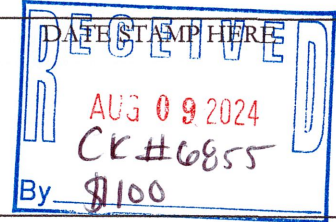




# Newport Zoning Application

ZBR 2024 - Sept - 000

*(This box for staff use only)*



Date: 4/8/2024

### 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: 30 Thames St

Tax Assessor's Plat: 17 Lot: 303 Zoning District: R10

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

Property Owner: Brian Egy

Mailing Address: 30 Thames St, Newport RI 02840

Email Address: begy@dmaint.com

Phone Number: 508-654-1425

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: 39.5' ft. Lot Area: 2,110 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 975 sq. ft.

Total square footage of the footprint of proposed buildings: 120 sq. ft.

## Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	2,110	2,110	2,110
Coverage Area (sq. ft.)	975	755	1095
Lot Coverage (%)	46.2%	35.8%	51.2%
Dwelling Units	1	1	1
Parking (# of spaces)	2	1	2
Front Setback (ft.)	0'	0'	0'
Side Setbacks (ft.)	0'	2.1'	0'
Rear Setback (ft.)			
Height (ft.)	30'	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 2 story addition with a 120 square footprint. This addition is for a rear mud room entry and 2nd floor office space.

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 proposed addition comply's with all of the setbacks and just requires a lot coverage variance.

The existing lot coverage is already over the max allowed. As a result of the existing conditions and dimensional non-conformities, any reasonable improvement, addition or modification to the property will result in the need for lot coverage zoning relief. As a result of the existing conditions and circumstances that are peculiar to this non-conforming lot, the proposed improvements will result in a modest increase of lot coverage. The resulting lot coverage is not unreasonable given the extremely small size of the lot, existing house and the proposed 120 sf addition.

As the proposed 3d views show, there is a very minor change to the overall massing and scale 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

\_\_\_\_\_  
Date

*Brian Egly*  
\_\_\_\_\_  
Owner Signature

8/12/24  
\_\_\_\_\_  
Date



08/12/2024

30 Thames St zoning waivers

E.

We are requesting a waiver for a stormwater management plan. The proposed addition sits over the footprint of an existing impervious patio. There is no change to the impervious surfaces on this property.

F.

We are requesting a waiver for a landscape plan. The proposed addition sits over the footprint of an existing impervious patio. There is no change to the impervious surfaces on this property.

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

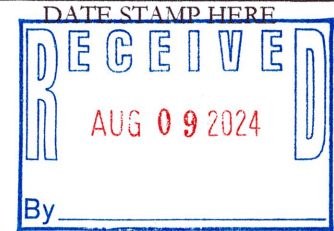


# Newport Zoning Application Submittal Requirements

ZBR 2024 - Sept - 006

- 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)

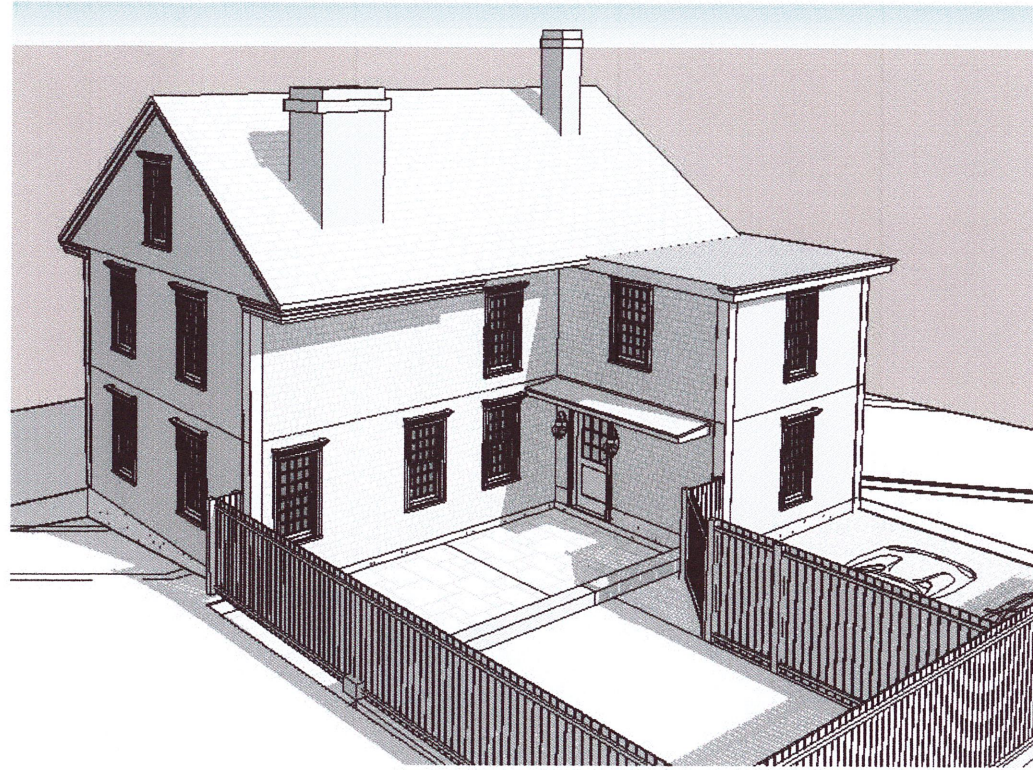
### Section 2 – Plan Package – Pages 4-7 of the Guide *Required for All Development Projects (Involving New Structures, Additions, Exterior Alterations, etc.) Individual requirements of the Plan Package (listed below) may differ depending on the project*

