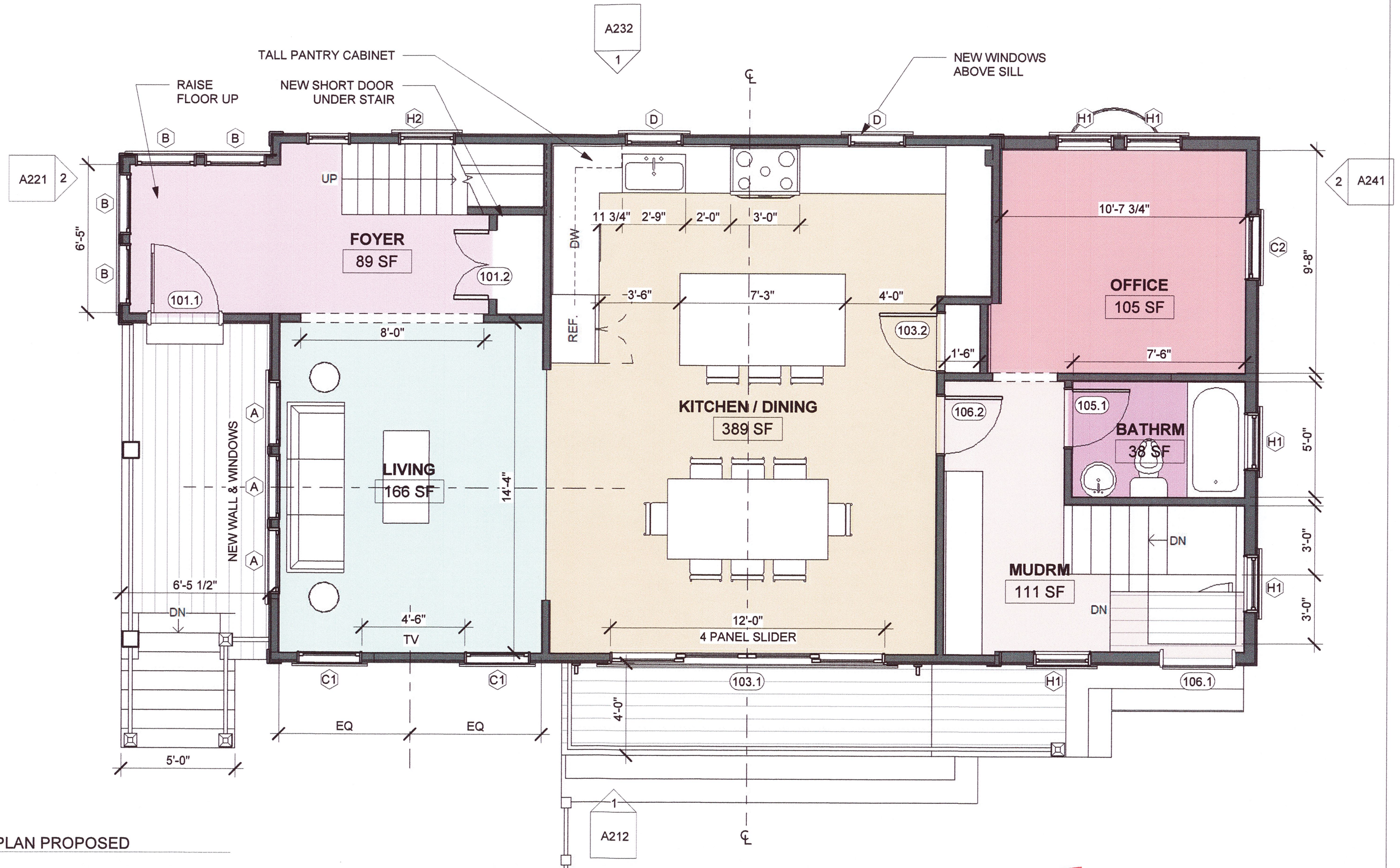


SITE INFO:	
PLAT / LOT	35 / 061
ZONE:	R10
EXTG HOUSE FP:	1,235 SF
LOT SIZE:	3,129 SF
ALLOWED COVERAGE:	33.7%
EXISTING COVERAGE:	39.5%
PROPOSED COVERAGE:	39.5%

