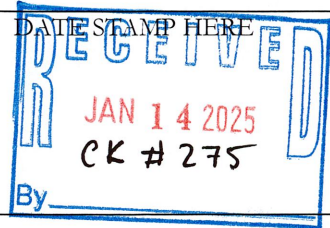




Newport Zoning Application

ZBR 2025 - FEB - 007

(This box for staff use only)



Date: 1-14-25

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: 98 Roseneath Avenue

Tax Assessor's Plat: 40 Lot: 239 Zoning District: R-10

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

Property Owner: Karl and Allison Witton

Mailing Address: 98 Roseneath Avenue Newport, RI 02840

Email Address: awitton35@gmail.com

Phone Number: 401-662-1681

How long have you been the owner of the above premise? 4.5 years

Legally Authorized Representative *if applicable: Christopher Arner, Architect

Mailing Address: 1 Washington St, Newport RI, 02840

Email Address: carner@cwa-aia.com Phone Number: 401-225-6497

Lessee: _____

Mailing Address: _____

Email Address: _____ Phone Number: _____



Newport Zoning Application

Property Characteristics

Dimensions of lot-frontage: _____ ft. Lot Area: _____ sq. ft.

Are there buildings on the premises at present? _____

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

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

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)			
Coverage Area (sq. ft.)			
Lot Coverage (%)			
Dwelling Units			
Parking (# of spaces)			
Front Setback (ft.)			
Side Setbacks (ft.)			
Rear Setback (ft.)			
Height (ft.)			



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

Present use of Premise: Single Family Residential

Proposed use of Premise: Single Family Residential

Summary of Proposed Alterations

The proposed alterations include two additions to an existing single family residence. The rear expansion is a one-story addition with deck above, this addition increases the size of the current ground level family room. The second addition is at the front of the house to extend the existing garage and mudroom entry area at the first floor as well as the primary bath above. The existing garden shed, in place when the property was purchased, is proposed to be replaced with a new larger shed.



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 hardship from which the applicant seeks relief is due to the unique characteristics of the subject land and existing structure. The hardship is not the result of any prior action by the applicant, the nonconformity existed prior to their purchase of the property 4.5 years ago. The relief sought is minimal and consistent with other structures within this area, the granting of the variance will not adversely impact the abutting neighbors or the surrounding area.



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

1.14.25

Date

Owner Signature

1.14.25

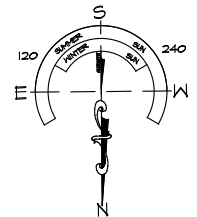
Date

ZONING INFORMATION				
	REQUIRED	EXISTING	PROPOSED	COMMENTS
LOT AND BUILDING INFORMATION				
ZONING DISTRICT	R10 (R3)	R10	NO CHANGE	SETBACKS BASED R3 ZONE
MIN. LOT AREA	10,000 SQFT	7,500 SQFT	NO CHANGE	
MIN. LOT WIDTH	80'-0"	75' & 101'	NO CHANGE	
MIN. LOT DEPTH		75' & 101'	NO CHANGE	
MAX. LOT COVERAGE	20%	20%	23.7%	REFER TO COVERAGE CHART
PRIMARY STRUCTURE SETBACKS				
MIN. FRONT SETBACK (NORTH)	0'-0"	9'-5"	12'-2"	EASTNOR AVENUE
MIN. FRONT SETBACK (WEST)	0'-0"	N/A	N/A	ROSENEATH AVE
MIN. SIDE SETBACK (EAST)	3'-0"	5'-0"	4'-7"	
MIN. SIDE SETBACK (SOUTH)	3'-0"	61'-4"	52'-8"	
MIN. REAR SETBACK	N/A	-	-	
ACCESSORY STRUCTURE SETBACKS				
MIN. FRONT SETBACK (NORTH)	15'-0"	-	-	
MIN. FRONT SETBACK (WEST)	N/A	-	-	
MIN. SIDE SETBACK (EAST)	3'-0"	3'-0"	3'-0"	
MIN. SIDE SETBACK (SOUTH)	3'-0"	3'-0"	3'-0"	
MIN. REAR SETBACK	N/A			
BUILDING HEIGHT				
PRIMARY STRUCTURE	30'-0"	28'-0"	NO CHANGE	
ACCESSORY STRUCTURE	N/A	8'-0"	MAX. 12'-0"	GARDEN SHED

