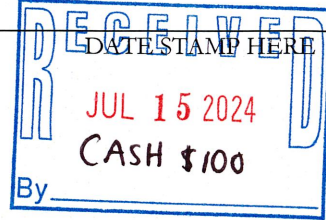




# Newport Zoning Application

ZBR 2024 - SEPT - 001

(This box for staff use only)



Receipt # 056439

Date: 07/15/24

### 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: 9 LINCOLN ST

Tax Assessor's Plat: 19 Lot: 086 Zoning District: R-10

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

Property Owner: THOMAS M FINN JR

Mailing Address: 9 LINCOLN ST

Email Address: T. Finn 71@gmail.com

Phone Number: 401 862 8891

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: \_\_\_\_\_



# Newport Zoning Application

## Property Characteristics

Dimensions of lot-frontage: 38 ft. Lot Area: 3253 sq. ft.

Are there buildings on the premises at present? YES

Total square footage of the footprint of existing buildings: 3253 sq. ft.

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

## Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	3253	10 000	NO CHANGE
Coverage Area (sq. ft)	34.65	20%	36.46%
Lot Coverage (%)	34.65	20%	NO CHANGE
Dwelling Units	3	3	NO CHANGE
Parking (# of spaces)	2	6	NO CHANGE
Front Setback (ft.)	6'	15 *	NO CHANGE
Side Setbacks (ft.)	7' / 11'	10	NO CHANGE
Rear Setback (ft.)	35'	20'	NO CHANGE
Height (ft.)	< 30'	30'	NO CHANGE

\* TWO ADJACENT PROPERTIES ARE CLOSE TO FRONT PROPERTY LINE





# Newport Zoning Application

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

Present use of Premise: \_\_\_\_\_

Proposed use of Premise: \_\_\_\_\_

## Summary of Proposed Alterations

PROPERTY IS ONLY 3253 SQFT, WHERE 10 000 IS REQUIRED, SO EXISTING LOT COVERING IS ALREADY OVER THE REQUIRED 10%, ONLY ADDING 36.46% TO THE PORCH & COVER THE PORCH.

THE SIDE SET BACK OF THE HOUSE IS ALSO LESS THEN REQUIRED. 10 FT AND NO PORCH STAIRS WILL BE MATCHED.



# 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)*

ONLY ASKING TO ADD 36 SQFT TO THE FRONT PORCH AS PART OF THE PORCH RE-CONSTRUCTION, THIS WILL A MINIMAL ADDITION, BUT ADDS ABOUT 11' TO THE LOT COVERAGE. THE SIDE SET BACK THAT EXISTS ON THE PROPERTY AT THIS LOCATION WILL BE MATCH.





# 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.

Handwritten signature of the applicant in blue ink.

Applicant Signature

07/15/24

Date

Handwritten signature of the owner in blue ink.

Owner Signature

07/15/24

Date

FEI'DE MARIN'S

(774) 510-7529

OFFICE @ NEWPORT SLED.COM

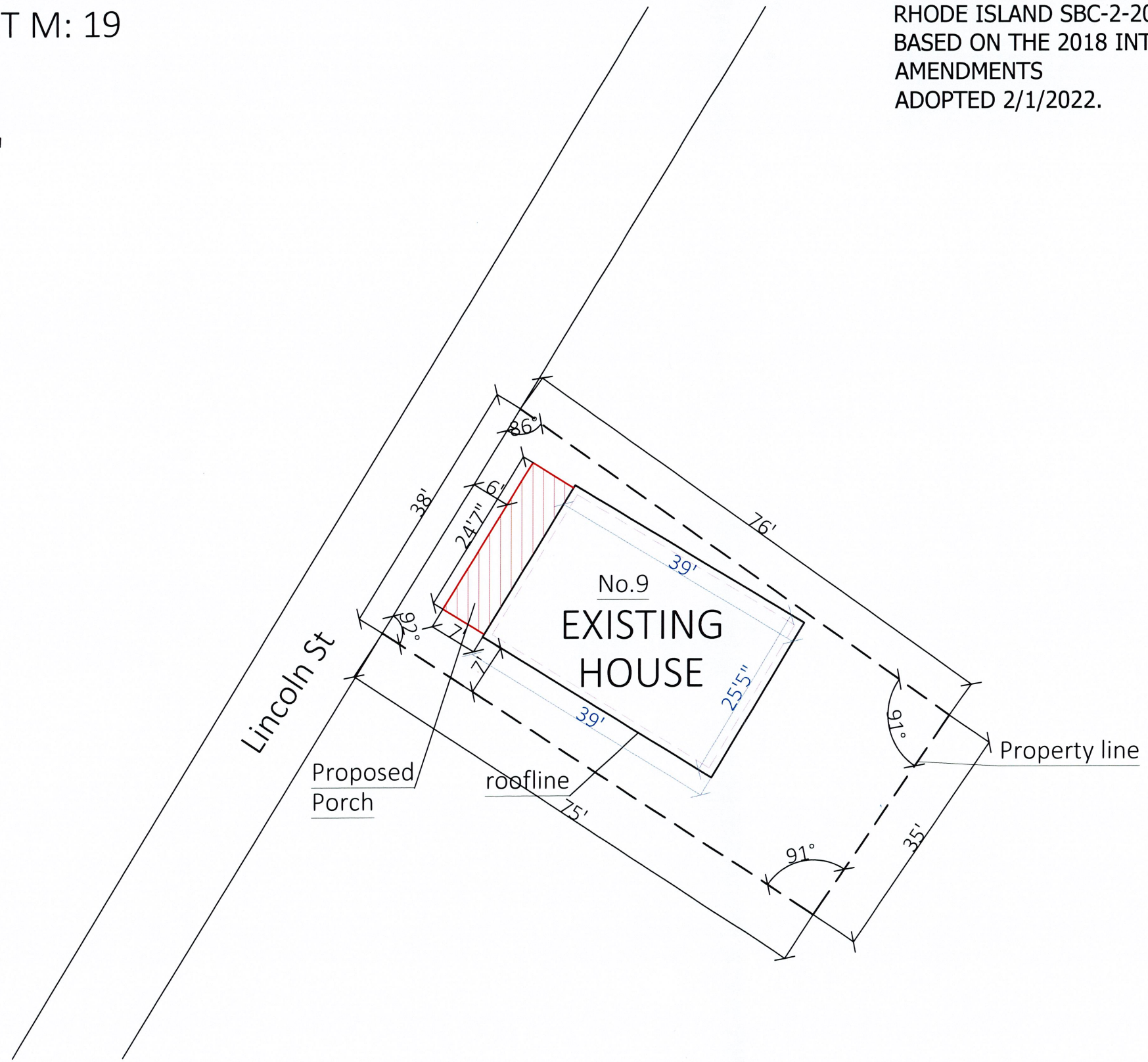
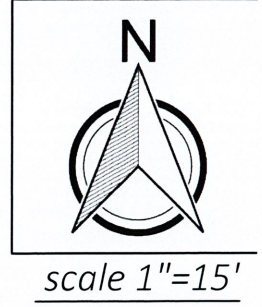


