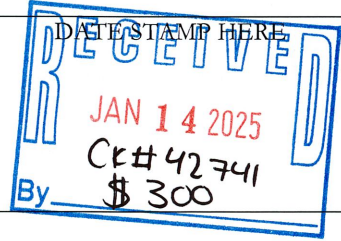




# Newport Zoning Application

ZBR 2025 - FEB - 006

*(This box for staff use only)*



Date: 12.9.24

## 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: 7 Hope Street

Tax Assessor's Plat: 11 Lot: 162 Zoning District: R-10

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

Special Use Permit (New Use)  Use Variance  Modification

Property Owner: Laura Glazier 1998 Family Trust

Mailing Address: 42 Rhode Island Ave., Newport, RI, 02840

Email Address: c/o tjackson@millerscott.com

Phone Number: 401-847-7500

How long have you been the owner of the above premise? 2023

Legally Authorized Representative \*if applicable: Tanner L. Jackson, Esq.

Mailing Address: 122 Touro Street, Newport, R.I., 02840

Email Address: tjackson@millerscott.com Phone Number: 401-847-7500

Lessee: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_



# Newport Zoning Application

## Property Characteristics

Dimensions of lot-frontage: 60 ft. Lot Area: 14,290 sq. ft.

Are there buildings on the premises at present? Yes - multifamily

Total square footage of the footprint of existing buildings: 3,237 sq. ft.

Total square footage of the footprint of proposed buildings: 3,237 sq. ft.

## Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	14,290	10,000	No Change
Coverage Area (sq. ft)	3,237	2,000	No Change
Lot Coverage (%)	22.6%	20%	No Change
Dwelling Units	3	3	No Change
Parking (# of spaces)	4	6	10
Front Setback (ft.)	<15'	15'	No Change
Side Setbacks (ft.)	6.6'	10'	No Change
Rear Setback (ft.)	>20'	20'	No Change
Height (ft.)	35'	35'	No Change



# Newport Zoning Application

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

Present use of Premise: Multifamily Structure

Proposed use of Premise: Multifamily Structure

## Summary of Proposed Alterations

Applicant proposes to create a new 6-spot parking area for existing multifamily structure. At present, there are four parking spots on the property, where six are required. The existing driveway empties onto Powell Ave. but is 16' wide (24' required for two-way traffic).

Proposed parking spots will be 9'x18' and be placed against eastern property line on Subject Property. Existing parking spots along the southern property line and next to pre-existing barn accessory structure will be remain.

The proposed on-site parking will remove the need for existing long-term tenants to park on the street, thereby freeing up additional street parking for other abutters. Proposed parking area will be constructed of gravel, crushed shells, or any other permeable covering to prevent additional stormwater runoff or dust.

The existing driveway cannot be widened. There will be no increase to the number of dwelling units on the property.

Applicant seeks only to bring on-site parking into compliance with required number of spots for a multifamily 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 parking area will comply with the dimensional requirements of parking areas for multifamily structures. However, the pre-existing driveway is 16' wide (24' width required for two-way traffic). Applicant requires a SUP in order to provide 6 on-site parking spots that will use the pre-existing driveway.

Proposed alterations will not alter the character of the surrounding neighborhood because the multifamily use will remain unchanged. The Subject Property will retain the existing long-term tenants. In addition, the applicants intend to use the pre-existing driveway in order to maintain pre-existing traffic patterns. Neighbors' ability to street-park or park on their own properties will not be infringed.

There will be no increase in stormwater runoff because the Applicant will use gravel, crushed shells, or another permeable surface for the proposed parking area. Proposed materials will ensure that there will be no increase in stormwater runoff or dust negatively impacting abutters.

Any required lighting will be dark-sky compliant.



# 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.

*Tanner Jackson*

Applicant Signature

*1/14/25*

Date

*Tanner Jackson*

Owner Signature

*1/14/25*

Date



# Newport Zoning Application Submittal Requirements

ZBR 2025 - Feb - 006

DATE STAMP HERE



- 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

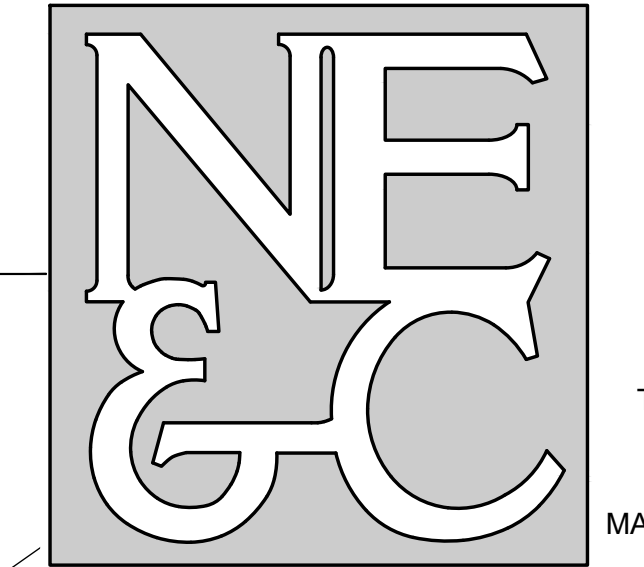
- A.  Completed Zoning Project Application Packet comprised of the following individual sections:
  1.  Zoning Project Application Form
  2.  Completed copy of this Zoning Application Submittal Requirements Checklist (Page 2)
- B.  Request to Waive any Submittal Requirements (*if applicable*)
- C.  Application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