- 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

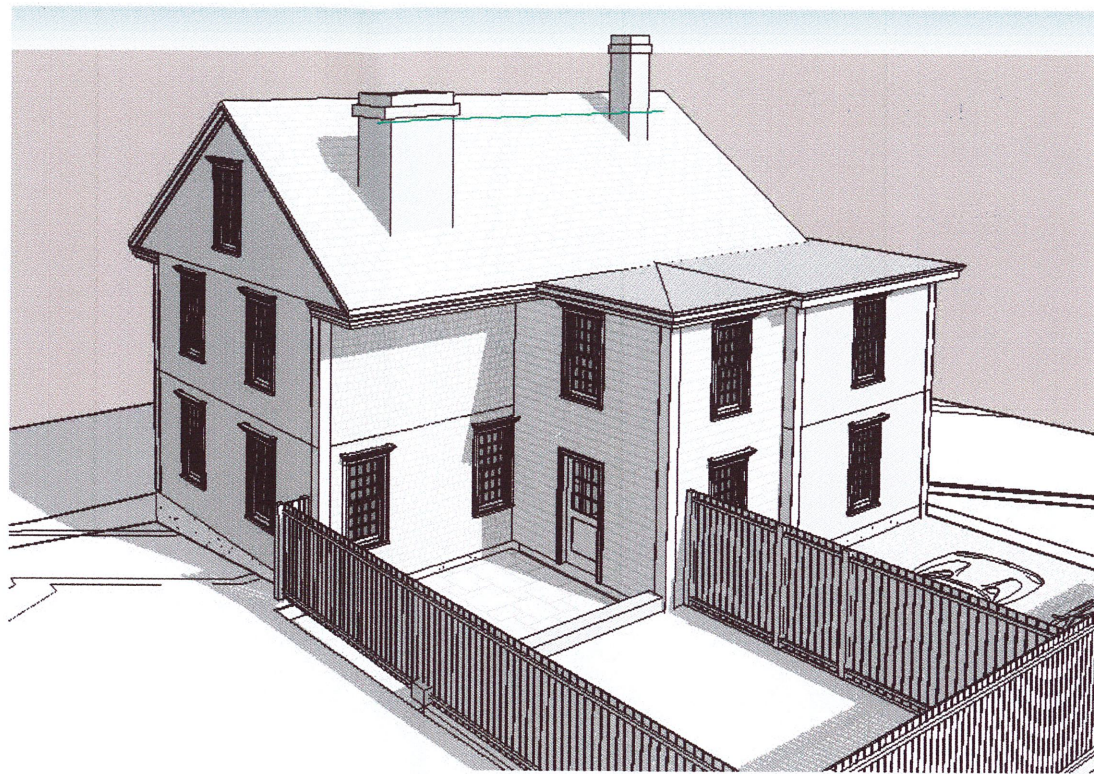
### Section 3 – Supporting Documents, Studies, Graphics, and Depictions – Page 8 of the Guide *May be required for certain Development Projects*

- A.  Site Photographs
- B.  Photo Simulations
- C.  Structural Evaluation
- D.  Parking Survey
- E.  Traffic Impact Analysis

