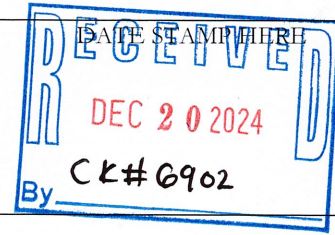




# Newport Zoning Application

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)
- Regulatory (Dimensional) Variance
- 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: \_\_\_\_\_



# Newport Zoning Application

## Property Characteristics

Dimensions of lot-frontage: 45 ft. Lot Area: 4,260 sq. ft.

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings: 1,194 sq. ft.

Total square footage of the footprint of proposed buildings: 1,215 sq. 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



# 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

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.



# 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 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.



# 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 Glenn Herosian in blue ink.

Applicant Signature

7 December 2024

Date

GLENN HEROSIAN

Handwritten signature of Glenn Herosian in blue ink.

Owner Signature

7 Dec 2024

Date

GLENN HEROSIAN



85 DIXON STREET  
 MAP 35 LOT 094  
 4,260 SF LOT SIZE  
 SINGLE FAMILY RESIDENTIAL DWELLING

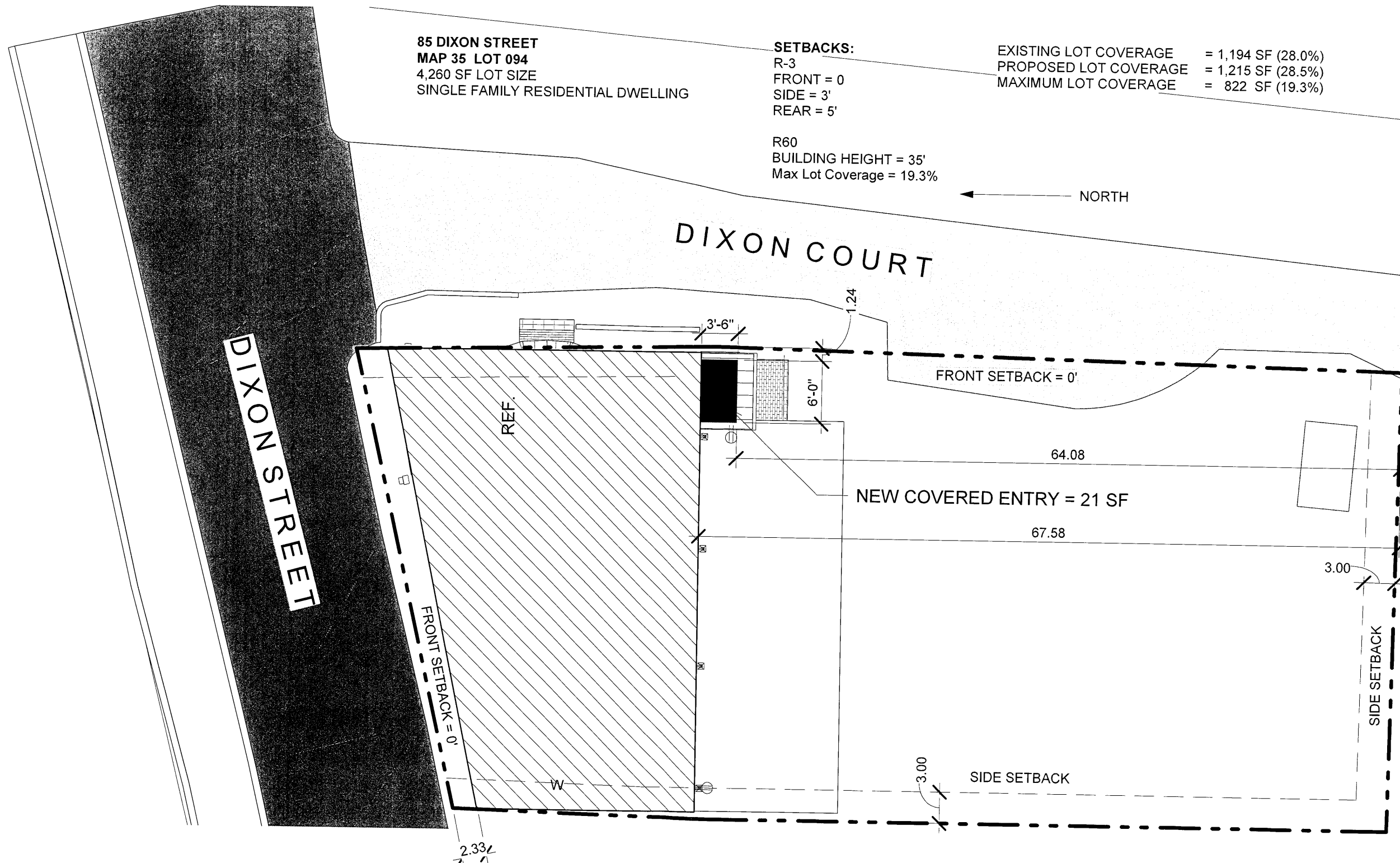
**SETBACKS:**

R-3  
 FRONT = 0  
 SIDE = 3'  
 REAR = 5'

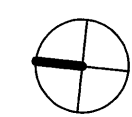
EXISTING LOT COVERAGE = 1,194 SF (28.0%)  
 PROPOSED LOT COVERAGE = 1,215 SF (28.5%)  
 MAXIMUM LOT COVERAGE = 822 SF (19.3%)

R60  
 BUILDING HEIGHT = 35'  
 Max Lot Coverage = 19.3%

NORTH



① SITE PLAN - PROPOSED  
 1" = 10'-0"