LOT COVERAGE CALCULATIONS			
	EXISTING	PROPOSED	COMMENTS
PRIMARY STRUCTURE			
LIVING AND GARAGE AREAS	1,343 SQFT	1,561 SQFT	
SECOND FLR. DECK	45 SQFT	-	REMOVED
FRONT ENTRY STEPS	35 SQFT	35 SQFT	NO CHANGE
MUDROOM ENTRY STEPS	15 SQFT	60 SQFT	
COND. UNITS	12 SQFT	12 SQFT	NO CHANGE
REAR STEPS	-	16 SQFT	
ACCESSORY STRUCTURE			
SHED	48 SQFT	96 SQFT	
TOTAL	1,498 SQFT	1,780 SQFT	
EXISTING LOT COVERAGE	20%	-	1,498 SQFT / 7,500 SQFT (LOT SIZE)
PROPOSED LOT COVERAGE	-	23.7%	1,780 SQFT / 7,500 SQFT (LOT SIZE)



1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"



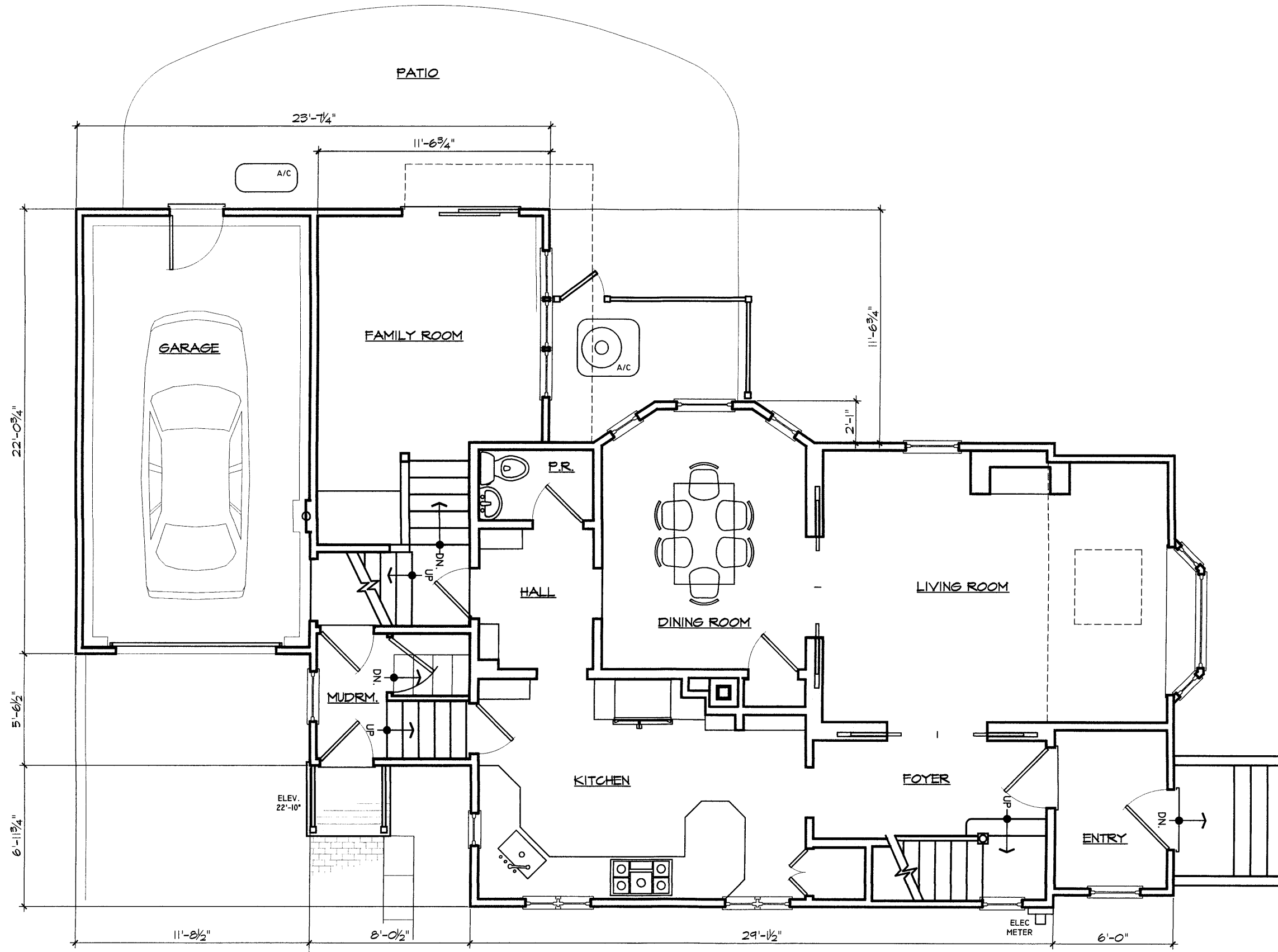
CHRISTOPHER ARNER ARCHITECT
1 WASHINGTON STREET
NEWPORT, RI 02840
401.225.6497
WWW.CWA-AIA.COM