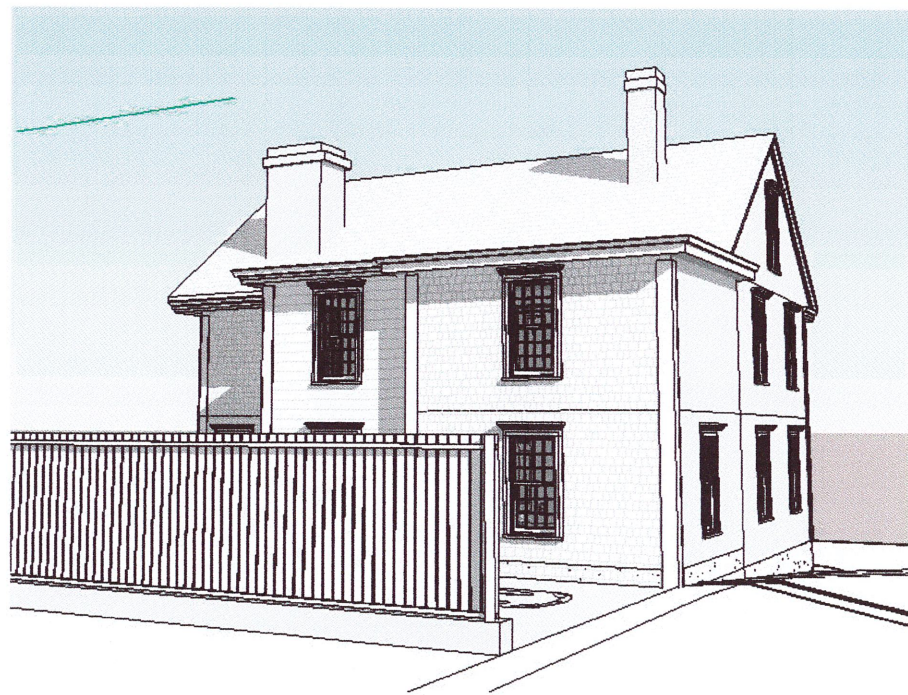




1 REAR EXISTING



2 REAR PROPOSED



3 REAR VIEW PROPOSED



**30 THAMES ST.  
NEWPORT, RI 02840**

**ZONING SET**

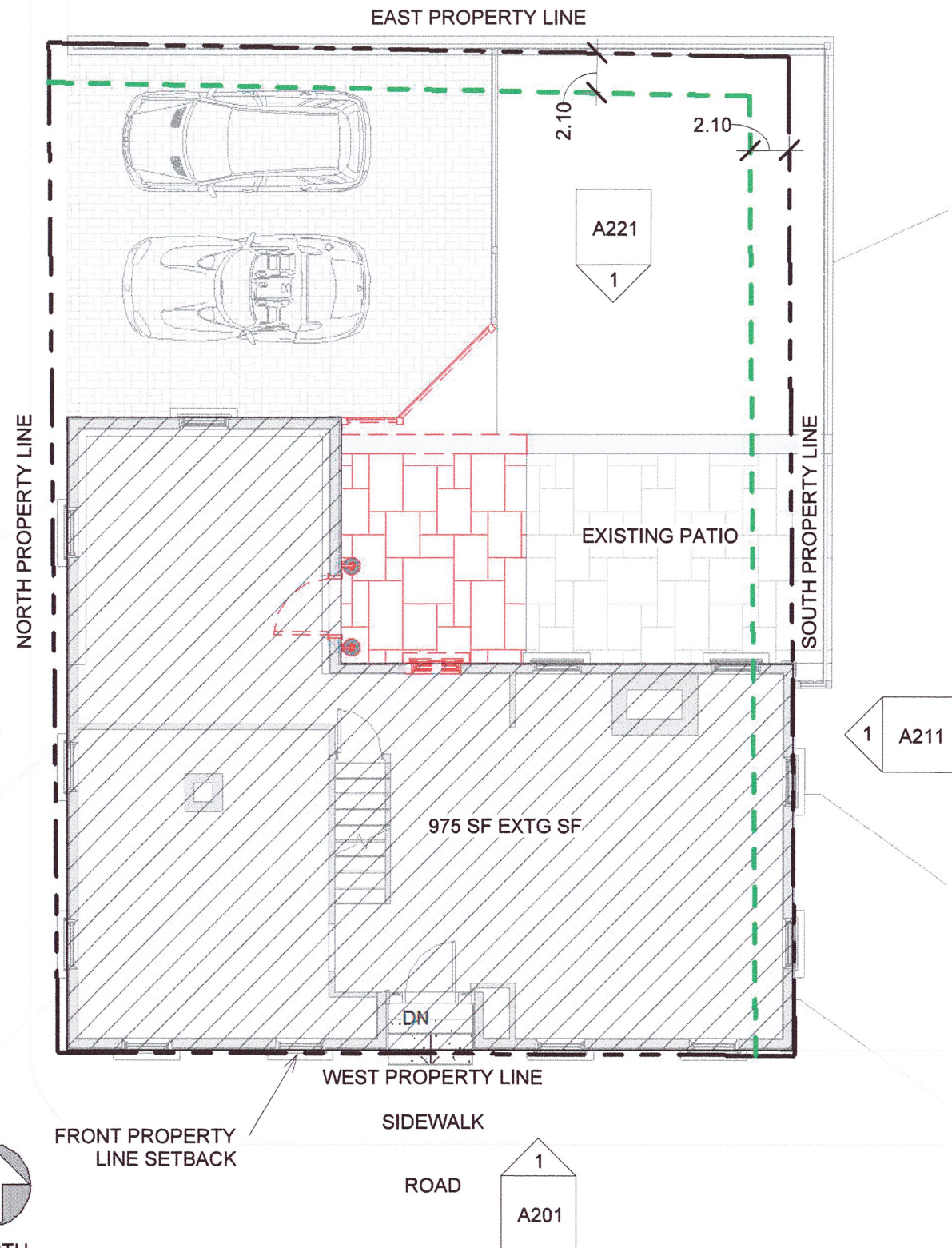
**SHEET LIST**

Sheet Number	Sheet Name
A101	SITE PLAN EXISTING AND PROPOSED
A112	1ST FLOOR PLAN PROPOSED
A121	2ND FLOOR PLAN DEMO
A122	2ND FLOOR PLAN PROPOSED
A201	FRONT AND SIDE ELEVATION
A211	SIDE ELEVATION
A221	REAR ELEVATION