S I T E P L A N

9 Lincoln St  
Newport, RI 02840  
Parcel ID: NEWPORT M: 19  
B: 086  
Lot area: 0.05 AC  
Paper Size: 11"x17"

LOT COVERAGE PERCENTAGE:  
EXISTING: 36.46%  
PROPOSED: 6.44%

RHODE ISLAND SBC-2-2021,  
BASED ON THE 2018 INTERNATIONAL RESIDENTIAL CODE WITH RI  
AMENDMENTS  
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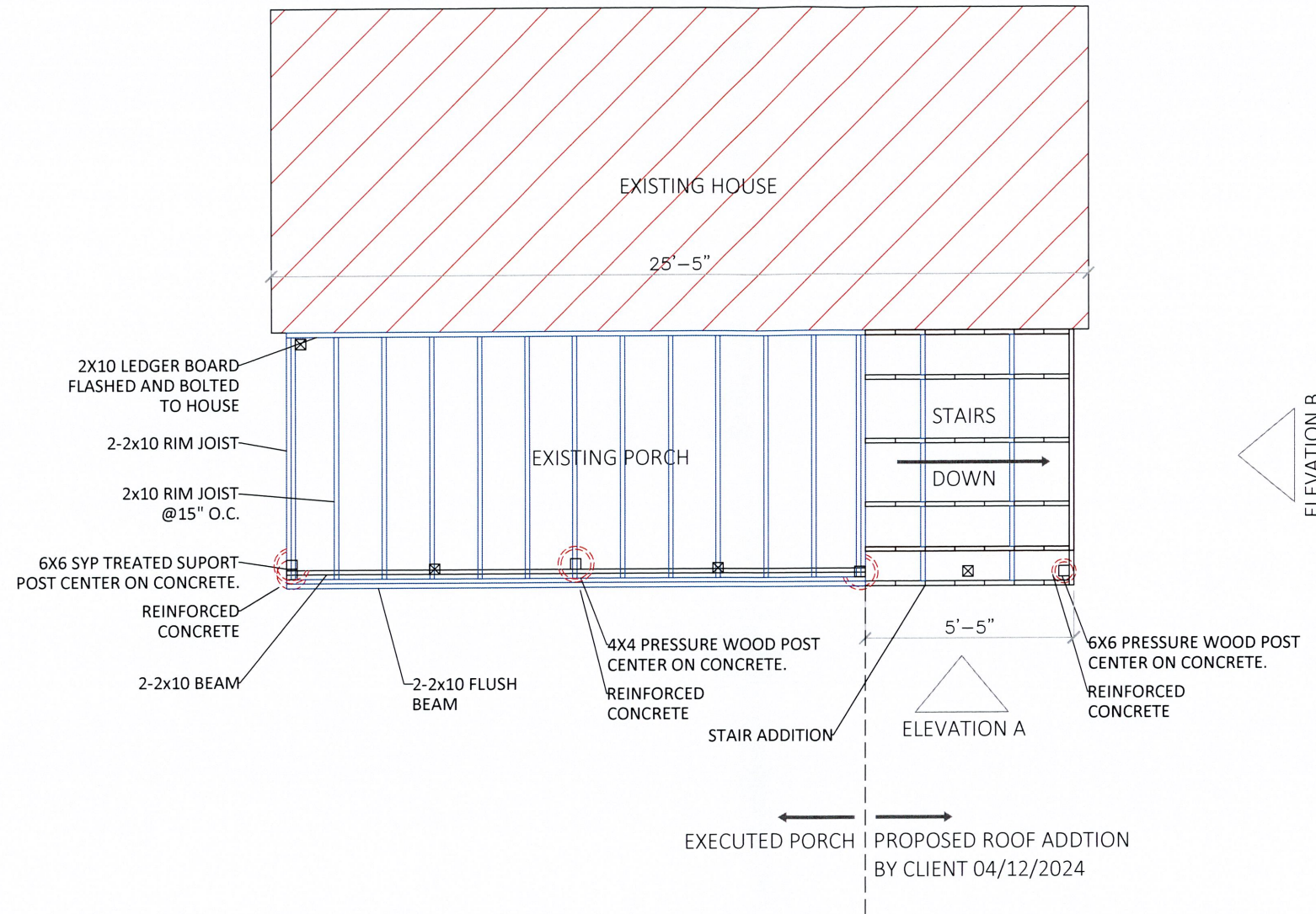




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04/12/2024  
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ADDRESS:  
9 LINCOLN ST - NEWPORT RI  
OWNER:  
WOLFSKEHL ROBERT S III  
WOLFSKEHL CHRISTINA L  
PHONE: 401 862 8891

JOB:  
PROPOSED PORCH

1 FRAMING PLAN  
STAIRS

PROPOSED

1X6X6 PRESSURE TREATED WOOD POST TO DECK.  
2X10 LEDGER BOARD FLASHED AND BOLTED TO HOUSE RIM WITH 5" LEDGER LOKS.  
STAIR FLOOR 5/4 x6 #1 COMPOSITE/ PVC DECKING FLOOR GRAY.  
STAIR HARDWARE TO BE CORROSION RESISTANT AND INSTALLED PER MANUFACTURERS INTRUCTIONS.

- 1 6X6 POST CENTER ON CONCRETE TO PORCH.
- 1 4X4 POST TO HAND RAIL.

EXECUTED

- 3 6X6 POST CENTER ON CONCRETE TO DECK.
- 3 4X4 POST TO HAND RAIL.

