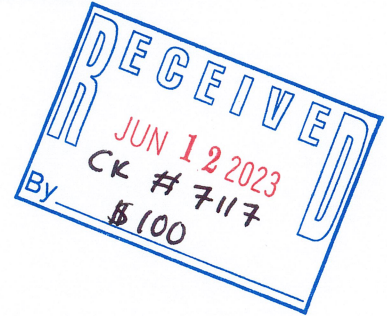


**COMBINED APPLICATION FOR A SPECIAL USE PERMIT & A
REGULATORY (DIMENSIONAL) VARIANCE**

**CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW**



DATE: _____

Board members: ZBR 2023-Jul-611

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: 49.5 Third Street

Tax Assessor's Plat 12 Lot 269

Petitioner Information

Applicant 49 & A Half Third Street, LLC Address 49.5 Third St., Newport, RI 02840

Owner same Address _____

Lessee _____ Address _____

Property Characteristics

Dimensions of lot-frontage 48.7 depth 90 area 4,383 sq. ft.

Zoning District in which premises is located R-10

How long have you owned above premises? 1 years

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings 1,599 sq. ft

Total square footage of the footprint of proposed buildings 1,719 sq. ft.

Present use of premises single family residential

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

Proposed use of premises single family residential.

Give extent of proposed alterations Demolish existing dwelling and detached garage.

Construct new two and a half story dwelling with attached garage.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	4,383sq. ft.	10,000	4,383 sq.ft.
Lot Coverage	36%	20%	39%
Dwelling Units	1	2	1
Parking (# of spaces)	2	1	2
Front Setback	10'	15'	15'
Side Setbacks	3'.2" (north) & 3'.6" (east)	20'	4'9" (north) & 3'.6" (east)
Rear Setback	N/A	N/A	N/A
Height	20+/-	30'	26'4"

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

Goal H-1, Preserve and protect existing housing

Goal H-3: Reduce the percentage of seasonable vacant homes

Goal T-5: To provide sufficient suitable parking designed to minimize traffic impacts;

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 subject lot is significantly substandard and also has two (2) front yard setbacks.

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?

A literal interpretaion of the ordinance would deprive the owner the ability to construct a modern dwelling with second floor living space. The proposed dwelling will improve existing setbacks.


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

The propsed renovation add additional bedrooms to the property while only increasing lot by 3%,. The proposed dwelling with increase the current north and west side yard setbcks. The existing dwelling is located 4.5' from the north side yard setback. The renovations will increase the main dwelling setback to 10' (4.9' for bulkhead). The garage setback will increase from 3.2' to 5'8" The renovations will meet the front yard setbacks and the east side yard setback will remain at 3'6". The reconfigured dwelling and garage connector will increase lot coverage from 36% to 39%.

characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant; and

- d. That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.
- e. That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience. 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;

By signing below, I hereby attest that the information provided is accurate and truthful. I also attest that I have read the section entitled "The Zoning Board's Role".



Applicant's Signature

Owner's Signature

() 846-0120

Telephone Number

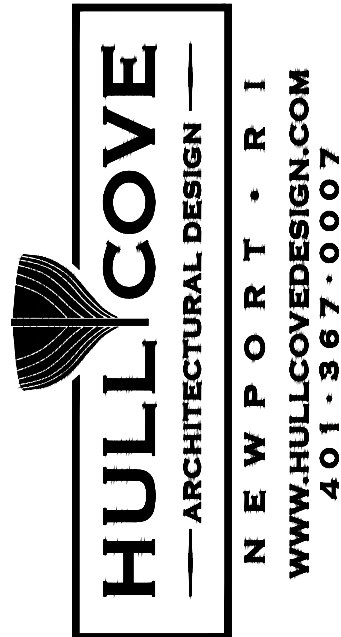
() _____

Telephone Number

Email address jlyndemullan.com

Be sure all required drawings are attached to this application at the time of the submittal.

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SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE
EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.










NARDO RESIDENCE

49 1/2 THIRD STREET
NEWPORT RI 02840

SITE PLAN

DWG CONTENTS:

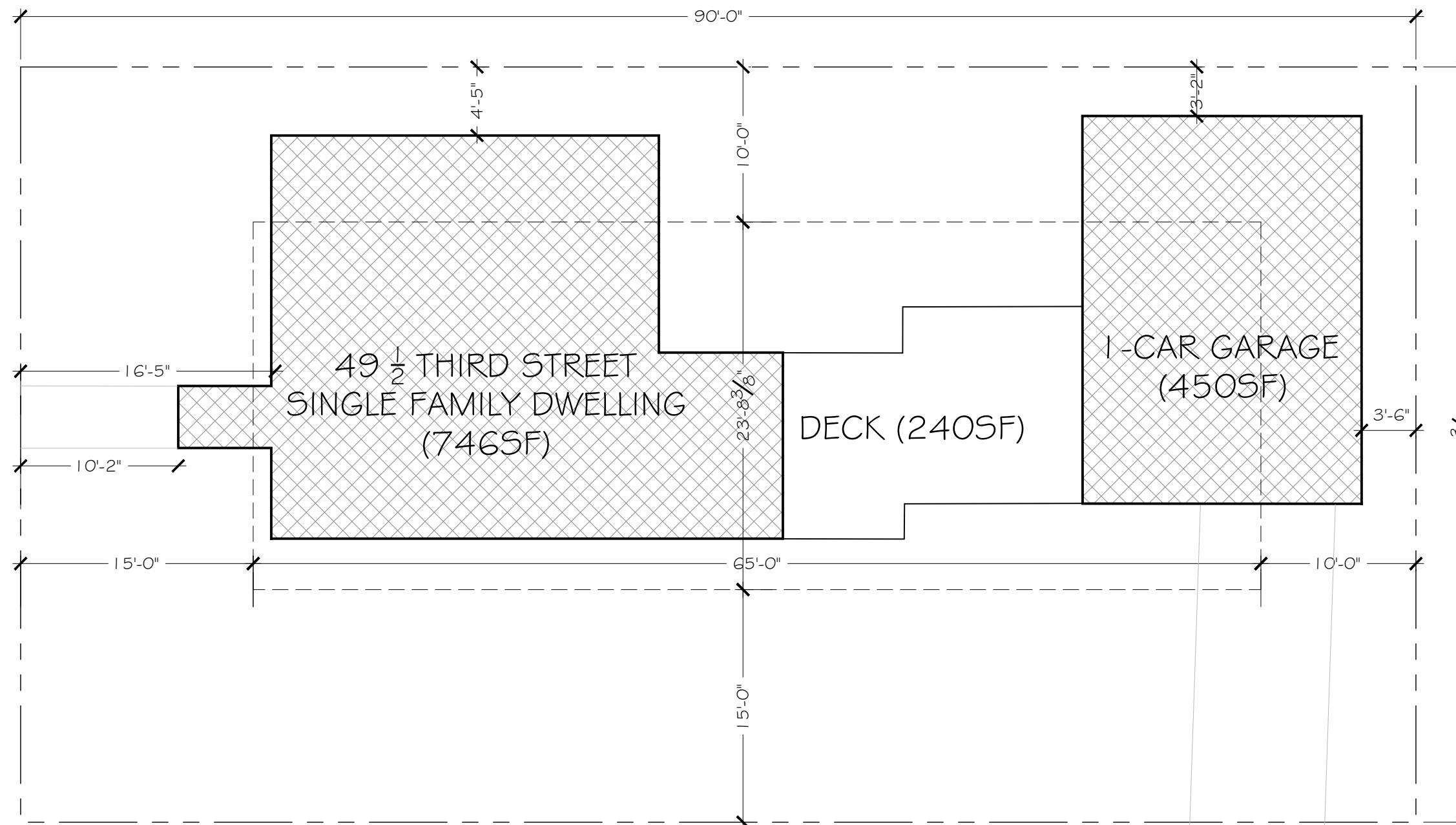
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PHASE		DATE
SD	8.10.23	
OWN BY:	CHKD BY:	
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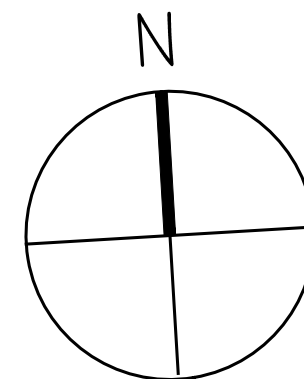
SHEET NO.

