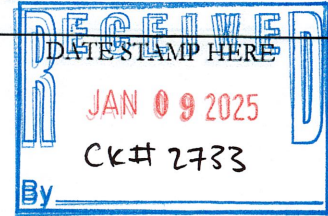




# Newport Zoning Application

ZBR 2025 - FEB - 002

(This box for staff use only)



Date: 1/8/2025

### 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: 29 Young St

Tax Assessor's Plat: 32 Lot: 042 Zoning District: R 10

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

Property Owner: Keith & Patricia Blanchette

Mailing Address: 29 Young St

Email Address: kblanchette@seblp.com

Phone Number: 508-380-0326

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: 40' 3" ft. Lot Area: 3,442 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 1,137 sq. ft.

Total square footage of the footprint of proposed buildings: 108 sq. ft.

## Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	3,442	10,000	3,442
Coverage Area (sq. ft.)	1,137		108
Lot Coverage (%)	33%	32.74	36%
Dwelling Units	1	1	1
Parking (# of spaces)	4	4	4
Front Setback (ft.)	15'	20'	15'
Side Setbacks (ft.)	10'	3'	10'
Rear Setback (ft.)	20'	5'	20'
Height (ft.)		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

Add 18'x6" second floor balcony to garage over existing driveway.



# 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)*

We are requesting a hardship variance due to the unique/small lot size of the property and its related set backs. The property is currently non-confirming due to the existing structure and proposed change will not encroach past the existing driveway. No additional undisturbed land will be altered in any fashion.

The proposed deck about the garage will not the essential character of the neighborhood nor impair the appropriate use of the adjacent property, nor be detrimental to the public welfare of the City of Newport. As noted above this variance is solely to construct a structure over the part existing driveway.

This would be the minimum variance, if authorized, to afford relief and will represent the least modification possible of the setback in issue.



# 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

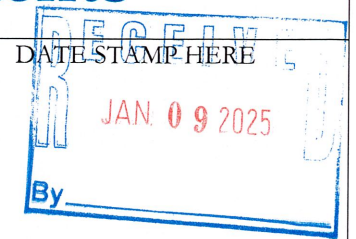
*Keith Blanchette*  
\_\_\_\_\_  
Owner Signature

1/8/25  
\_\_\_\_\_  
Date



# Newport Zoning Application Submittal Requirements

ZBR 2025 - Feb - 002



- Special Use Permit (new)
- Variance
- Special Use Permit (modification)
- 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

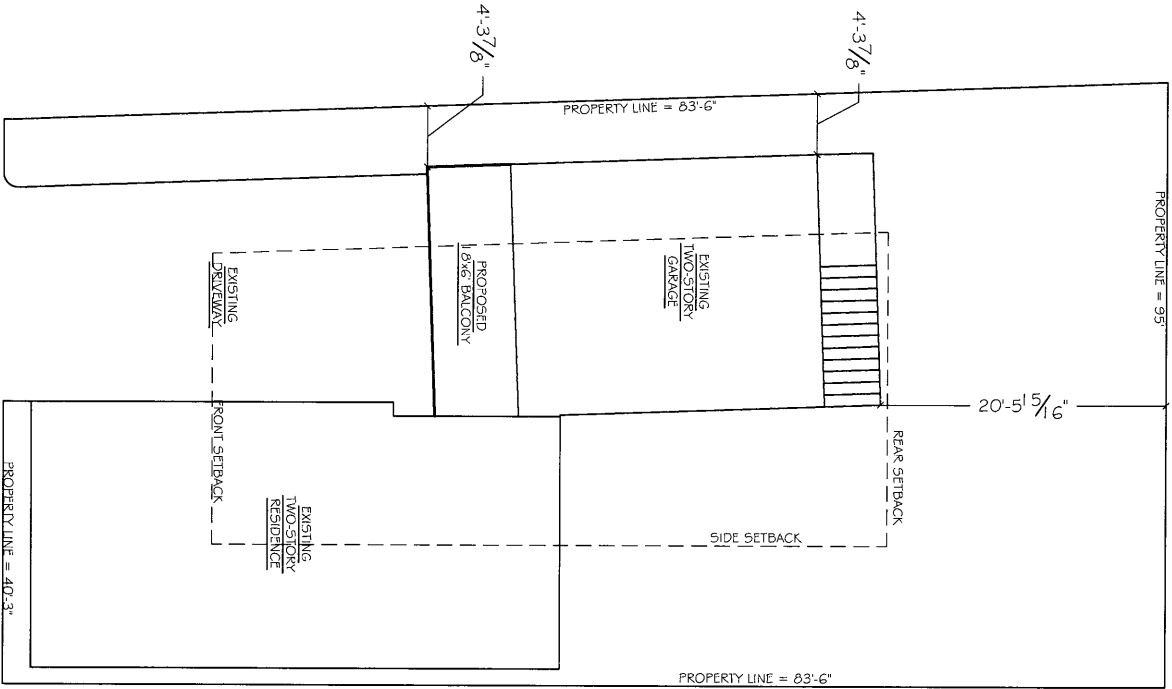
- A.  Completed Zoning Project Application Packet comprised of the following individual sections:
  1.  Zoning Project Application Form
  2.  Completed copy of this Zoning Application Submittal Requirements Checklist (Page 2)
- B.  Request to Waive any Submittal Requirements (*if applicable*)
- C.  Application 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



