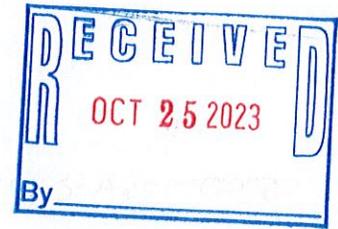


**COMBINED APPLICATION FOR A SPECIAL USE PERMIT & A
REGULATORY (DIMENSIONAL) VARIANCE**

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW

Amended Application
ZBR 2023-Apr-005



DATE: 3/10/2023

Board members:

The undersigned hereby petitions the Zoning Board of Review for a special use permit 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: 70 Bridge st, Newport RI 02840

Tax Assessor's Plat 16 Lot 078

Petitioner Information

Applicant David Platt Address 70 Bridge St, Newport RI 02840

Owner David Platt Address 70 Bridge St, Newport RI 02840

Lessee _____ Address _____

Property Characteristics

Dimensions of lot-frontage 94'10 7/8 depth 108 9 1/8" area 9,590 sq. ft.

Zoning District in which premises is located R-10

How long have you owned above premises? Bought on 2020/02/07

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings 2,454 SF

Total square footage of the footprint of proposed buildings 930 SF

Present use of premises Residential

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

Proposed use of premises _____

Secondary structure, for the aging parents of the home owner to move in and

have their own space close to the family. Allow for The home owner to watch over

his parents and help with any needs that come up.

Give extent of proposed alterations _____

A small single story secondary structure within all set backs of the R-10 district that matches the historic character of the neighborhood and allows for a family to stay close together

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	9,590	10,000 sqft prior to 1977	No Change
Lot Coverage	25.58 %	20 %	35.28%
Dwelling Units	1	2	2
Parking (# of spaces)	2	2	No Change
Front Setback	0	15'	33'9"
Side Setbacks	12' and 20'	10'	10'
Rear Setback	29'	20'	20'
Height	25'	30'	21'6"

What provisions of the Comprehensive Land Use Plan are the applicable to this project?

"As Newport is largely built-out, there is little development potential for new housing units. This could impact Newport's future housing stock, including cost, preservation, and typology. Creative solutions, such as secondary structure, should be explored to accommodate growth while preserving Newport's historic character. " page 5- Feb 2017 comprehensive land use plan- Subject: Housing Conditions

Policy H-4.3

What special conditions and circumstances exist which are peculiar to the land, structure or building involved, which are not applicable to other lands, structures or buildings in the same district?

The Proposed secondary structure is within an historic district set back from the street and and surround by large growth trees, and with in the set back requirements for the site.

Explain how the literal interpretation of the provisions of this zoning code deprive the applicant of rights commonly enjoyed by other property owners in the same district under the provisions of this zoning code?

The current zoning does not allow for senior housing to be utilized on the site, and to allow families to stay together while aging in place. Building an Secondary structure for aging parents can help keep your loved ones closer to home and allow you to be involved in their daily life. This is a great option to give senior family members the opportunity to still live independently while also being able to keep an eye on them should they need any assistance.

Explain why this is the minimum variance that will make possible the reasonable use of the land, building or structure.

Allowing for this variance would not change the area of the main use of the structure as residential. It would be with in all the required set backs on the property and provide an option to age in place with family, while being independent.

The Zoning Boards Role

Special use permits shall be granted only where the zoning board of review finds that the proposed use or the proposed extension or alteration of an existing use is in accord with the public convenience and welfare, after taking into account, where appropriate:

1. The nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of the structure;
2. The resulting traffic patterns and adequacy of proposed off-street parking and loading;
3. The nature of the surrounding area and the extent to which the proposed use or feature will be in harmony with the surrounding area;
4. The proximity of dwellings, churches, schools, public buildings and other places of public gathering;
5. The fire hazard resulting from the nature of the proposed buildings and uses and the proximity of existing buildings and uses;
6. All standards contained in this zoning code;
7. The comprehensive plan for the city.

The burden of proof in a special-use permit application is on the applicant. This means that if the applicant fails to present adequate competent evidence to prove the applicable standard for issuing a special-use permit has been met, the board must deny the application.

In granting a variance, the zoning board of review shall **require** that evidence of the following standards be entered into the record of the proceedings:

- a. That the reasons set forth in the application justify the granting of the variance and that the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building or structure;
- b. That the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and will not impair the intent or purpose of the zoning code or the comprehensive plan upon which this zoning code is based;
- c. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not due to the general

