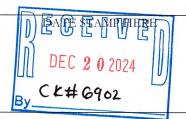


ZBR 2025 - Feb - 001

(This box for staff use only)



Date:	12/2/2024	

#### 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: 85 Dixon Street	
Tax Assessor's Plat: 35 Lot: 94 Zoning District: R-60	
Special Use Permit (Non-Conforming Alteration)	
Special Use Permit (New Use) Use Variance Modification	
Property Owner: Glenn Herosian	
Mailing Address: 85 Dixon Street, Newport RI 02840	
Email Address: heroicg@gmail.com	
Phone Number: 978-376-7349	
How long have you been the owner of the above premise? 10 years	
Legally Authorized Representative *if applicable:	_
Mailing Address:	
Email Address: Phone Number:	_
Lessee:	_
Mailing Address:	_
Email Address: Phone Number:	



### **Property Characteristics**

Dimensions of lot-frontage: 45 ft. Lot Area: 4,260 sq. :	ft.
Are there buildings on the premises at present?	
Total square footage of the footprint of <u>existing</u> buildings: <u>1,194</u> sq.	ft.
Total square footage of the footprint of <u>proposed</u> buildings: 1,215 sq. f	ft.

### **Zoning Characteristics Matrix**

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	4,260	60,000	4,260
Coverage Area (sq. ft)	1,194	822	1,215
Lot Coverage (%)	28	19.3	28.5
Dwelling Units	1	1	1
Parking (# of spaces)	1	1	1
Front Setback (ft.)	2.3	0	2.3
Side Setbacks (ft.)	0	3	0
Rear Setback (ft.)	N/A	N/A	N/A
Height (ft.)	24.5	30	24.5



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 add a single story 21 SF addition.

We are expanding on a legal non conforming footprint.

The existing structure is 0' from both side property lines.

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

Section 17.40.050 R60 Lot Coverage requirements

Section 17.72.030 Alteration to a Non-conforming structure.



### **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 structure is 0' from both side property lines.  The proposed addition is 1.25' from the side property line where 0' is required.
This zoning request is due to the unique characteristics of this site, and at only 21 SF it will not change or alter the size scale and massing.



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

7 December 2024

Date

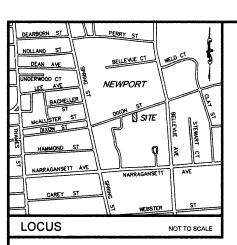
GLENN HE ROS IAN

Owner Signature

7 Dec 2024

Date

GLENN HEROSIAN



#### NOTES:

- 1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC BETWEEN DECEMBER 21, 2023 AND DECEMBER 27, 2023.
- THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE CITY OF NEWPORT FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY—PANEL NUMBER 445403 0181 J (MAP EFFECTIVE DATE SEPTEMBER 4, 2013).
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
- 4. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

#### CURRENT OWNER

GLENN A. HEROSIAN REVOCABLE TRUST 85 DIXON STREET NEWPORT, RI 02840

TITLE REFERENCE: DEED BK.3149/PG.191

PLAN REFERENCE: PLAN FILE 11-1-12

SITE LOCATION: 85 DIXON STREET NEWPORT, RHODE ISLAND

ASSESSORS REFERENCE: MAP 35 PARCEL 94

R-60 RESIDENTIAL ZONING DISTRICT		
REGULATION	REQUIREMENT	
N. LOT AREA	60,000 SQ. FT.	
OT FRONTAGE	200 FT.	
RONT SETBACK	50 FT.	
DE SETBACK	40 FT.	
EAR SETBACK	20 FT.	
AX BUILDING HEIGHT	35 FT	