**SITE NOTES**  
 MAP 33  
 PLOT 042  
 ZONE R10  
 LOT SIZE 3,442 SF  
 FRONT SETBACK - 15'  
 SIDE SETBACK = 10'  
 REAR SETBACK = 20'  
 20% LOT COVERAGE = 689 SF  
 EXISTING LOT COVERAGE = 1,137 SF  
 PROPOSED BALCONY = 108 SF  
 TOTAL LOT COVERAGE = 1,245 SF

NOTES



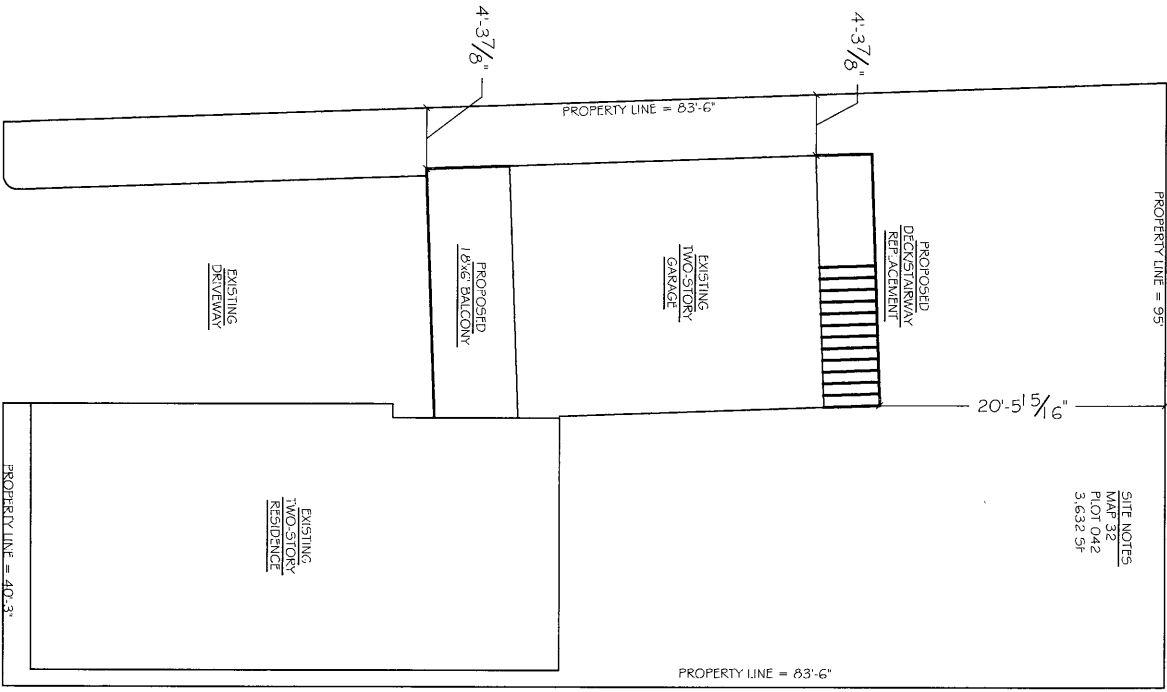
Blueprints • Drafting • Design • Additions • Renovations • Custom Homes