WITTON RESIDENCE
98 ROSENEATH AVE.
NEWPORT, RI
PLAT 40, LOT 239

SITE PLAN

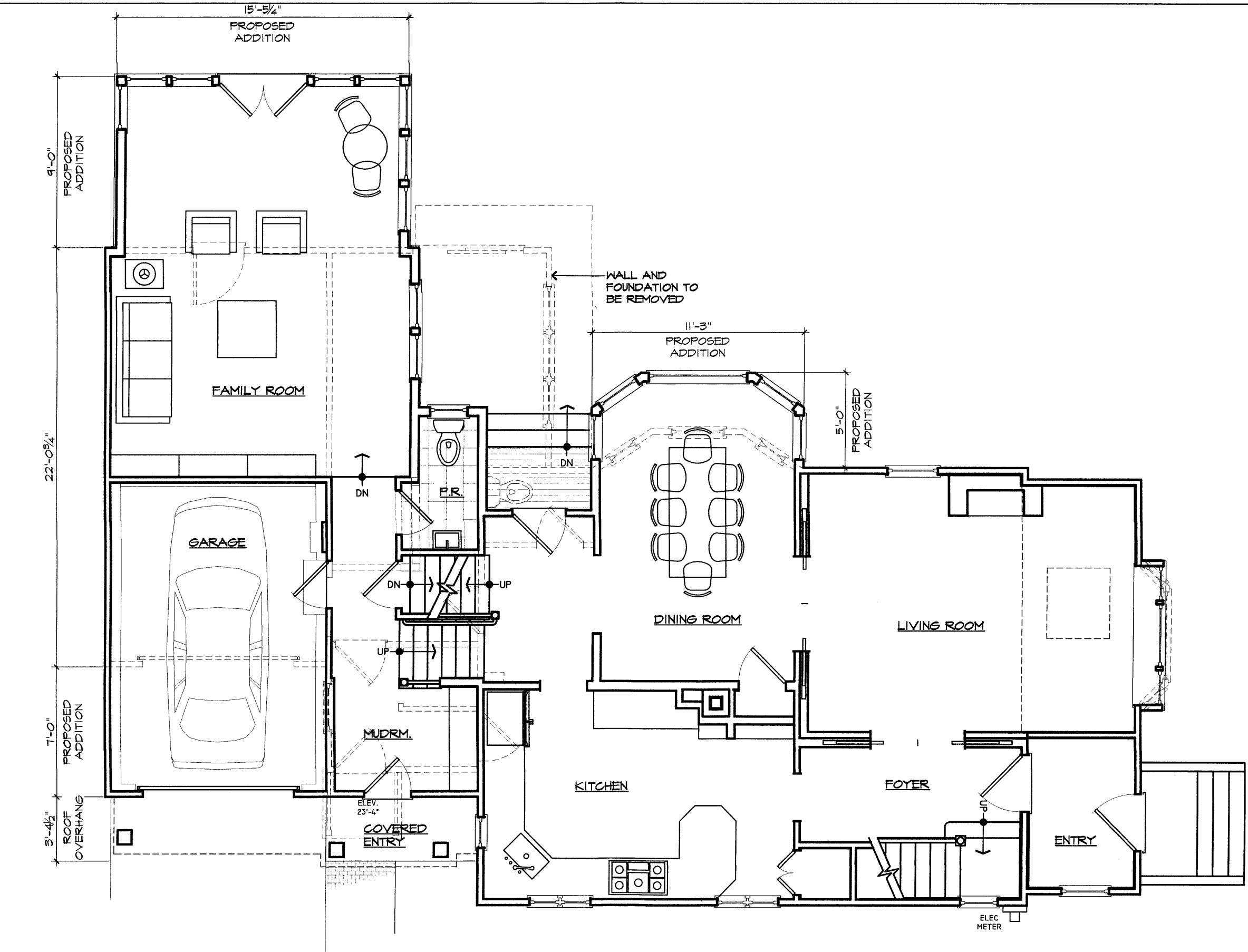