250' Abutters Lot Coverage 70 Bridge St, Newport RI 02840

ID	Site Address	Lot Size (sqft)	Building Area (sqft)	Zoning Lot Coverage Allowed	Lot Coverage %	Active Petitions for Lot Coverage Increase %	Zoning Lot Coverage Compliance (Required Lot Area 10,000 sqft)	Owner Name	Co-Owner Name	Owner Address	Owner Address 2	Owner City	Owner State
16-248	53-35 MARSH ST, Unit 1	1569	814	20%	52%		NO	ARC DEVELOPMENT LLC		53-35 MARSH ST, Unit 1		Newport	RI
16-035	46 ELM ST	2500	1080	20%	43%		NO	BABCOCK CHRISTOPHER M	JILL M	130 CODEN ST		BELMONT	MA
16-036	44 ELM ST	5136	1302	20%	25%		NO	DUFORD DEREK K	KATHERINE	313 RUDDY CRES		WASHINGTON	VA
16-037	42 ELM ST	1863	712	20%	68%		NO	SAUNDERS PATRICIA G	CELENITIS JAMES	4816 SELDOWICK ST NW		NEWPORT	DC
16-038	40 ELM ST	3330	740	20%	23%		NO	ALSON TELIZABETH M	POPOOLI TAMARA S	40 ELM ST		NEWPORT	RI
16-039	36-38 ELM ST	3422	1394	20%	41%		NO	FARRICK RICHARDE & COMFORT KIMBERLY	77 ATLANTIC AVE			NEWPORT	RI
16-041	19 SECOND ST	2209	808	20%	37%		NO	RAINBOW BEACH TRUST THE	DOWLEY MICHAEL F	19 SECOND ST		WINCHESTER	MA
16-042	34 ELM ST	3585	1590	20%	44%		NO	CUNNINGHAM MICHAEL & BERTOLINI DAVID	CUNNINGHAM SUSAN	32 ELM ST		NEWPORT	RI
16-043	32 ELM ST	3677	1235	20%	34%		NO					NEWPORT	RI
16-044	15 THIRD ST	2632	1140	20%	43%		NO					NEWPORT	RI
16-054	51 BRIDGE ST	6120	1389	20%	23%		NO			15 THIRD ST		NEWPORT	RI
16-055	53 BRIDGE ST & 11 THIRD ST	4008	730	20%	19%		NO	NEWPORT RESTORATION FOU		51 TOURO ST		NEWPORT	RI
16-056	14 1/2 THIRD ST	4801	628	20%	13%		YES	NEWPORT RESTORATION FOU	KEYWORTH NANCY J	51 TOURO ST		NEWPORT	RI
16-057	59 BRIDGE ST	1085	1085	20%	17%		YES	KEYWORTH NANCY J		14 1/2 THIRD ST		NEWPORT	RI
16-058	65-67 BRIDGE ST	8435	1480	20%	18%		YES	KEYWORTH NANCY J		59 BRIDGE ST		NEWPORT	RI
16-060	0 BRIDGE ST	4888	0	20%	0%		YES	ZINS JACK R & ZINS KATHARIN		67 BRIDGE ST		NEWPORT	RI
16-061	77 BRIDGE ST	10,301	1148	20%	11%	32%	YES	77 BRIDGE STREET LLC		20 CHARTIER CIR		NEWPORT	RI
16-062	43 WASHINGTON ST	5141	1292	20%	25%	24%	NO	JANET B TOBIN REVOCABLE TR		C/O TOBIN THOMAS	43 WASHINGTON ST	NEWPORT	RI
16-063	85 BRIDGE ST	2468	1053	20%	43%		NO	JUDITH CROWELL REV FAMILY	CROWELL JUDITH TR	85 BRIDGE ST		NEWPORT	RI
16-070	86 BRIDGE ST	1939	885	20%	46%		NO	ALLARD MARC E & ALLARD COLLETTE M		4 OLD BREAKNECK RD		DAYVILLE	CT
16-071	35 WASHINGTON ST	2500	480	20%	19%		YES	NEWPORT RESTORATION FOU		51 TOURO ST		NEWPORT	RI
16-072	84 BRIDGE ST	5736	1893	20%	33%		NO	DESROCHERS SHEILA C-TRUS	DESROCHERS RICHARD	84 BRIDGE STREET		NEWPORT	RI
16-072-4	29 1/2 MARSH ST	881	3347	20%	26%		NO	SHEA MICHAEL E		29 1/2 MARSH ST		NEWPORT	RI
16-073	78 BRIDGE ST	5592	1609	20%	29%		NO	JONES HUGH M JR & SEGAL ANDREW B & WEBER K		342 DUCK POND RD		LOCUST VALLEY	NY
16-074	74 BRIDGE ST	5872	1600	20%	27%		NO	WHITE SHARK PROPERTIES LL		181 BELLEVUE AVE, Unit 2		NEWPORT	MA
16-074-4	6 SECOND ST	2400	775	20%	32%		NO	HARTMAN JOHN D		82 BRIDGE ST		WELLESLEY	MA