MAJOR CRACKS IN STUCCO



STUCCO CRACKING & DOOR HEADER ROTTING



CRACKS IN STUCCO

EXISTING CURB CAUSING MAJOR FLOODING INSIDE

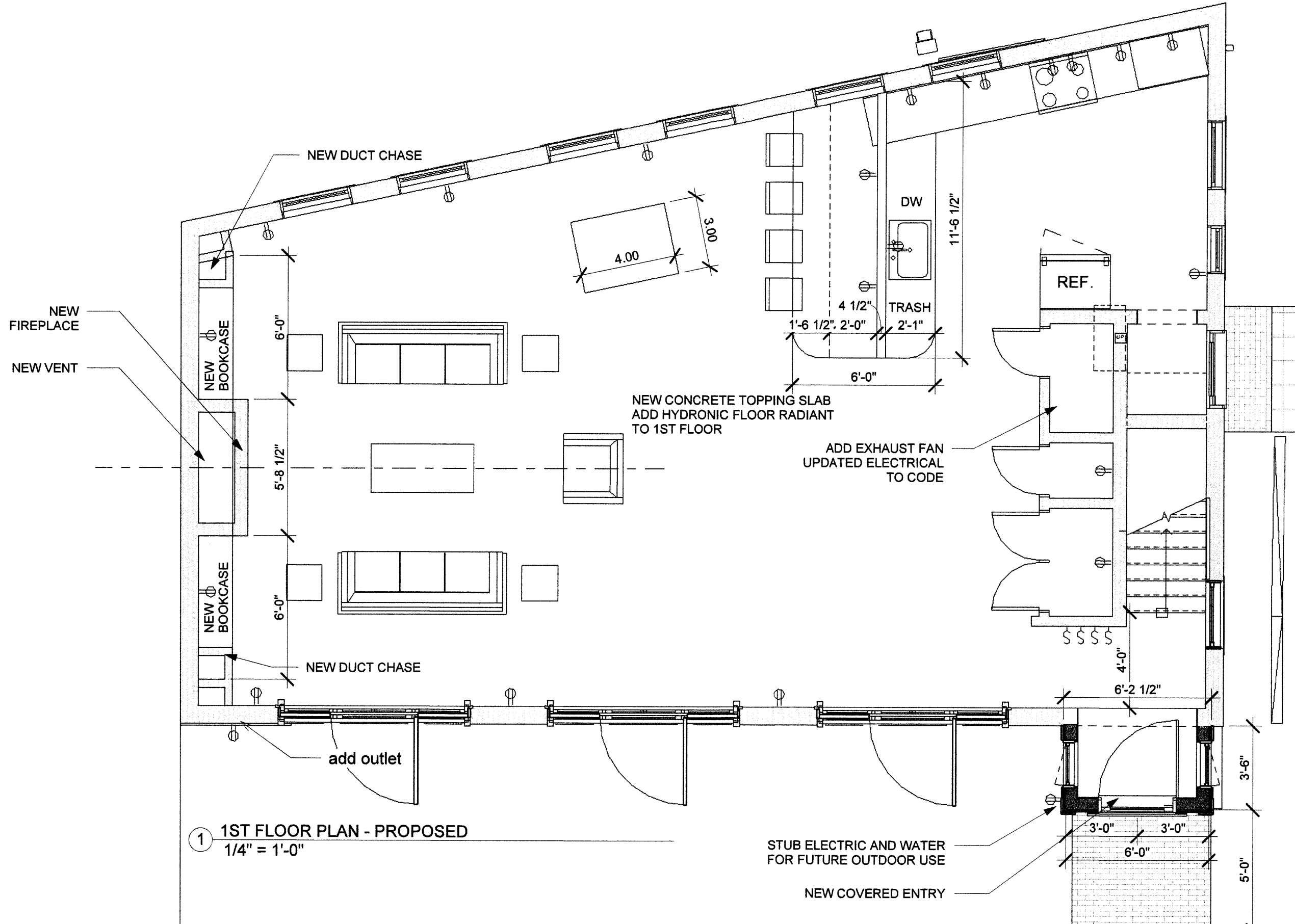


WINDOW REMOVED FOR WALL CONSTRUCTION TYPE INSPECTION

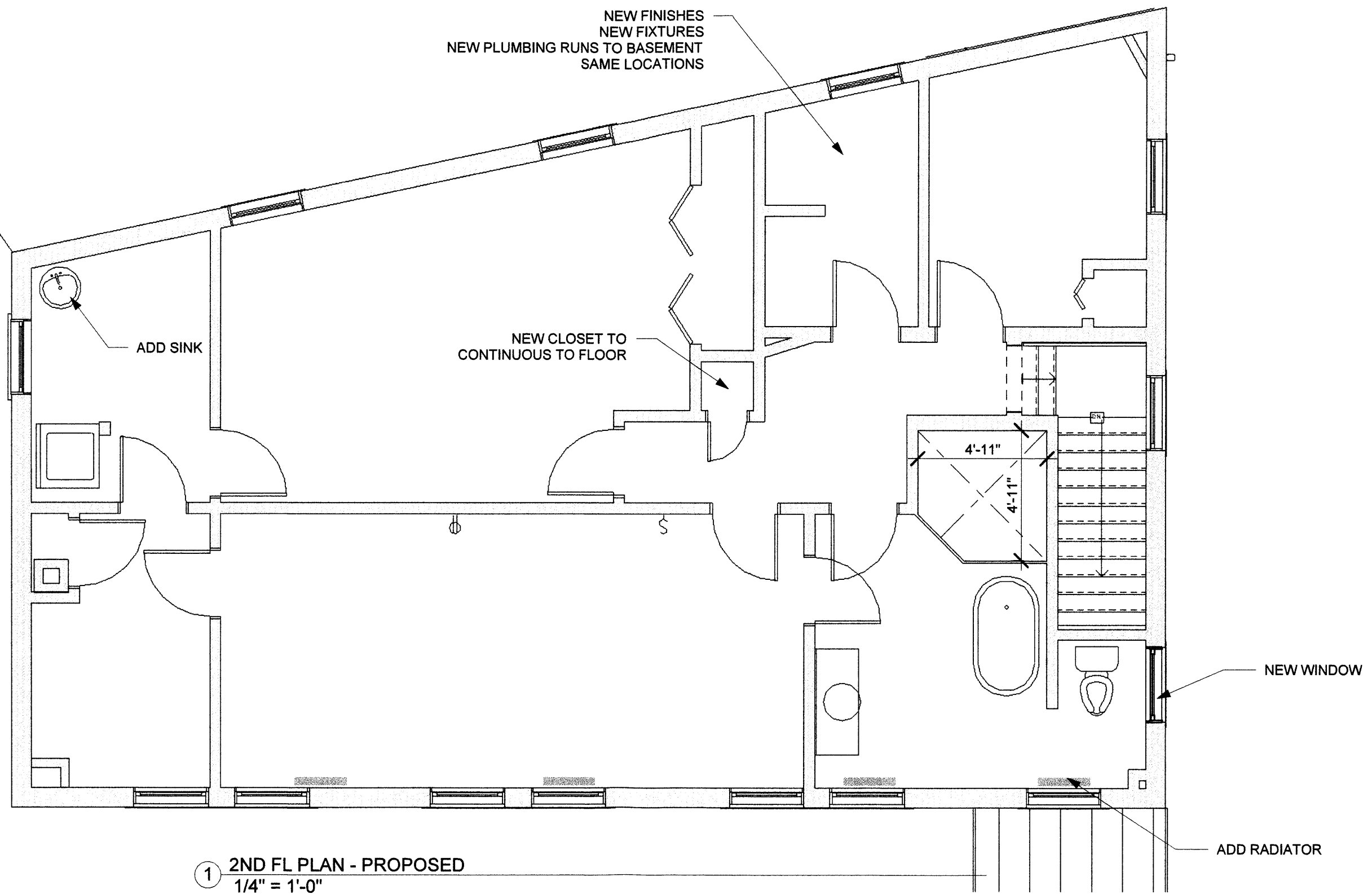


EXISTING WINDOWS TO BE REPAIRED IN KIND