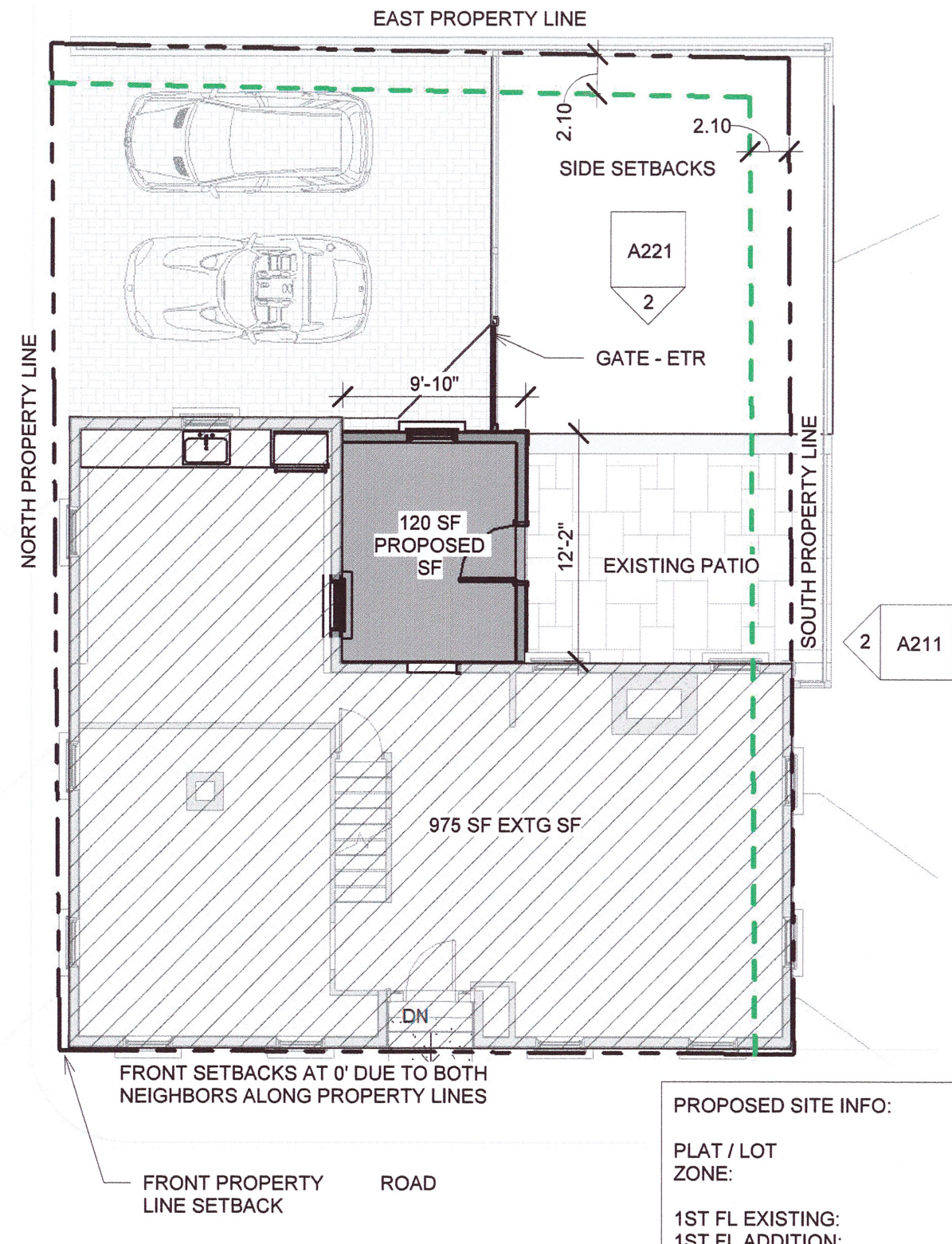


**HERK WORKS**  
ARCHITECTURE  
401.662.7875  
DAN@HERK-WORKS.COM





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

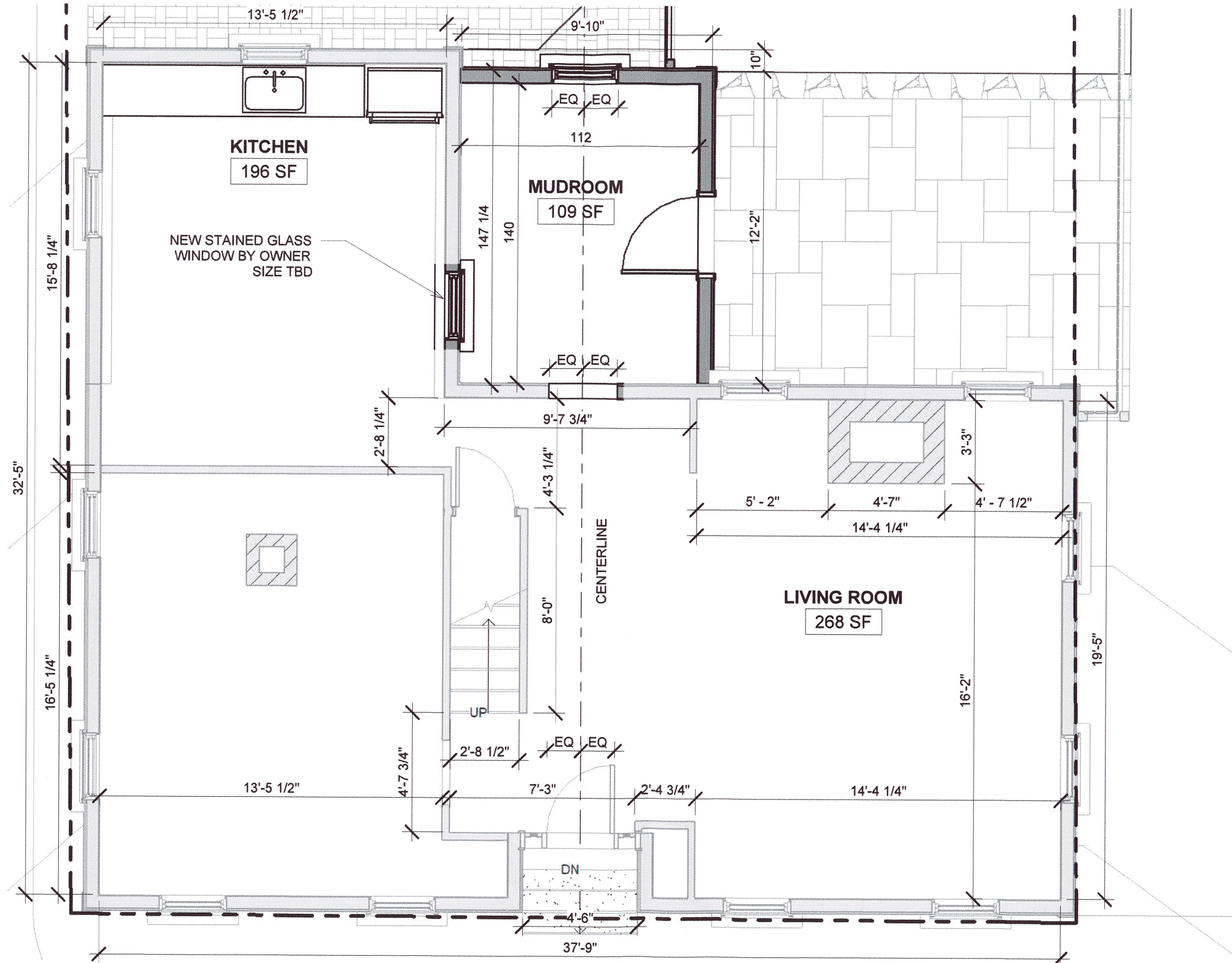


2 SITE PLAN PROPOSED  
1/8" = 1'-0"