A100

THIRD STREET



SITE ANALYSIS:
ZONE: R10
MIN. LOT SIZE: 10,000
ACTUAL LOT SIZE: 4,383
MAX. COVERAGE: 20% (8765F)
ACTUAL COVERAGE: 15995F = 36%
MAX. PRINCIPAL HEIGHT: 30
MIN. FRONT YARD SETBACK: 15
MIN. SIDE YARD SETBACK: 10



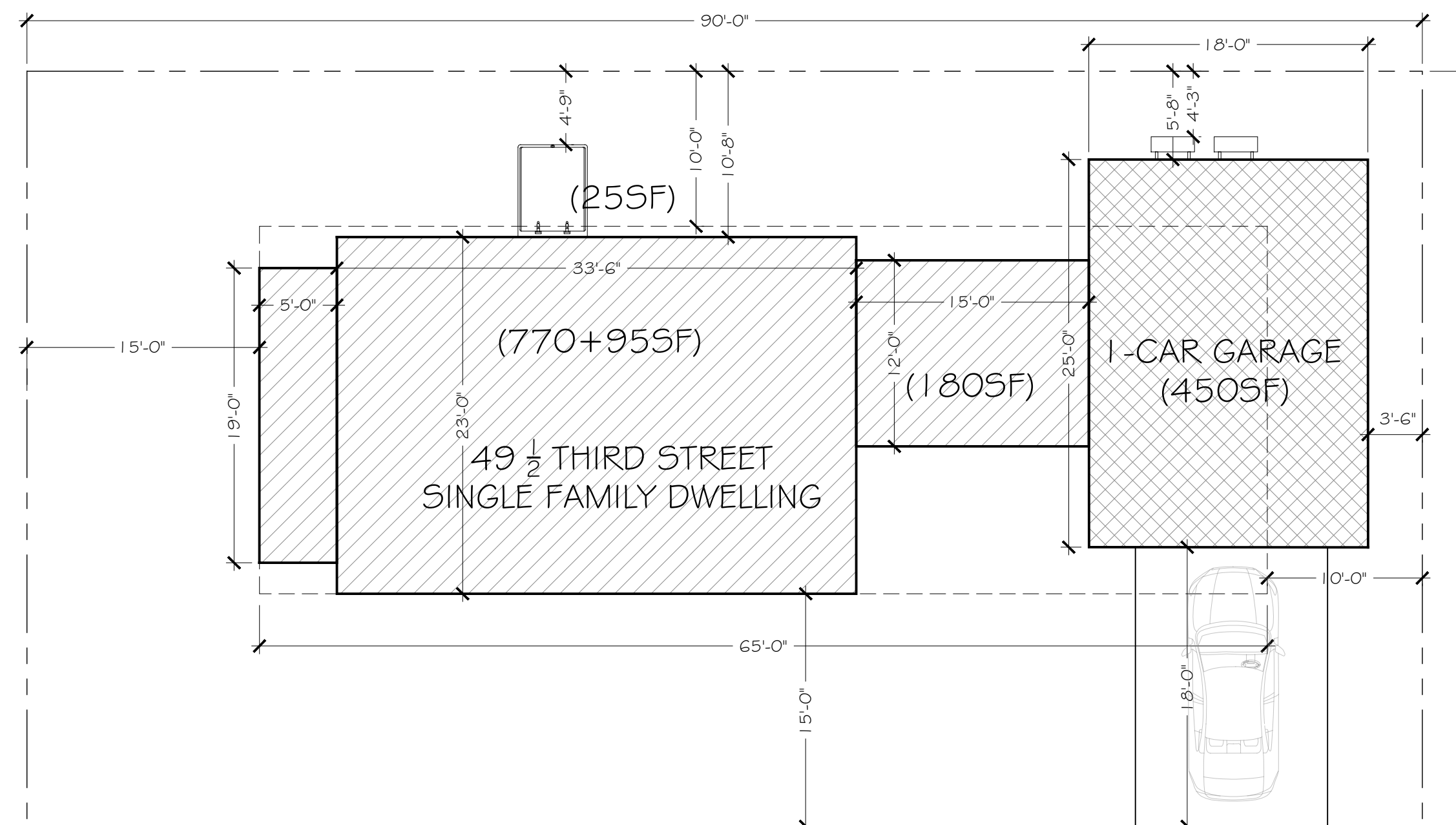
NOTE: EXISTING STRUCTURES TO BE
DEMOLISHED IN THEIR ENTIRETY

KATZMAN PLACE

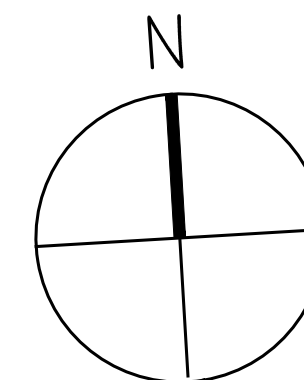
1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

