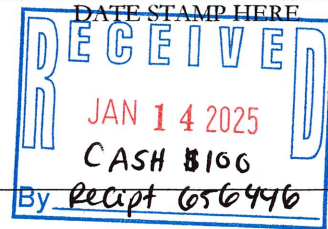




Newport Zoning Application

ZBR 2025 - FEB - 005

(This box for staff use only)



Date: 1/14/2025

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: 7 MALBONE RD

Tax Assessor's Plat: 10 Lot: 06 5-4 Zoning District: R10

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

Property Owner: ELLINOR WALTERS DONLAN

Mailing Address: 7 MALBONE RD, NEWPORT RI, 02840

Email Address: ELLINORDONLAN@ICLOUD.COM

Phone Number: 843-367-3999

How long have you been the owner of the above premise? 4YRS 9 MTH

Legally Authorized Representative *if applicable: ALEXANDER DONLAN

Mailing Address: 7 MALBONE RD, NEWPORT RI, 02840

Email Address: ALEX.DONLAN@GMAIL.COM Phone Number: 7742125407

Lessee: _____

Mailing Address: _____

Email Address: _____ Phone: _____

↑ Not a lawyer



Newport Zoning Application

Property Characteristics

Dimensions of lot-frontage: 42 ft. Lot Area: 3265 sq. ft.

Are there buildings on the premises at present? YES

Total square footage of the footprint of existing buildings: 991 sq. ft.

Total square footage of the footprint of proposed buildings: 991 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	3265	10000	3265
Coverage Area (sq. ft.)	991	-	991
Lot Coverage (%)	30%	20%	30%
Dwelling Units	1	1	1
Parking (# of spaces)	2	2	2
Front Setback (ft.)	0'	10	0'
Side Setbacks (ft.)	E:11'-2", S:1'-4"	10	E:11'-2", S:1'-4"
Rear Setback (ft.)	32'-10"	20	32'-10"
Height (ft.)	24'	30	24'



Newport Zoning Application

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

Present use of Premise: SINGLE FMAILY DWELLING

Proposed use of Premise: SINGLE FAMILY DWELLING

Summary of Proposed Alterations

REPLACE EXISITING SOUTHERN FACING DORMER WITH LARGER SHED DORMER AND MIRROR ON OTHER SIDE. DUE TO THE PROXIMITY OF THE LOT LINE (1'-4"), THE SOUTHERN FACING DORMER CONSTITUTES ZONING APPROVAL



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 PROPERTY WAS BUILT CIRCA 1872 ON A SMALL LOT ABUTTING A HORSE BARN. DUE TO THE DEVELOPMENT OF THE NEIGHBORHOOD THROUGHOUT THE LAST 150 YEARS, THIS LOT HAS BEEN LEFT UNDERSIZED AND NON-CONFORMING. THE NATURE OF ITS CONSTRUCTION HAS LEFT A TIGHT LIVING SPACE WITH LESS THAN 60% OF THE SECOND STORY HAVING STANDING HEADROOM AND THAT WHICH DOES IS VERY LIMITED. DUE TO THE AGE OF THE HOME THE BATHROOMS WERE LIKELY PRIMITIVE UPON INSTALLATION LEAVING THE SPACE TO APPROXIMATELY A 6' x 5' BATHROOM IN THE EXISTING DORMER, WHICH HAS LIMITED THE USE OF IT. THE INTENTION OF THIS WORK IS TO BRING THE PROPERTY UP TO A MODERN STANDARD OF LIVING WITHOUT COMPROMISING OR ALTERING THE CHARACTER OF THE HOME OR NEIGHBORHOOD. THE RELIEF SOUGHT IS MINIMAL AND HAS LITTLE IMPACT ON THE SURROUNDING NEIGHBORS.

THERE WILL BE NO CHANGE TO STORMWATER RUNOFF, RATHER IMPROVEMENTS IN THE ROOFING SYSTEM WILL BETTER CONTROL RAINWATER FLOW. AND NO CHANGES IN LIGHT EXPOSURE ARE PLANNED.