PREVIOUSLY APPROVED ADDITION: 197 SF

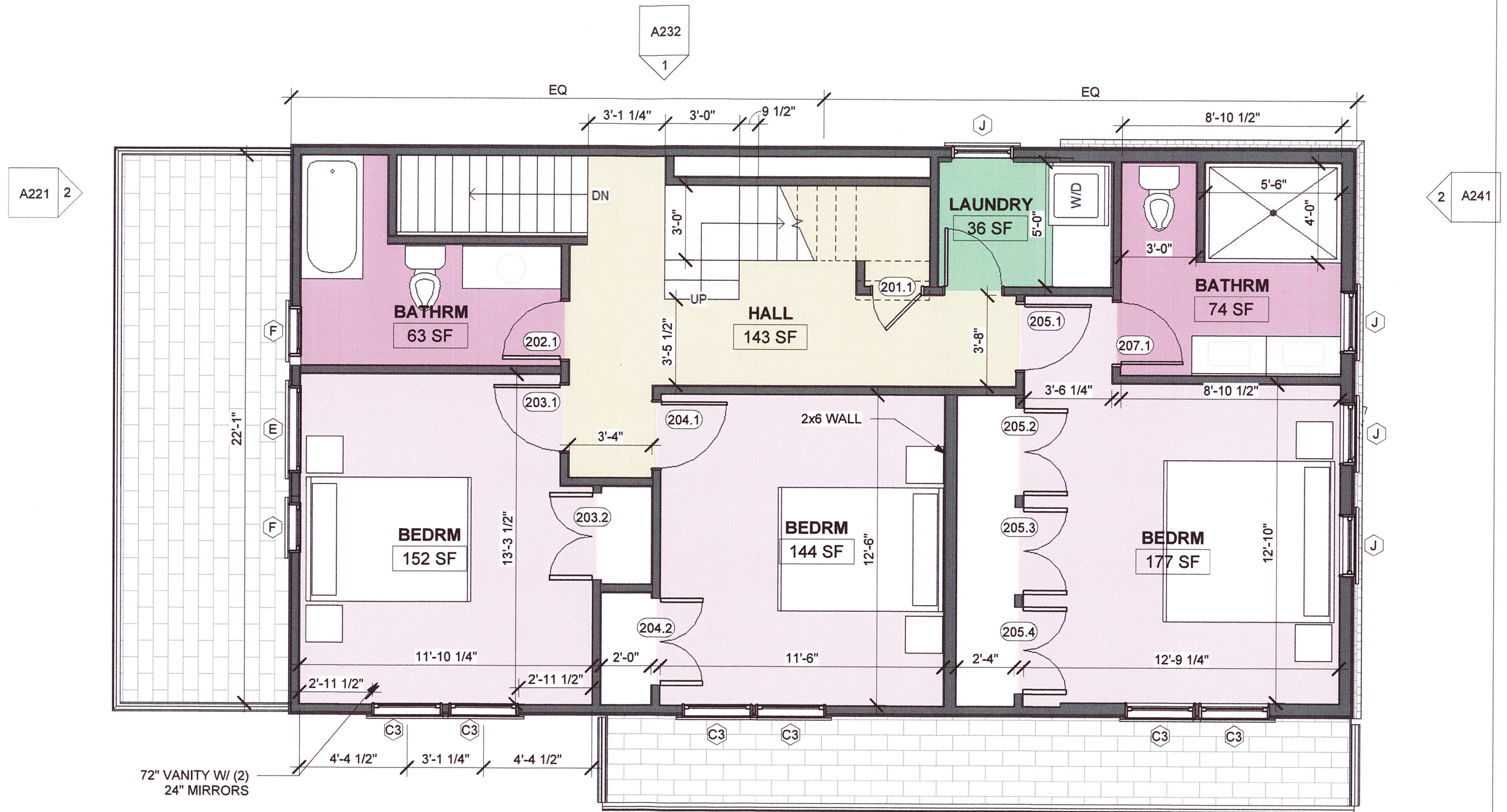
1 SITE PLAN PROPOSED
1/8" = 1'-0"

NOT FOR CONSTRUCTION..YET



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

NOT FOR CONSTRUCTION..YET



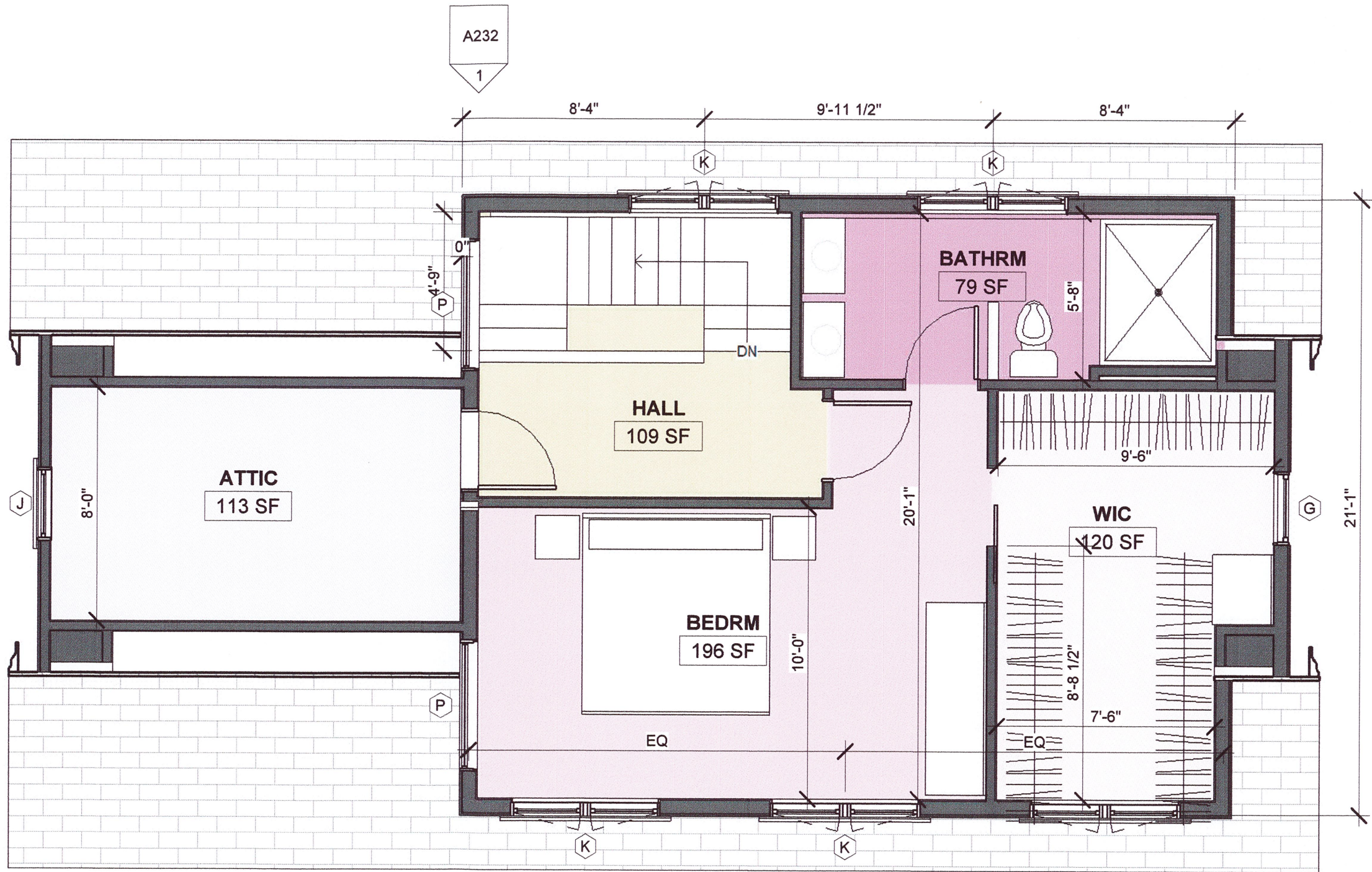
1 2ND FLOOR PLAN PROPOSED
1/4" = 1'-0"