16-079	62 & 64 BRIDGE ST	6175	2532	20%	41%		NO	BRIDGE STREET LLC		82 BRIDGE ST		NEWPORT	RI
16-080	8 THIRD ST	1180	834	20%	71%		NO	SHEAN MARY LORETTA LIF E WALSH MARC LIF E		14 THIRD ST		NEWPORT	RI
16-080-4	10 THIRD ST	1425	608	20%	43%		NO	TUCKERMAN REALTY LLC		152 TUCKERMAN AVE, Unit 1		MIDDLETOWN	RI
16-081	56 BRIDGE ST	3110	1152	20%	37%		NO	BOEN COLLEEN		5 THIRD ST		NEWPORT	RI
16-082	5 THIRD ST	1234	634	20%	51%		NO	CHEVRETTE BENJAMIN & HUMI		3 THIRD ST		NEWPORT	RI
16-088	2 THIRD ST	2366	560	20%	24%		NO	MONDOR NICOLE M & RLS PROPERTIES LLC	HANIFY BRIAN	2 THIRD ST		NEWPORT	RI
16-089	7-9 MARSH ST	2073	1095	20%	53%		NO	LYNCH JEREMIAH C III		21 MARSH ST		JAMESTOWN	RI
16-091	11 MARSH ST	2835	864	20%	30%		NO	LYNCH JEREMIAH C III		351 CLAYTON DR		NEWPORT	RI
16-092	21 MARSH ST	2850	1345	20%	51%		NO	LYNCH HEATHER L		21 MARSH ST		NEWPORT	RI
16-092-4	23 MARSH ST	2500	772	20%	31%		NO	LYNCH HEATHER L		51 TOURO ST		NEWPORT	RI
16-093	33 WASHINGTON ST	4897	1209	20%	24%		NO	NEWPORT RESTORATION FOU		33 WASHINGTON ST		NEWPORT	RI
16-248	33-35 MARSH ST	1598	1471	20%	94%		NO	ROTONDO ROBERT A JR		33-35 MARSH ST		NEWPORT	RI
16-163	48 ELM ST	2500	880	20%	36%		NO	BABCOCK FRANCES J		47 WASHINGTON ST		NEWPORT	RI
16-165	13 1/2 THIRD ST	2842	954	20%	39%		NO	ALLEN MARDEL		13 1/2 THIRD ST		NEWPORT	RI
16-166	7 SECOND ST	2540	997	20%	39%		NO	OSTERBERG STEPHANIE T		7 SECOND ST		NEWPORT	RI
16-167	15 MARSH ST	1625	720	20%	44%		NO	SCHMIDT STEPHANIE G		308 LYNNE PL		NEWPORT	RI
16-197	20 SECOND ST	3630	1133	20%	31%		NO	LORETTA F GOLDRICK TRUST , THOMAS D GOLDRICK		C/O HEATHER SZCZEPLOJ 8 HENEAGE LN		CHESTER SPRINGS	PA
16-198	18 SECOND ST	3080	1034	20%	34%		NO	MAURICE DE LA VALETTE REV I		18 SECOND ST		HANOVER	NH
16-199	14 & 16 SECOND ST	3332	588	20%	18%	27%	YES	VACCARO PHILIP N & VACCARO DOROTHY		12 LATHAM LN		NEWPORT	RI
16-200	13 THIRD ST	2572	1132	20%	44%		NO	FROST SARAH		12 THIRD ST		READING	MA
16-204	0 SECOND ST	1595	688	20%	43%		NO	LYNCH JEREMIAH C III		21 MARSH ST		NEWPORT	RI
16-207	14 THIRD ST	2160	798	20%	37%	44%	YES	WALSH MARC LIF E ESTATE		14 THIRD ST		NEWPORT	RI
16-210	16 THIRD ST	1525	974	20%	64%		NO	NELSON REALTY TRUST	SEAN MARY L-LIFE I	21 MARSH ST		NEWPORT	RI
16-211	27 MARSH ST	2721	748	20%	27%		NO	JOAN GREEN BARTRAM LIVING BARTRAM JOAN GREI 27 MARSH ST		27 MARSH ST		NEWPORT	MA
16-212	82 BRIDGE ST	3964	1092	20%	28%		NO	SCOTT NANCY R & ROLF'S JANE B		82 BRIDGE ST		NEWPORT	RI
16-228	5 MARSH ST	1889	625	20%	33%		NO	SCHILD ROBERT EDWARD & C		8 CHURCH HILL LN		REDDING	CT
16-229	6 THIRD ST	2532	636	20%	25%		NO	FISCHER DANIEL		6 THIRD ST		NEWPORT	RI
16-230	4 THIRD ST	2329	822	20%	35%		NO	PROVOST ROSELM		4 THIRD ST		NEWPORT	RI
16-242	29 MARSH ST	1653	1012	20%	61%		NO	SHEA MICHAEL E		29 MARSH ST		NEWPORT	RI
16-243	25 MARSH ST	2279	940	20%	41%		NO	PAEKER MALCOLM		25 MARSH ST		NEWPORT	RI
16-247	13 SECOND ST	3019	932	20%	31%		NO	CROSS JAMES A & CROSS RACHEL D		13 SECOND ST		NEWPORT	RI