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

1/12/2025

Date

Owner Signature

1/12/2025

Date



Newport Zoning Application

Applicable Standards for Approval of Variances and Special Use Permits for alterations to non-conforming developments

A. Variances – Newport Municipal Code Chapter 17.108

17.108.020.C.1. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in GLRI §45-34-30(a)(16).

17.108.020.C.2. That the hardship is not the result of any prior action of the applicant

17.108.020.C.3. That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.

The zoning board of review, shall, in addition to the above standards, require that evidence is entered into the record of the proceedings showing that:

- a. In granting a use variance the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of the zoning ordinance. Nonconforming use of neighboring lands or structures in the same district and permitted use of lands or structures in an adjacent district shall not be considered in granting a use variance; and
- b. In granting a dimensional variance, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief. The zoning board of review, or planning board where unified development review is enabled shall have the power to grant dimensional variances where the use is permitted by a special use permit.

B. Special Use Permit – Newport Municipal Code Chapter 17.109

For applicable Standards for Special Use Permit Categories 1-5, please see Newport Municipal Code Chapter 17.109.020 A-E

Category 6

A structure or land which is nonconforming by dimension, but the use of which is a use permitted by right in the district in which the land or structure is located, shall only be altered, changed, enlarged or subject to addition or intensification with respect to its nonconforming element(s) by obtaining a special use permit from the zoning board of review. Special use permits for alterations, changes, enlargements, or subject to addition or intensification with respect to its nonconforming element(s) must comply with the following:

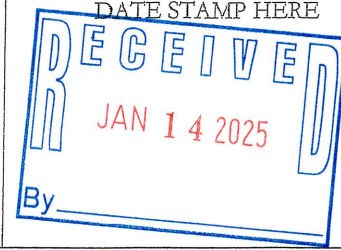
1. The alteration, change, enlargement, addition or intensification will not increase the dimensional nonconformity, or a variance shall be obtained from the zoning board of review, subject to the affirmative determination of the standards for variances under 17.108.020.C.
2. Will not alter the character of the surrounding area within 200' of the property lines.
3. No net increase in stormwater runoff from the site.
4. All proposed lighting is Dark-Sky compliant.



Newport Zoning Application Submittal Requirements

ZBR 2025 - Feb - 005

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. <input type="checkbox"/> Class I Site Survey | E. <input type="checkbox"/> Stormwater Management Plan |
| B. <input checked="" type="checkbox"/> Proposed Site Plan | F. <input type="checkbox"/> Landscape Plan |
| C. <input type="checkbox"/> Lot Coverage Diagram | G. <input type="checkbox"/> Building Elevations |
| D. <input checked="" type="checkbox"/> Floor Plans | H. <input type="checkbox"/> Change of Use |

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

- | | |
|--|---|
| A. <input type="checkbox"/> Site Photographs | D. <input type="checkbox"/> Parking Survey |
| B. <input checked="" type="checkbox"/> Photo Simulations | E. <input type="checkbox"/> Traffic Impact Analysis |
| C. <input checked="" type="checkbox"/> Structural Evaluation | |

Alexander Donlan
7 Malbone Rd
Newport RI 02840
January 14, 2025

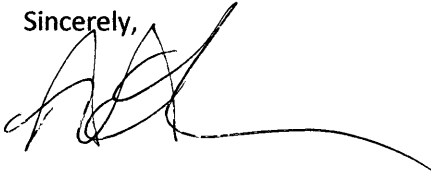
City of Newport Zoning
43 Broadway
Newport RI 02840

Dear City of Newport Zoning:

Please find attached my application for Zoning approval for alterations to 7 Malbone Rd with its checklist and supporting documents. I have included a site plan but am requesting that Site Survey be waived as there is no change to the projected setbacks and layout of the property. I have also omitted a landscaping plan and stormwater management plan as they are not needed for this project.