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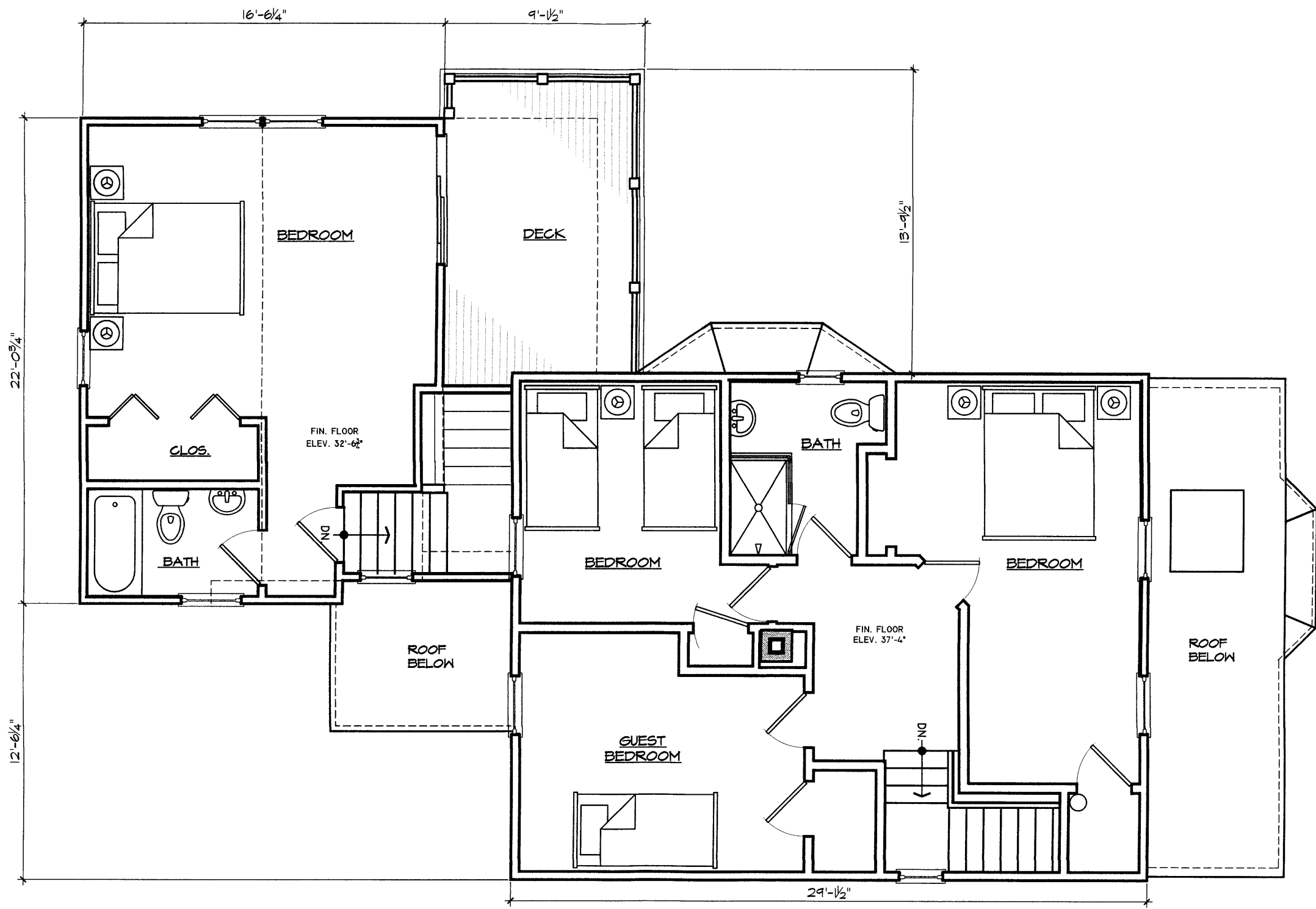
EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"