THIRD STREET



SITE ANALYSIS:
 ZONE: R10
 MIN. LOT SIZE: 10,000
 ACTUAL LOT SIZE: 4,383
 MAX. COVERAGE: 20% (8765F)
 PROPOSED COVERAGE: 1,719SF = 39%
 (without porch 1,614SF = 36%)
 MAX. PRINCIPAL HEIGHT: 30
 MIN. FRONT YARD SETBACK: 15
 MIN. SIDE YARD SETBACK: 10



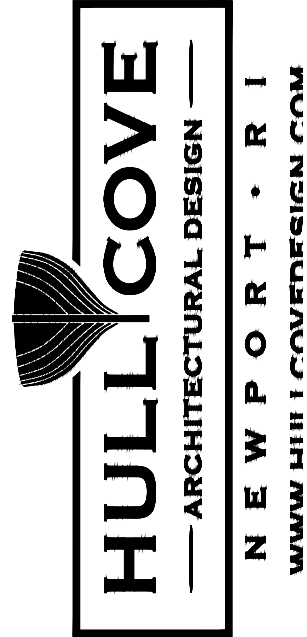
NOTE: GC TO PROVIDE NEW GAS,
ELECTRICAL, SEWER CONNECTIONS AS
REQUIRED - REFER TO PROPOSED SITE
PLAN BY ENGINEER

KATZMAN PLACE

2) PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

SCALE: $1/8" = 1'-0"$

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NARDO RESIDENCE
49 1/2 THIRD STREET
NEWPORT RI 02840

TITLE
DWG. CONTENTS

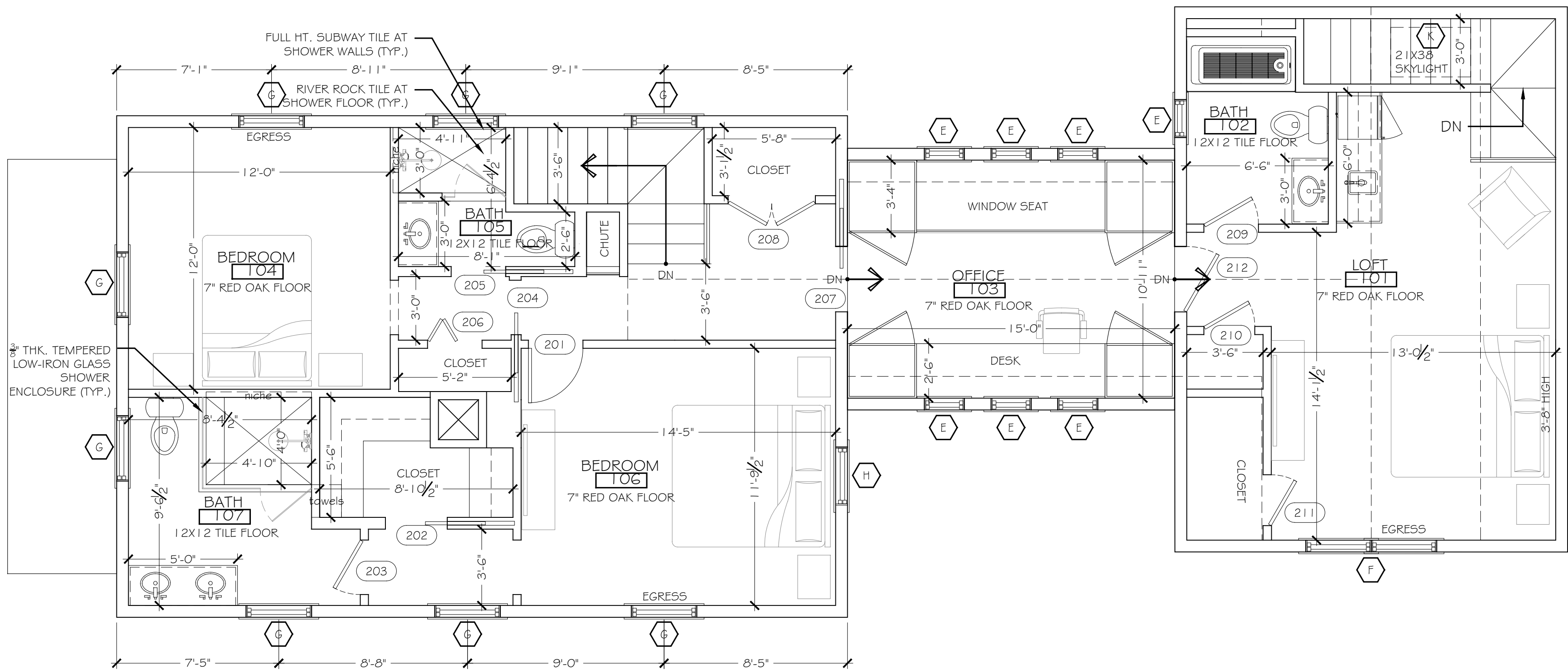
PHASE: SD DATE: 8.10.2
OWN BY: MM CHKD BY: HCC

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SHEET NO.