ADU

78 Bridge St, Newport RI 02840



NO.	DATE	REVISION

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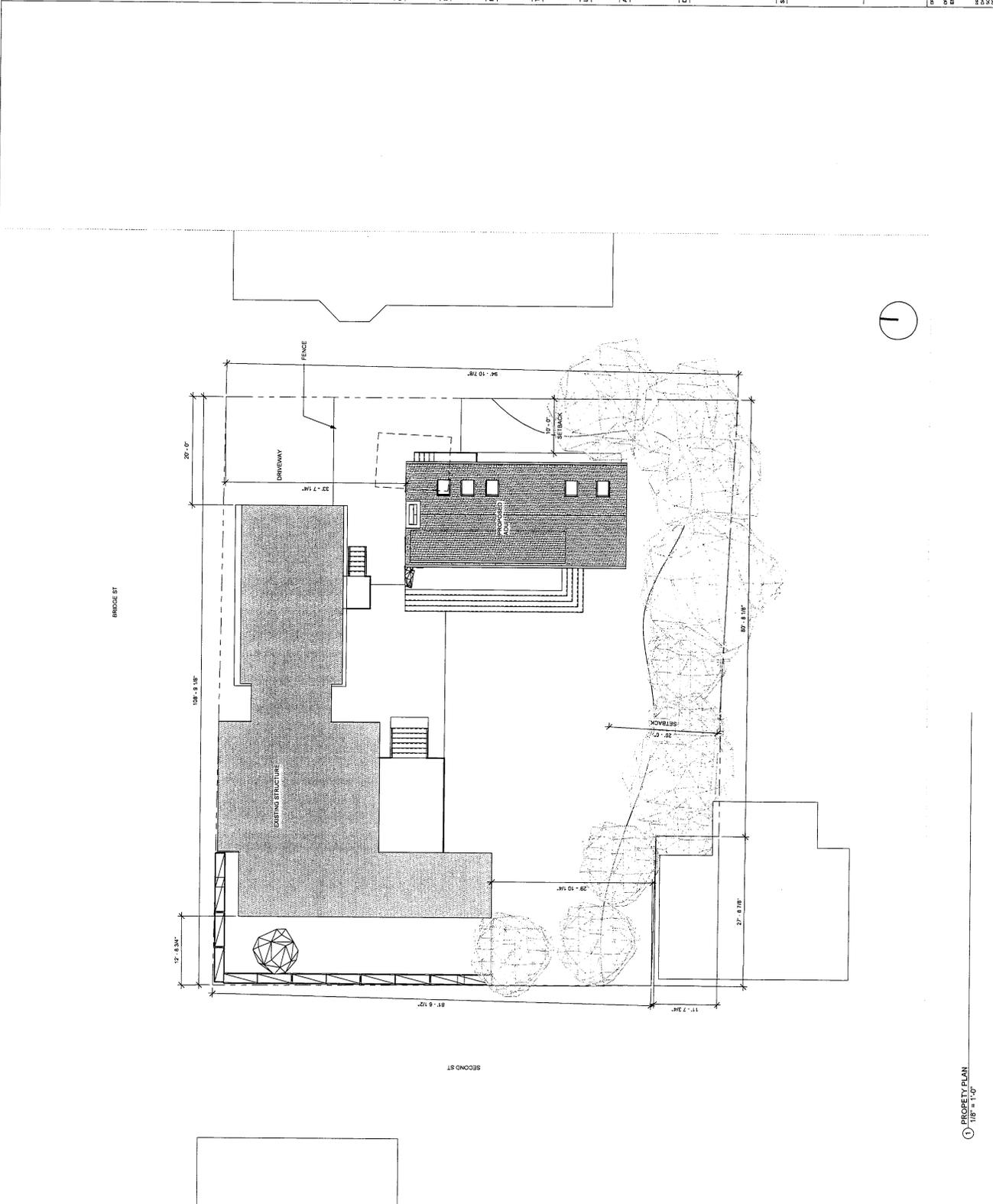
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ALEXANDER**
 ARCHITECTS / INTERIOR CONTRACTORS

DRAWING SET
 DRAWING TITLE: ENLARGED PROPERTY PLAN
 PROJECT NO: 18-001
 DATE: 11/15/18
 DRAWN BY: JTB
 CHECKED BY: JTB
 SCALE: AS SHOWN
 PAGE NUMBER: A-011



① PROPERTY PLAN
 1/8" = 1'-0"

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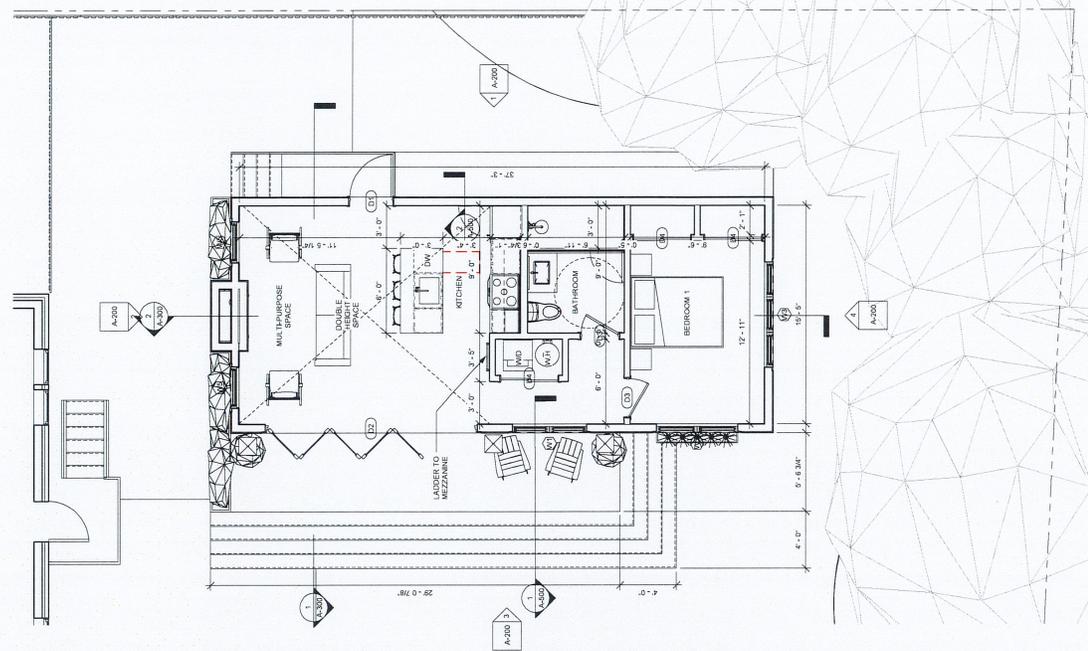
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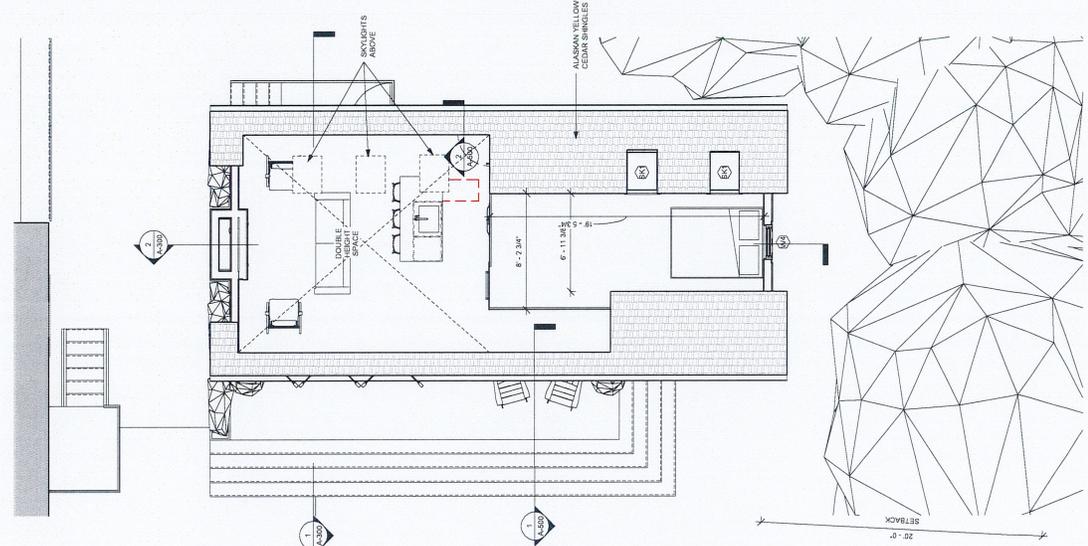
DRAWING SET
DRAWING TITLE
FLOOR PLAN