PROPOSED FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"





EXISTING SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"



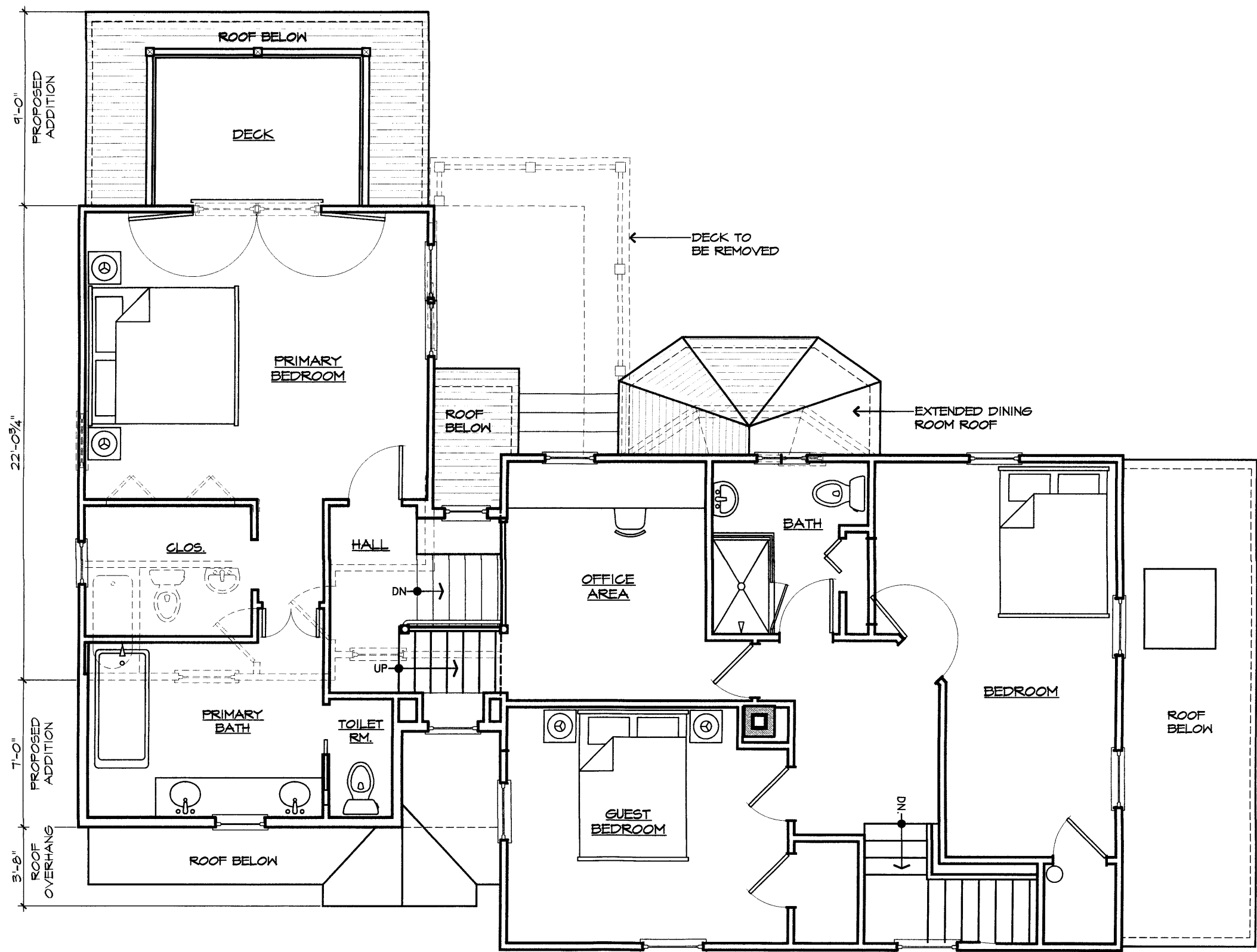
CHRISTOPHER
 ARNER,
 ARCHITECT
 1 WASHINGTON STREET