35 FT.

10%

MIN. LOT AREA

LOT FRONTAGE

FRONT SETBACK

SIDE SETBACK

REAR SETBACK

MAX. BUILDING HEIGH

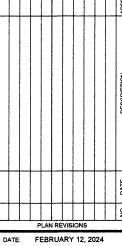
MAX. LOT COVERAGE

.....LANDSCAPING 59.7 SPOT ELEVATION ---- x ---- FENCE (CHAIN LINK) ---- FENCE (STOCKADE) ------ G------ UNDERGROUND GAS 

<u>LEGEND</u>



207 High Point Avenue, Unit 6 Portsmouth, RI 02871 T:401-354-2050 F: 401-369-9775 WWW.SDE-LDEC.COM



RAWN BY: COMPS. BY: CHECK BY: RLM RLM RLM/MER

PROJECT NO. 23111

ISSUED FOR

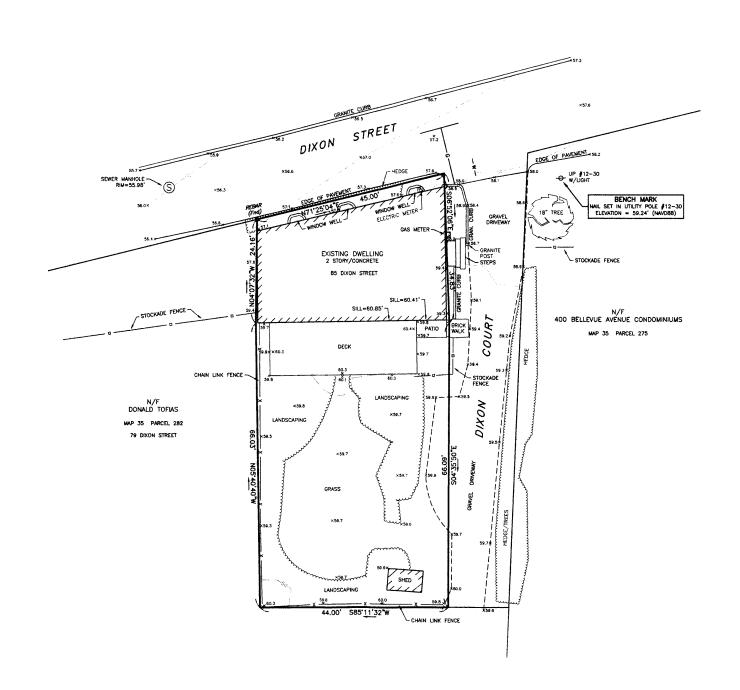
**EXISTING CONDITIONS PLAN** 

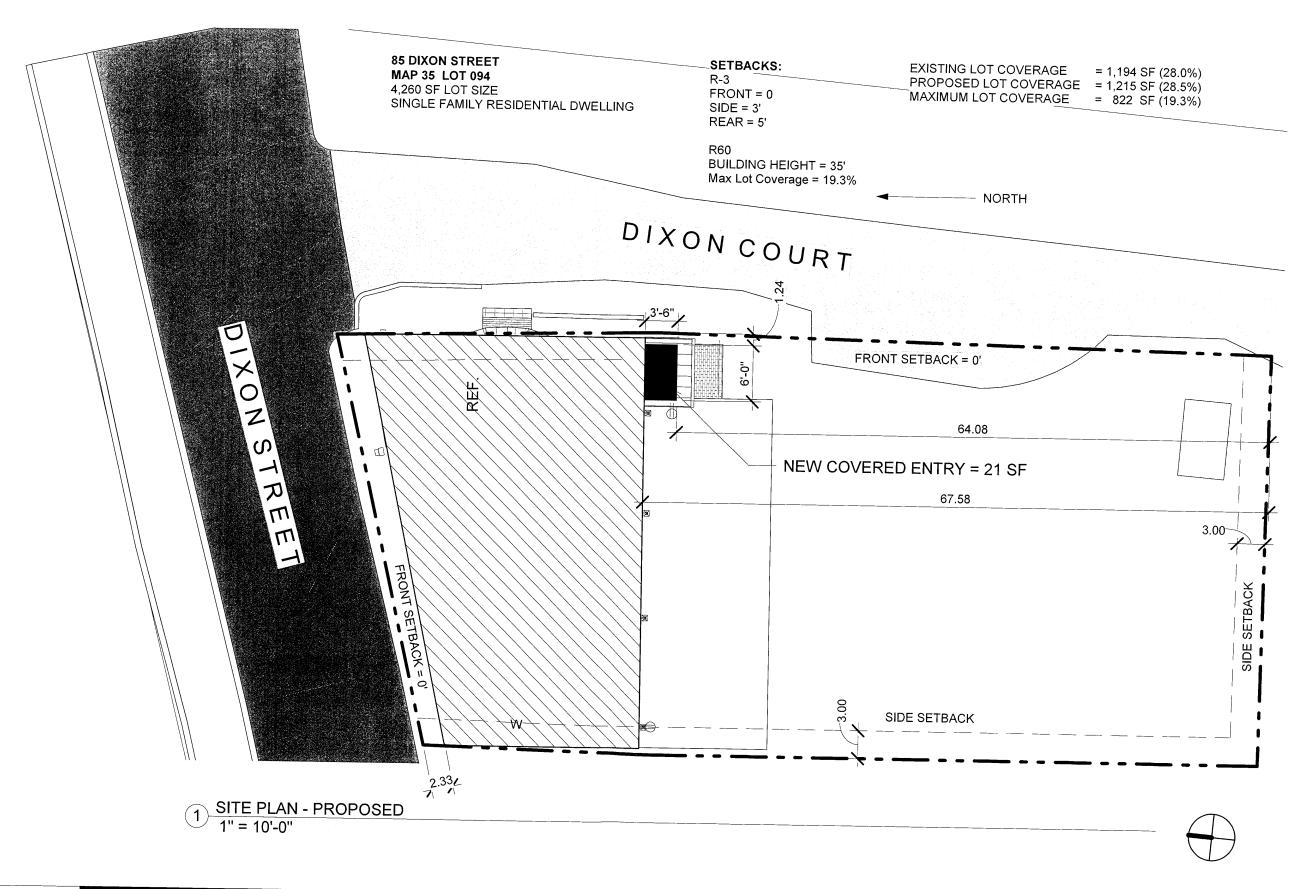
85 DIXON STREET NEWPORT, RHODE ISLAND ASSESSORS MAP 35, PARCEL 94

**EXISTING** CONDITIONS

1"=10" SCALE:

1 of 1

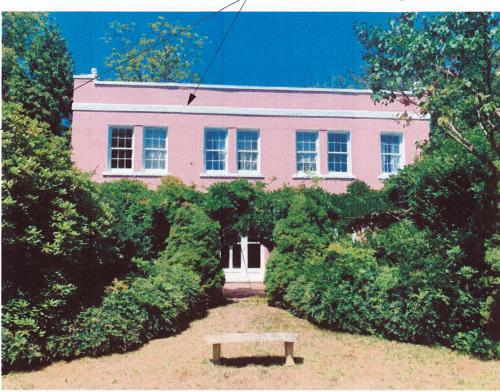














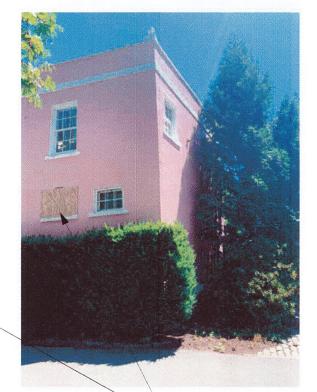
STUCCO CRACKING & DOOR HEADER ROTTING

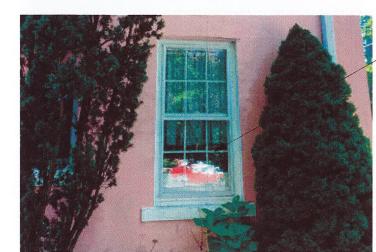


CRACKS IN STUCCO

EXISTING CURB CAUSING MAJOR FLOODING INSIDE



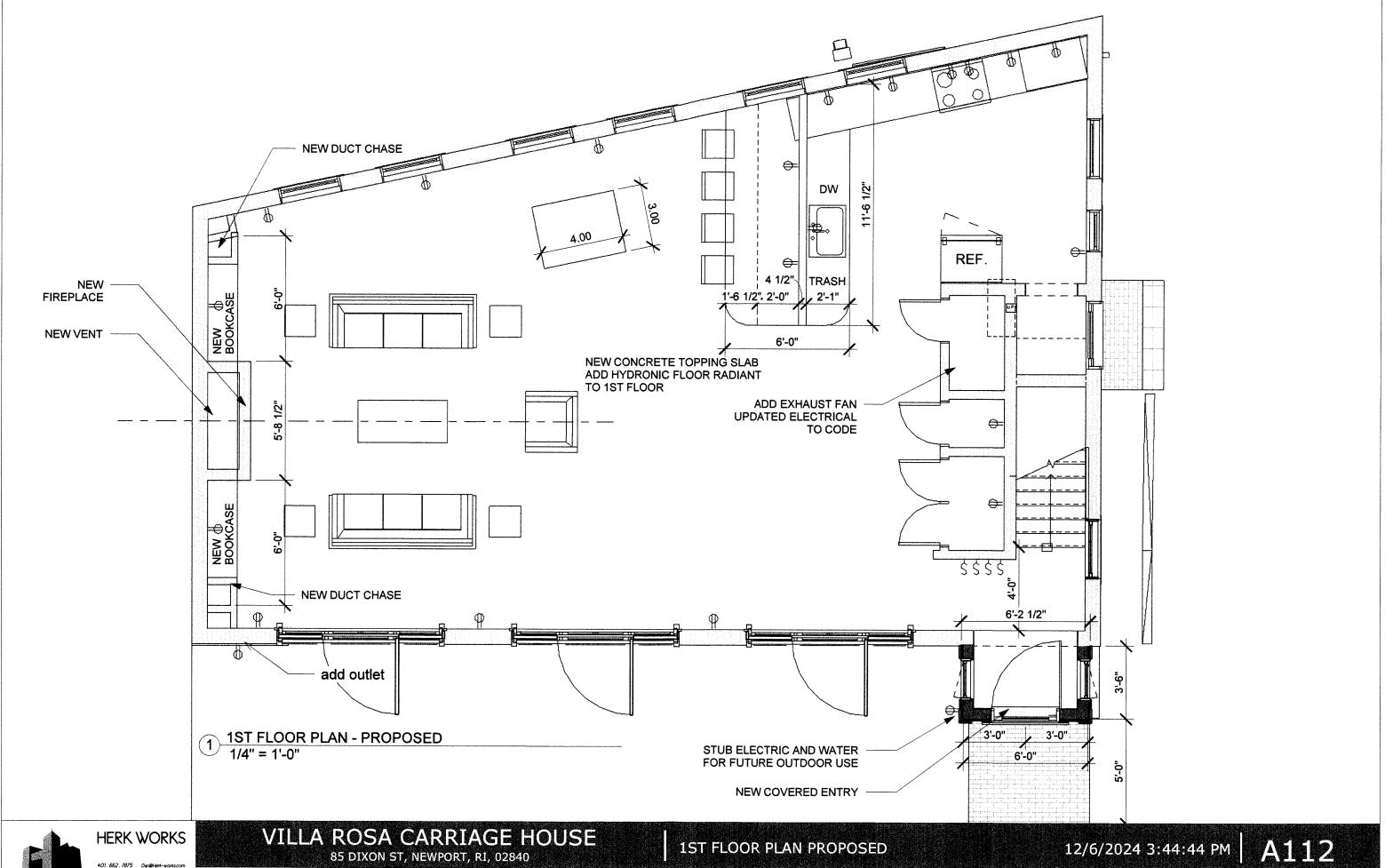