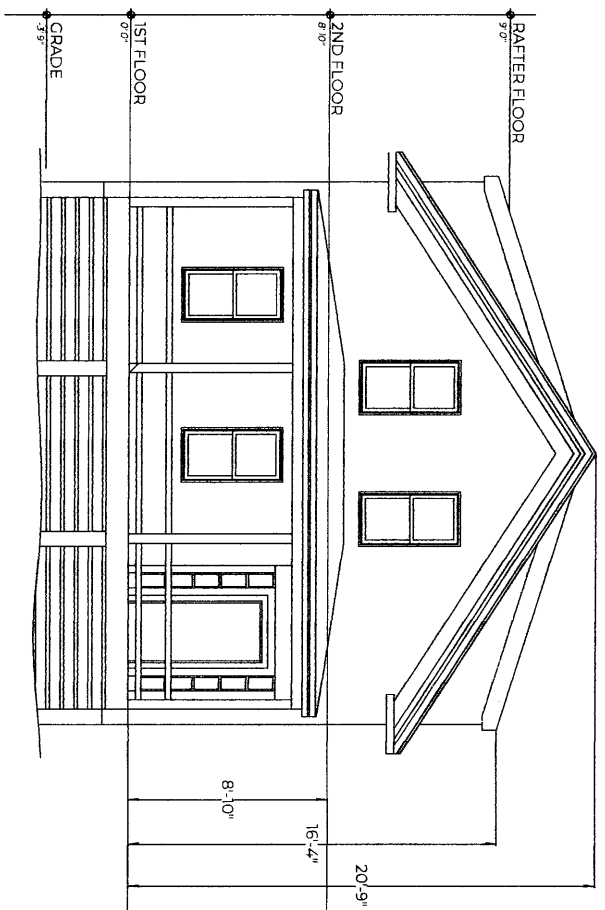
Thank you in advance for the consideration.

Sincerely,

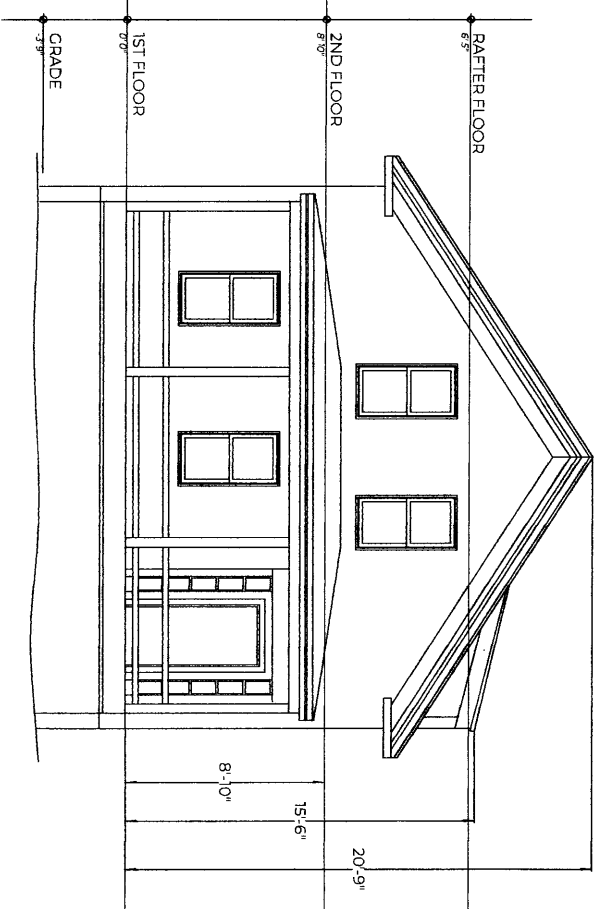
A handwritten signature in black ink, appearing to be 'AD', with a long horizontal flourish extending to the right.

