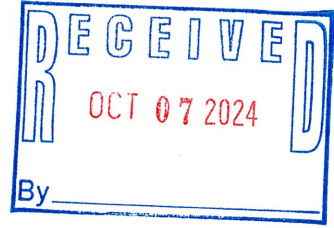




Newport Zoning Application Submittal Requirements

ZBR 2024 - NOV - 014

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

3 La Salle 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



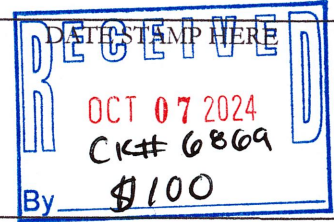
Dan Herchenroether
Herkworks Architecture
36 Aquidneck Ave
Middletown RI 02842



Newport Zoning Application

ZBR 2024 - NOV - 014

(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: 3 La Salle Pl

Tax Assessor's Plat: 09 Lot: 136 Zoning District: R10

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

Property Owner: Tim Spillane

Mailing Address: 3 La Salle Pl Newport RI 02840

Email Address: tspillane345@gmail.com

Phone Number: 401-330-9450

How long have you been the owner of the above premise? 5 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: 45' ft. Lot Area: 2397 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 1,032 sq. ft.

Total square footage of the footprint of proposed buildings: 1,054 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	2,397	10,000	2,397
Coverage Area (sq. ft.)	1,032	839	1,054
Lot Coverage (%)	43%	35%	44%
Dwelling Units	1	1	1
Parking (# of spaces)	2	1	2
Front Setback (ft.)	0'	2'	0'
Side Setbacks (ft.)	4.65 & 16.56	2.4	4.65 & 16.56
Rear Setback (ft.)	14.8	4.8	14.8
Height (ft.)	31'	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

Proposed dormers are within all setbacks, and within the bldg height. Applicant is seeking relief to build a 4'x5.5' rear stair landing for the code required 2nd means of egress.

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

Section 17.20.050 R-10 Lot Coverage

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)

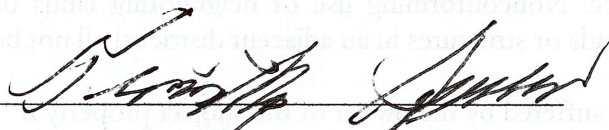
The existing side door does not allow any space to exit the house when a car is parked in the driveway. By relocating the side door to the rear, this improves the egress clearance. In order to add the rear door, we need to provide a 4'x 5.5' Landing as the door will be above grade. By moving the door higher above grade, this also protects against future flooding as this house is in the point district.

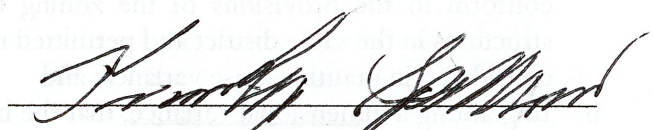


Newport Zoning Application

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.