A101



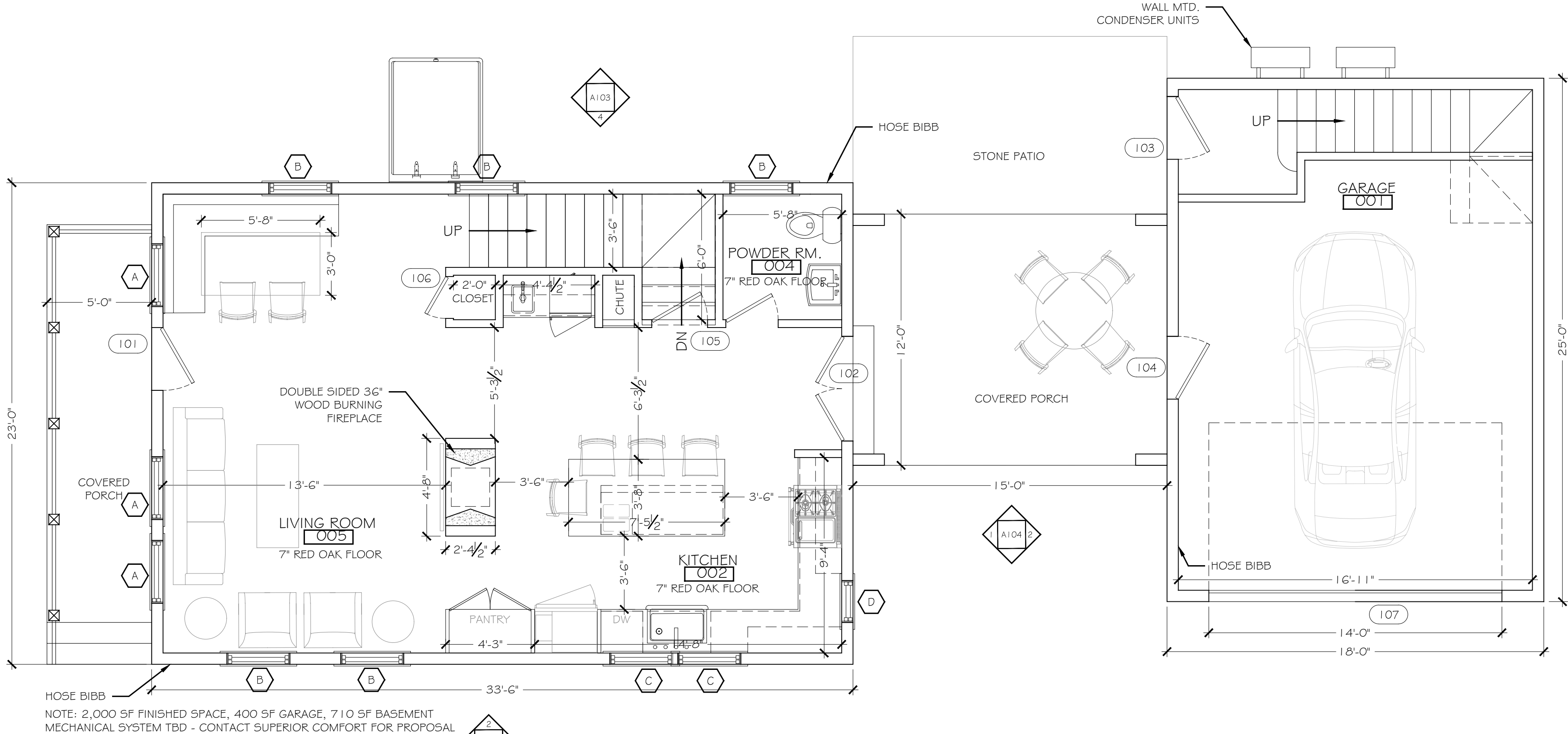
2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

CONSTRUCTION PLAN LEGEND:

- WINDOW TAG - REFER TO WINDOW SCHEDULE AG00
- DOOR TAG - REFER TO DOOR SCHEDULE AG00
- EQUIPMENT TAG - REFER TO APPLIANCE/PLUMBING/ACCESSORY SCHEDULE
- ELEVATION TAG - REFER TO INTERIOR ELEVATIONS

GENERAL NOTES:

- ALL DIMENSIONS TAKEN FROM FACE OF FRAMING/CONCRETE UNLESS OTHERWISE NOTED, VIF. CONTRACTOR TO NOTIFY HCD OF ANY DISCREPANCIES.
- DO NOT SCALE DRAWINGS. CONTACT HCD TO VERIFY DIMENSIONS.
- WINDOW AND DOOR MEASUREMENTS TAKEN TO CENTER OF UNIT, UNLESS OTHERWISE NOTED.
- ROUGH HEAD HEIGHT (R.H.H.) DIMENSIONS ARE TAKEN FROM TOP OF SUBFLOOR; REFER TO EXTERIOR ELEVATIONS.
- EXACT LOCATION OF ALL M.E.P. ITEMS TO BE COORDINATED IN FIELD WITH HCD AND OWNER.
- CONTRACTOR TO PROVIDE BLOCKING FOR ALL EQUIPMENT, MILLWORK & ACCESSORIES AS REQUIRED.
- ALL EQUIPMENT & ACCESSORIES TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
- ALL CLOSETS TO HAVE CHROME ROD & PAINTED SHELF AS SHOWN U.O.N.
- CENTRAL VAC SYSTEM TO BE INSTALLED AT FIRST AND SECOND FLOORS.
- PROVIDE SEPARATE LINE ITEM FOR ELECTRIC FLOOR WARMING THROUGHOUT FIRST AND SECOND FLOORS.



NOTE: 2,000 SF FINISHED SPACE, 400 SF GARAGE, 710 SF BASEMENT MECHANICAL SYSTEM TBD - CONTACT SUPERIOR COMFORT FOR PROPOSAL

1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED ELEVATION - WEST (THIRD STREET)
SCALE: 1/4" = 1'-0"

2 PROPOSED ELEVATION - SOUTH (KATZMAN PLACE)
SCALE: 1/4" = 1'-0"

3 PROPOSED ELEVATION - EAST
SCALE: 1/4" = 1'-0"

4 PROPOSED ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

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HULL COVE
ARCHITECTURAL DESIGN
NEWPORT, RI
WWW.HULLCOVEDESIGN.COM
401-367-0007

NARDO RESIDENCE
49 1/2 THIRD STREET
NEWPORT RI 02840
EXTERIOR ELEVATIONS

TITLE: DWG CONTENTS

PHASE:	SD	DATE:	8.10.23
OWN BY:	MM-MF	CHKD BY:	HCD

REVISIONS:

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SHEET NO.