NOT FOR CONSTRUCTION..YET

A221 2

A232
1

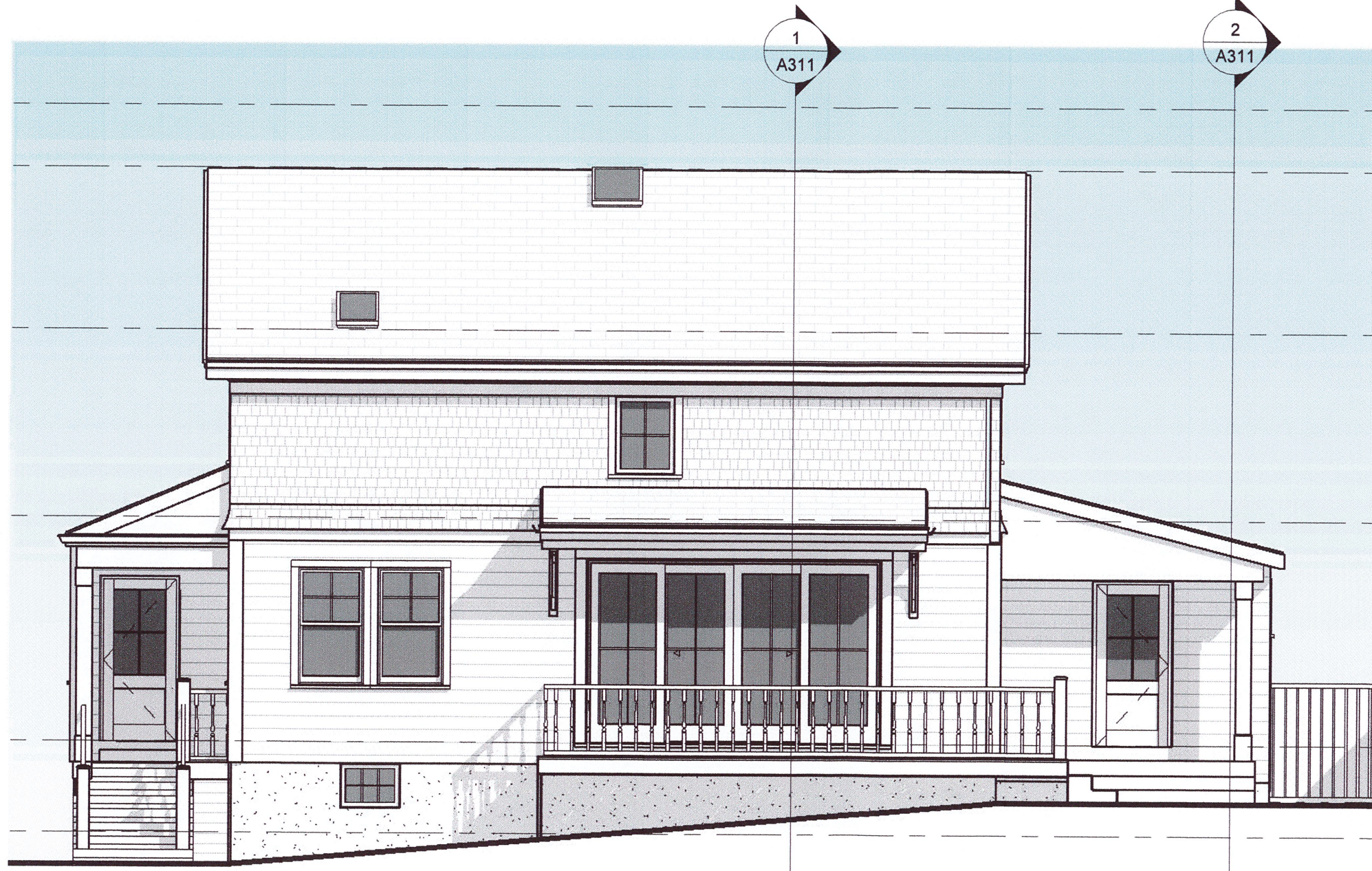
2 A241



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

1
A212

NOT FOR CONSTRUCTION..YET