DESIGNER PLAN: FELIPE MARINS  
PHONE: 774 520 7529

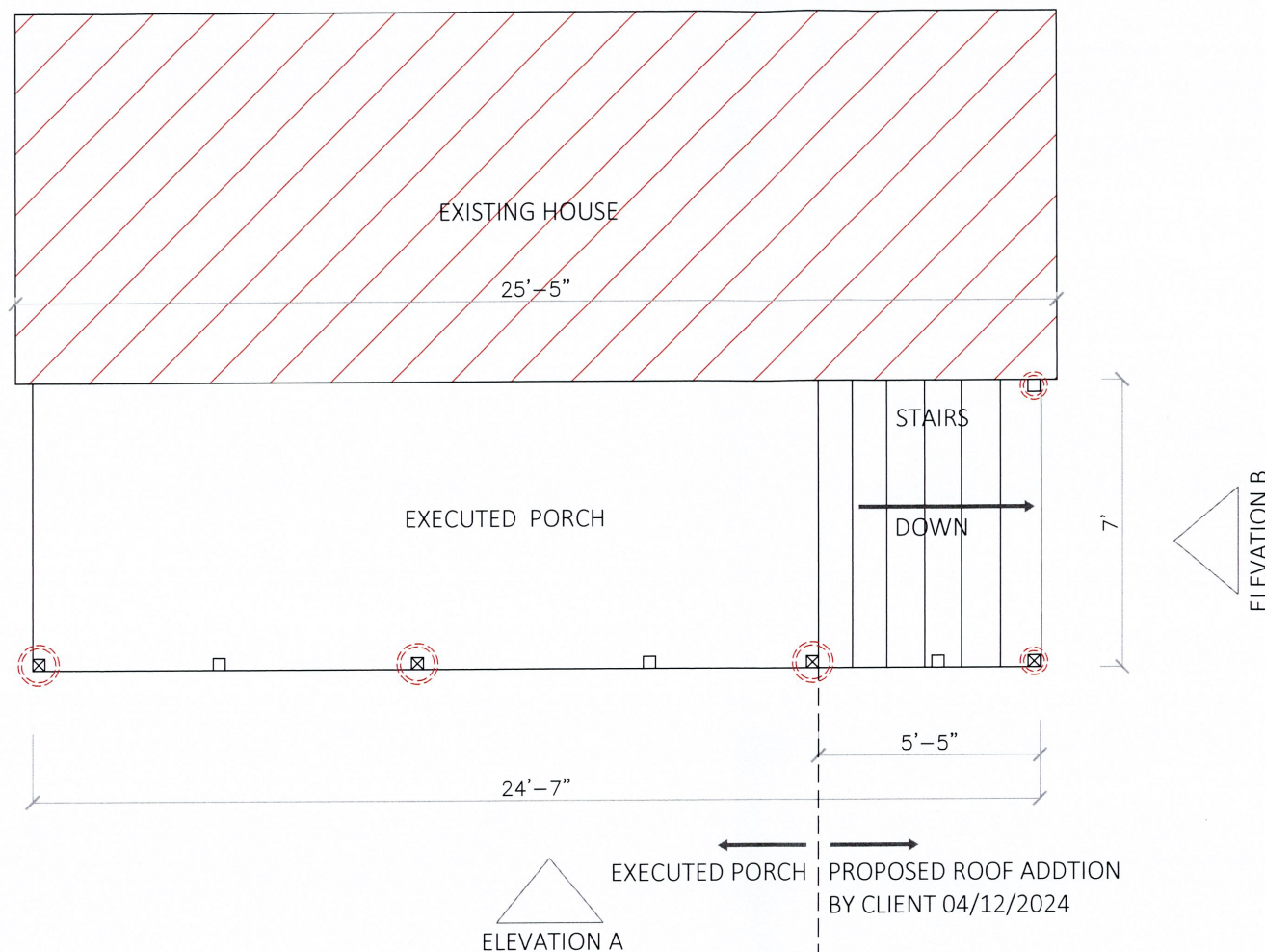


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JOB:  
PROPOSED PORCH



DESIGNER PLAN: FELIPE MARINS  
PHONE: 774 520 7529

PROPOSED  
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2X10 LEDGER BOARD FLASHED AND BOLTED TO HOUSE RIM WITH 5" LEDGER LOKS.  
STAIR FLOOR 5/4 x6 #1 COMPOSITE/ PVC DECKING FLOOR GRAY.  
STAIR HARDWARE TO BE CORROSION RESISTANT AND INSTALLED PER MANUFACTURERS INTRUCTIONS.

LIVE LOAD OF 40 PSF & DEAD LOAD OF 10PSF

PROPOSED FOOTING ADDTION  
1 10" DIAMETER FOOTING  
42" DEEP CONCRETE 2,500PSI

EXECUTED  
6X4X4 PRESSURE TREATED WOOD POST TO ROOF AND PORCH.  
3X6X6 PRESSURE TREATED WOOD POST TO DECK.  
3X BUILT-UP BEAM COMPRISED OF TWO PRESSURE TREATED 2X10.  
4X2X10 RIM JOIST.  
11X2X10 RIM JOIST.  
2X2X10 FLUSH BEAM.  
2X10 LEDGER BOARD FLASHED AND BOLTED TO HOUSE RIM WITH 5" LEDGER LOKS.  
DECK FLOOR 5/4 x6 #1 COMPOSITE/ PVC DECKING FLOOR GRAY.  
ALL DECK HARDWARE TO BE CORROSION RESISTANT AND INSTALLED PER MANUFACTURERS INTRUCTIONS.  
14X 2X6 WOOD RAFTER.  
2X6 WOOD SUBFASCIA FASTENED TO RAFTER TAILS.  
2X8 LEDGER BOARD FLASHED AND BOLTED TO HOUSE RIM WITH 5" LEDGER LOKS.  
10 METALLIC HANGER CENTERED ON COLUMN & MECHANICALLY FASTENED TO BUILT-UP BEAM.  
10 METALLIC HANGER FASTENED TO PORCH ROOF BEAM & RAFTERS.  
10 METALLIC HANGER FASTENED TO RAFTERS & LEDGER BOARD.