Alexander Donlan


REVISIONS		
REV	DESCRIPTION	DATE
△		



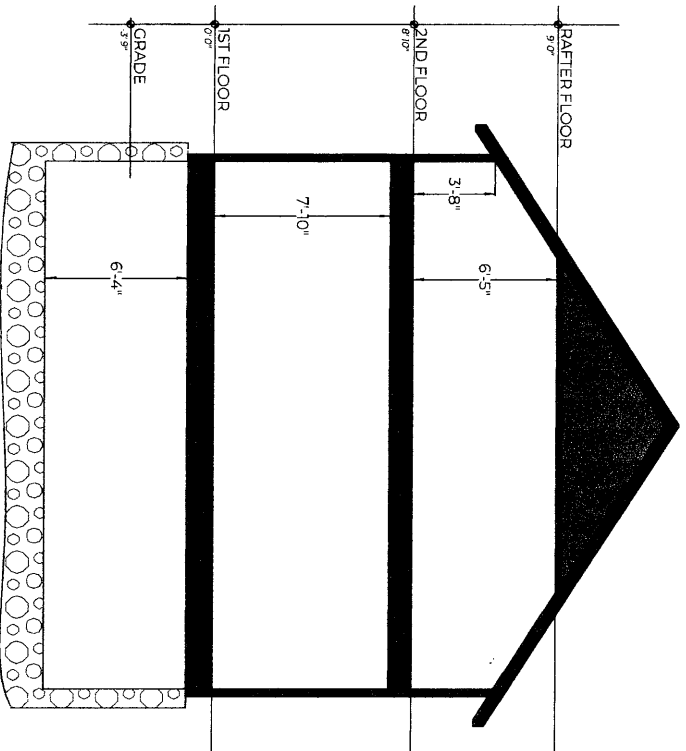
FRONT ELEVATION
PROPOSED



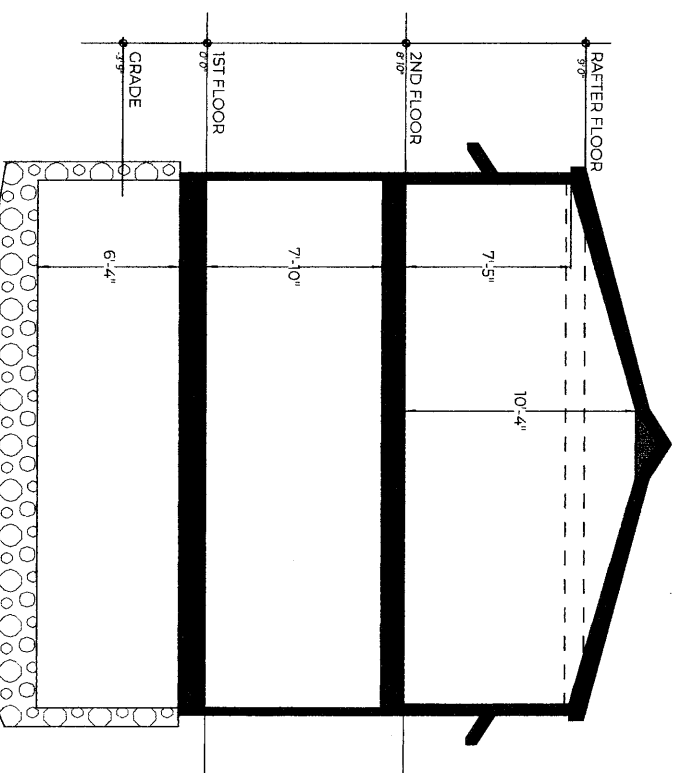
FRONT ELEVATION
EXISTING

DRAWN BY: M.A.D.	DATE: 1/1/24	 <p>A. A. DONLAN DESIGNS</p> <p>7 MALBONE RD, NEWPORT, RI 02840</p>	<p>DRAWING NUMBER: 7 MALBONE RD</p> <p>DRAWING TITLE: FRONT VIEWS</p>
<p><small>A. A. DONLAN DESIGNS LLC reserves all rights in the drawing and in the information, descriptions and other data contained hereon for reproduction, publication or disclosure to unauthorized parties without the written consent of A. A. DONLAN DESIGNS LLC.</small></p> <p>DO NOT SCALE DRAWING AT PRINT</p>			
			<p>SHEET 2 OF 5</p>