PROJECT NO.
DATE
DRAWN BY
CHECKED BY

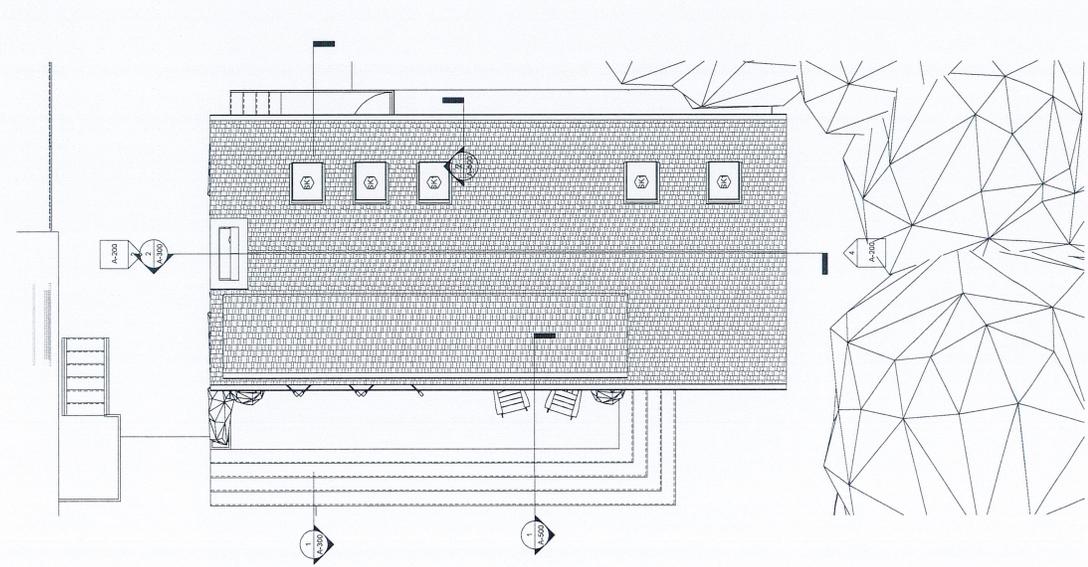
PROJECT NAME
SHEET NUMBER
A-100



1 Level 1 Floor Plan
1/4" = 1'-0"



2 Mazarrinis Level Floor Plan
1/4" = 1'-0"



3 Roof Level Floor Plan
1/4" = 1'-0"

ADU
79 Langley St, Newport RI 02840