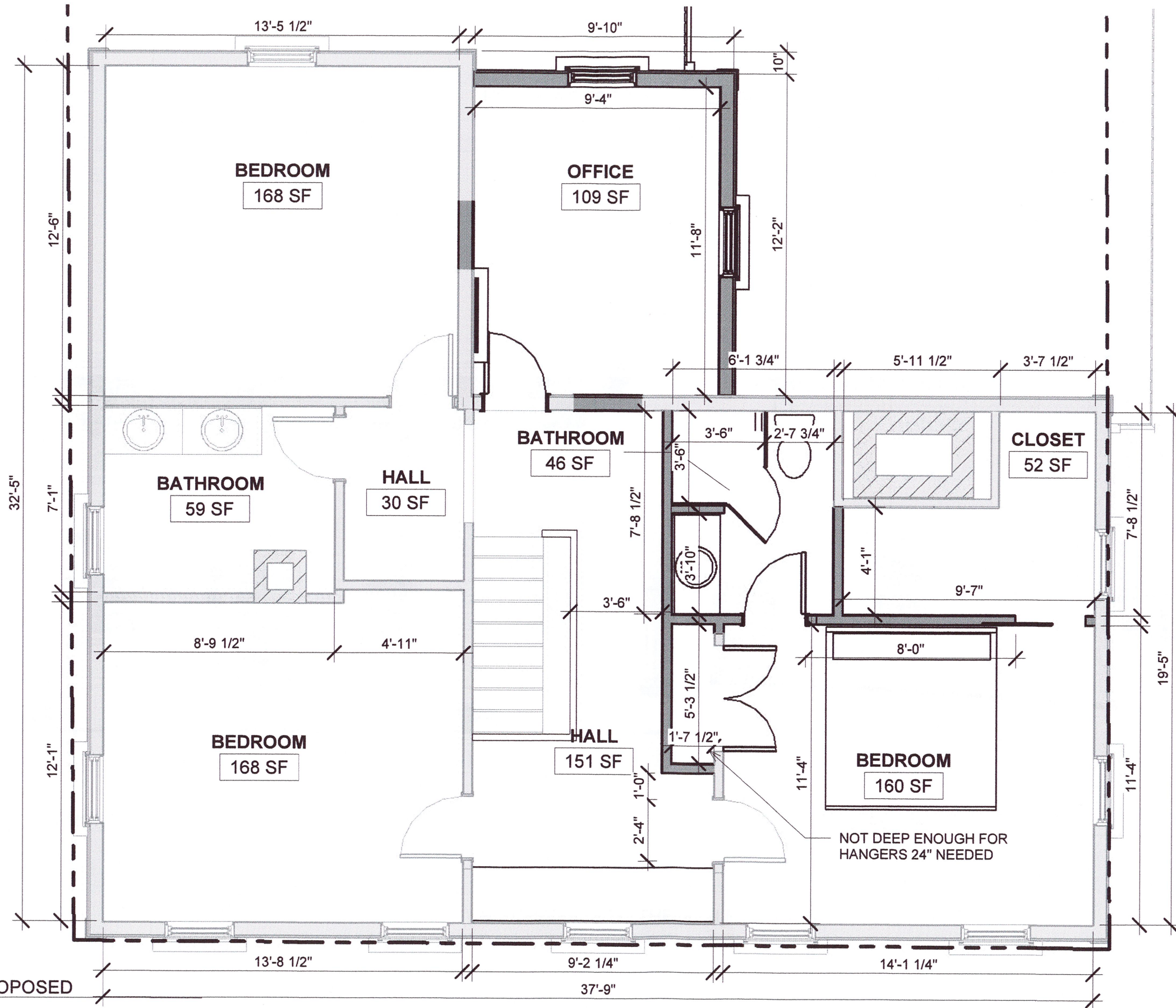
PROPOSED SITE INFO:	
PLAT / LOT	17 / 303
ZONE:	R-10
1ST FL EXISTING:	975 SF
1ST FL ADDITION:	120 SF
<b>TOTAL PROPOSED FP:</b>	<b>1,095 SF</b>
LOT SIZE:	2,110 SF
MAX COVERAGE:	35.8%
EXISTING COVERAGE:	46.2%
PROPOSED COVERAGE:	51.2%