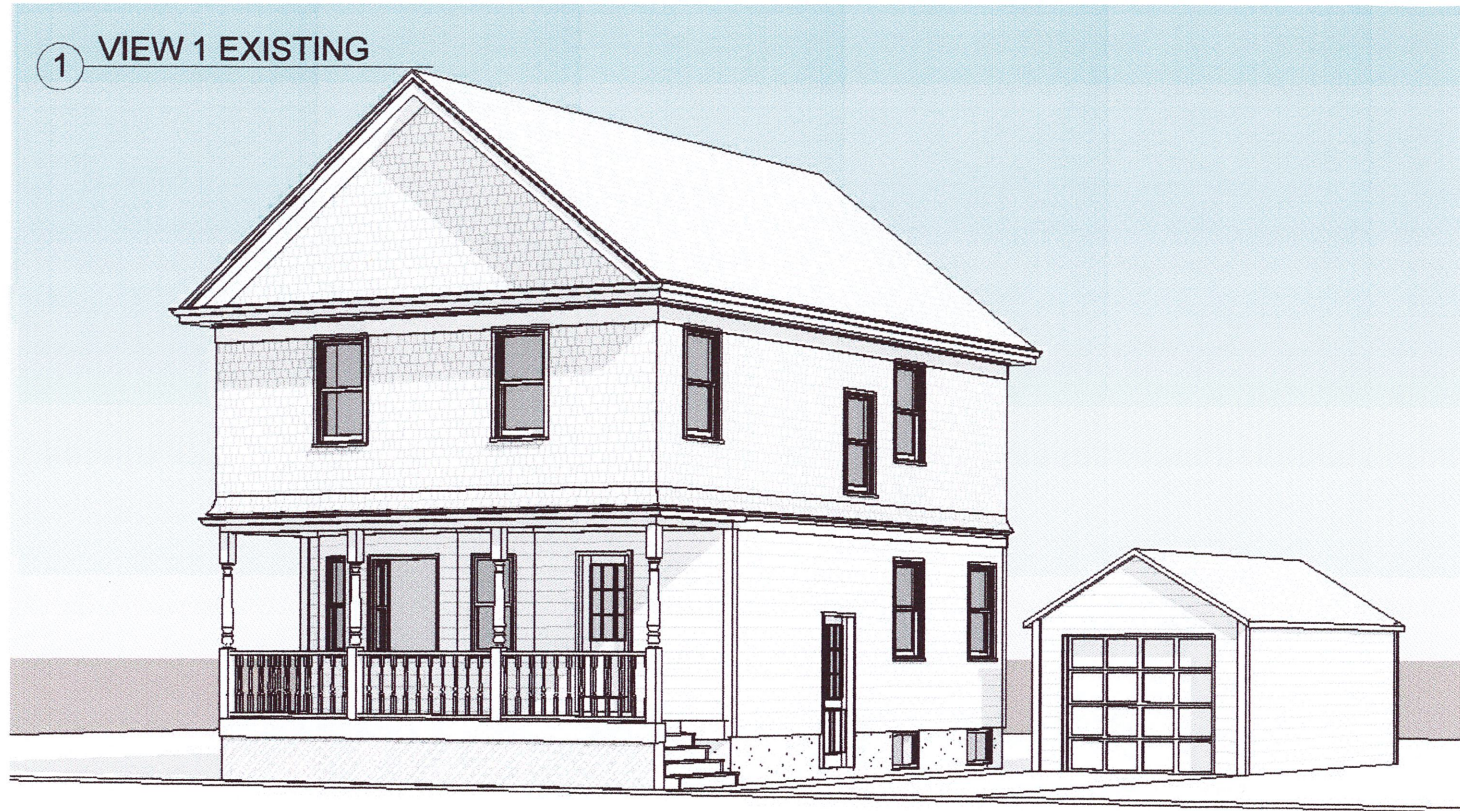

Applicant Signature


Owner Signature

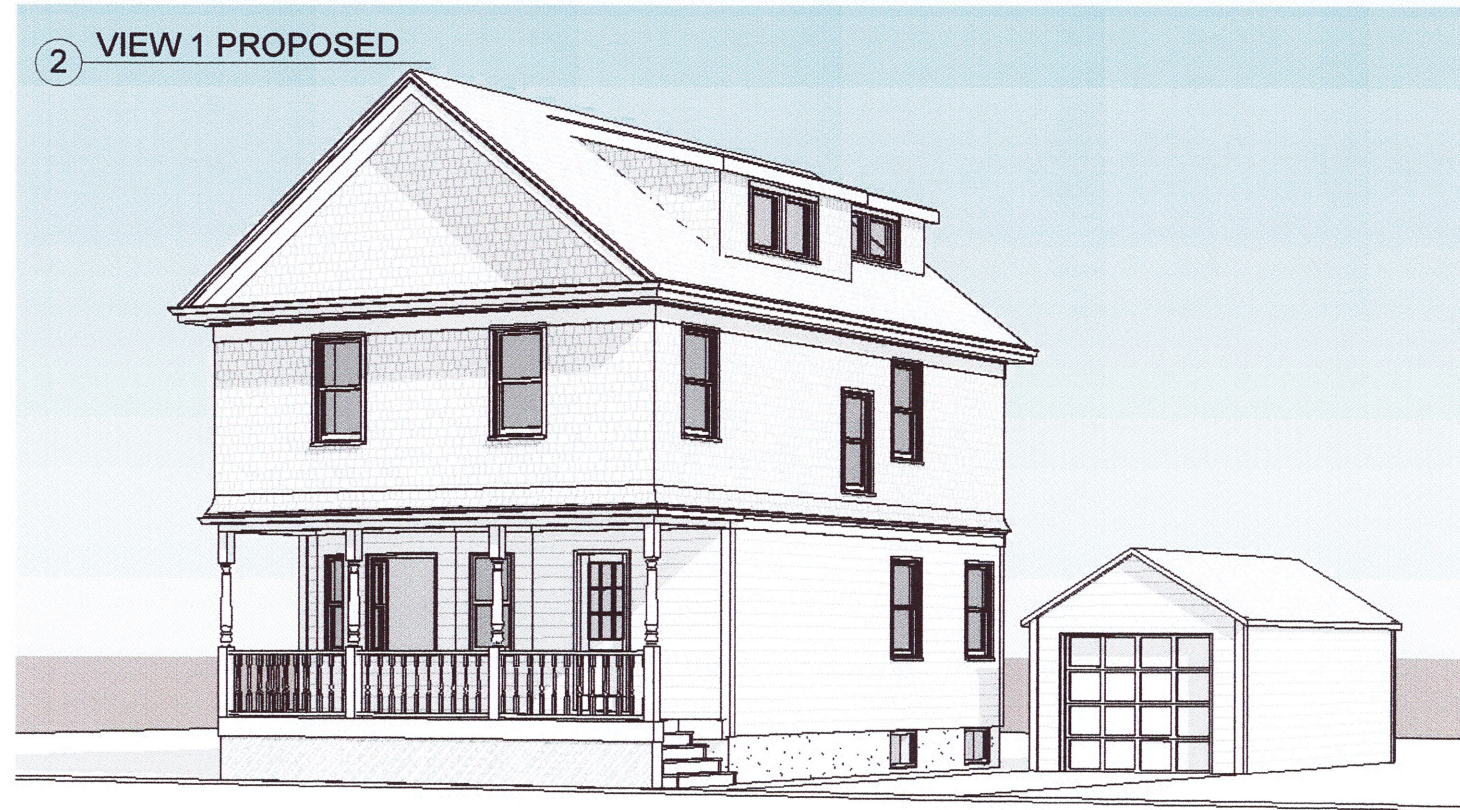
10/4/24
Date

10/4/24
Date

1 VIEW 1 EXISTING



2 VIEW 1 PROPOSED



3 LA SALLE DORMERS

3 LA SALLE PL
NEWPORT, RI 02840



HERK WORKS

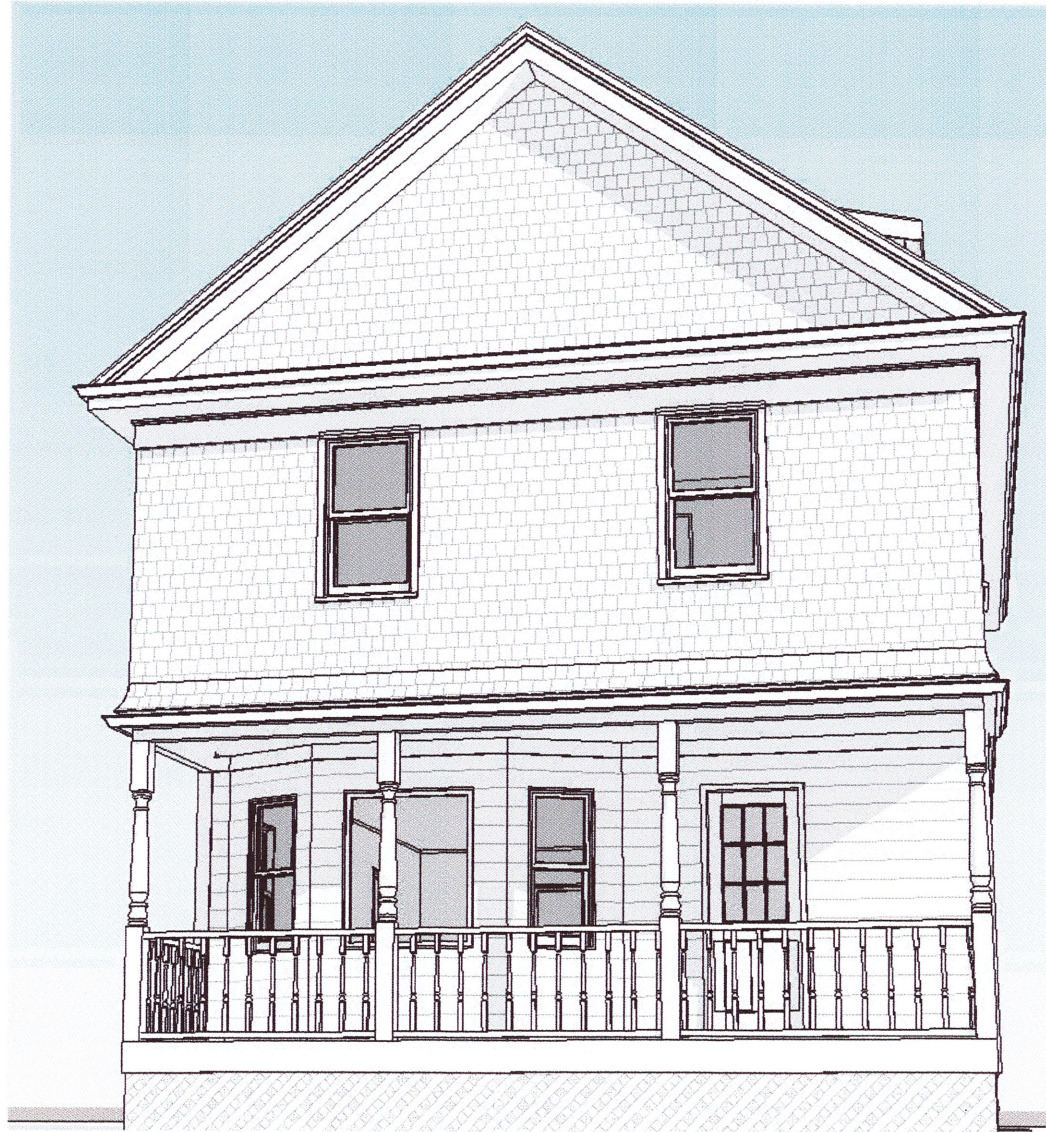
ARCHITECTURE

401.662.7875

DAN@HERK-WORKS.COM

'Zoning Set'







1 EAST ELEVATION PROPOSED
3/16" = 1'-0"

ASPHALT SINGLES TO MATCH EXTG

NEW ALUMINUM CLAD WOOD WINDOW DOOR

WOOD WALL SHINGLES TO MATCH EXTG

NEW ALUMINUM CLAD WOOD DOOR, WOOD CASING TO MATCH EXTG

NEW WOODEN REAR ENTRY LANDING AND STEPS

RIDGE
27' - 11"

3RD FL ATTIC
18' - 2"

2ND FLOOR
9' - 5 1/2"