FOOTING SIZES ADJUSTED FOR ADDITIONAL 25LBS PER SQUARE FOOT SNOW / ROOF LOAD

EXECUTED FOOTING ADDTION  
3 10" DIAMETER FOOTING  
42" DEEP CONCRETE 2,500PSI

1 8" DIAMETER FOOTING  
42" DEEP CONCRETE 2,500PSI

FROST FOOTING SIZES BASED ON 55LBS PER SQUARE FOOT TRIBUTARY LOADS APPLIED TO 3000 PSI SOIL COMPRESSION CAPACITY (ASSUMED CLAY SOIL).

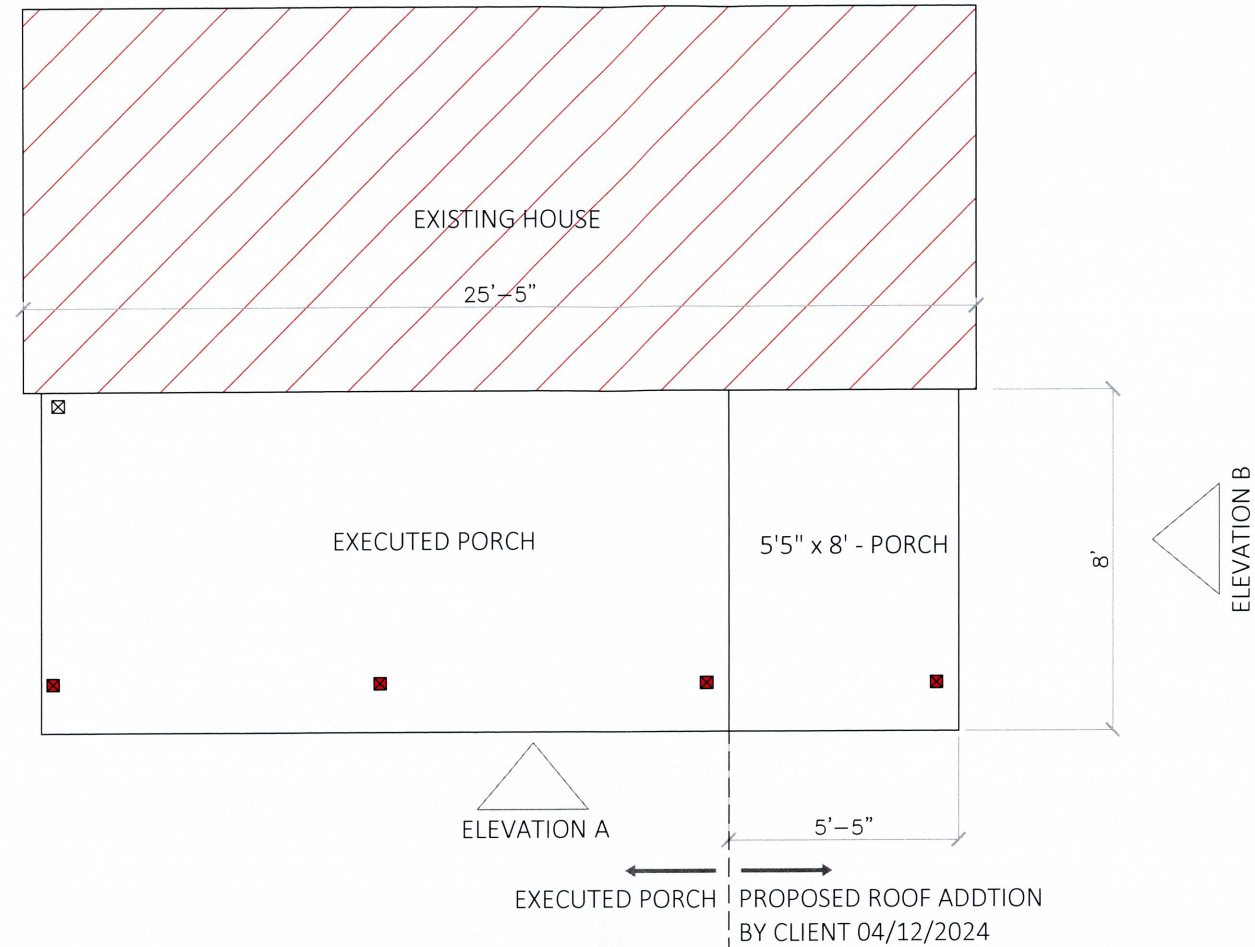


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PROPOSED

- 1X6X6 PRESSURE TREATED WOOD POST TO PORCH.
- 2X2X10 FLUSH BEAM.
- 2X10 LEDGER BOARD FLASHED AND BOLTED TO HOUSE RIM WITH 5" LEDGER LOKS.
- 6X 2X6 WOOD RAFTER.
- 2X6 WOOD SUBFASCIA FASTENED TO RAFTER TAILS.
- 2X8 LEDGER BOARD FLASHED AND BOLTED TO HOUSE RIM WITH 5" LEDGER LOKS.
- 1 METALLIC HANGER CENTERED ON COLUMN & MECHANICALLY FASTENED TO BUILT-UP BEAM.
- 6 METALLIC HANGER FASTENED TO PORCH ROOF BEAM & RAFTERS.
- 6 METALLIC HANGER FASTENED TO RAFTERS & LEDGER BOARD.

EXECUTED

- 6X4X4 PRESSURE TREATED WOOD POST TO ROOF AND PORCH.
- 3X6X6 PRESSURE TREATED WOOD POST TO DECK.
- 3X BUILT-UP BEAM COMPRISED OF TWO PRESSURE TREATED 2X10.
- 4X2X10 RIM JOIST.
- 11X2X10 RIM JOIST.
- 2X2X10 FLUSH BEAM.
- 2X10 LEDGER BOARD FLASHED AND BOLTED TO HOUSE RIM WITH 5" LEDGER LOKS.
- DECK FLOOR 5/8" x 6" #1 COMPOSITE/ PVC DECKING FLOOR GRAY.
- ALL DECK HARDWARE TO BE CORROSION RESISTANT AND INSTALLED PER MANUFACTURERS INTRUCTIONS.
- 14X 2X6 WOOD RAFTER.
- 2X6 WOOD SUBFASCIA FASTENED TO RAFTER TAILS.
- 2X8 LEDGER BOARD FLASHED AND BOLTED TO HOUSE RIM WITH 5" LEDGER LOKS.
- 10 METALLIC HANGER CENTERED ON COLUMN & MECHANICALLY FASTENED TO BUILT-UP BEAM.
- 10 METALLIC HANGER FASTENED TO PORCH ROOF BEAM & RAFTERS.
- 10 METALLIC HANGER FASTENED TO RAFTERS & LEDGER BOARD.