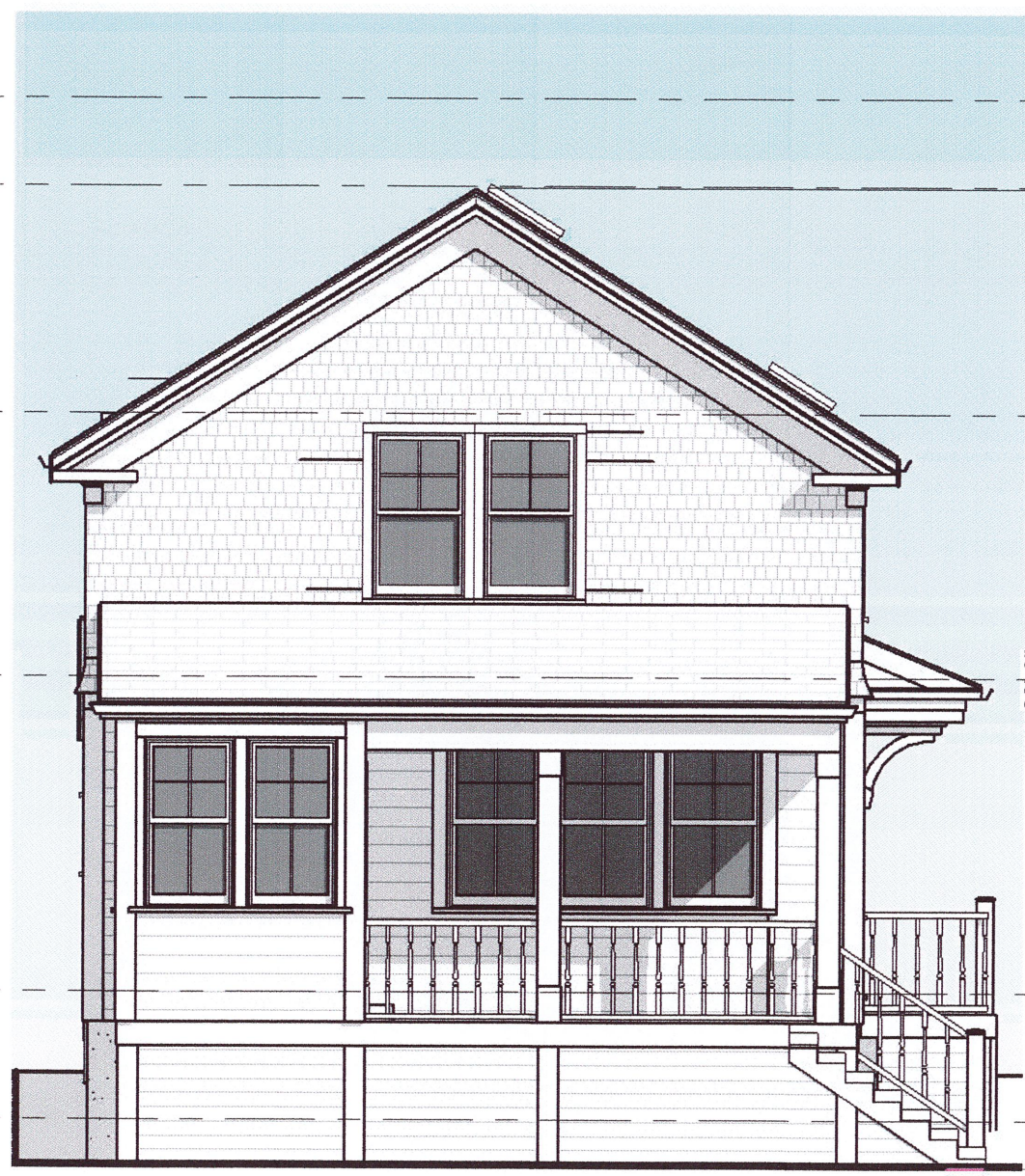
MAX HT	26' - 3"	6'-8"
RIDGE	23' - 8"	
2ND FL CLG	17' - 0"	7'-9"
2ND FLOOR	9' - 3"	9'-3"
1ST FLOOR	0' - 0"	
AVG GRADE	-3' - 9"	7'-2 1/2"
0 BASEMENT	-7' - 2 1/2"	