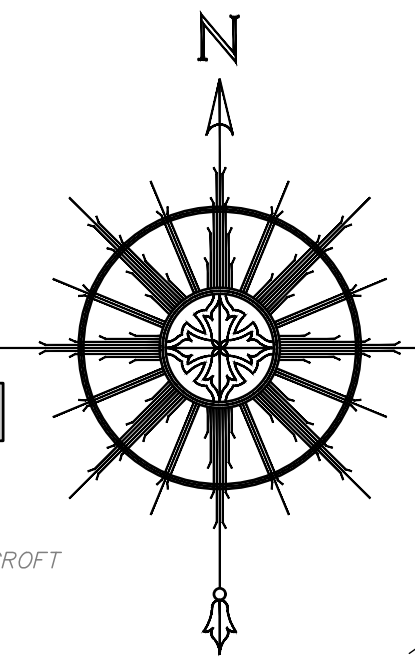
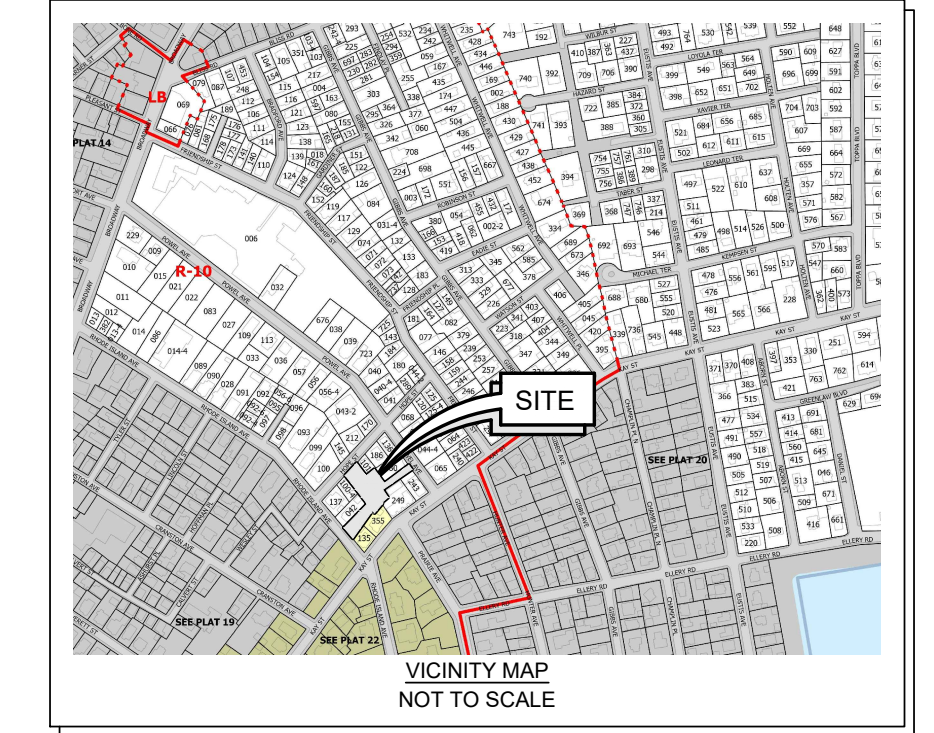
### Section 3 – Supporting Documents, Studies, Graphics, and Depictions – Page 8 of the Guide May be required for certain Development Projects

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



A KNOWLEDGE CORPORATION®

6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842  
PHONE (401) 849-0810 FAX (401) 846-4169  
WWW.NORTHEASTENGINEERS.COM



SEE GENERAL NOTES #3

A.P. 11, LOT 44-4  
N/F NATALIE RACHEL COORFOT  
BK. 440, PG. 19  
(ZONE R-10)

A.P. 11, LOT 65  
N/F MICHAEL B. & LAURIE H.  
LONDERGAN  
BK. 2604, PG. 256  
(ZONE R-10)

A.P. 11, LOT 243  
N/F BARBARA T.  
BRIGMAN LIFE ESTATE  
BK. 2443, PG. 209  
(ZONE R-10)