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WOLFSKEHL CHRISTINA L  
PHONE: 401 862 8891

JOB:  
PROPOSED PORCH



DESIGNER PLAN: FELIPE MARINS  
PHONE: 774 520 7529

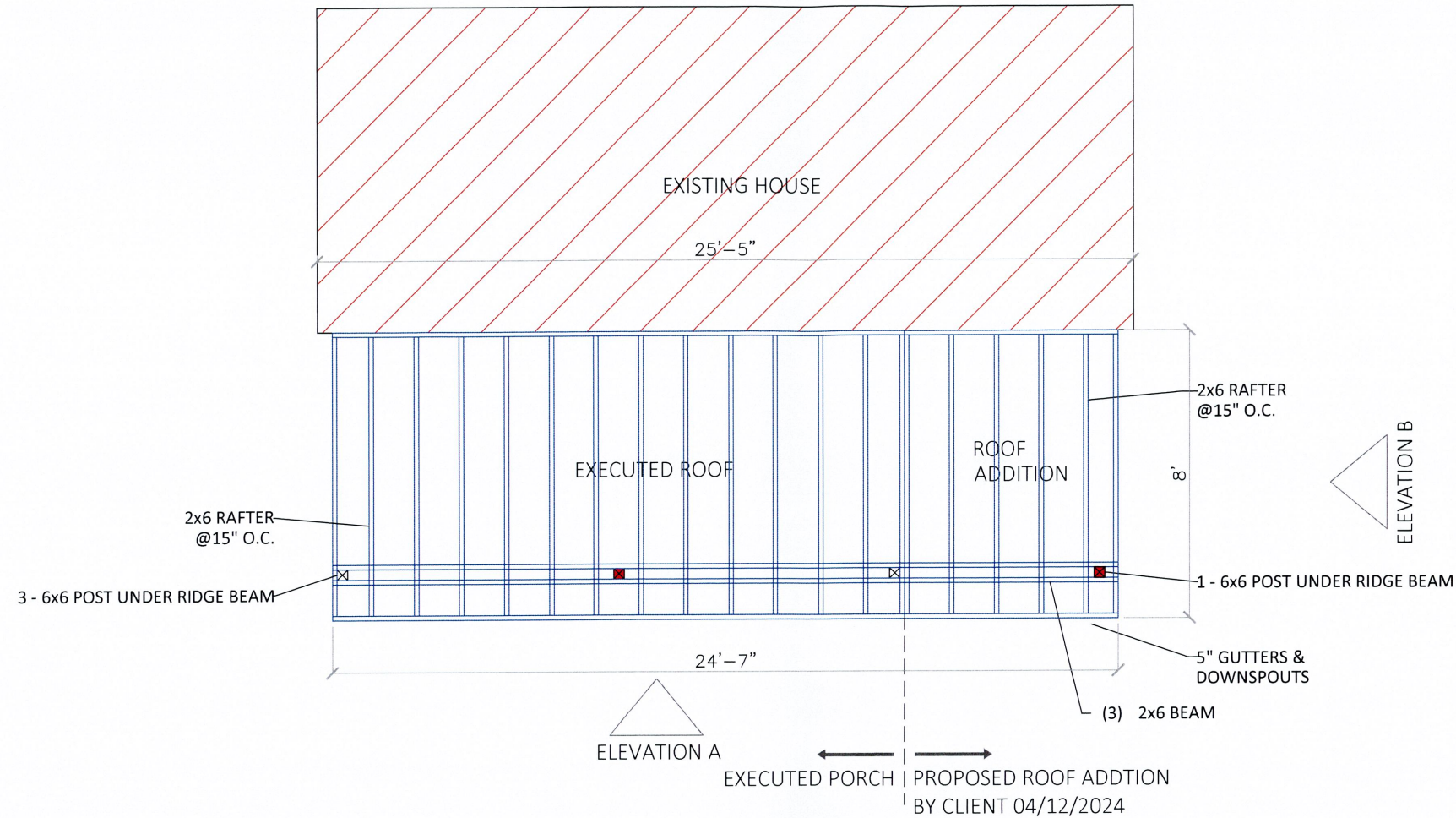


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- 2X2X10 FLUSH BEAM.
- 2X10 LEDGER BOARD FLASHED AND BOLTED TO HOUSE RIM WITH 5" LEDGER LOKS.
- 6X 2X6 WOOD RAFTER.
- 2X6 WOOD SUBFASCIA FASTENED TO RAFTER TAILS.
- 2X8 LEDGER BOARD FLASHED AND BOLTED TO HOUSE RIM WITH 5" LEDGER LOKS.
- 1 METALLIC HANGER CENTERED ON COLUMN & MECHANICALLY FASTENED TO BUILT-UP BEAM.
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WOLFSKEHL CHRISTINA L  
PHONE: 401 862 8891