REVISIONS		
REV	DESCRIPTION:	DATE:
Δ		



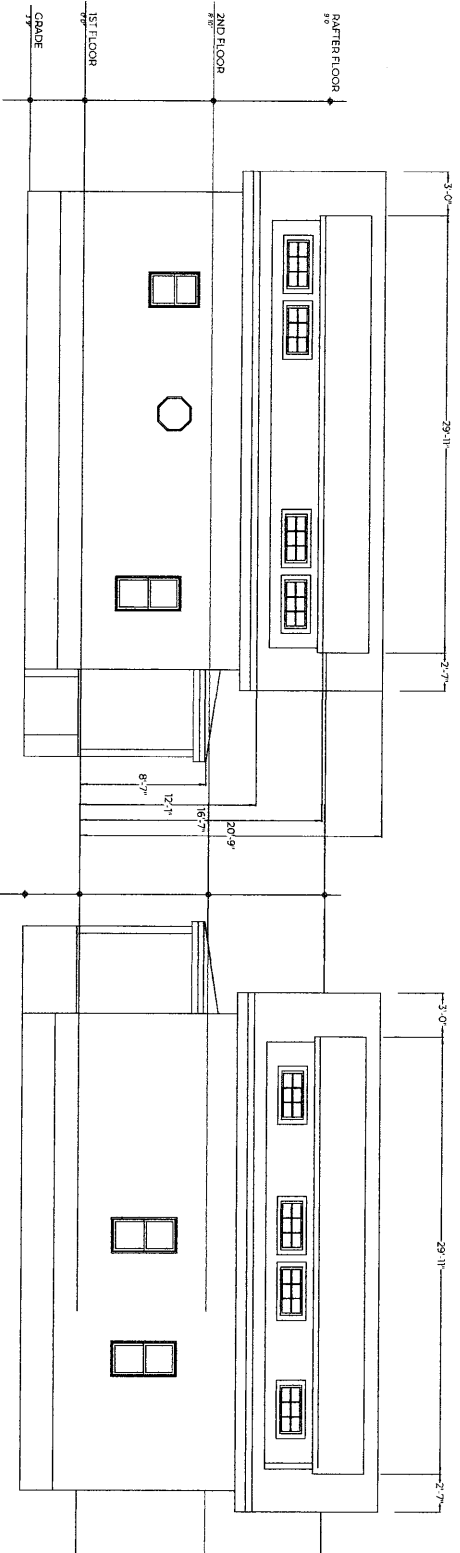
TYP. SECTION
EXISTING



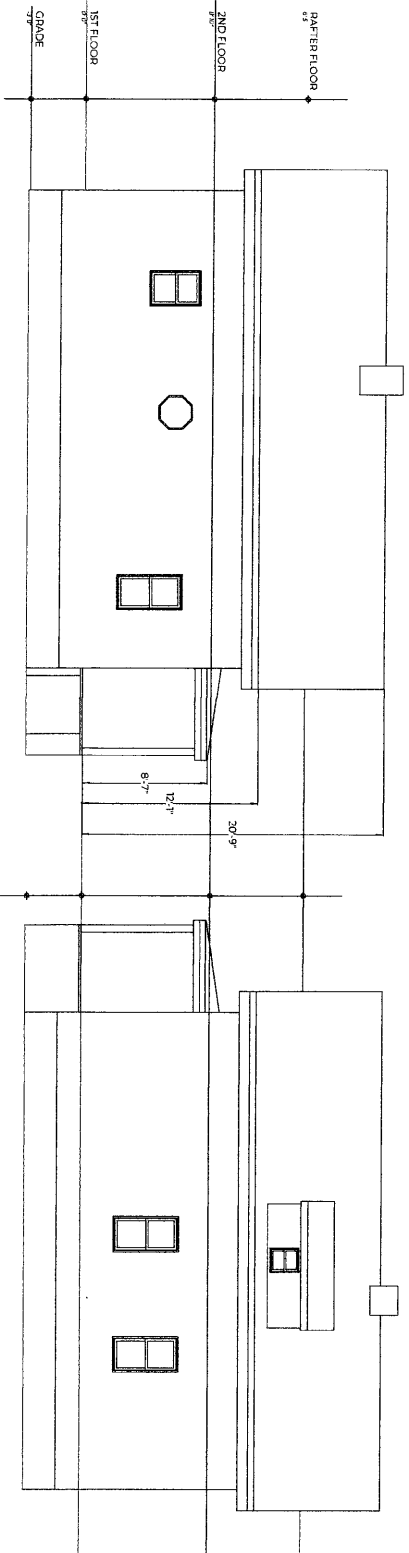
TYP. SECTION
PROPOSED

DRAWN/AD	DATE: 5/30/24	DRAWING NUMBER: 7 MALBONE RD	
		DRAWING TITLE: SECTIONS	
A. A. DONLAN DESIGNS 7 MALBONE RD, NEWPORT, RI 02840		DRAWING NUMBER: SCALE: 1/8"	
<small>A. A. DONLAN DESIGN'S LLC reserves all rights in this drawing and in the information, specifications and drawings contained hereon. No reproduction, use, adaptation or dissemination to unauthorized parties without the express written consent of A. A. DONLAN DESIGN'S LLC is permitted.