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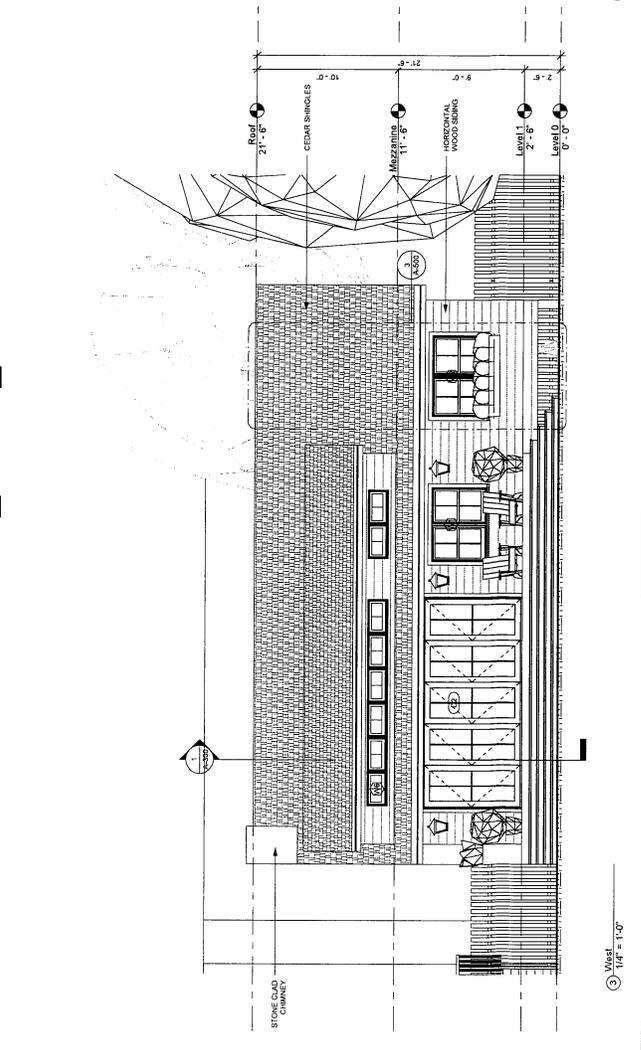
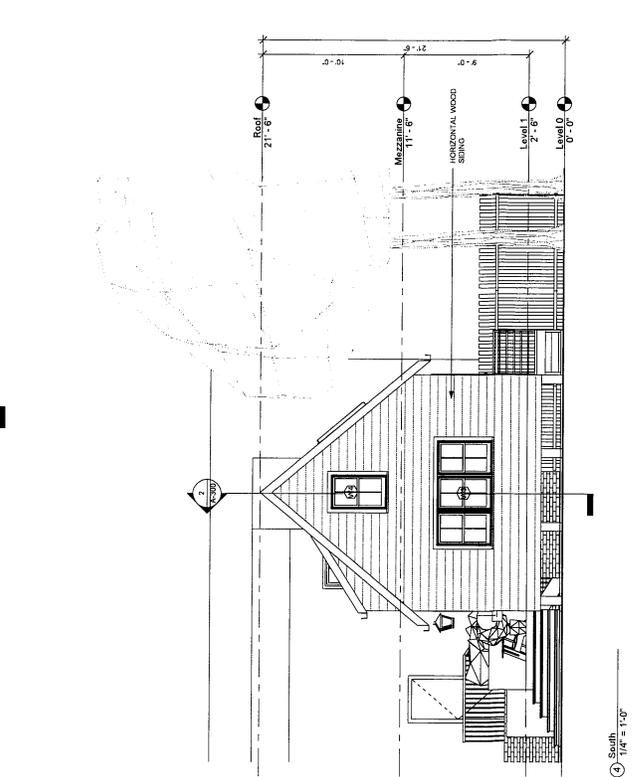
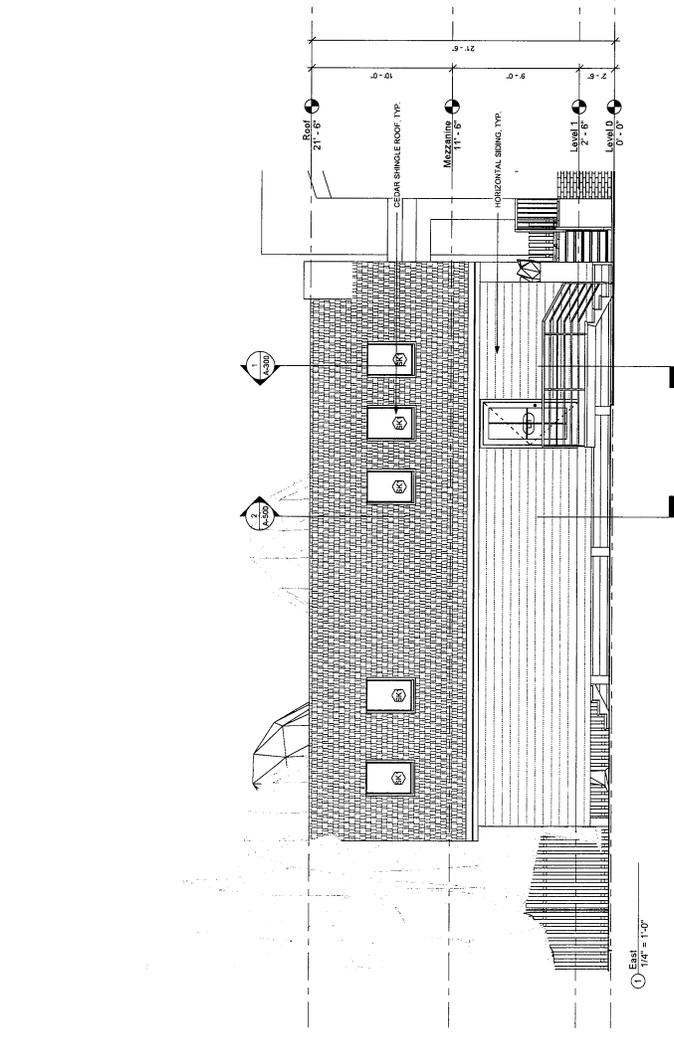
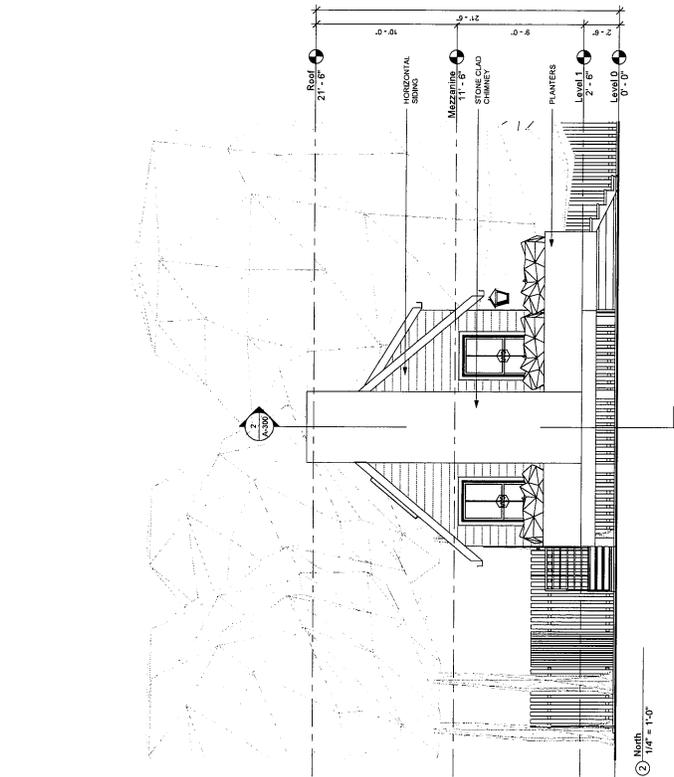
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DATE: [Date]