JOB:  
PROPOSED PORCH

4 FRAMING PLAN  
ROOF PORCH

DESIGNER PLAN: FELIPE MARINS  
PHONE: 774 520 7529

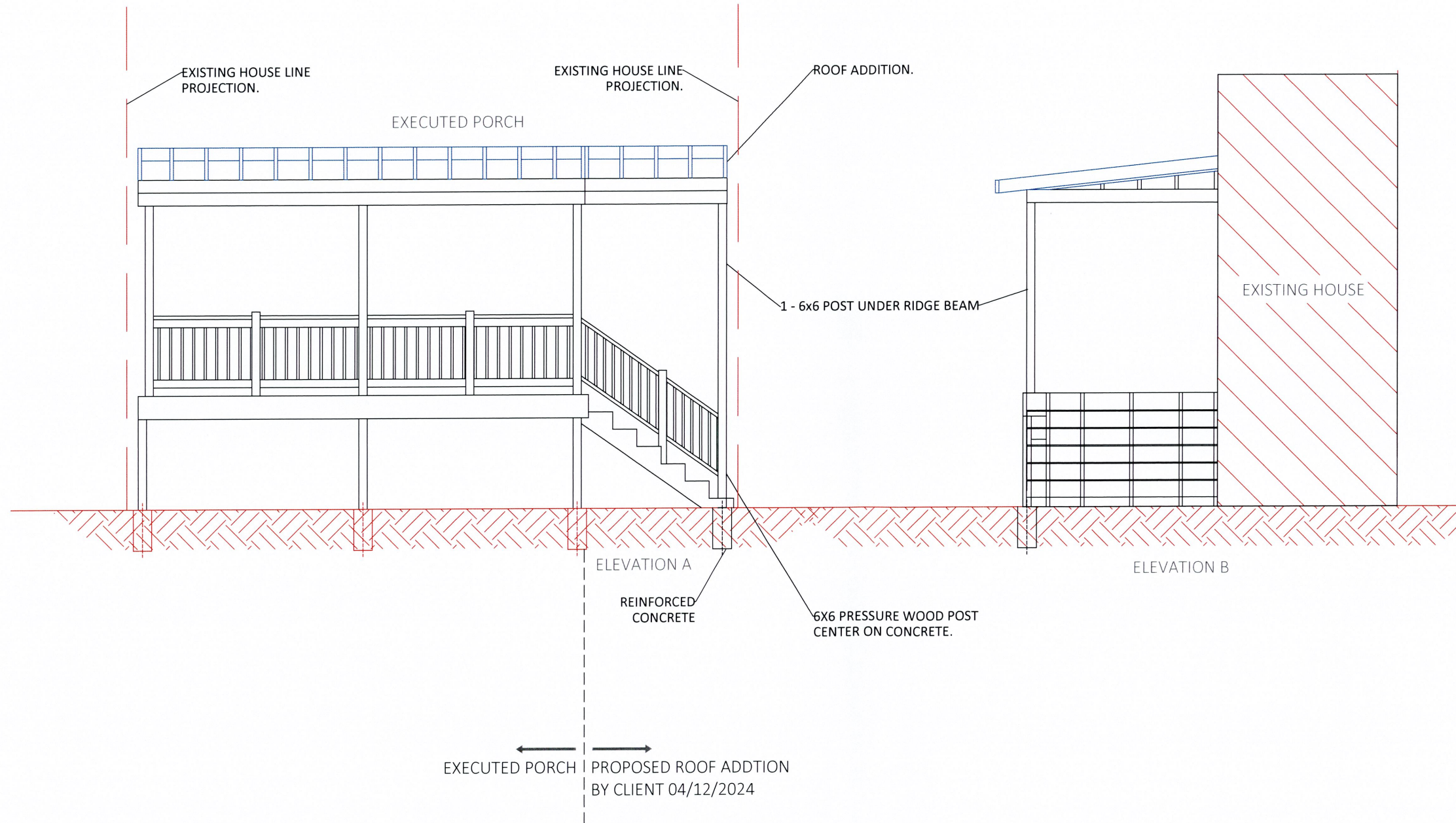


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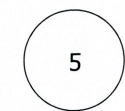
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JOB:  
PROPOSED PORCH



ELEVATION

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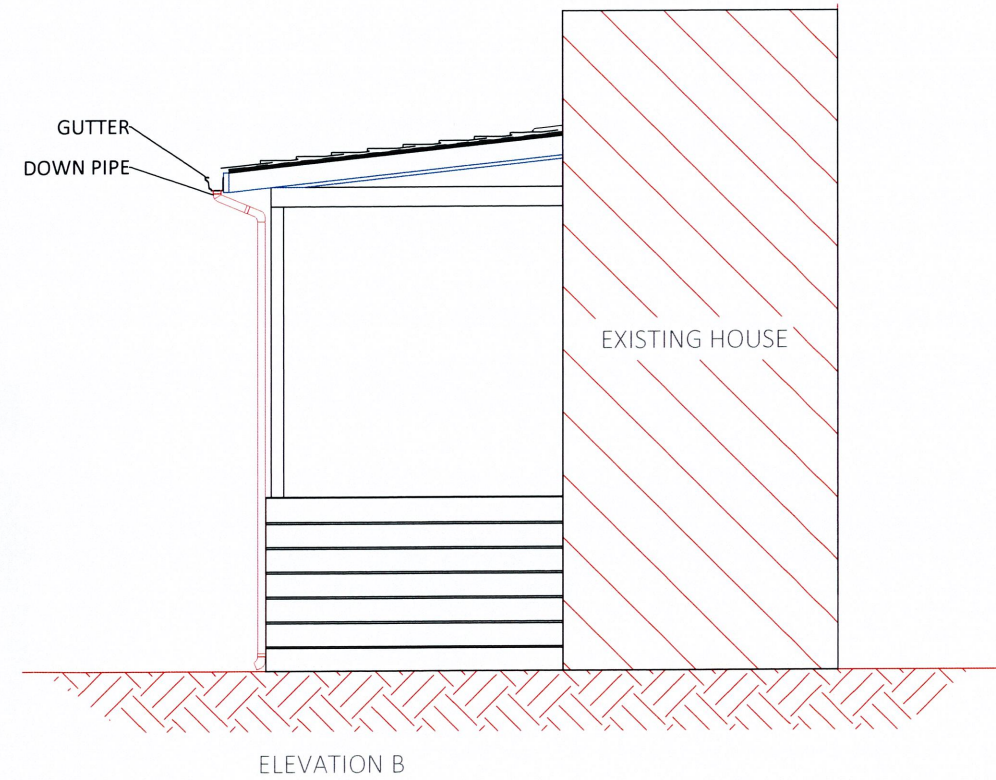
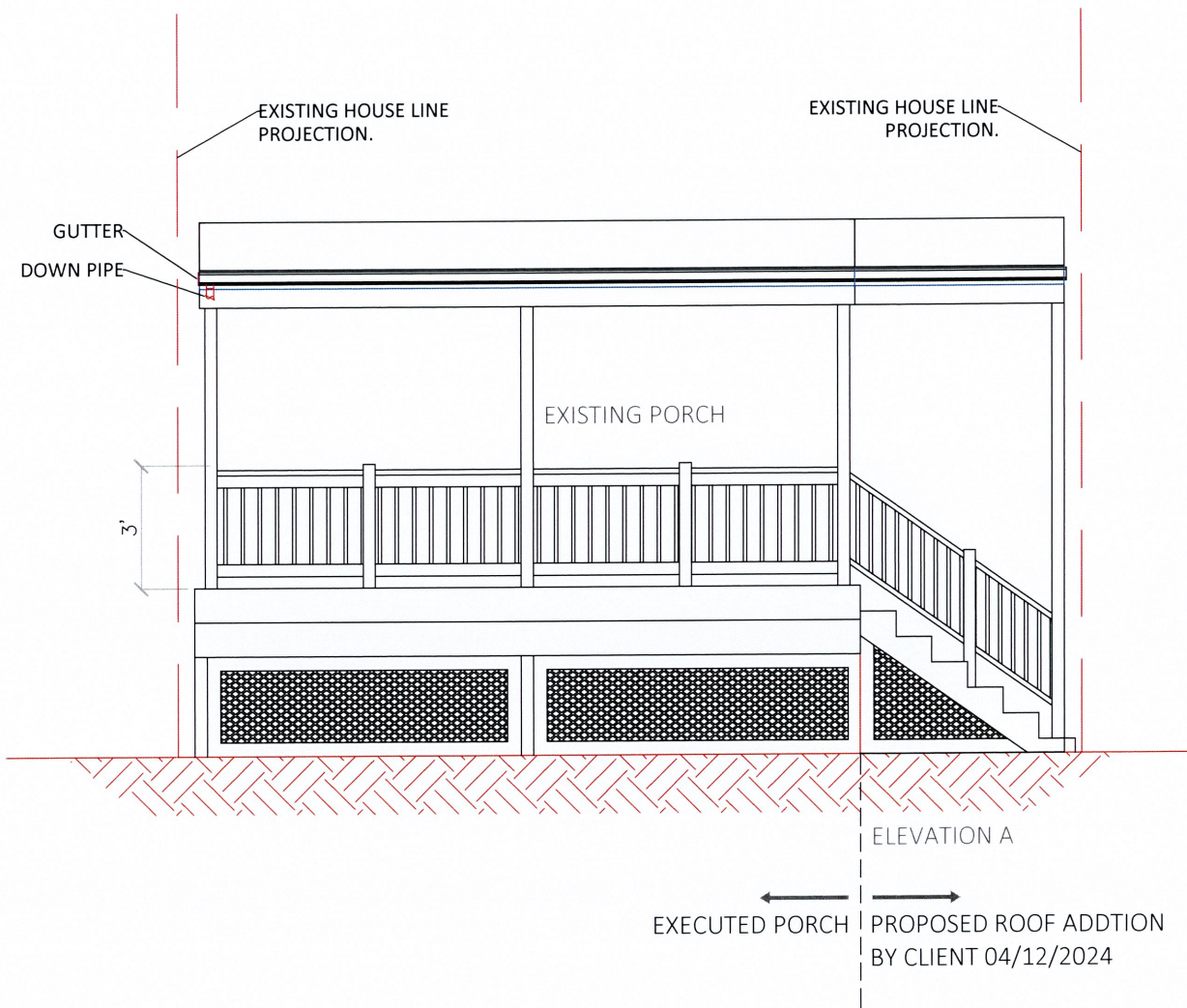