Ted Pridmore • Architectural Draftsman/Designer • Barrington, RI • 401-880-7296 • ReproDesign13@gmail.com

BLANCHETTE  
 29 YOUNG ST.  
 NEWPORT, RI  
 DATE: 10/17/2023  
 DRAWN BY: EFR  
 SCALE: NTS  
 ISSUE FOR PERMIT

**SITE  
 PLAN**

**S1**



NOTES



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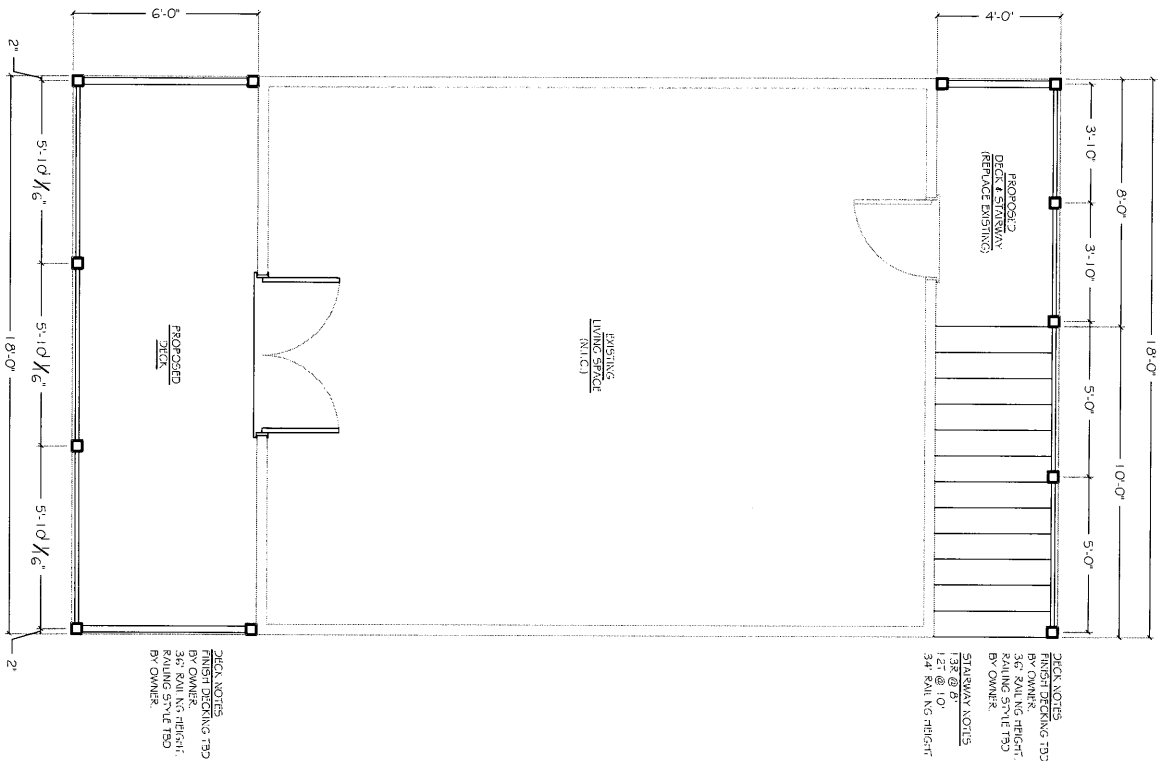
Ted Paul Owner • Architectural Drafting and Design • Barrington, RI • 401-580-7296 • Registered 136@gmail.com