 NEWPORT, RI 02840

WITTON RESIDENCE
 98 ROSENEATH AVE.
 WILMINGTON, RI 02897

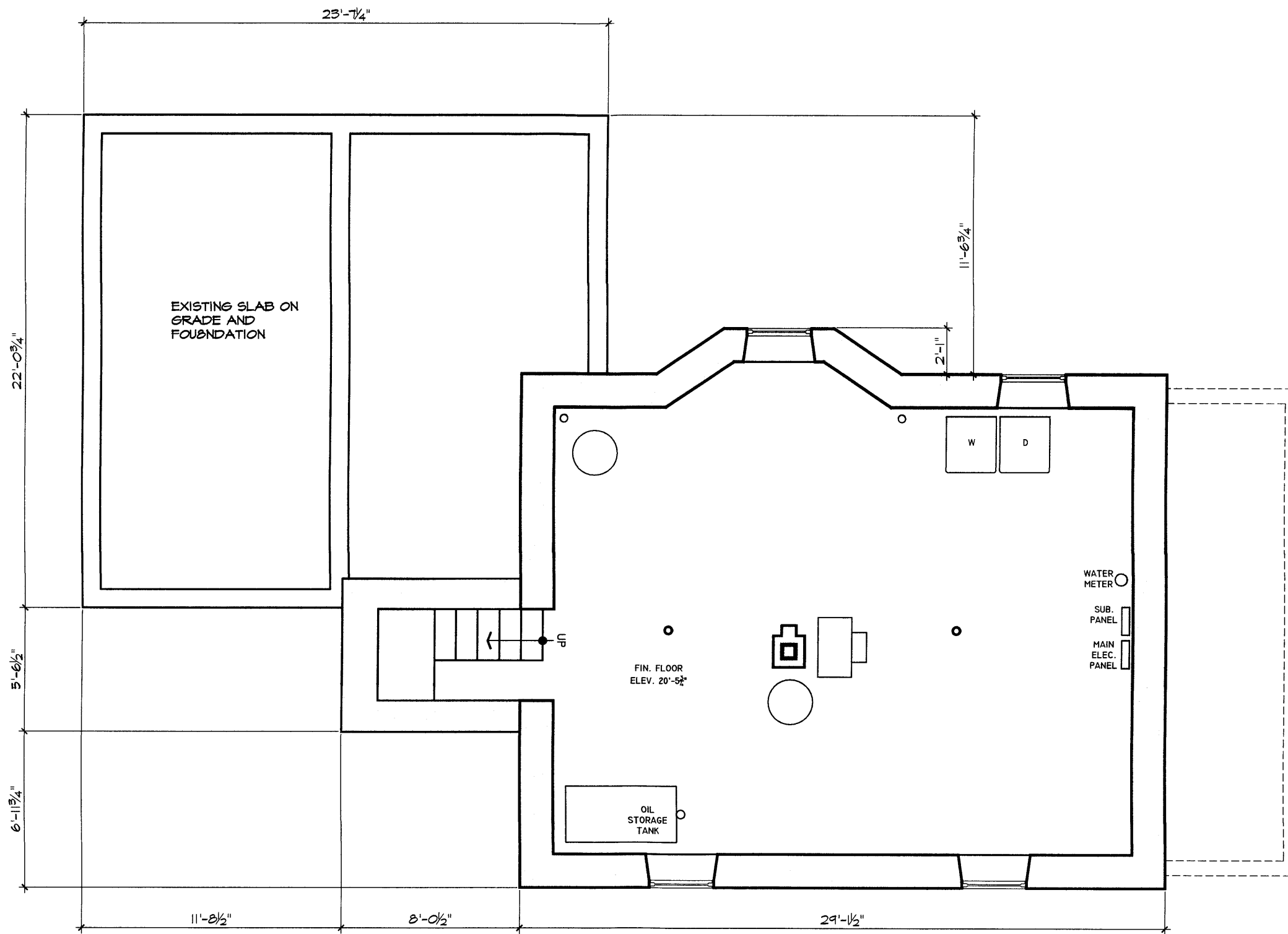
FLOOR PLAN

1-14-25

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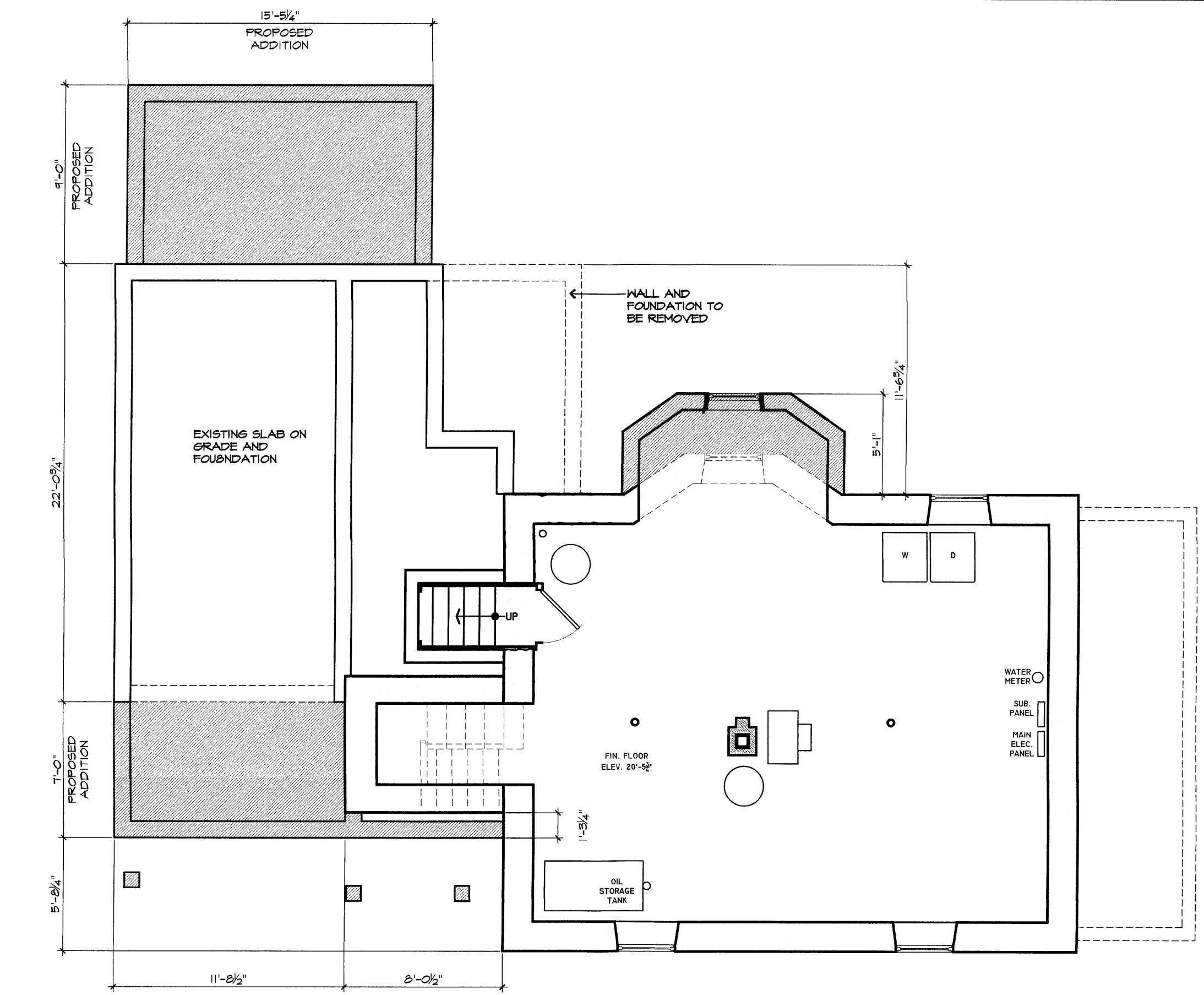