A103

APPLIANCE SCHEDULE:

MARK	ROOM NAME	APPLIANCE/ACCESSORY	MANUFACTURER	MODEL	SIZE	FINISH	NOTES	COUNT
A	KITCHEN	REFRIGERATOR						1
B	KITCHEN	MICROWAVE						1
C	KITCHEN	RANGE	BERTAZZONI/LA CORNUE					1
D	KITCHEN	DISHWASHER						1
E	LAUNDRY	WASHER/DRYER	ELECTROLUX/WHIRLPOOL				TOP LOAD	1
F	KITCHEN	U.C. REFRIGERATOR						2
G	KITCHEN	HOOD						1

PLUMBING FIXTURE/ACCESSORY SCHEDULE:

MARK	ROOM NAME	FIXTURE/ACCESSORY	MANUFACTURER	MODEL	SIZE	FINISH	NOTES	COUNT
1	KITCHEN	SINK					W/ DISPOSAL & AIR SWITCH	1
2	KITCHEN	FAUCET					W/ REQUIRED ACCESSORIES	1
3	KITCHEN	BAR SINK					W/ REQUIRED ACCESSORIES	2
4	KITCHEN	BAR FAUCET					W/ REQUIRED ACCESSORIES	2
5	KITCHEN	POT FILLER					W/ REQUIRED ACCESSORIES	1
6	BATH	TOILET					W/ REQUIRED ACCESSORIES	4
7	BATH	SINK					W/ REQUIRED ACCESSORIES	5
8	BATH	FAUCET					W/ REQUIRED ACCESSORIES	5
9	BATH	TISSUE HOLDER						4
10	BATH	TOWEL BAR						3
11	BATH	HANDSHOWER					W/ REQUIRED ACCESSORIES	2
12	BATH	SHOWER HEAD					W/ REQUIRED ACCESSORIES	2
13	BATH	SHOWER CONTROLS					W/ REQUIRED ACCESSORIES	2
14	BATH	ALCOVE TUB					W/ REQUIRED ACCESSORIES	1
15	BATH	TUB/SHOWER CONTROLS					W/ REQUIRED ACCESSORIES	1
16	LAUNDRY	UTILITY SINK					W/ REQUIRED ACCESSORIES	1

DOOR SCHEDULE:

DOOR NUMBER	DOOR TYPE	DOOR SIZE	THICKNESS	HARDWARE SET	DOOR FINISH	NOTES
001	A	3'-0" x 7'-0"	1.35"	3	PAINT	
002	F	3'-0" x 6'-8"	1.35"	8	TBD	BASEMENT ENTRY
101	B	3'-0" x 8'-0"	1.75"	5	STAIN	DOUBLE DOOR
102	C	5'-0" x 8'-0"	1.75"	6	STAIN	
103	D	3'-0" x 7'-0"	1.75"	5	STAIN	
104	D	3'-0" x 7'-0"	1.75"	5	STAIN	
105	A	2'-8" x 7'-0"	1.35"	1	PAINT	
106	A	2'-0" x 7'-0"	1.35"	2	PAINT	
107	E		-	-	STAIN	GARAGE DOOR
201	A	2'-8" x 6'-8"	1.35"	1	PAINT	
202	A	2'-8" x 6'-8"	1.35"	4	PAINT	POCKET DOOR
203	A	2'-6" x 6'-8"	1.35"	1	PAINT	
204	A	2'-6" x 6'-8"	1.35"	4	PAINT	POCKET DOOR
205	A	2'-6" x 6'-8"	1.35"	4	PAINT	POCKET DOOR
206	A1	2'-6" x 6'-8"	1.35"	7	PAINT	BI-FOLD
207	A	3'-0" x 6'-8"	1.35"	4	PAINT	POCKET DOOR
208	A2	4'-0" x 6'-8"	1.35"	2	PAINT	DOUBLE CLOSET
209	A	2'-6" x 6'-8"	1.35"	1	PAINT	
210	A	2'-4" x 6'-8"	1.35"	2	PAINT	
211	A	2'-4" x 6'-8"	1.35"	2	PAINT	
212	A	3'-0" x 6'-8"	1.35"	1	PAINT	

DOOR SCHEDULE NOTES:

- INSTALL ALL UNITS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS/ INSTRUCTIONS INCLUDING SHIMS, ANCHORAGE AND SILL AND JAMB WATERPROOFING.
- REFER TO FLOOR PLAN FOR DOOR HANDING.
- ALL EXTERIOR DOORS TO BE KEYED ALIKE.
- ALL DOOR HARDWARE TO BE FINISH TBD.

DOOR HARDWARE SETS:

SET #1: SINGLE SWING DOOR

PRIVACY SET:
HINGES:

SET #2: SINGLE CLOSET DOOR

DUMMY SET:
HINGES:
ROLLER CATCH: (1) PER LEAF EMTEK #8801

SET #3: SINGLE SWING DOOR

PASSAGE SET:
HINGES:

SET #4: POCKET DOOR

MORTISE PULL: EMTEK MODERN RECTANGULAR W/ LOCK
POCKET HARDWARE: HAFELE HAWA JUNIOR 801Z

SET #5: ENTRY DOOR

ENTRY SET:
HINGES:

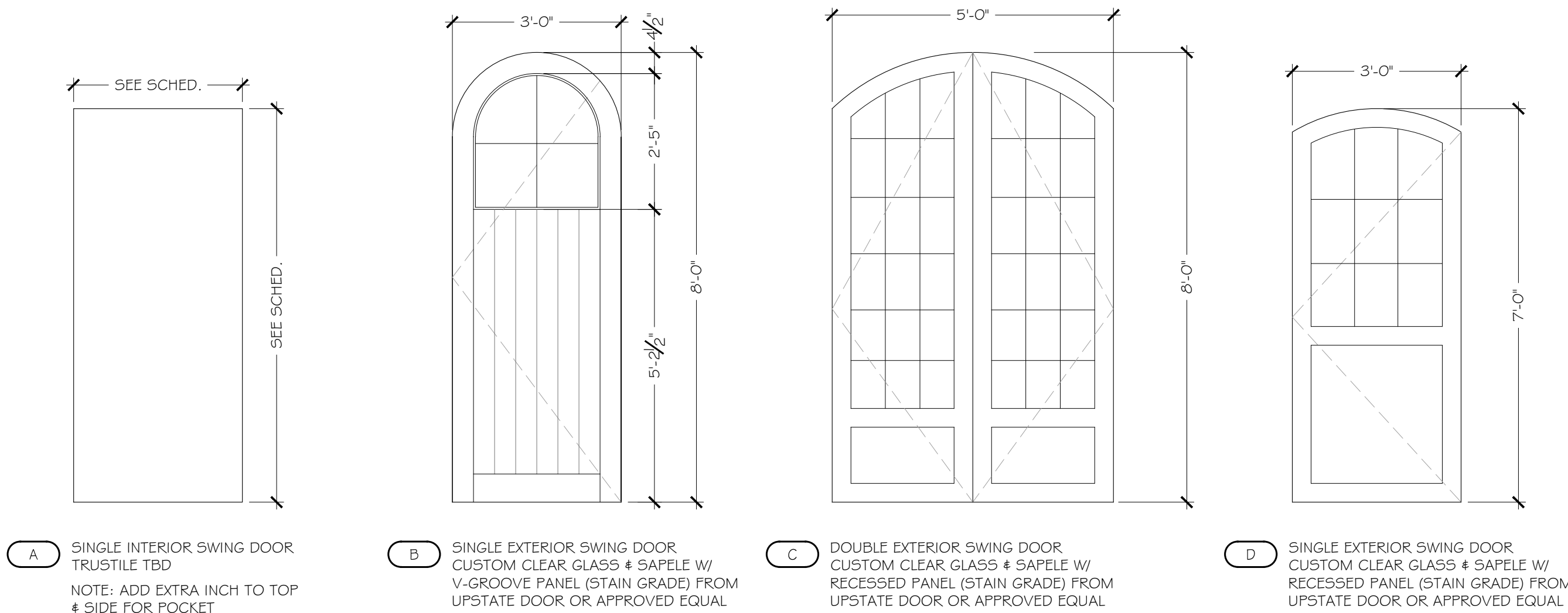
SET #6: DOUBLE ENTRY DOOR

ENTRY SET:
HINGES:

SET #7: BI-FOLD DOOR

DOOR FULL:
TRACK:
HINGES:

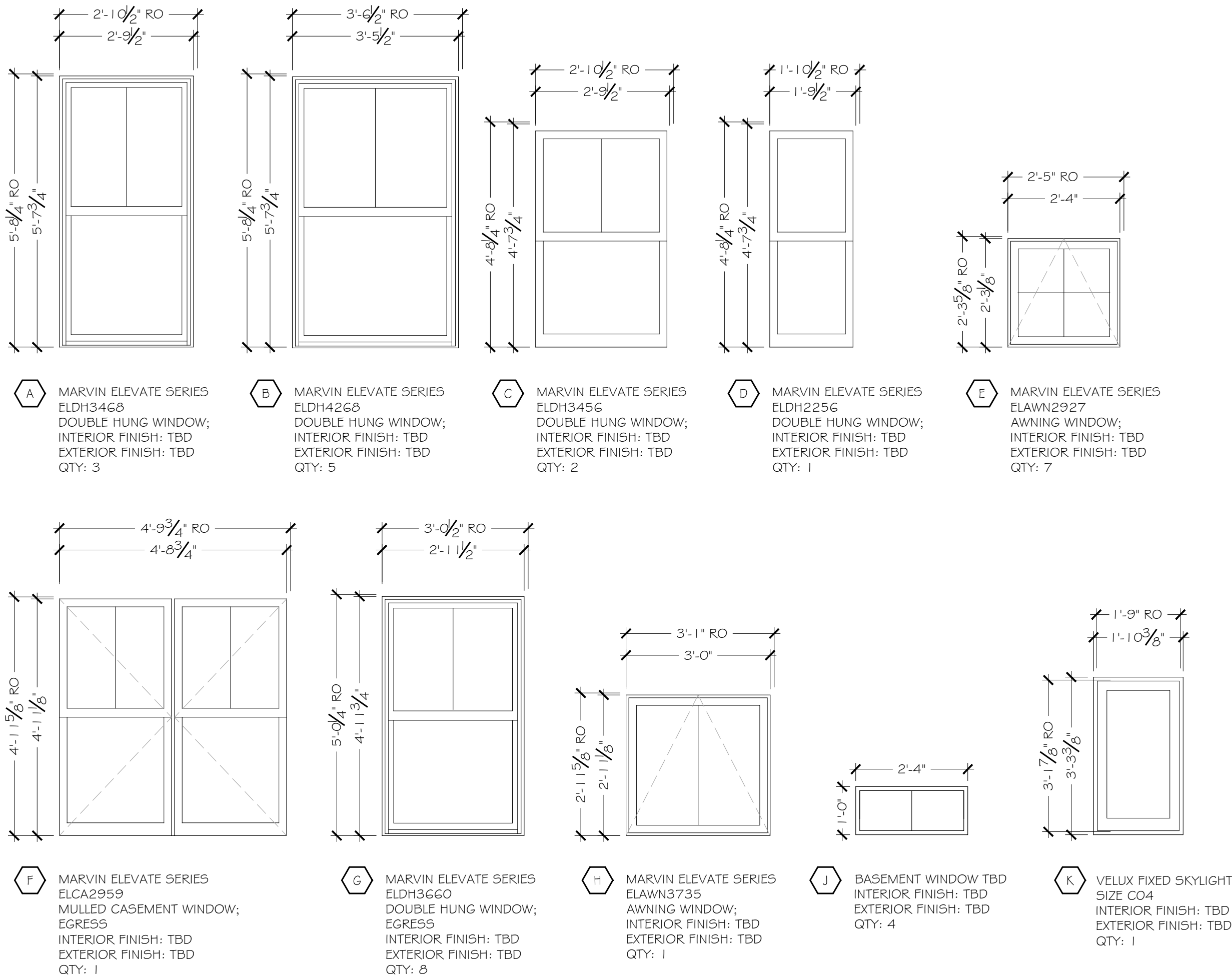
DOOR TYPES:



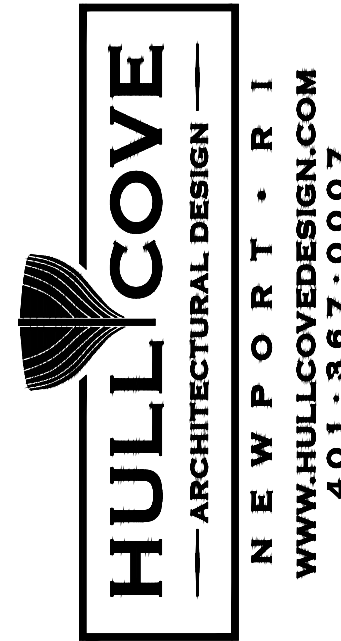
WINDOW SCHEDULE NOTES:

- INSTALL ALL UNITS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS/ INSTRUCTIONS INCLUDING SHIMS, ANCHORAGE AND SILL AND JAMB WATERPROOFING.
- ALL OPERABLE WINDOWS TO RECEIVE FULL EXTERIOR INSECT SCREEN.
- ALL GLASS TO BE LOW-E.
- SAFETY GLASS TO BE PROVIDED AS REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO:
 - AT ANY PANE LARGER THAN 9 SQ. FT. WITH THE BOTTOM EDGE AT LESS THAN 18" ABOVE THE FLOOR.
 - AT WINDOWS WITHIN 60" OF A SHOWER OR TUB.
- WINDOWS SHOWN FROM EXTERIOR VIEW
- G.C. TO PROVIDE SUBMITTALS FOR REVIEW PRIOR TO ORDERING.
- REFER TO ELEVATIONS FOR OPERATION AND GRILLE PATTERNS.
- ALL HARDWARE TO BE FINISH TBD.

WINDOW SCHEDULE:



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NARDO RESIDENCE

49 1/2 THIRD STREET
NEWPORT RI 02840

EXTERIOR ELEVATIONS

TITLE

PHASE:	DATE:
SD	8.10.23
DWN BY:	CHKD BY:
MM-MF	HCD

REVISIONS:
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SHEET NO.

A600

LIGHT FIXTURE SCHEDULE:

MARK	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	SIZE	FINISH	NOTES
A		RECESSED DOWNLIGHT					DOWNLIGHT
B		LED STRIP LIGHT					UNDER CABINET W/ SQUARE ALUM. HOUSING
C		PENDANT					PROVIDED BY OWNER
D		SURFACE MOUNT					BASEMENT
E		SCONCE					PROVIDED BY OWNER
F		CEILING FAN					PROVIDED BY OWNER

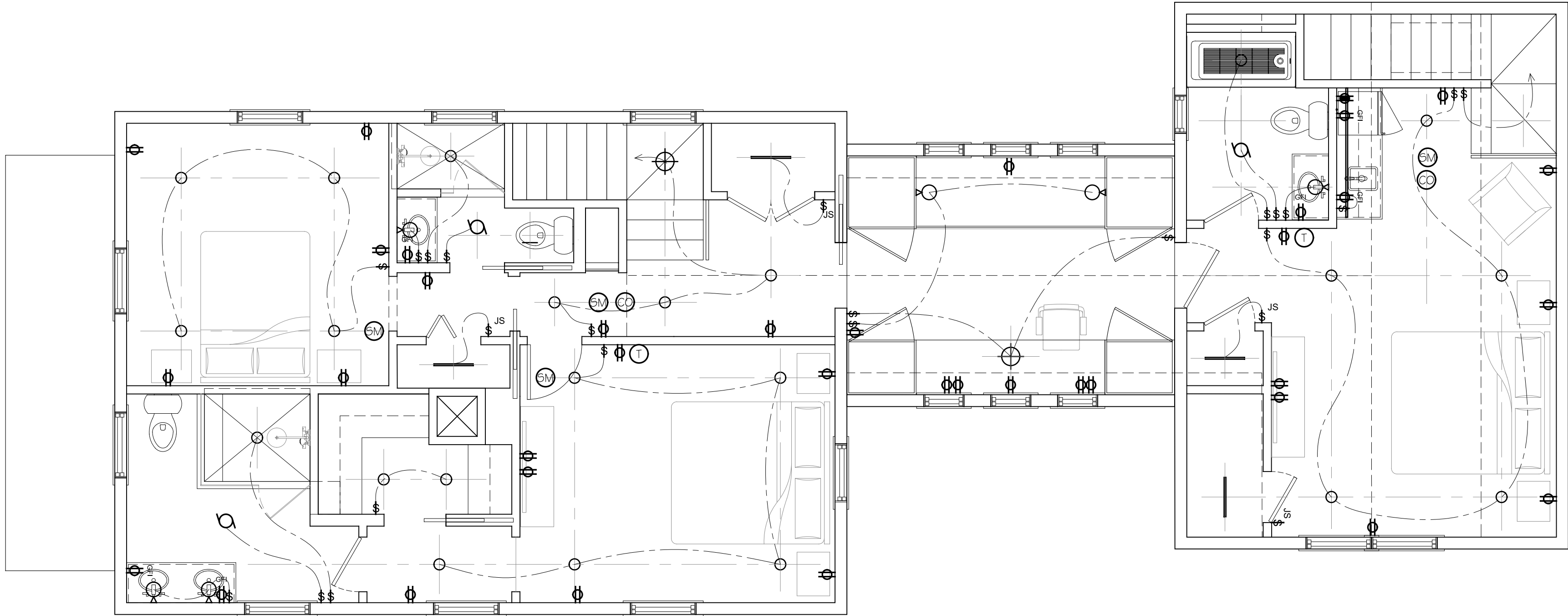
ELECTRICAL LEGEND:

- ⌀ DUPLEX OUTLET
'GFI' DENOTES GROUND FAULT INTERRUPT OUTLET
⌀ DEDICATED DUPLEX OUTLET LOCATION/POWER FOR EQUIPMENT AS RECOMMENDED BY MANUFACTURER
⌀ HALF SWITCH OUTLET
\$ SINGLE POLE SWITCH
'3' DENOTES 3-WAY
'JS' DENOTES JAMB SWITCH
*ALL LIGHTS TO HAVE DIMMER SWITCHES