1ST FL CLG
8' - 6"

1ST FLOOR
0' - 0"

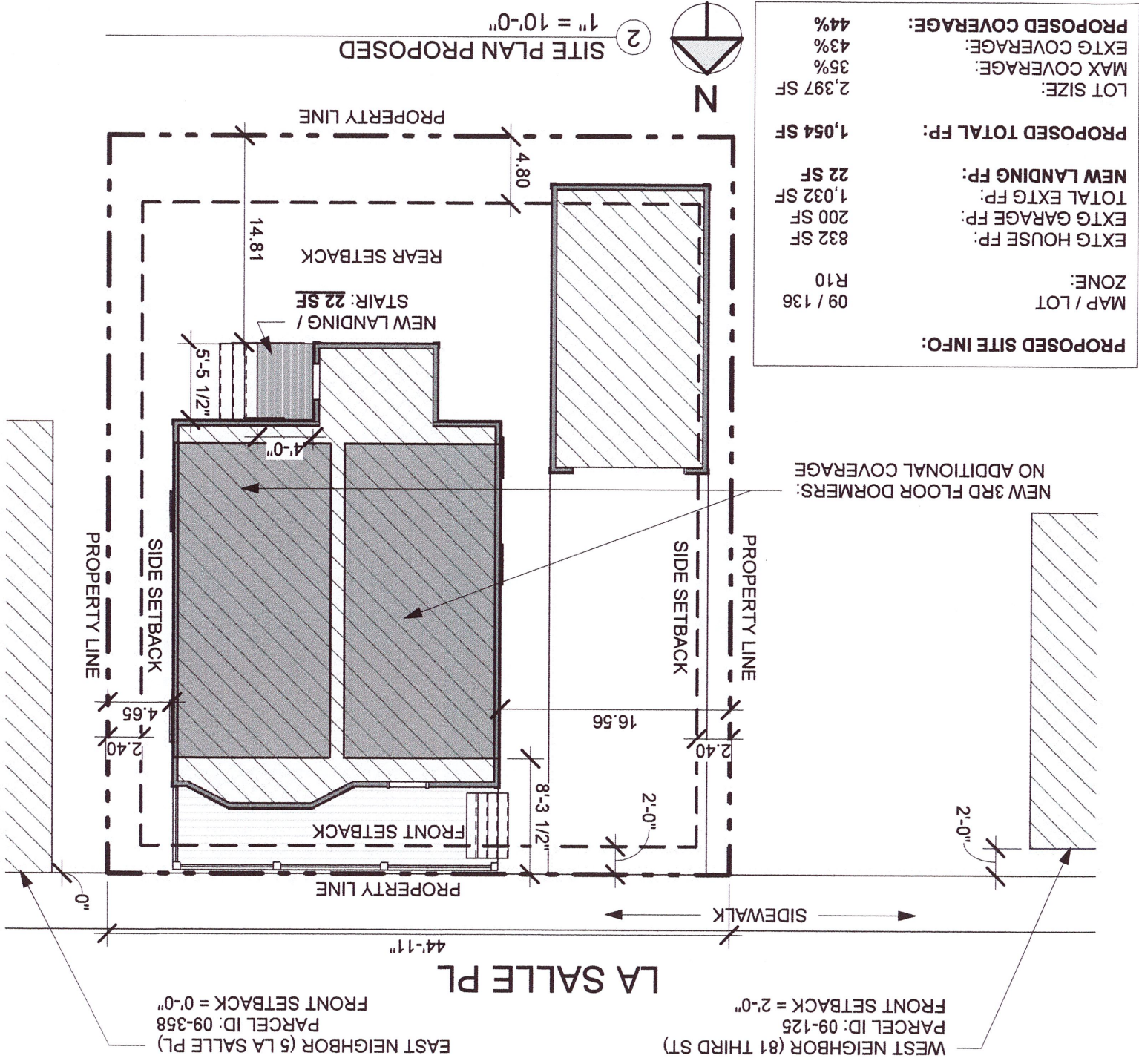
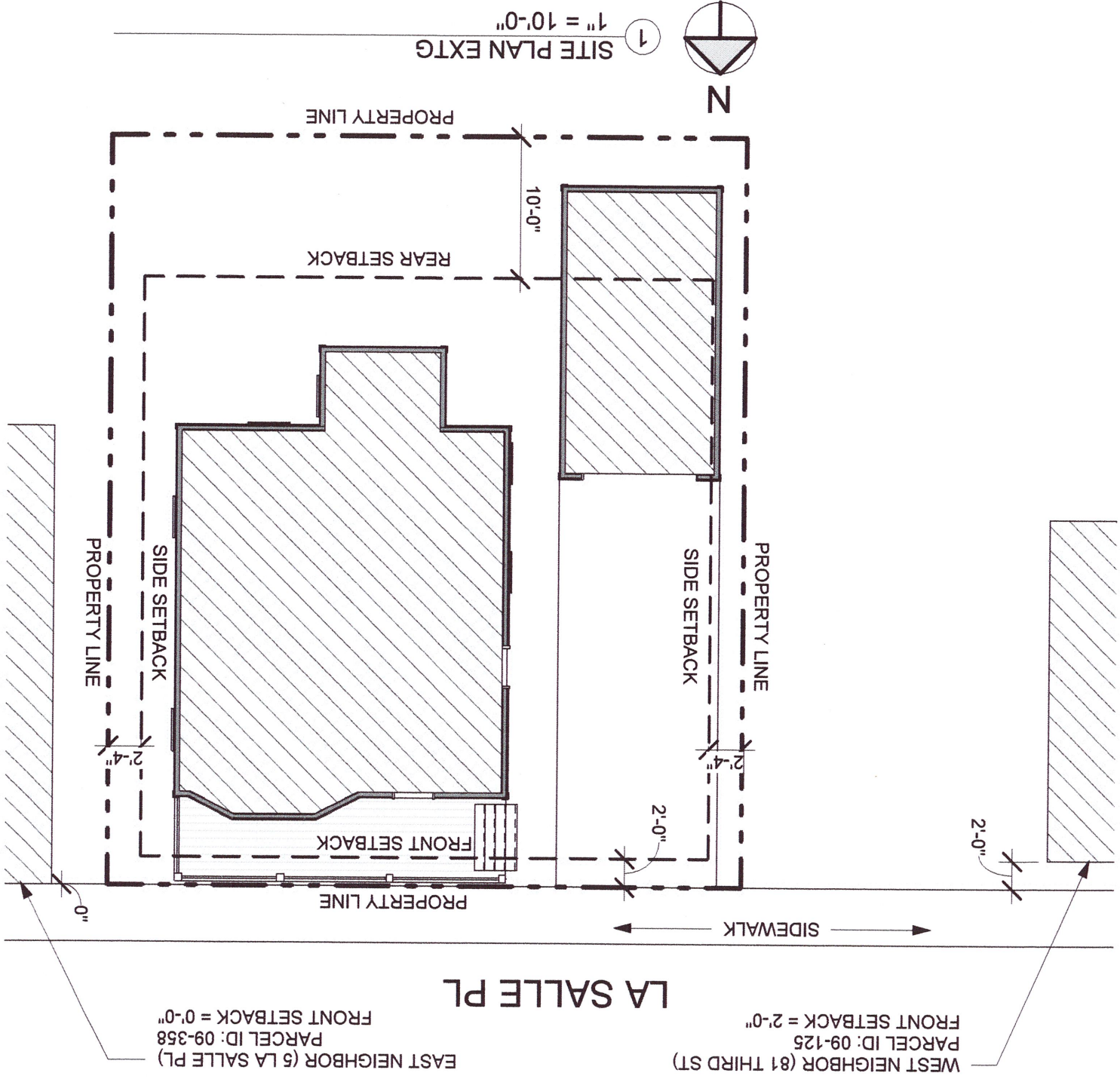
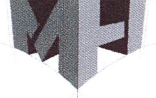
GRADE
-3' - 1 3/4"