NOT FOR CONSTRUCTION..YET





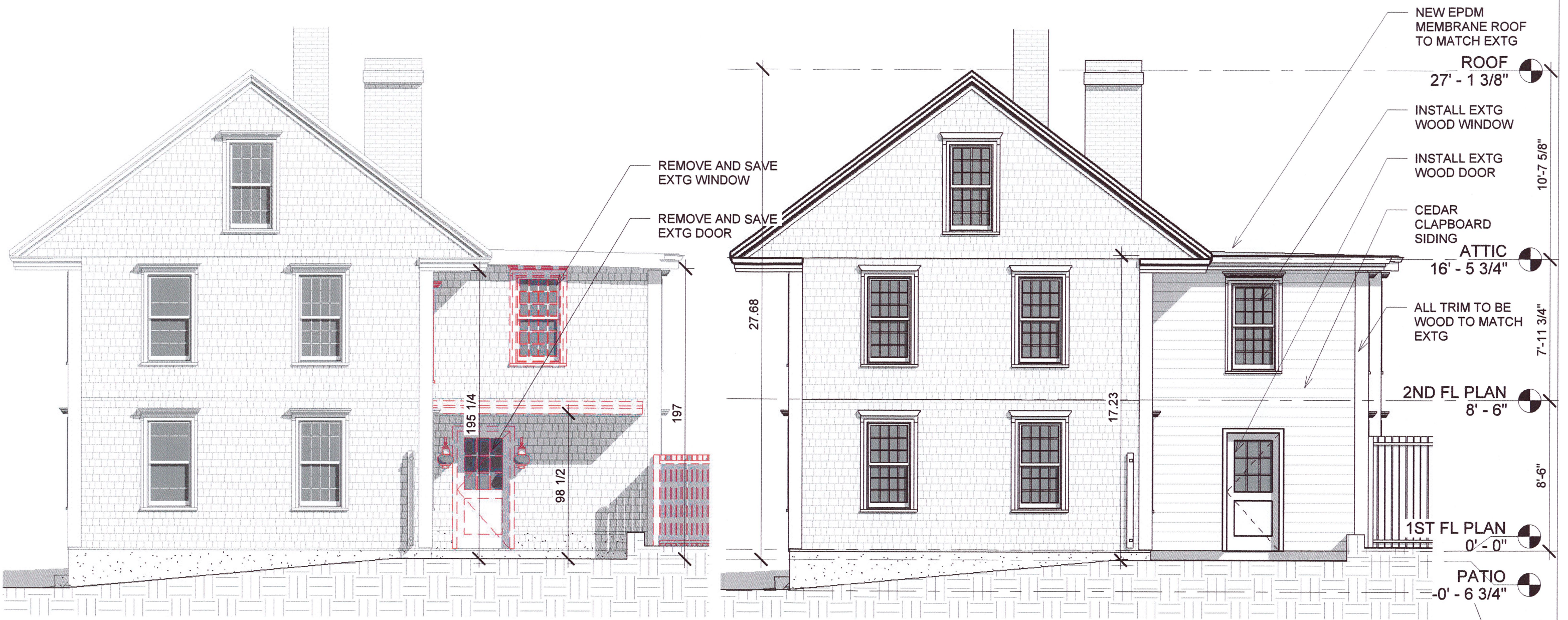




1 2ND FL PLAN PROPOSED  
1/4" = 1'-0"