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**SITE  
PLAN**

**\$1**





DECK NOTES  
 FINISH SERRING T30  
 BY OWNER  
 3/6" RAILING HEIGHT  
 3/4" RAILING SPACING  
 BY OWNER

STAIRWAY NOTES  
 13R @ 8"  
 34" @ 10"  
 34" RAILING HEIGHT

DECK NOTES  
 FINISH SERRING T30  
 BY OWNER  
 3/6" RAILING HEIGHT  
 3/4" RAILING SPACING  
 BY OWNER

NOTES



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 SHAWMUT, RI

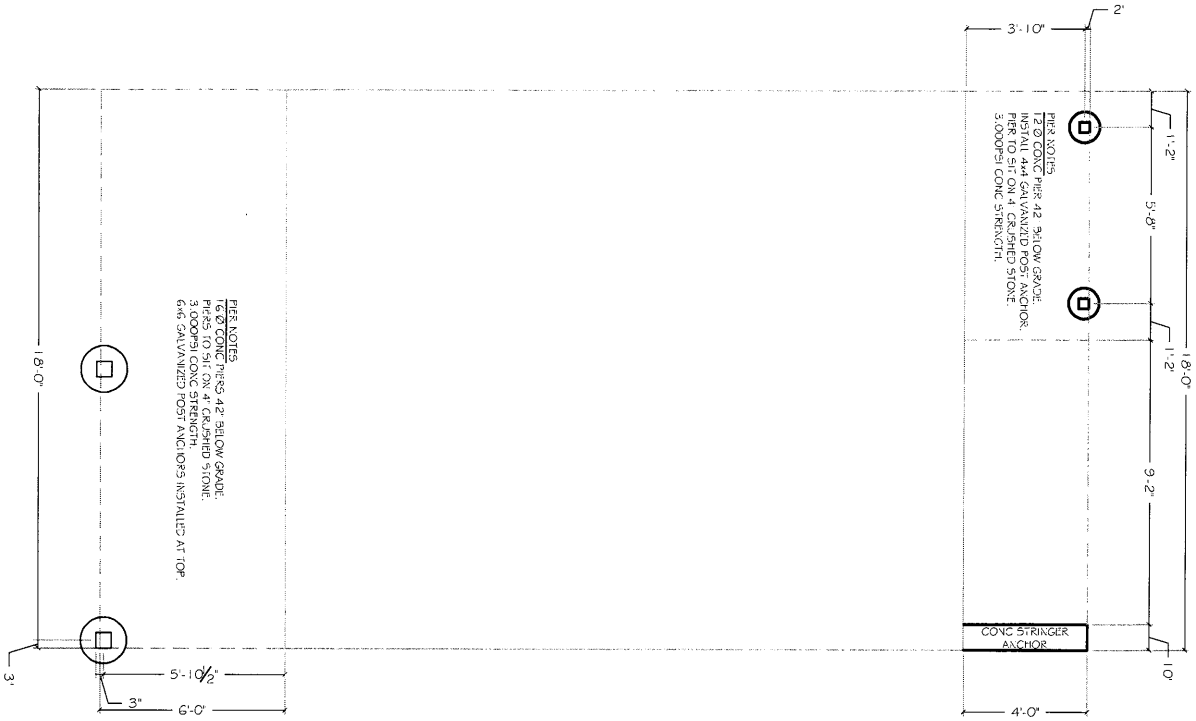
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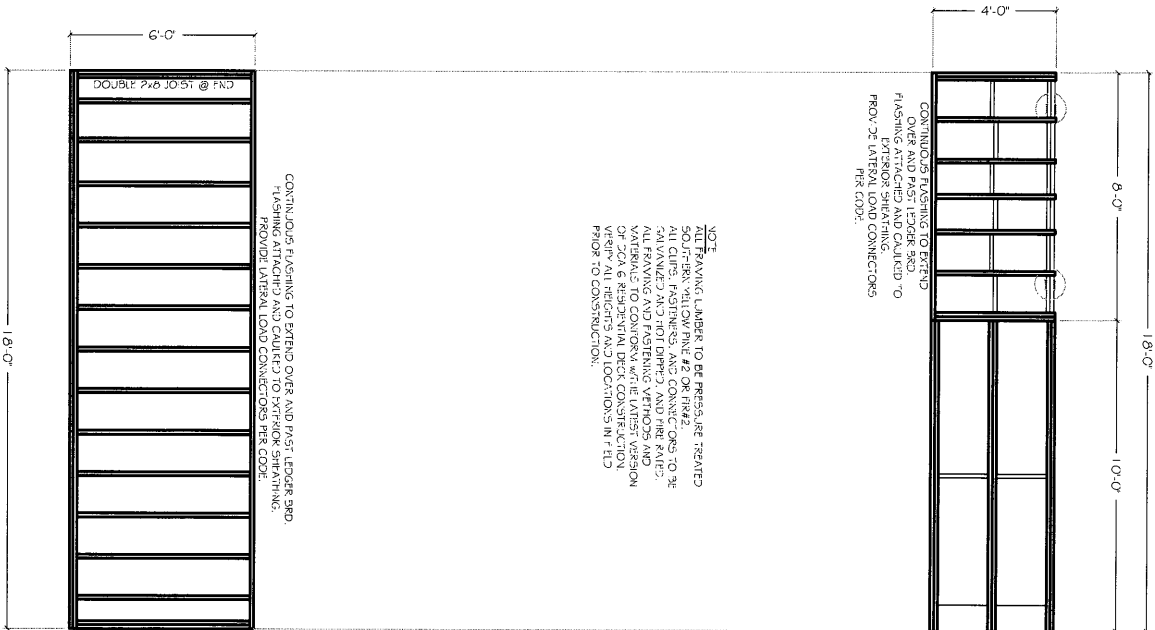
**PROPOSED  
 DECK  
 PLANS**