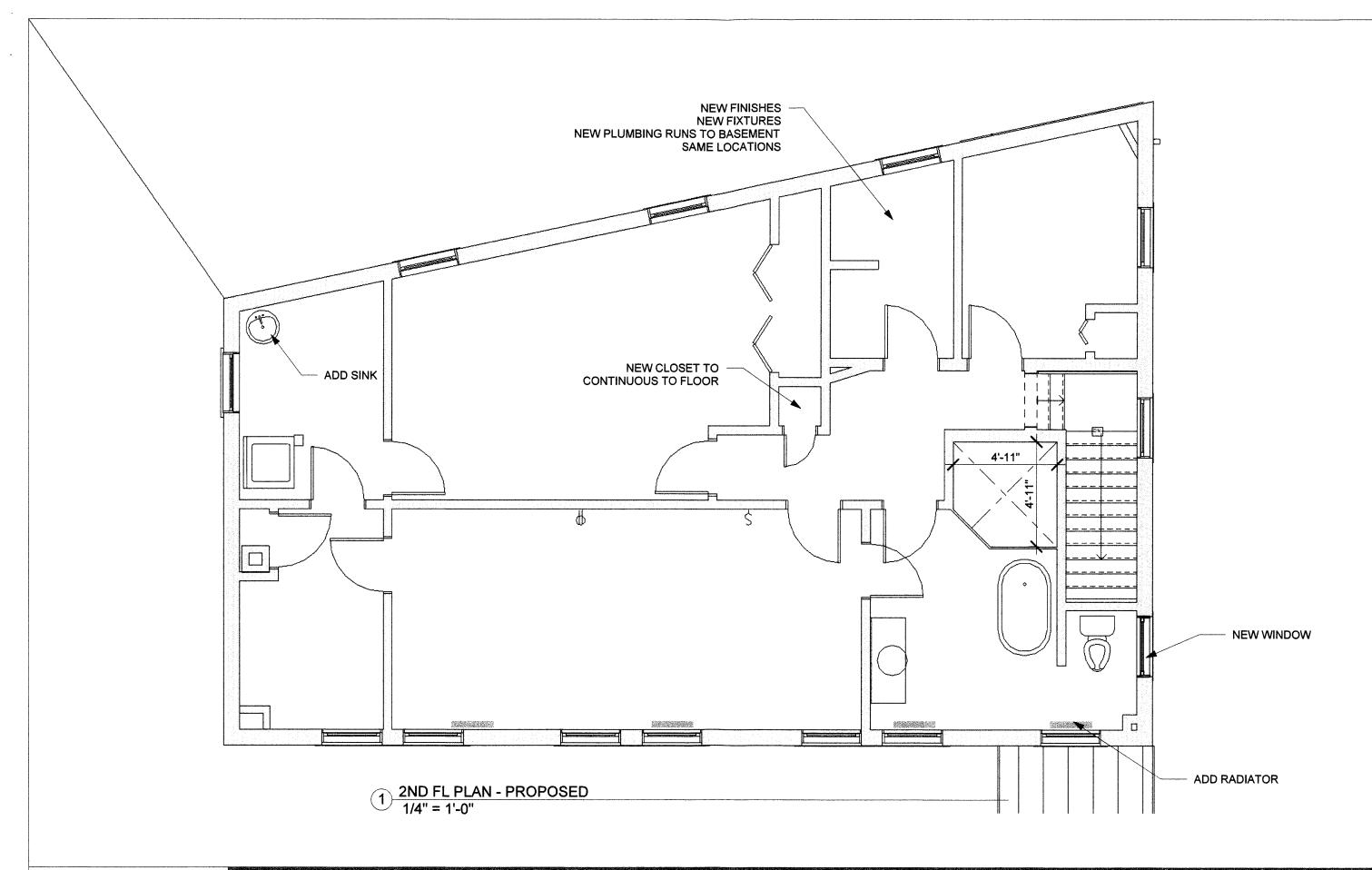


EXISTING WINDOWS TO BE REPAIRED IN KIND

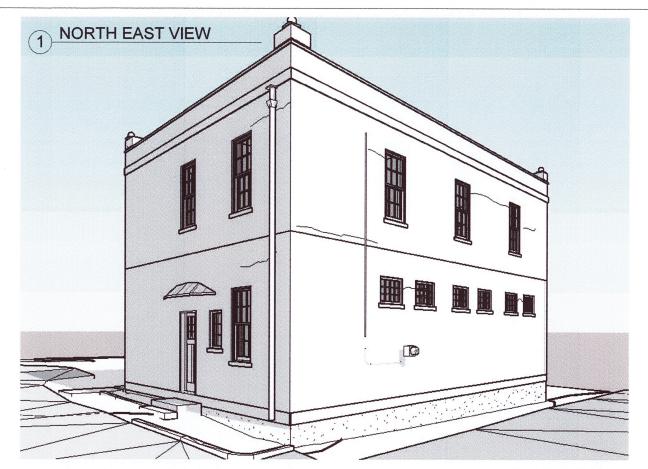
WINDOW REMOVED FOR WALL CONSTRUCTION TYPE INSPECTION

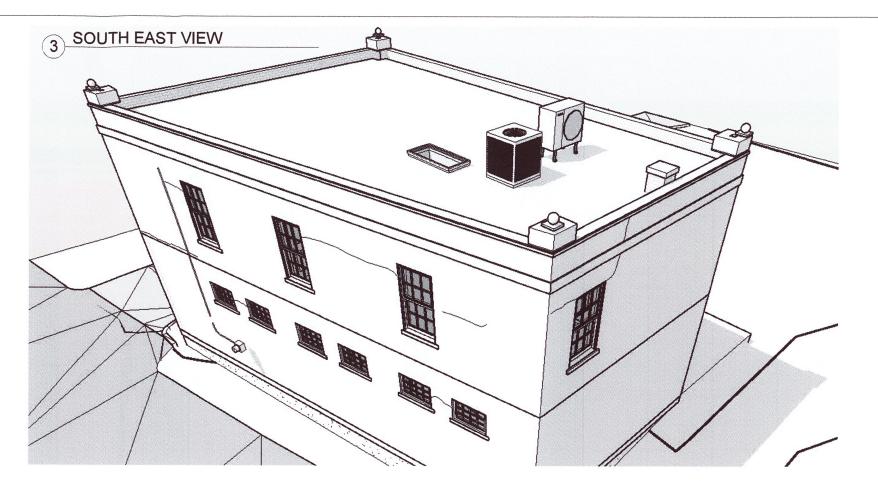


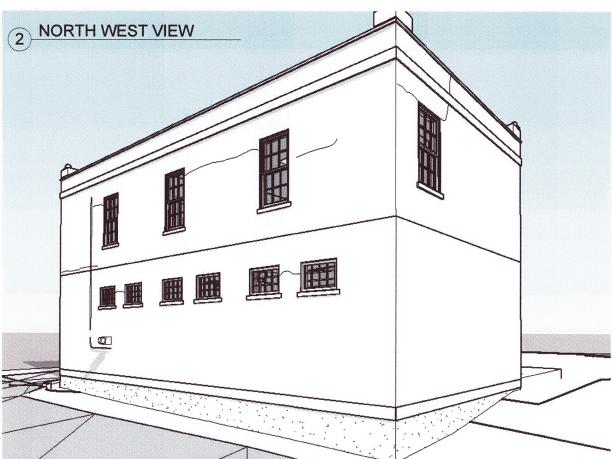


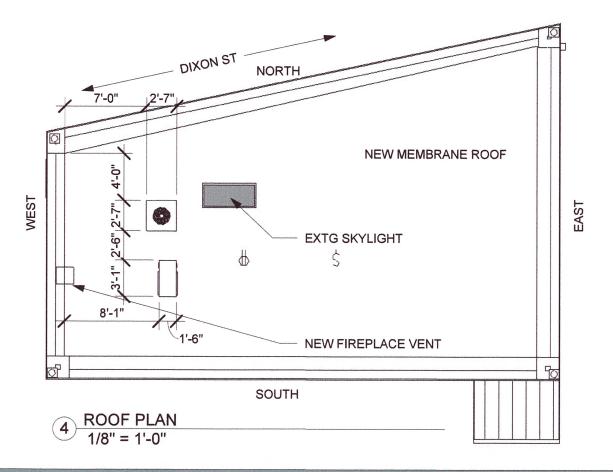
















HERK WORKS
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401. 662. 7875 Dan@Herk-works.com

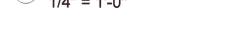


HERK WORKS

ARCHITECTURE

401. 662. 7875 Dan@Herk-works.com









1 WEST ELEVATION - PROPOSED 1/4" = 1'-0"