PROPOSED SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"



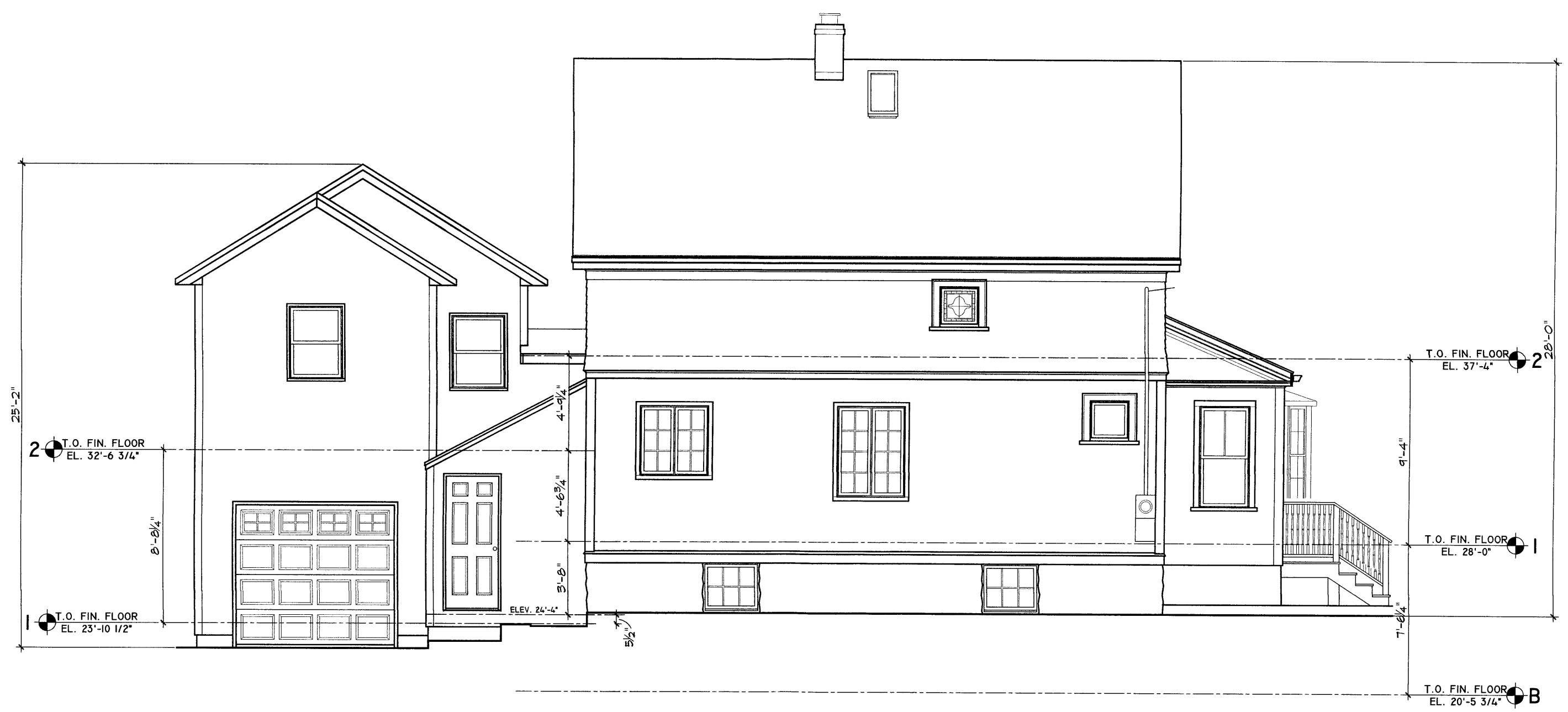
○ EXISTING BASEMENT PLAN
 SCALE: 3/16" = 1'-0"