</small>		SHEET 4 OF 5	

NORTH WALL
PROPOSED





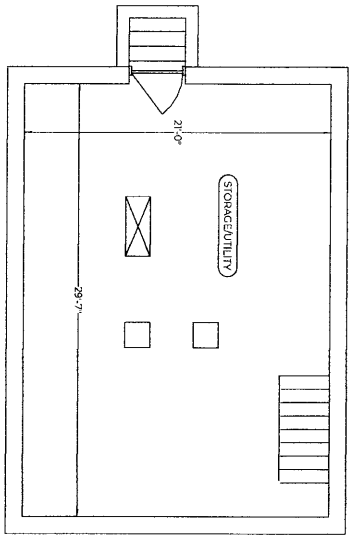
SOUTH WALL
PROPOSED



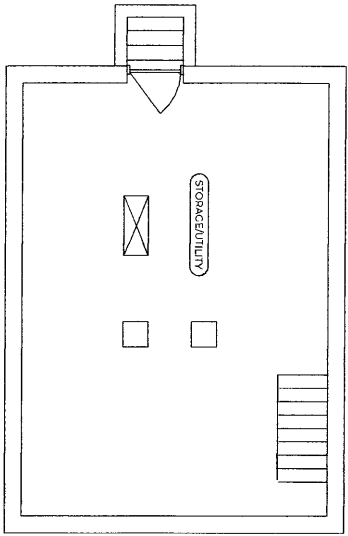
NORTH WALL
EXISTING

SOUTH WALL
EXISTING

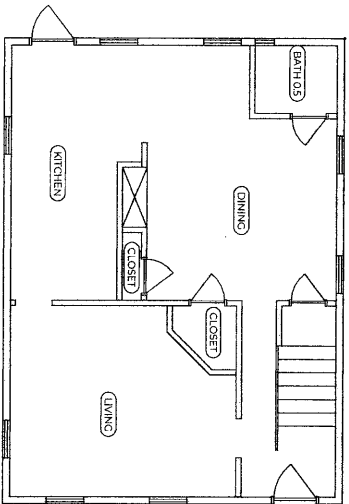
DRAWING NO.	DATE/REV	 A. A. DONLAN DESIGNS	7 MALBONE RD NEWPORT RI 02840 TEL: 401-885-1111 WWW.AADONLANS.COM
PROJECT TITLE	SCALE		
7 MALBONE RD		DRAWING NUMBER ELEVATIONS	SHEET SET (ARCH) SHEET 023
ELEVATIONS			
SCALE: 1/8" = 1'-0"	SHEET SET (ARCH)		