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

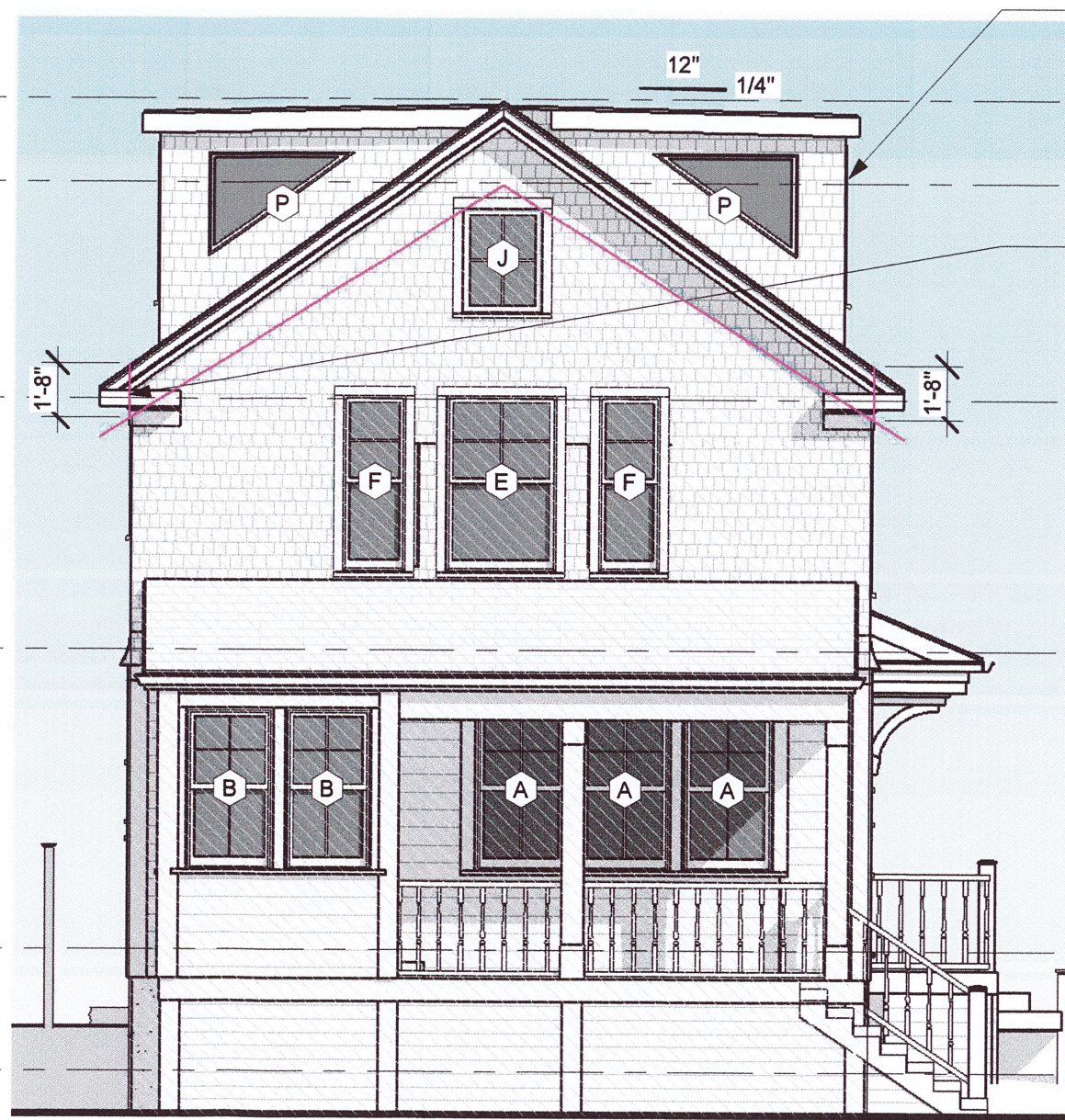
NEW DORMER; WITHIN EXTG
SETBACKS AND FOOTPRINT



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



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



② FRONT (WEST) ELEVATION PROPOSED
3/16" = 1'-0"

PROPOSED DORMERS ARE WITHIN SETBACK LINES

MAX HT
26' - 3"

RIDGE
23' - 8"

WALL HEIGHT INCREASED BY 20" OVER NORTH SETBACK LINE

2ND FL CLG
17' - 0"

2ND FLOOR
9' - 3"