**A1**

**PIER PLAN**



**FRAMING PLAN**



NOTES

DECK CONSTRUCTION NOTES:  
 2x6 DECK JOISTS 16" OC  
 2x10 BEAMS 24" OC  
 2x10 BEAM  
 2x10 BEAM TO 24" O LEDGER  
 2x6 LEDGER AND 1x6 SCRAMBLED  
 2x6 LEDGER AND 1x6 SCRAMBLED  
 2x10 BEAM ATTACHED TO 4x4 POSTS  
 2x10 BEAM ATTACHED TO 4x4 POSTS  
 2x10 BEAM ATTACHED TO 4x4 POSTS

DECK CONSTRUCTION NOTES:  
 2x6 DECK JOISTS 16" OC  
 HUNG FLEYS 2" DIA. @ 16" 2x10 BEAM  
 2x6 LEDGER AND 1x6 SCRAMBLED  
 2x6 LEDGER AND 1x6 SCRAMBLED  
 2x10 BEAM ATTACHED TO 4x4 POSTS  
 2x10 BEAM ATTACHED TO 4x4 POSTS



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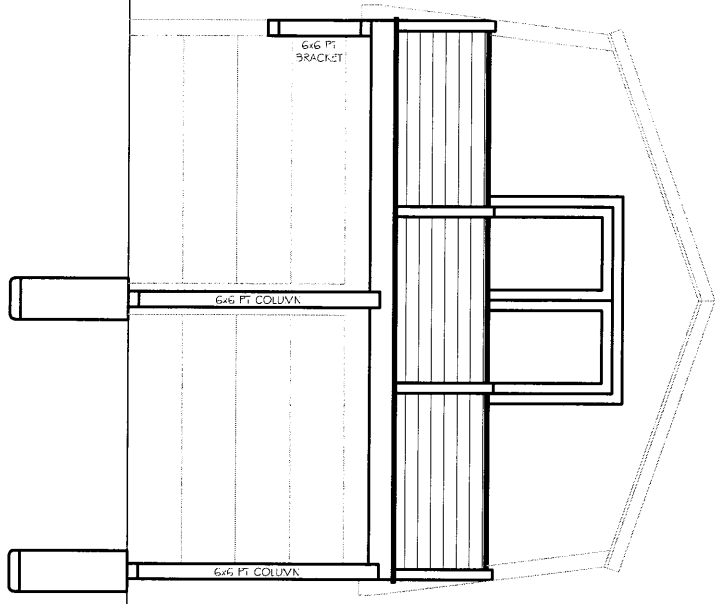
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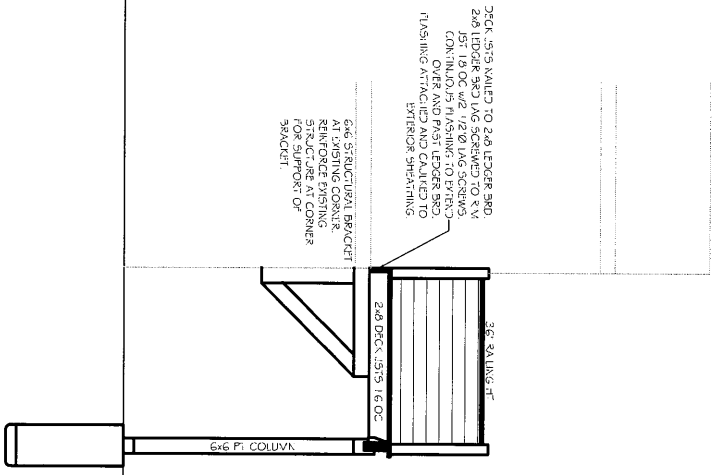
STRUCTURAL PLANS