**NOT FOR CONSTRUCTION..YET**



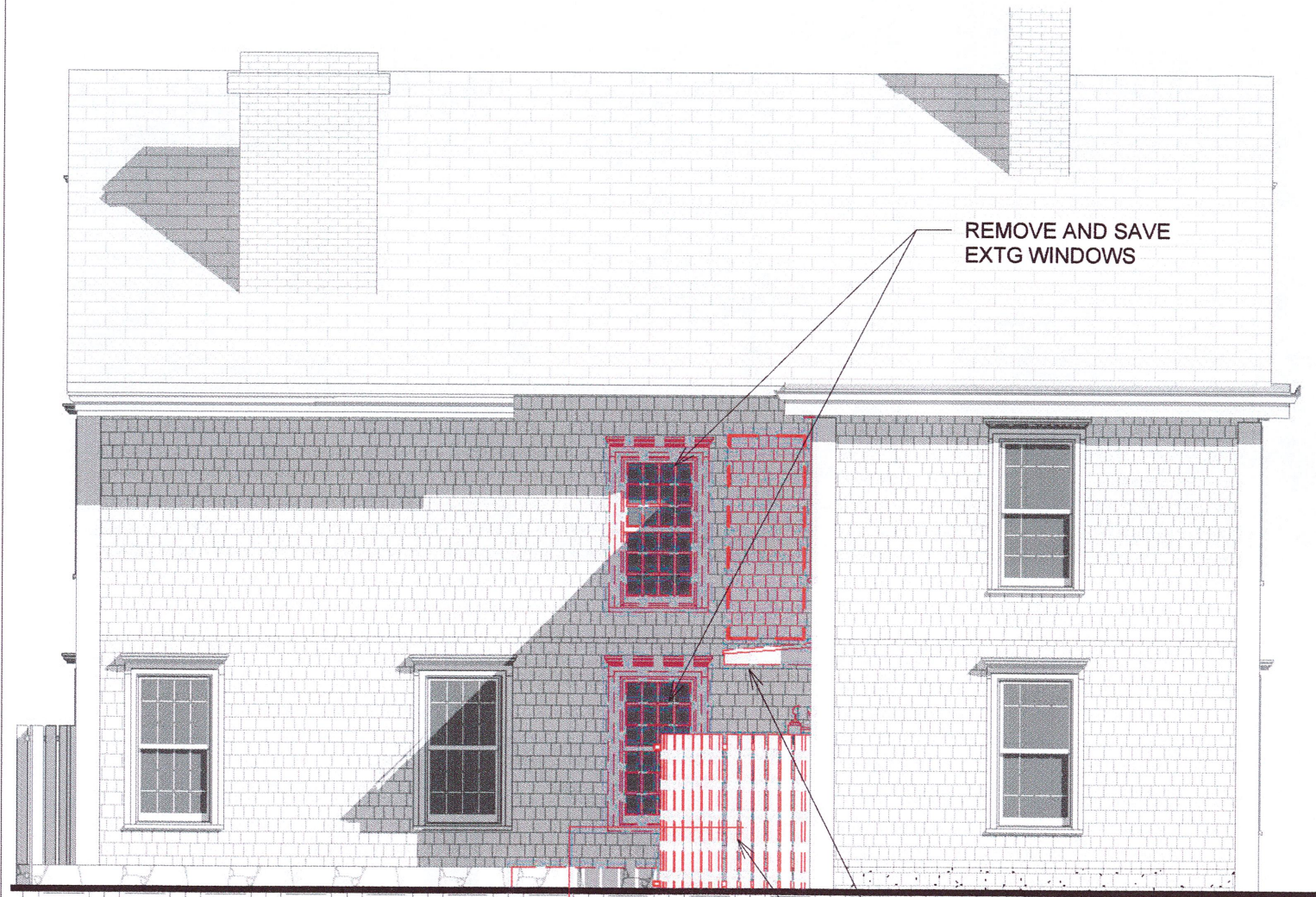


1 ELEVATION B EXISTING  
3/16" = 1'-0"

2 ELEVATION B PROPOSED  
3/16" = 1'-0"

- NEW EPDM MEMBRANE ROOF TO MATCH EXTG
- ROOF 27' - 1 3/8"
- INSTALL EXTG WOOD WINDOW
- INSTALL EXTG WOOD DOOR
- CEDAR CLAPBOARD SIDING
- ATTIC 16' - 5 3/4"
- ALL TRIM TO BE WOOD TO MATCH EXTG
- 2ND FL PLAN 8' - 6"
- 1ST FL PLAN 0' - 0"
- PATIO -0' - 6 3/4"
- GRADE -2' - 4"



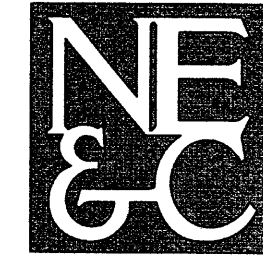


① REAR ELEVATION A EXISTING  
3/16" = 1'-0"



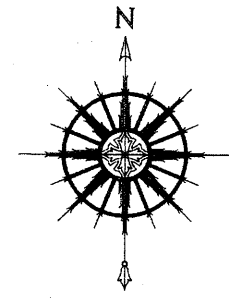
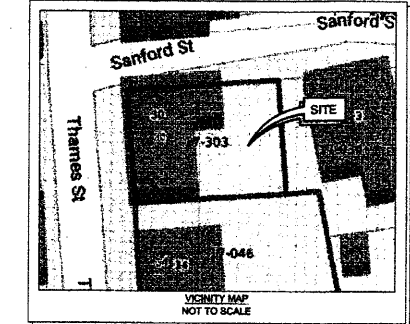
② REAR ELEVATION A PROPOSED  
3/16" = 1'-0"





A KNOWLEDGE CORPORATION®

6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842  
PHONE (401) 849-0810 FAX (401) 846-4168  
WWW.NORTHEASTENGINEERS.COM



SEE GENERAL NOTES #3

**LEGEND:**

---	PROPERTY LINE
---	ADJUTER'S PROPERTY LINE
---	TOPOGRAPHIC CONTOUR
---	WOOD FENCE
---	GAS LINE
---	OVERHEAD WIRE
---	EDGE OF LANDSCAPING
---	GAS GATE
---	WATER GATE
U.P. 3	UTILITY POLE
X 54.6	SPOT ELEVATION
○	IRON ROD
○	DRILL HOLE
○	STONE/GRANITE BOUND
△	STAKE/SPIKE
○	SURVEY NAIL
○	DRAINAGE MANHOLE

**GENERAL NOTES:**

- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN JUNE 2024
- VERTICAL DATUM IS NAVD83.
- NORTH ARROW AND BASIS OF BEARING BASED ON RTK/GNSS OBSERVATION.

**PLAN REFERENCES:**

- PLAN ENTITLED "A.P. 17, LOTS 50, 53A, 55, BRIDGE STREET NEWPORT, RHODE ISLAND, MINOR SUBDIVISION, PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC., PREPARED FOR USA LEWIS 25 BRIDGE STREET NEWPORT, RI 02840, SCALE: 1"=10', DATED FEBRUARY 2015.
- PLAN ENTITLED "BUCCO'S LIQUOR STORE A.P. 17, LOT 1 3 THAMES STREET, BRIDGE STREET, NEWPORT, RHODE ISLAND, LIMITED CONTENT BOUNDARY SURVEY WITH EXISTING CONDITIONS AND TOPOGRAPHY, PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC., PREPARED FOR JEFF MONIZ C/O ZHANG'S STUDIO 41 THURSTON AVE. NEWPORT, RI 02840, SCALE: 1"=10', DATED 28 APRIL 2017.
- PLAN ENTITLED "A.P. 17, LOTS 31-4, 60-64 THAMES STREET NEWPORT, RHODE ISLAND, LIMITED CONTENT BOUNDARY SURVEY, PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC., PREPARED FOR LUXE FLEXURE/EURY PROPERTIES LLC 1 TOWER DR PORTSMOUTH, RI 02871, SCALE: 1"=10', DATED 16 JAN 2022.
- PLAN ENTITLED "A.P. 17, LOT 102, 8 CROSS STREET NEWPORT, RHODE ISLAND, LIMITED CONTENT BOUNDARY SURVEY WITH EXISTING CONDITIONS AND TOPOGRAPHY, PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC., PREPARED FOR USA LEWIS 80-64 THAMES STREET NEWPORT, RI 02840, SCALE: 1"=10', DATED OCTOBER 2023.