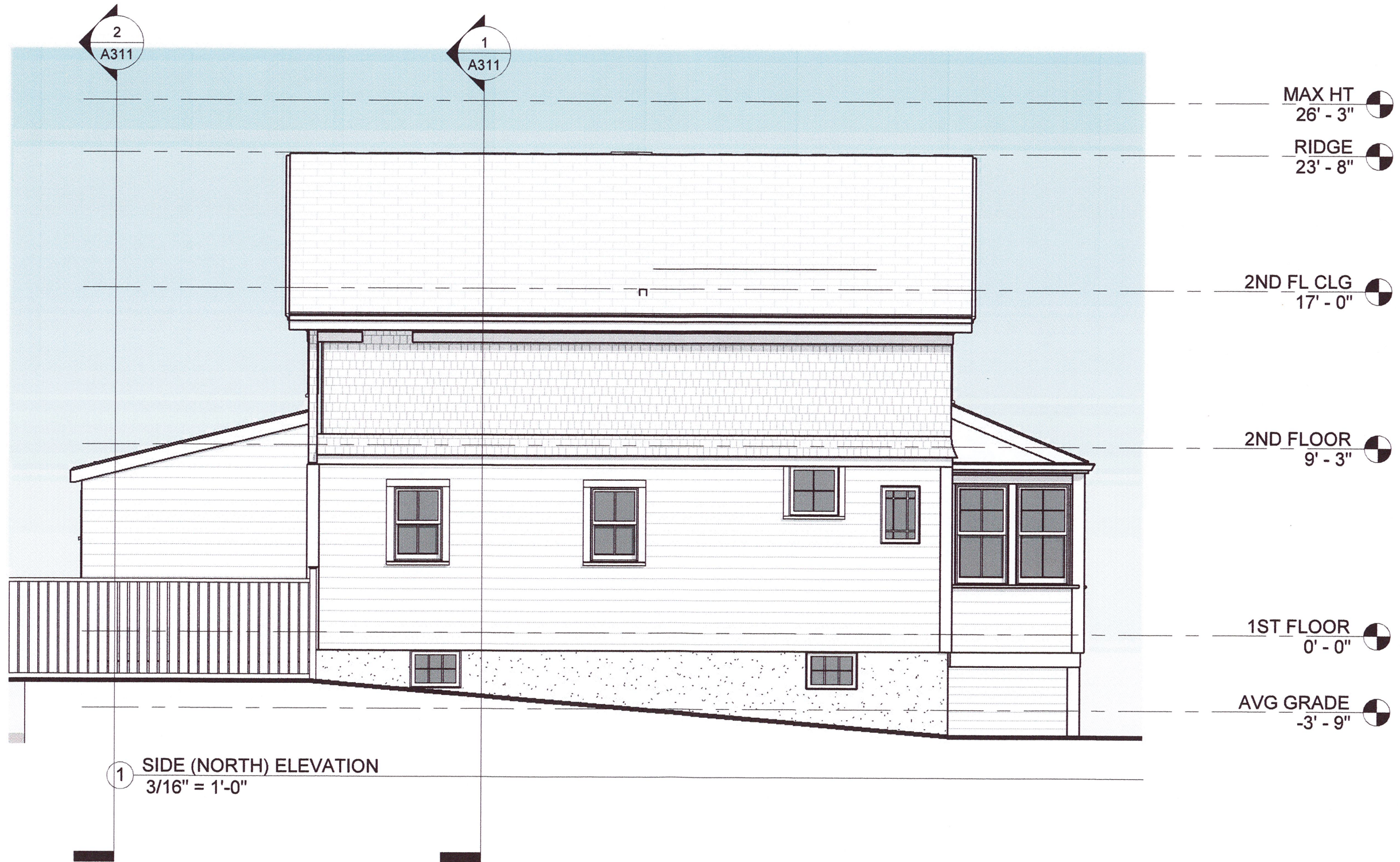
1ST FLOOR
0' - 0"

AVG GRADE
-3' - 9"

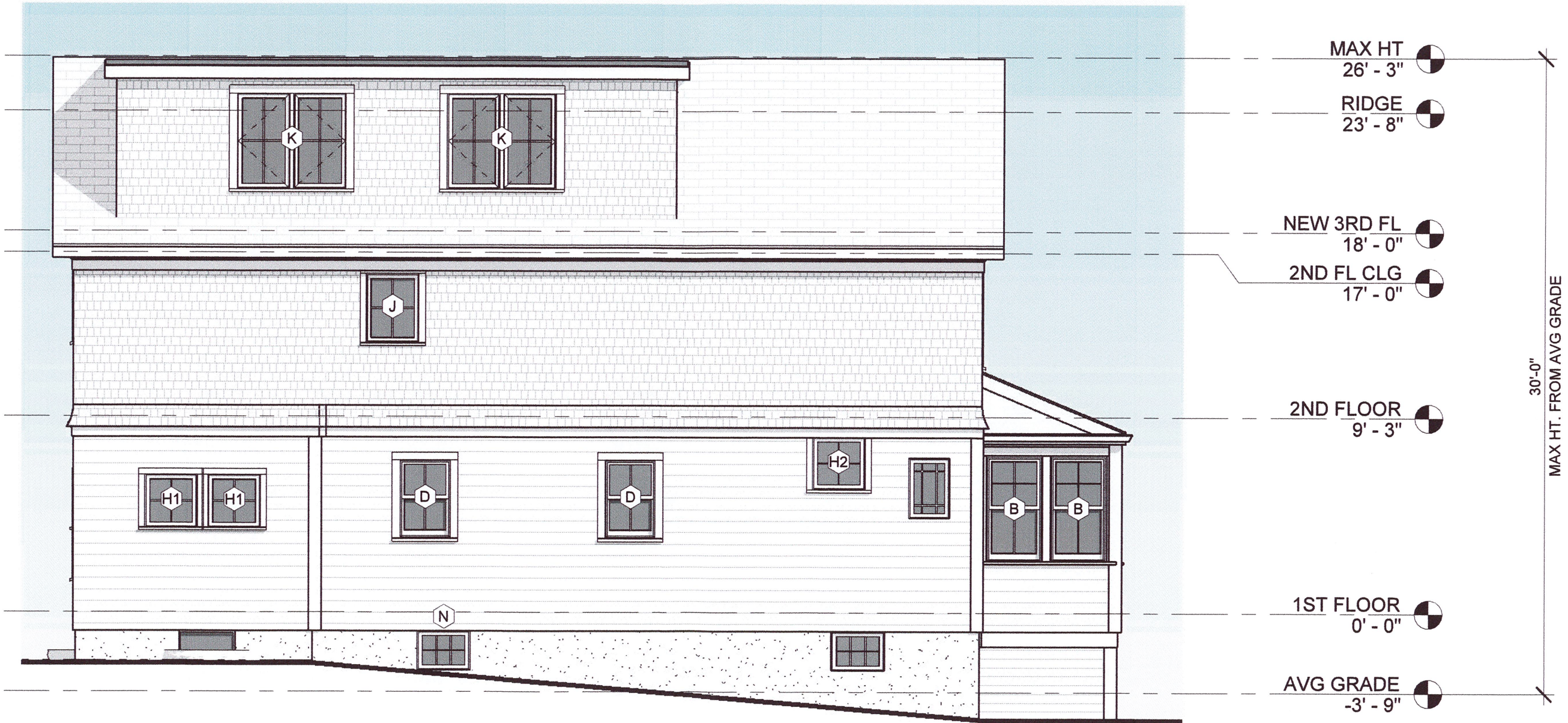
0 BASEMENT
-7' - 2 1/2"