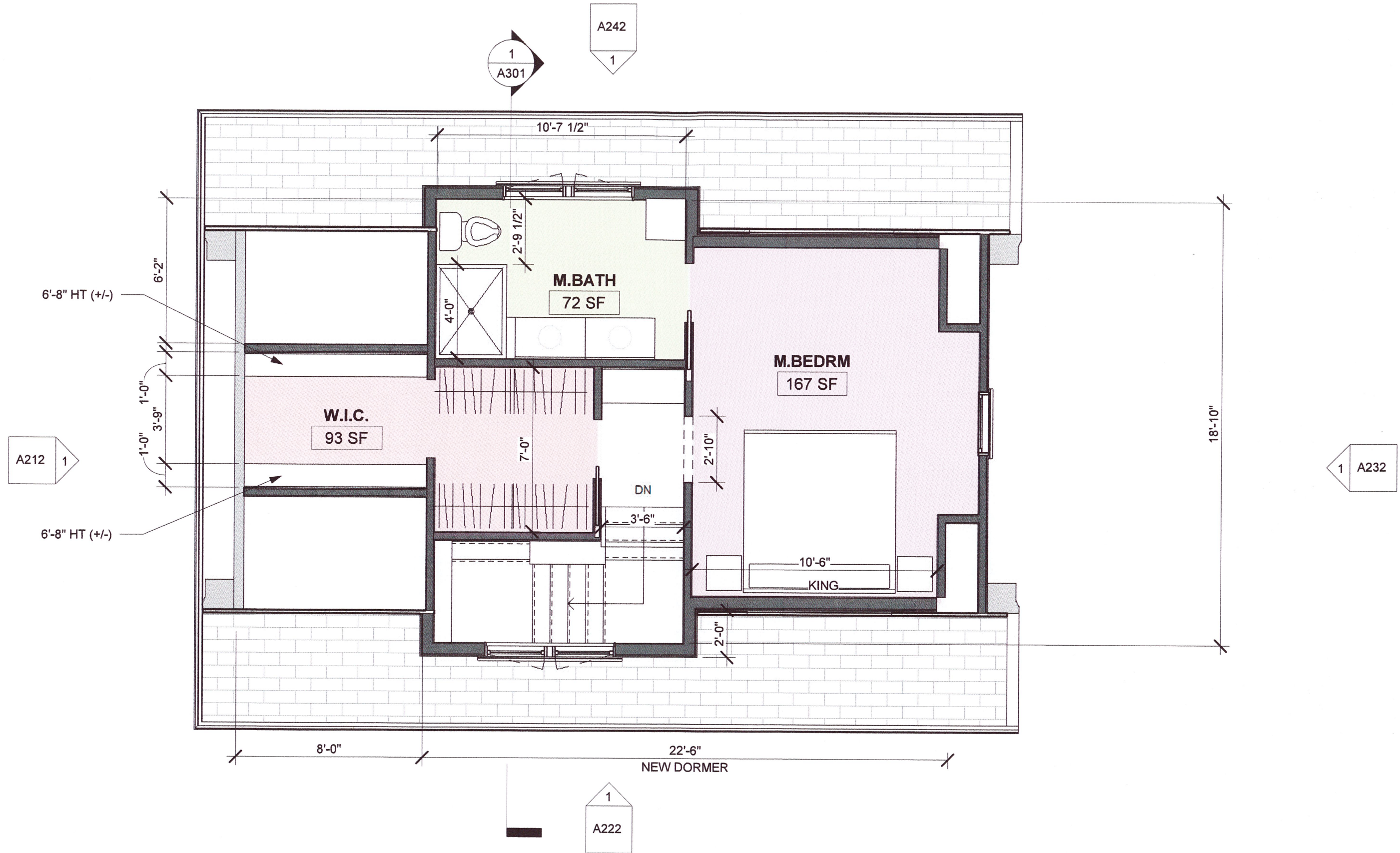
9'-9"