**CERTIFICATION:**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 456-RICR-00-00-1.3 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

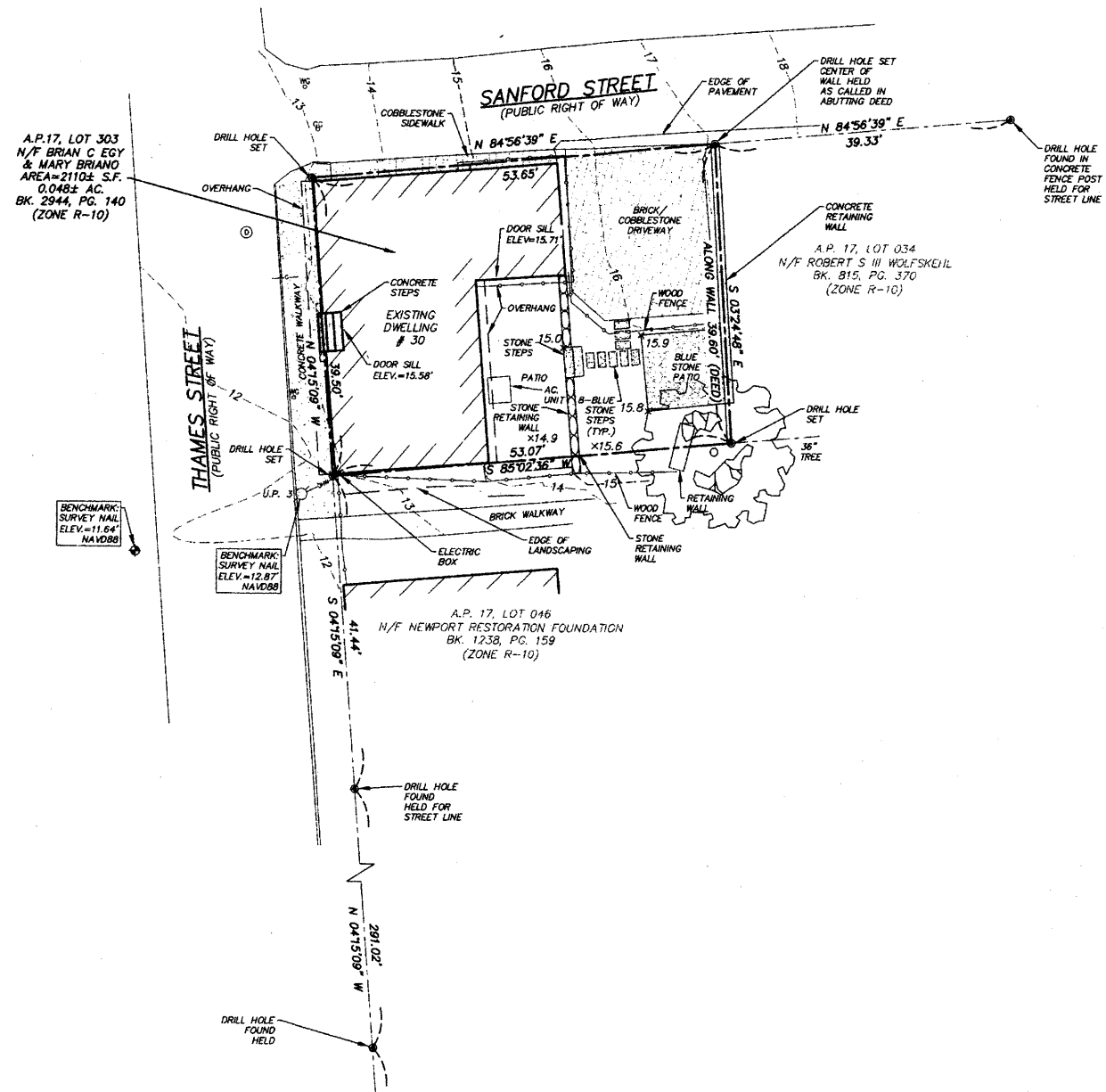
TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III
TOPOGRAPHIC SURVEY ACCURACY	CLASS T-2

**STATEMENT OF PURPOSE:**

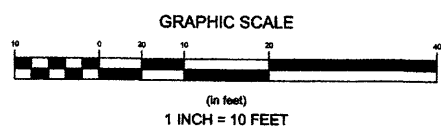
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO DETERMINE AND MONUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 17, LOT 303 AND TO SHOW EXISTING PHYSICAL FEATURES AND TOPOGRAPHY.

**SEAN M. LEACH**  
No. 1907  
PROFESSIONAL LAND SURVEYOR  
DATE: 7/24/24  
CONTRACT NO. 24129



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 DIGSAFE PRIOR TO CONSTRUCTION AT 1-888-344-7233, AND/OR ALL LOCAL UTILITY COMPANIES)



No.	Revision	Date	App.
Designed By:	Drawn by: BG	Checked by: SML	
Scale:	1"=10'	Date:	05JUL2024
Project Title:			
<b>A.P. 17, LOT 303 30 THAMES STREET NEWPORT, RI</b>			
Client/Owner:			
BRIAN EGY 30 THAMES STREET NEWPORT, RI 02840			
Issued for:			
Drawing Title:			
<b>LIMITED CONTENT BOUNDARY &amp; TOPOGRAPHIC SURVEY</b>			
Drawing Number:			
<b>L1</b>			
Sheet 1 of 1			
Project Number:			
24129			
Survey Index:			
14 - 17 - 303			
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.			