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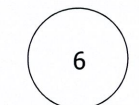
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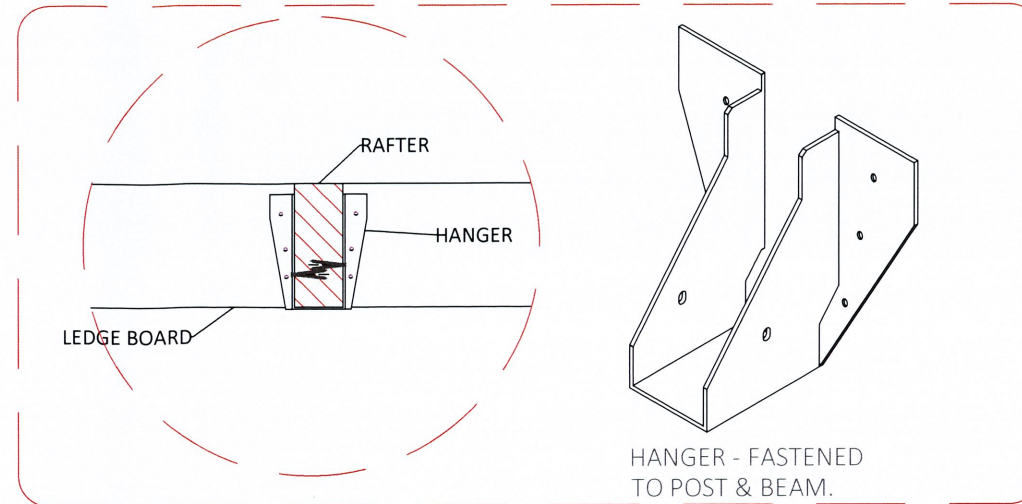
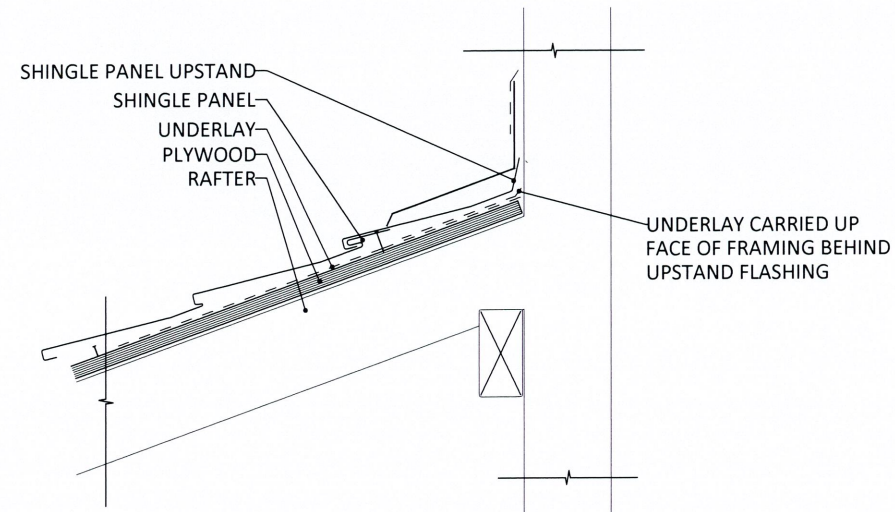