PROPOSED BASEMENT PLAN
 SCALE: 3/16" = 1'-0"





EXISTING NORTH ELEVATION
EASTNOR ROAD
SCALE: 3/16" = 1'-0"

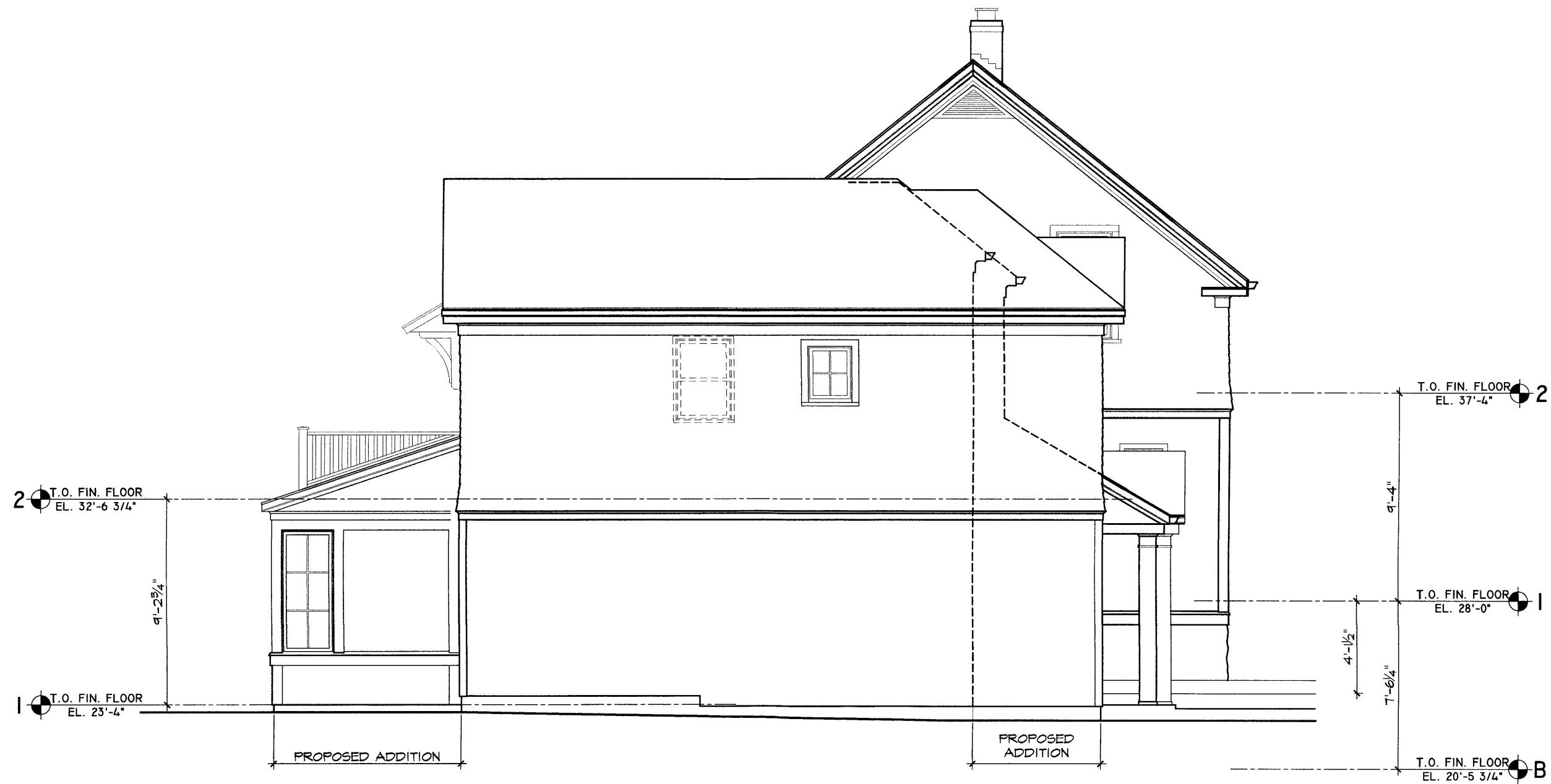


PROPOSED NORTH ELEVATION
EASTNOR ROAD
SCALE: 3/16" = 1'-0"



EXISTING EAST ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



EXISTING WEST ELEVATION
ROSENEATH AVENUE
SCALE: 3/16" = 1'-0"



PROPOSED WEST ELEVATION
ROSENEATH AVENUE
SCALE: 3/16" = 1'-0"