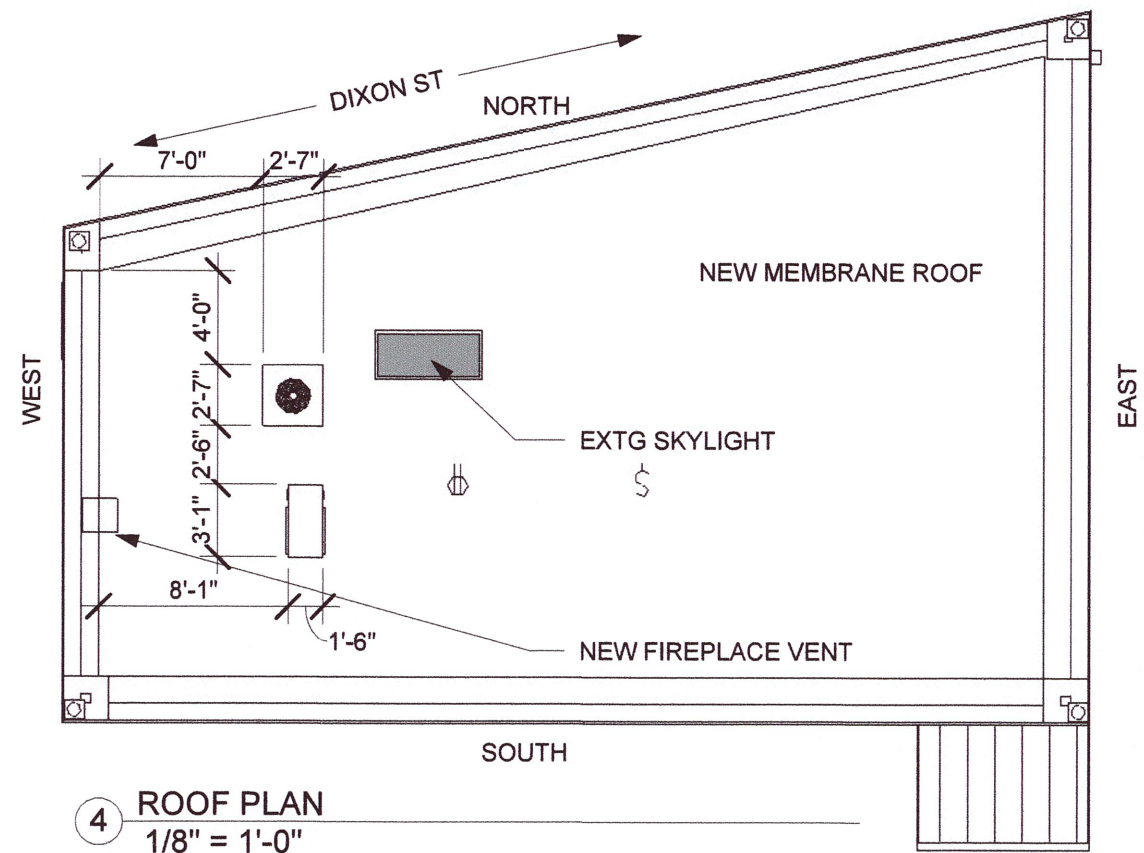
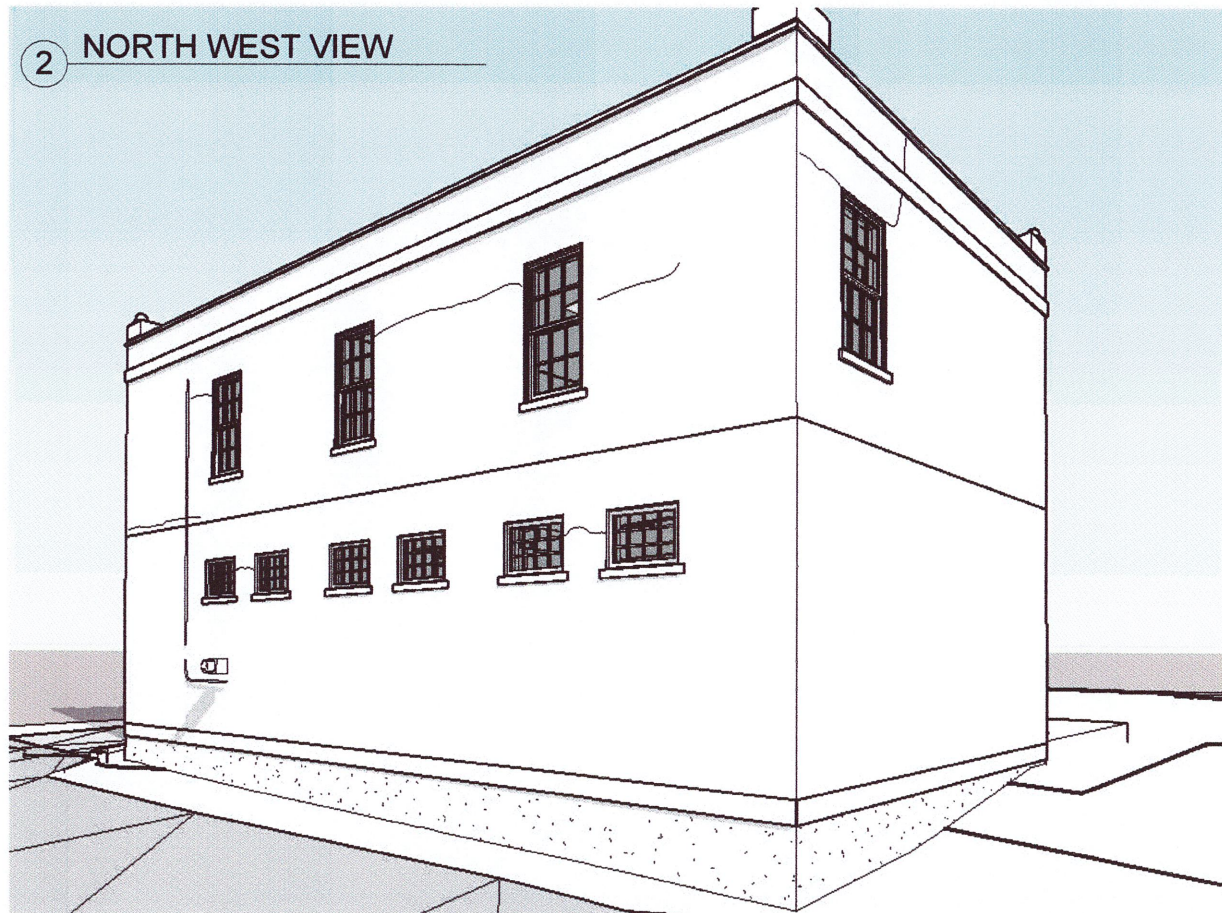
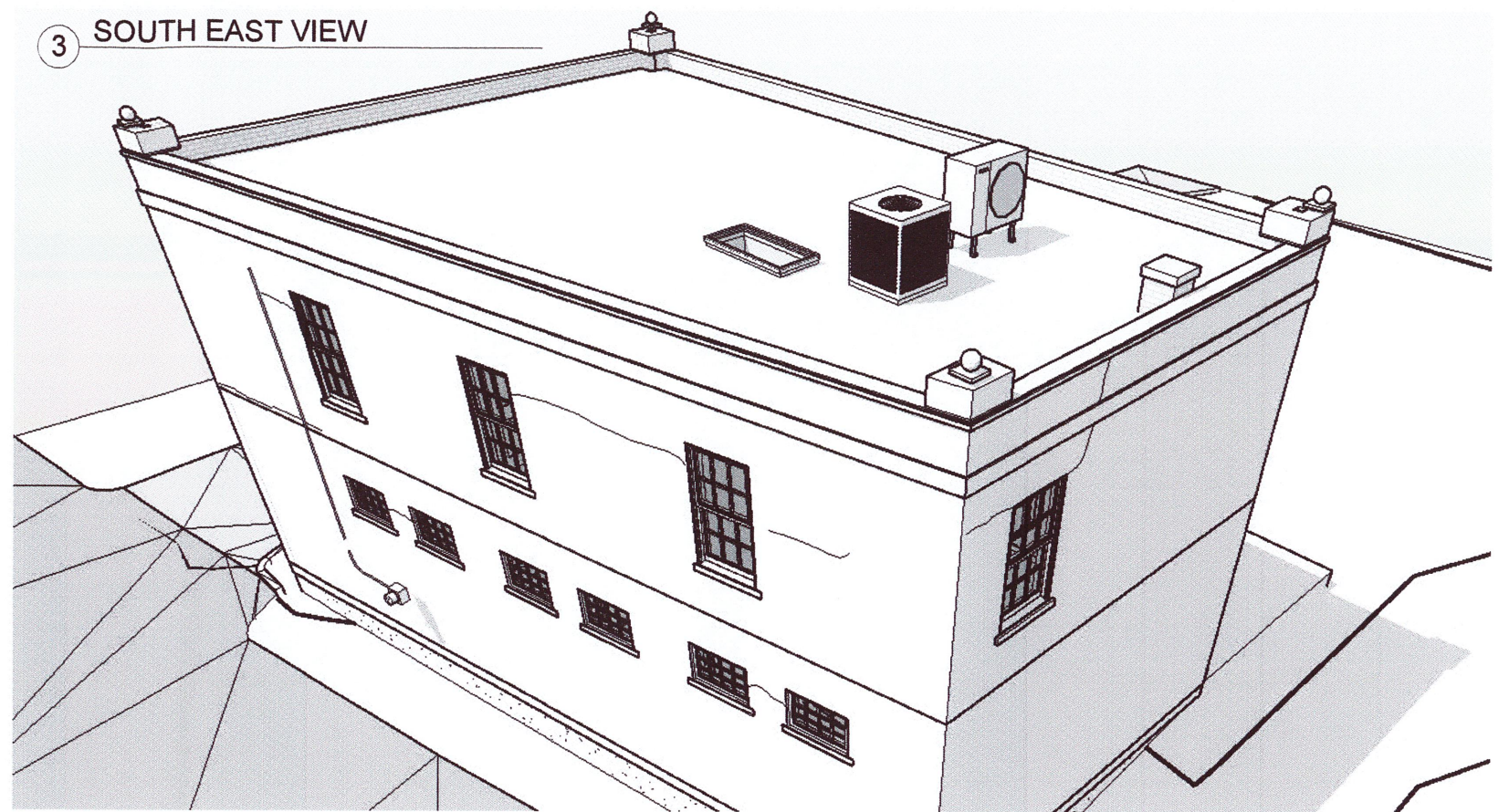