A.P. 11, LOT 249  
N/F KAY TOWNHOUSES  
BK. 12, PG. 655  
(ZONE R-10)

A.P. 11, LOT 101  
N/F PATRICIA HELLER  
REVOCABLE TRUST  
BK. 2691, PG. 56  
(ZONE R-10)

A.P. 11, LOT 580  
N/F MELISSA M. SIMMONS  
REVOCABLE TRUST  
BK. 3079, PG. 187  
(ZONE R-10)

A.P. 11, LOT 162  
N/F LAURA GLAZIER  
1988 FAMILY TRUST  
BK. 3159, PG. 294  
AREA=14,290± S.F.  
0.33± AC.  
(ZONE R-10)

A.P. 11, LOT 100-4  
N/F DENNIS M. &  
MELINDA L. CALLAN  
BK. 286, PG. 468  
(ZONE R-10)

A.P. 11, LOT 42  
N/F BESTOSO &  
GUSTAFSON TRUST  
BK. 3043, PG. 252  
(ZONE R-10)

A.P. 11, LOT 335  
N/F ALLEN H. AND  
VICTORIA S. MCCOY  
BK. 2369, PG. 80  
(ZONE R-10)

A.P. 11, LOT 335  
GLAZIER 1998 FAMILY TRUST  
BK. 3133, PG. 59  
AREA=4,492± S.F.  
0.10± AC.  
(ZONE R-10)

A.P. 19, LOT 118  
N/F DARRELL R. GREENLEE  
& STEPHANIE SHULER  
BK. 3153, PG. 166  
(ZONE R-10)

A.P. 19, LOT 53  
N/F MARIE K. & WILLIAM  
C. SAMUELS  
BK. 2953, PG. 273  
(ZONE R-10)

A.P. 11, LOT 135  
N/F MAXINE J. AND  
PATRICIA B. PORRIER  
BK. 557, PG. 406  
(ZONE R-10)

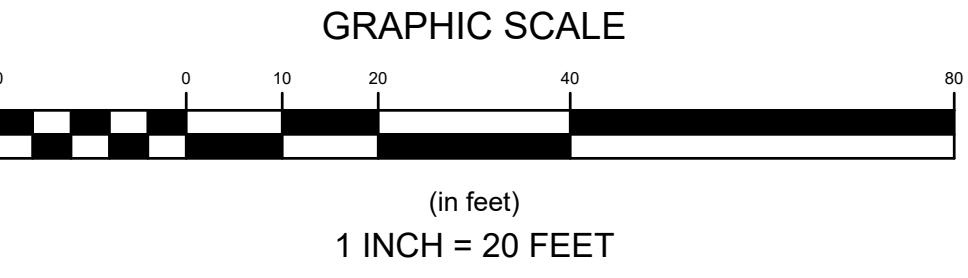
**LEGEND:**

---	PROPERTY LINE
- - -	ABUTTER'S PROPERTY LINE
- - - 45°	TOPOGRAPHIC CONTOUR
- - - - -	CHAIN LINK FENCE
- - - - -	STOCKADE/PICKET FENCE
- - - - -	IRON FENCE
- - - - -	DRAIN LINE
- - - - -	GAS LINE
- - - - -	OHW OVERHEAD WIRE
- - - - -	SEWER LINE
- - - - -	FORCE MAIN
- - - - -	TELEPHONE LINE
- - - - -	WATER LINE
(D)	DRAIN MANHOLE
(S)	CATCH BASIN
(S)	SEWER MANHOLE
U.P. ⚡	UTILITY POLE
⚡	SIGN
⚡	WATER GATE
⊙	TREE
□	BOUND
○	IRON ROD/IRON PIPE/SPIKE

**GENERAL NOTES:**

- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN OCTOBER 2023.
- VERTICAL DATUM IS NAVD88.
- NORTH ARROW AND BASIS OF BEARING BASED ON NAD83 STATE PLANE COORDINATES AS ESTABLISHED BY GPS SURVEY.

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: VAL	Checked by: GES	
Scale:	1"=20'	Date:	15JAN2025
Project Title:			
<b>A.P. 11, LOTS 162 &amp; 335 7 HOPE STREET AND 42 RHODE ISLAND AVENUE NEWPORT, RHODE ISLAND</b>			
Owner Lots 162 & 335:			
LAURA GLAZIER 1998 FAMILY TRUST LAURA AND WAYNE GLAZIER 42 RHODE ISLAND AVE., NEWPORT, RI 02840			
Issued for:			
Drawing Title:			
<b>PROPOSED PARKING PLAN</b>			
Drawing Number:			
<b>C-1</b>			
Sheet 1 of 1			
Project Number:			
<b>23184.0</b>			
Survey Index:			
<b>14 - 11 -162, 335</b>			
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.			