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DRAWING NO. [Number]
SCALE: [Scale]

PROJECT NAME: A-200



1 East
1/4" = 1'-0"

2 North
1/4" = 1'-0"

3 West
1/4" = 1'-0"

4 South
1/4" = 1'-0"

ADU
70 Bridge St, Newport RI 02880



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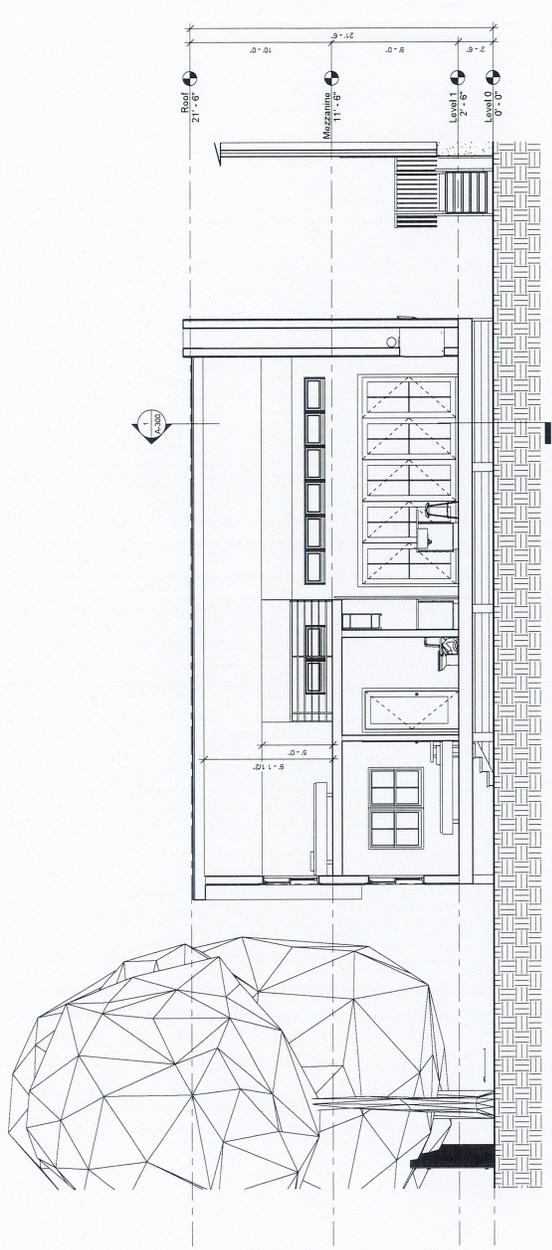
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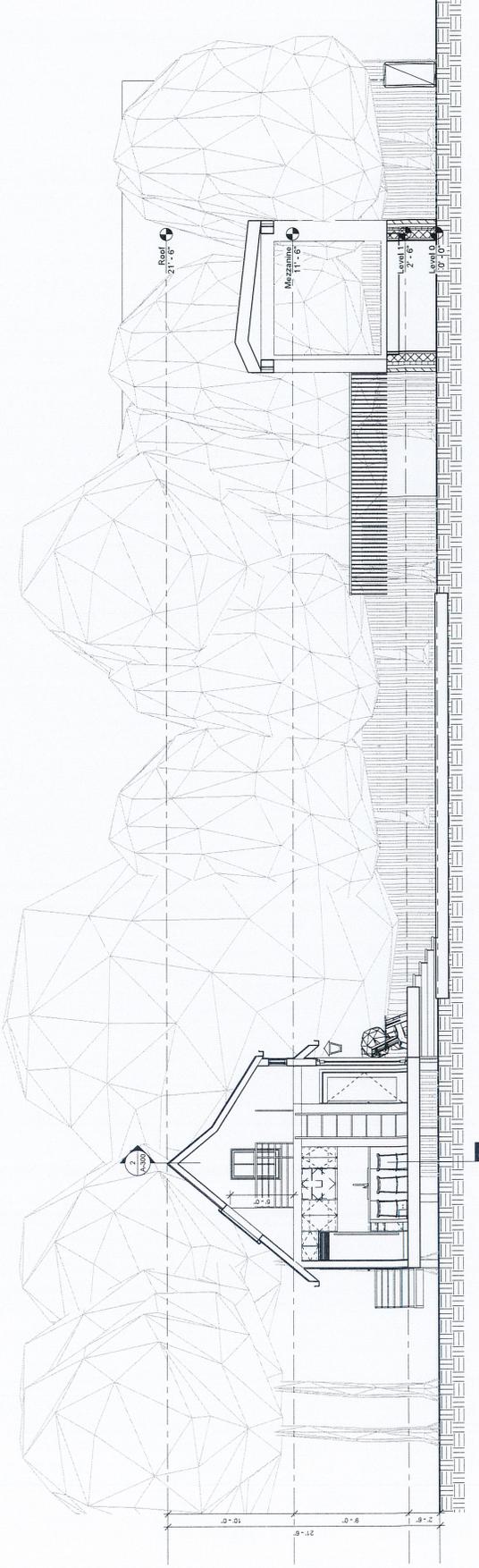
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 ARCHITECTURE INTERIORS CONSULTING