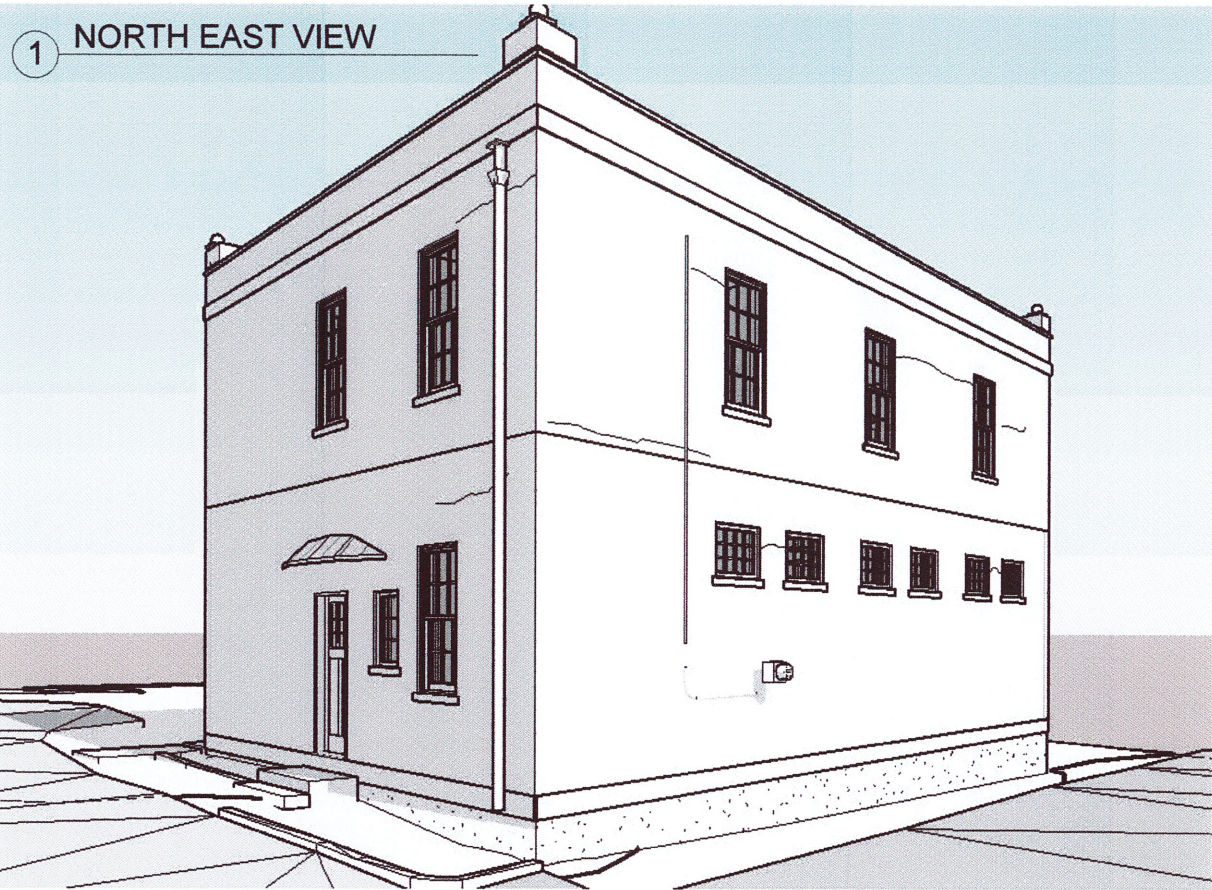




1 1ST FLOOR PLAN - PROPOSED  
1/4" = 1'-0"



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





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



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



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



NEW STANDING SEAM METAL ROOF

NEW PAINTED CEDAR TRIM

NEW WOOD WINDOW

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