30'-0"
MAX HT. FROM AVG GRADE

NOT FOR CONSTRUCTION ..YET

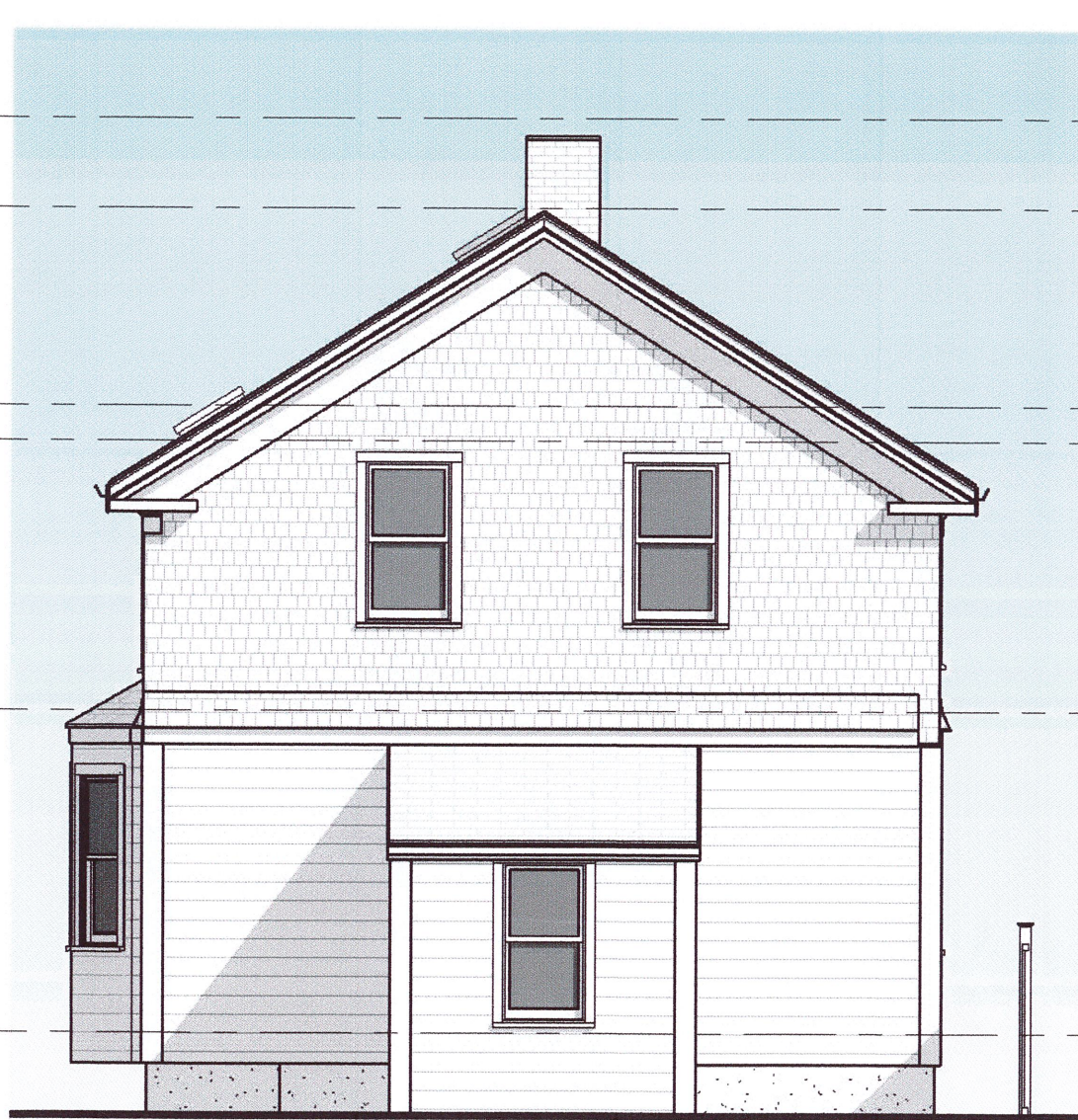


1 SIDE (NORTH) ELEVATION
3/16" = 1'-0"

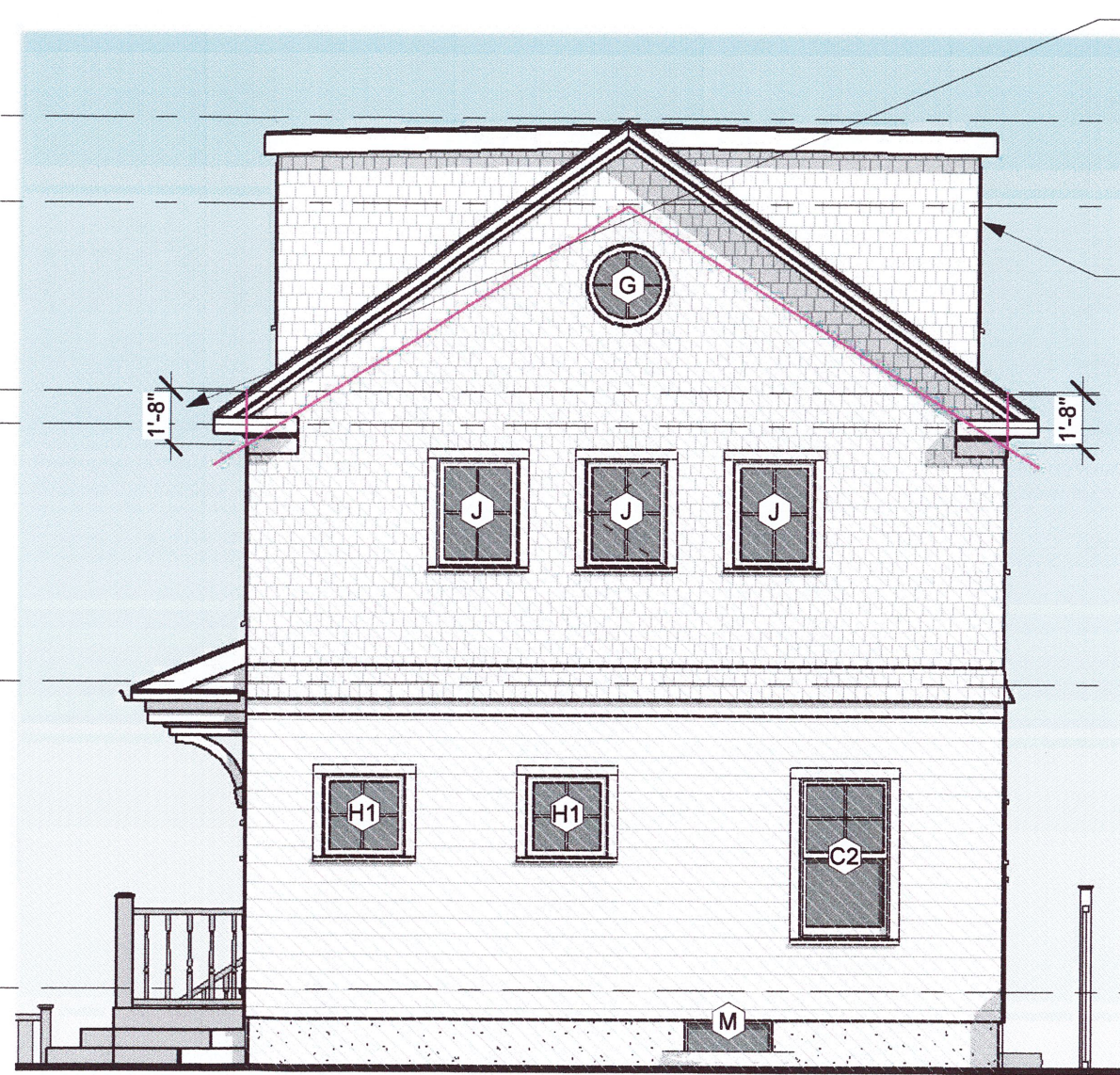


① SIDE (NORTH) ELEVATION PROPOSED
 3/16" = 1'-0"

NOT FOR CONSTRUCTION..YET



① REAR (EAST) ELEVATION
3/16" = 1'-0"



② REAR (EAST) ELEVATION PROPOSED
3/16" = 1'-0"

WALL HEIGHT INCREASED BY 20"
OVER NORTH SETBACK LINE

MAX HT
26' - 3"

RIDGE
23' - 8"

PROPOSED DORMERS ARE WITHIN
SETBACK LINES

NEW 3RD FL
18' - 0"

2ND FL CLG
17' - 0"

2ND FLOOR
9' - 3"

1ST FLOOR
0' - 0"

AVG GRADE
-3' - 9"

30'-0"
MAX HT. FROM AVG GRADE

NOT FOR CONSTRUCTION..YET