**A2**

FRONT



SIDE



3/4\"/>

NOTES



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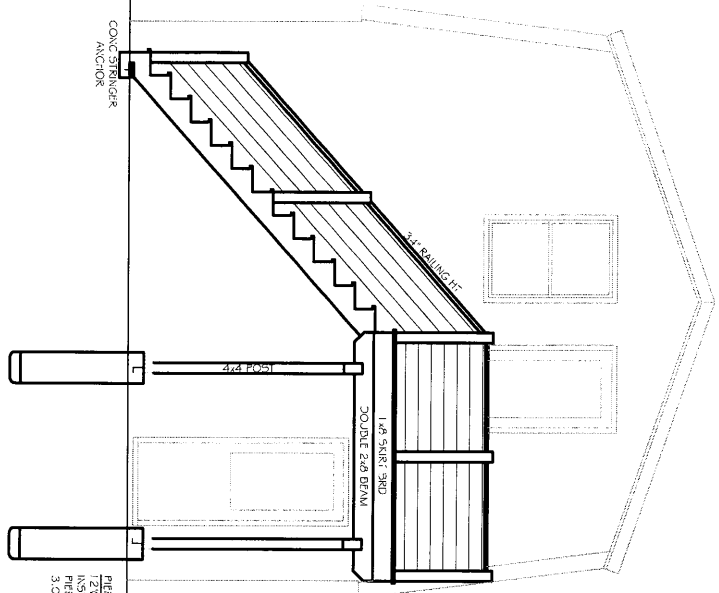
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 29 TOWN ST.  
 BARRINGTON, RI

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DECK ELEVATIONS

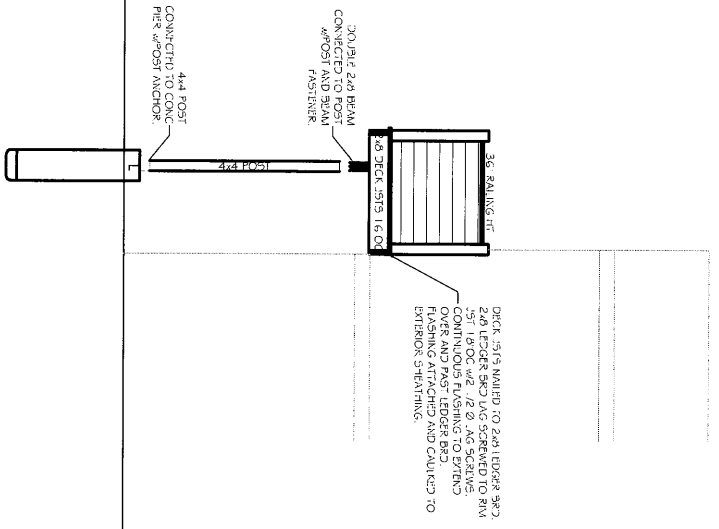
A3

FRONT



PIER NOTES  
 2x8 CONC. PER 42\"/>

SIDE



NOTE: 1.57\"/>

NOTES



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 WINDYBROOK, RI  
 DATE: 10/17/2023  
 DRAWN BY: ERS  
 SCALE: 1/4" = 1'-0"  
 ISSUE FOR PERMIT

STAIR DECK  
 ELEVATIONS

A4