PROJECT NO. 2024-001
 DATE 08/20/24
 DRAWN BY J.A.
 CHECKED BY J.A.
 TYPE NUMBER A-300



② LONGITUDINAL SECTION
 1/4" = 1'-0"



① TRANSVERSAL SECTION
 1/4" = 1'-0"



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70 Bridge St, Newport RI 02840

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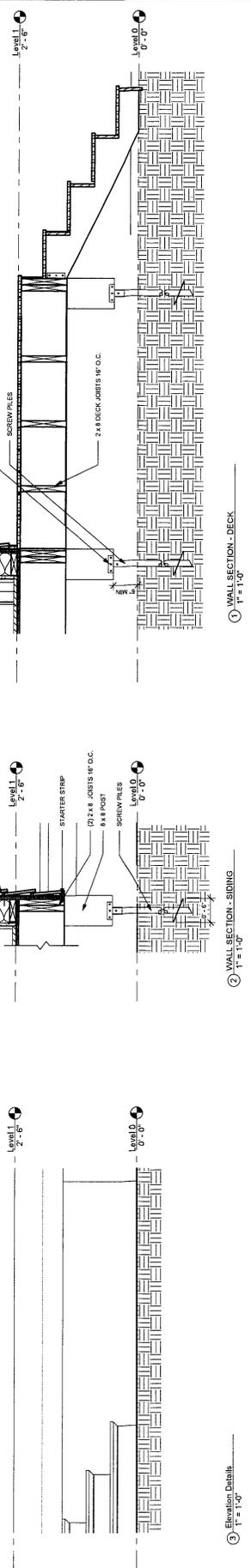
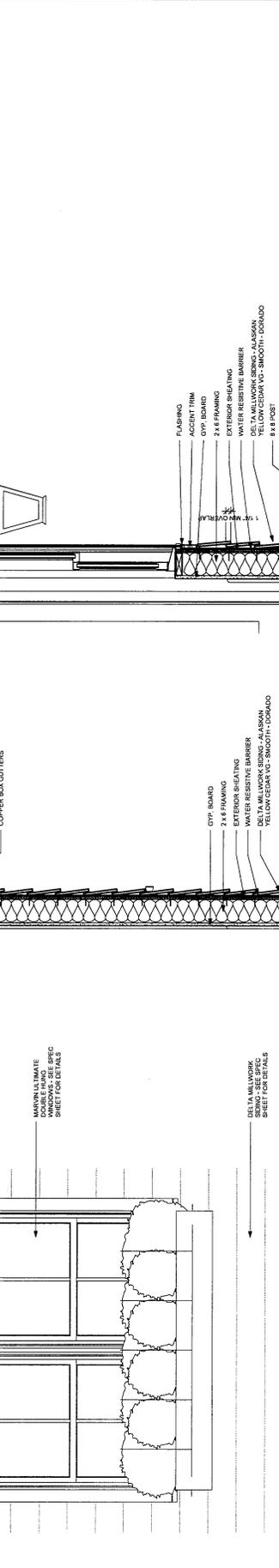
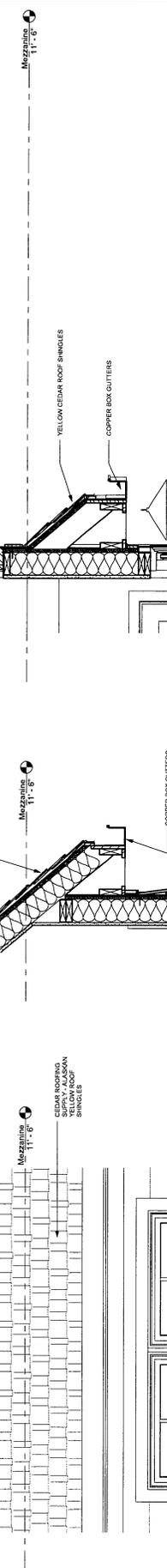
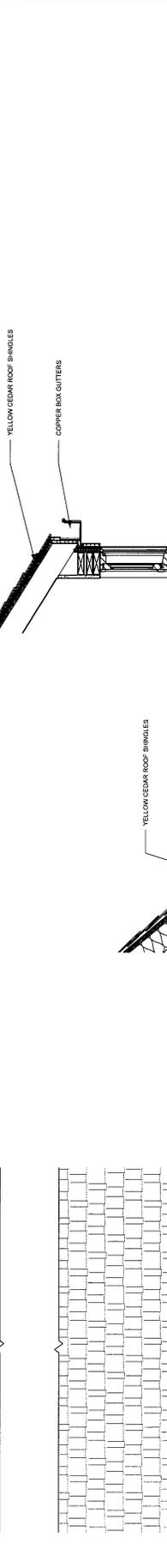
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PROJECT NO. ADU-2023-01
DATE: 08/20/23
SCALE: 1/8" = 1'-0"
PAGE NUMBER: A-500



5 Elevation - Details
1/8" = 1'-0"

2 WALL SECTION - SIDING
1/8" = 1'-0"

1 WALL SECTION - DECK
1/8" = 1'-0"