8'-8 1/2"

9'-5 1/2"

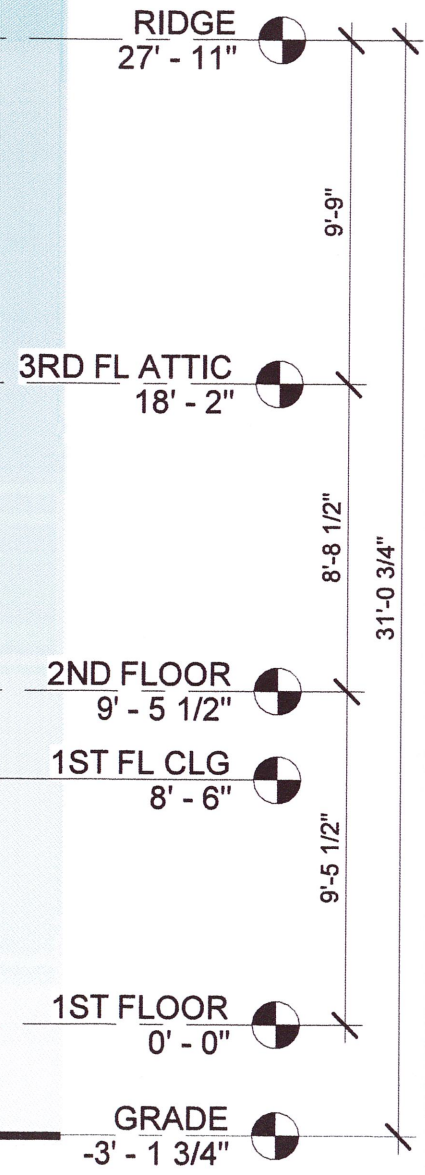
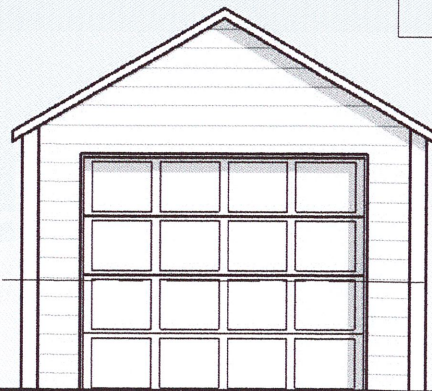
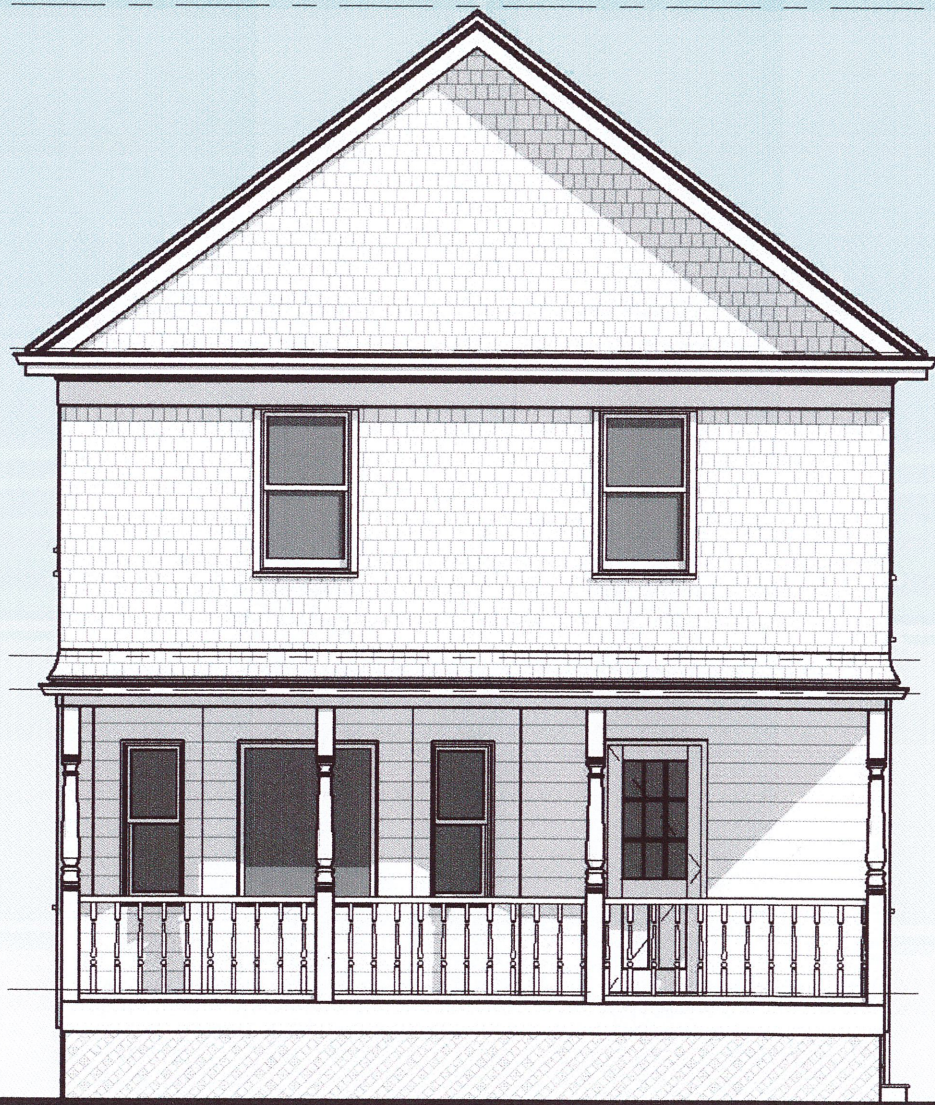
31'-0 3/4"





