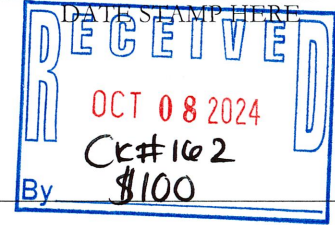


Newport Zoning Application

ZBR 2024 - NOV - 017

(This box for staff use only)



Date: 10/07/2024

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: 16 Bacheller St

Tax Assessor's Plat: 35 Lot: 50 Zoning District: R-10

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

Property Owner: Jessica Guardado & Brett Macaluso

Mailing Address: 16 Bacheller St Newport, RI 02840

Email Address: jessguardado18@gmail.com

Phone Number: 401-855-3842

How long have you been the owner of the above premise? January 20,2023

Legally Authorized Representative *if applicable: _____

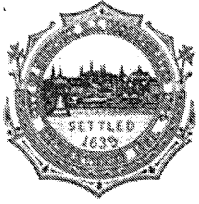
Mailing Address: _____

Email Address: _____ Phone Number: _____

Lessee: _____

Mailing Address: _____

Email Address: _____ Phone Number: _____



Newport Zoning Application

Property Characteristics

Dimensions of lot-frontage: 50 ft. Lot Area: 3642 sq. ft.

Are there buildings on the premises at present? yes - main house.

Total square footage of the footprint of existing buildings: 691 sq. ft.

Total square footage of the footprint of proposed buildings: 897 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	3642	3642	3642
Coverage Area (sq. ft)	691	731	897
Lot Coverage (%)	18.9	20	24.6
Dwelling Units	1	1	No Change
Parking (# of spaces)	3	4	No Change
Front Setback (ft.)	5'5"	0	No Change
Side Setbacks (ft.)	3.64' & 25'	3	No Change
Rear Setback (ft.)	39'6"	5	29'6"
Height (ft.)	19'7"	30	No Change



Newport Zoning Application

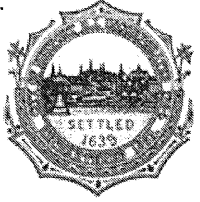
All of the following information and questions must be filled in and answered completely.

Present use of Premise: One-Family Dwelling Unit

Proposed use of Premise: One-Family Dwelling Unit

Summary of Proposed Alterations

Applicant seeks a Regulatory (Dimensional) Variance to restore existing front porch within the current front set backs, and adding a back deck which will increase the lot coverage from 18.9% to 24.6%, applying to the property located at 16 Bacheller Street and identified as Lot 50 on Plat 35 in the R-10 Zone.



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 applicant seeks to expand the front porch and add a roof over the porch to protect integrity of the porch from weather year round, and to make the front porch more functional as it is their primary residence, in addition with having another access point to the back yard by adding the back deck. Front porch will add curb appeal, which will benefit the neighborhood. Application meets required standard, as variance requested is minimal. As the property is close to the 20% allowance, any alternations require zoning relief. Denial of the application would deprive the applicant of the ability to make modest improvements to make the property more functional.



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.

Jay DeLo

Applicant Signature

10/07/24

Date

x *Jay DeLo*
x *Bob Macleod*

Owner Signature

10/07/24

Date

SITE PLAN

Address: 16 Bacheller St
Newport, RI 02840

Parcel ID: NEWP M:035 B:0050

Lot area: 0.08 Acres

Plot Size: 11"x17" (Paper Size)

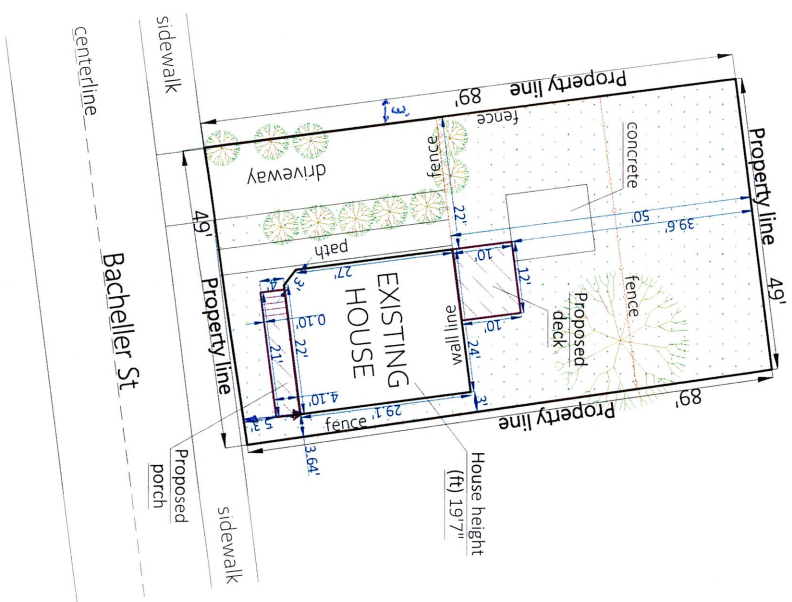
Drawing scale: 1"=20'



- Parcel Size - **3,642** sq. ft.
- Existing Onsite Coverage:
 - House - 691 sq. ft.
 - Porch (with stairs) - 86 sq. ft.
 - Proposed deck - 120 sq. ft.
- TOTAL = 897 sq. ft.

Calculating Building and Lot Coverage Percentages

Lot area: 3,642 sq. ft.
Total building coverage (gross floor area): 691 sq. ft.
Building Coverage Percentage: $691 \text{ sq. ft.} / 3,642 \text{ sq. ft.} = 0.18973 = 18.9\%$
Total Lot Coverage: 897 sq. ft.
Lot Coverage Percentage: $897 \text{ sq. ft.} / 3,642 \text{ sq. ft.} = 0.24629 = 24.6\%$



16 Bachelier St
Newport, RI 02840