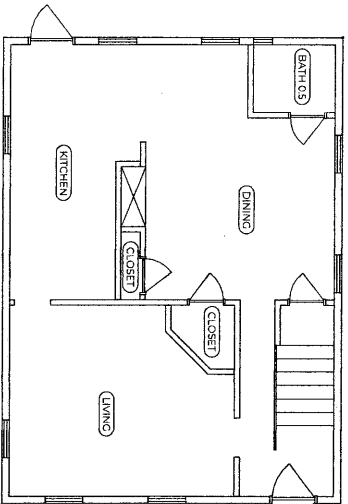
BASEMENT
EXISTING



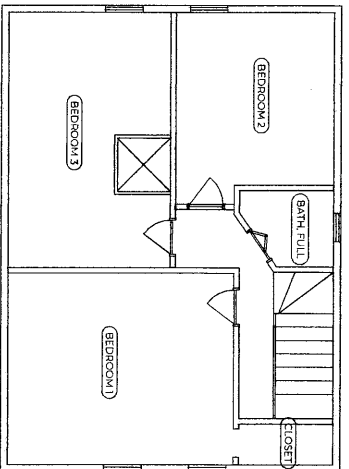
BASEMENT
PROPOSED



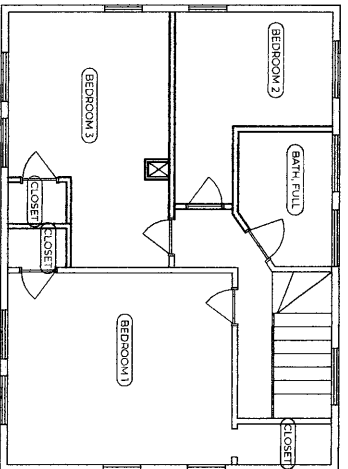
FIRST FLOOR
EXISTING




FIRST FLOOR
PROPOSED (UNCHANGED)