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

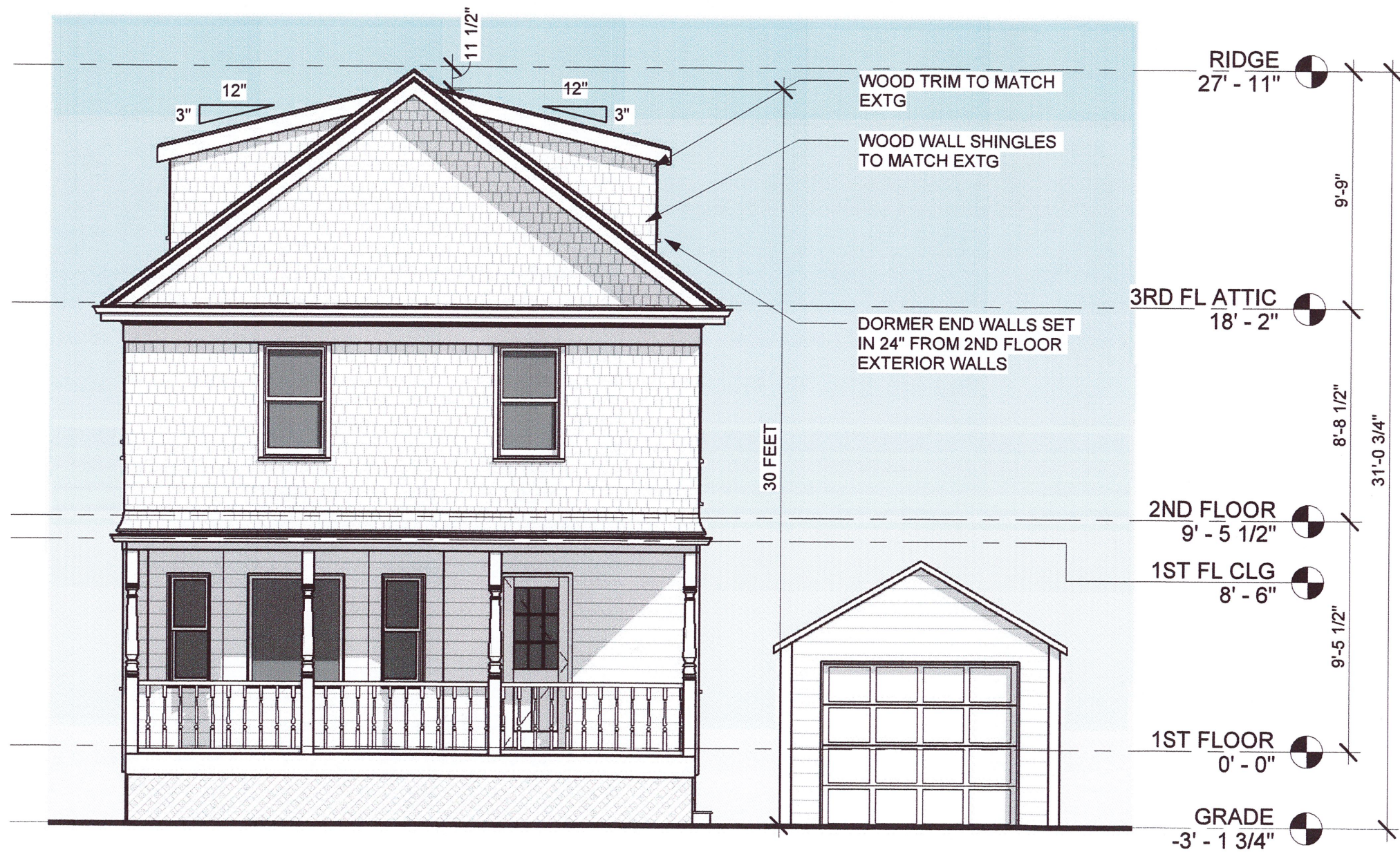
NOT FOR CONSTRUCTION ..YET



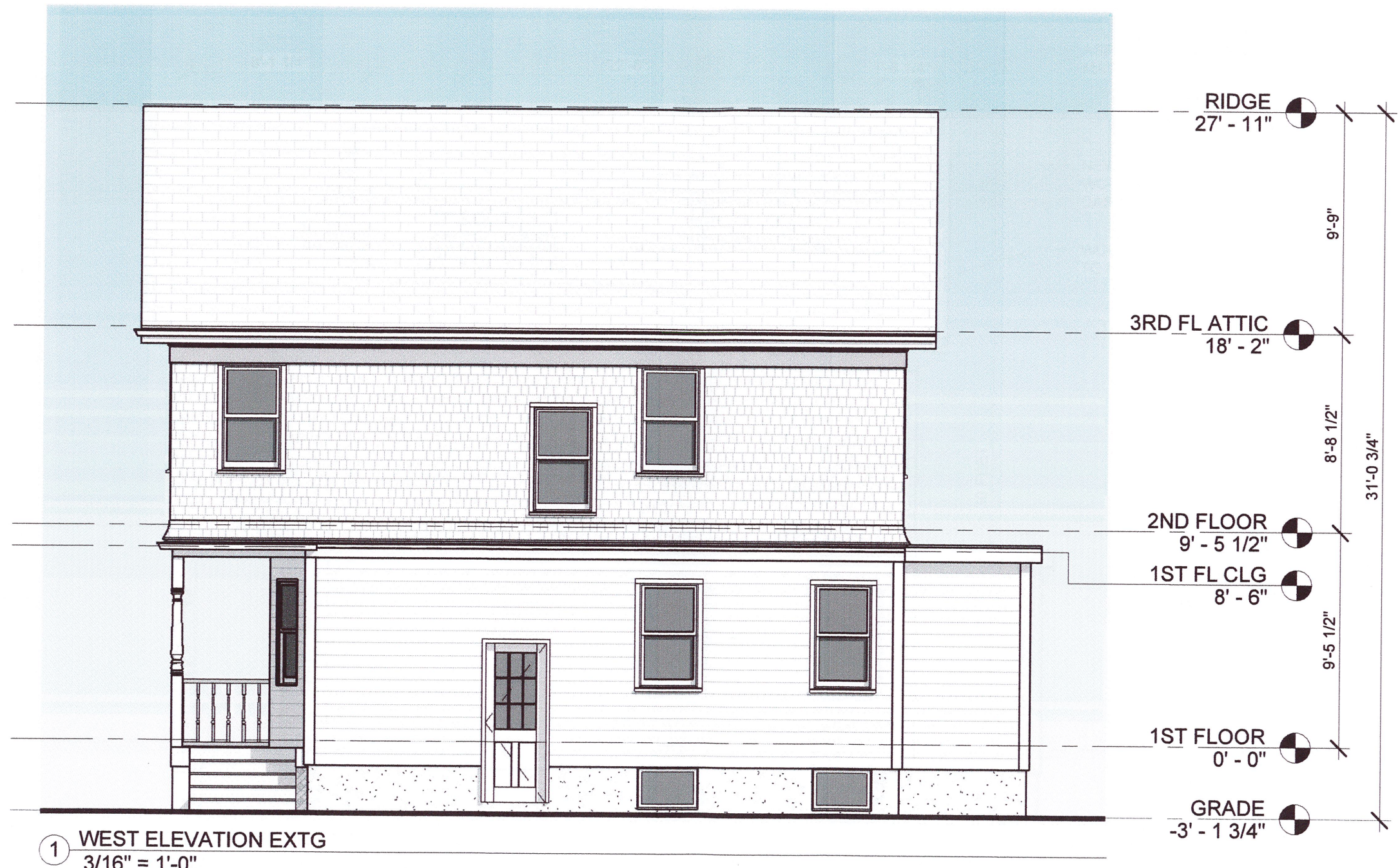
1 NORTH ELEVATION EXTG
3/16" = 1'-0"



NOT FOR CONSTRUCTION..YET



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





1 EAST ELEVATION EXTG
3/16" = 1'-0"