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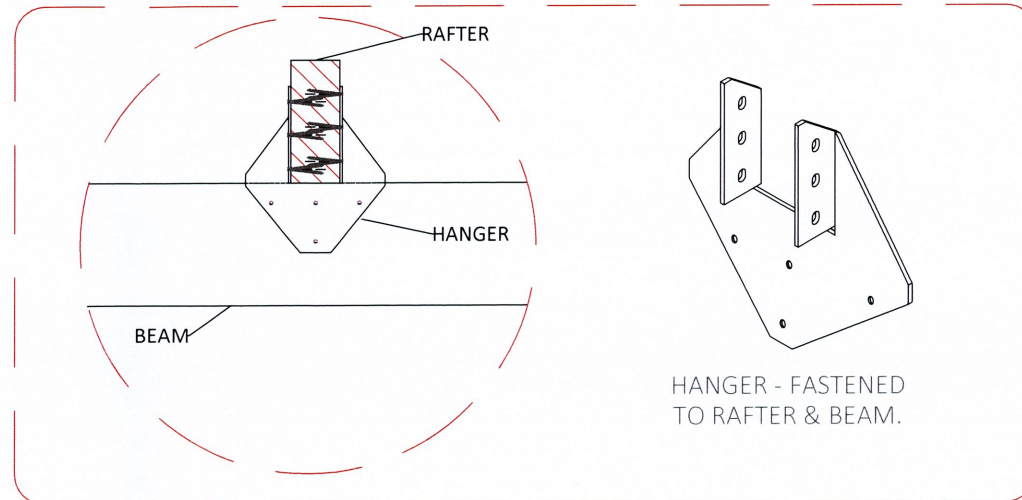
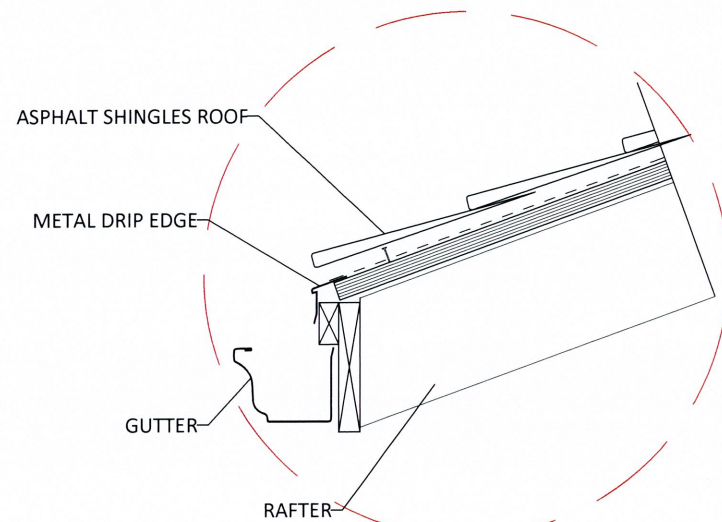
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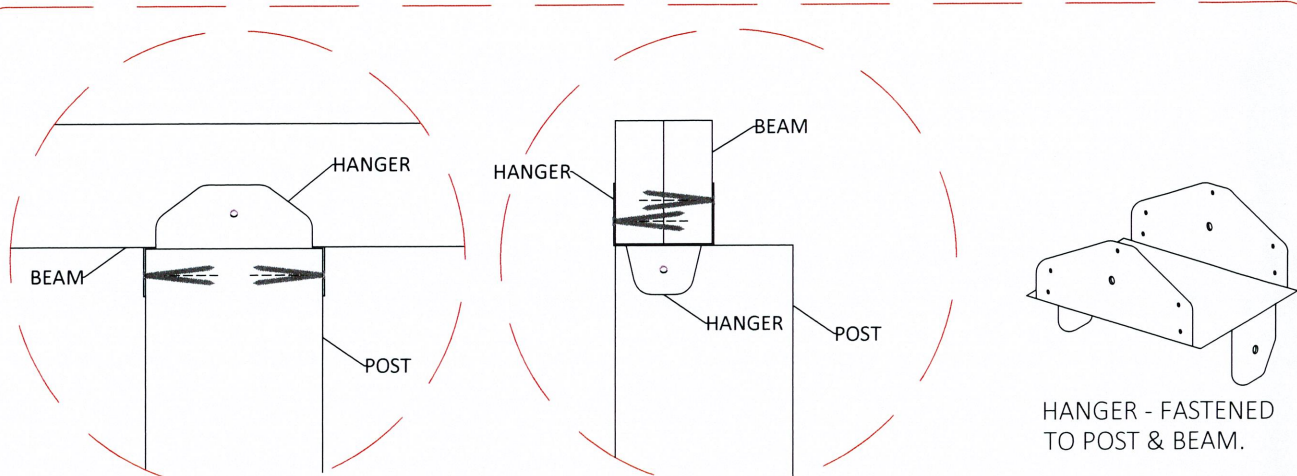
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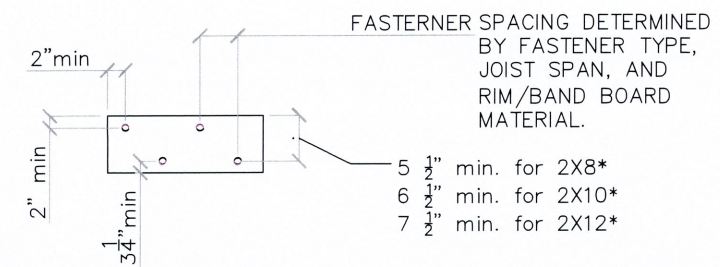
DETAIL X - RAFTER & LEDGE - 16x



DETAIL Z - RAFTER & BEAM - 16x



DETAIL Y - POST AND BEAM - 4x



FASTENERS STAGGERED IN TWO ROWS.  
DISTANCE SHALL BE PERMITTED TO BE REDUCED TO 4.5" IF LAG SCREWS ARE USED OR BOLT SPACING IS REDUCED TO THAT OF LAG SCREWS TO ATTACH 2X8 LEDGERS TO 2X8 BAND JOISTS.

FASTENER SPACING DETERMINED BY FASTENER TYPE, JOIST SPAN, AND RIM/BAND BOARD MATERIAL.  
SCREW TYPE: LEDGERLOK 5in. STRUCTURAL WOOD SCREW.

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7 DETAILS

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