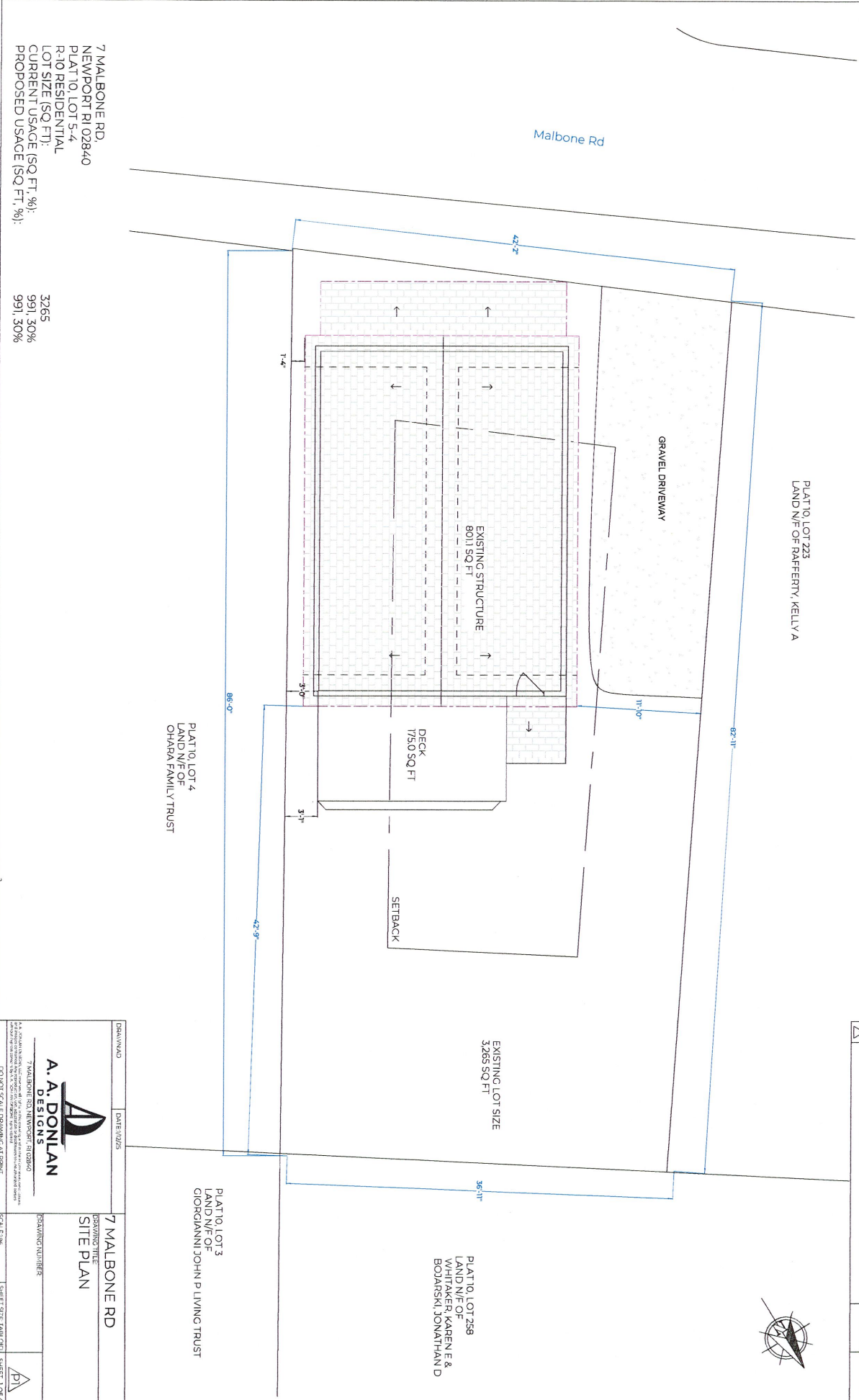
SECOND FLOOR
EXISTING



SECOND FLOOR
PROPOSED

DRAWN/AD	DATE 11/2/25	7 MALBONE RD
 <p>A. A. DONLAN DESIGNS</p> <p>7 MALBONE RD, NEWPORT, RI 02880 TEL: 401-885-1111 WWW.AADONLANS.COM</p>		FLOOR PLAN
SCALE: 3/8" = 1'-0"	SHEET SIZE: TABLOID	SHEET 3 OF 3

REVISIONS		
NO.	DESCRIPTION	DATE



7 MALBONE RD.
 NEWPORT RI02840
 PLAT 10, LOT 5-4
 R-10 RESIDENTIAL
 LOT SIZE (SQ FT):
 CURRENT USAGE (SQ FT, %):
 PROPOSED USAGE (SQ FT, %):

3265
 991, 30%
 991, 30%

DESIGNED	DATE: 11/25	<p>A. A. DONLAN DESIGN</p> <p>7 MALBONE RD, NEWPORT, RI 02840 401-885-8888 www.aadonlansite.com</p>	7 MALBONE RD
DRAWN			<p>PLANNING TITLE SITE PLAN</p> <p>DRAWING NUMBER</p> <p>SCALE: E 1/8" = 1'</p>
		<p>DO NOT SCALE DRAWINGS AT PRINT</p>	<p>SHEET SIZE: TABLOID</p> <p>SHEET 1 OF 4</p>

7 Malbone Rd, Newport RI 02840
ZBR – 1/14/2025



7 Malbone Rd, Newport RI 02840
ZBR – 1/14/2025