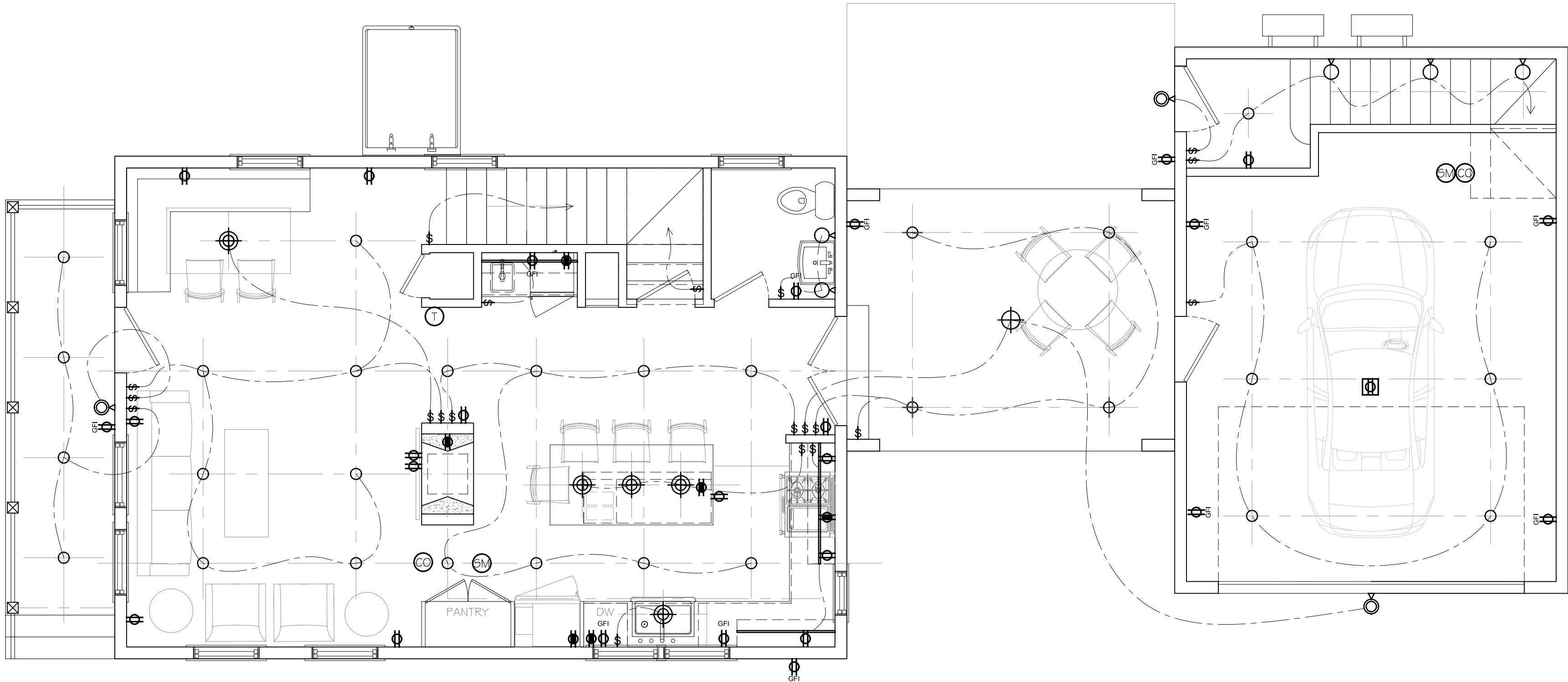
- CATV
CABLE TV CONNECTION
☼ CARBON MONOXIDE DETECTOR
SM SMOKE DETECTOR
NUTONE EXHAUST FAN W/ LIGHT/NIGHT LIGHT AND HEATER COMBO
T THERMOSTAT

ELECTRICAL NOTES:

1. PROVIDE SMOKE/HEAT & CARBON MONOXIDE DETECTORS AS SHOWN ON PLAN AND AS REQUIRED BY BUILDING CODES.
2. PROVIDE POWER TO EACH APPLIANCE PER MANUFACTURERS RECOMMENDATIONS.
3. ALL GENERAL OUTLETS TO BE PLACED AT 18" A.F.F. UNLESS OTHERWISE NOTED.
4. ALL LIGHT SWITCHES TO BE LOCATED AT 42" A.F.F.
5. PROVIDE LIGHTING AS REQUIRED BY CODE IN MECHANICAL/ ACCESS/ STORAGE SPACES.
6. ALL SWITCHES & FACE PLATES TO BE DECORA SERIES; COLOR TBD

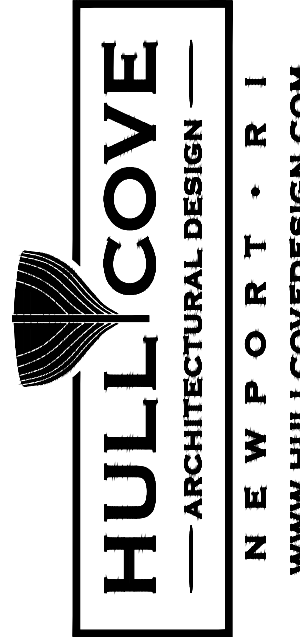


2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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49 1/2 THIRD STREET
NEWPORT RI 02840

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PHASE: SD	8.10.2
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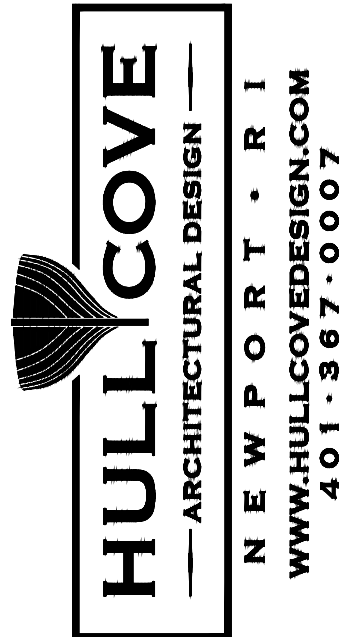
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NARDO RESIDENCE

49 1/2 THIRD STREET
NEWPORT RI 02840

POWER PLANS

PHASE:

SD

DATE _____

3.10.23

DOWN BY:

CHKD BY:

REVISIONS:

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$$\frac{1}{3}$$
$$\frac{\Delta}{\Delta}$$
$$\frac{\Delta_{\text{eff}}}{\Delta}$$

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7



STAMM





SHEET NO.

A802

LIGHT FIXTURE SCHEDULE

MARK	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	SIZE	FINISH	NOTES
A		RECESSED DOWNLIGHT					DOWNLIGHT
B		LED STRIP LIGHT					UNDER CABINET W/ SQUARE ALUM. HOUSING
C		PENDANT					PROVIDED BY OWNER
D		SURFACE MOUNT					BASEMENT
E		SCONCE					PROVIDED BY OWNER
F		CEILING FAN					PROVIDED BY OWNER

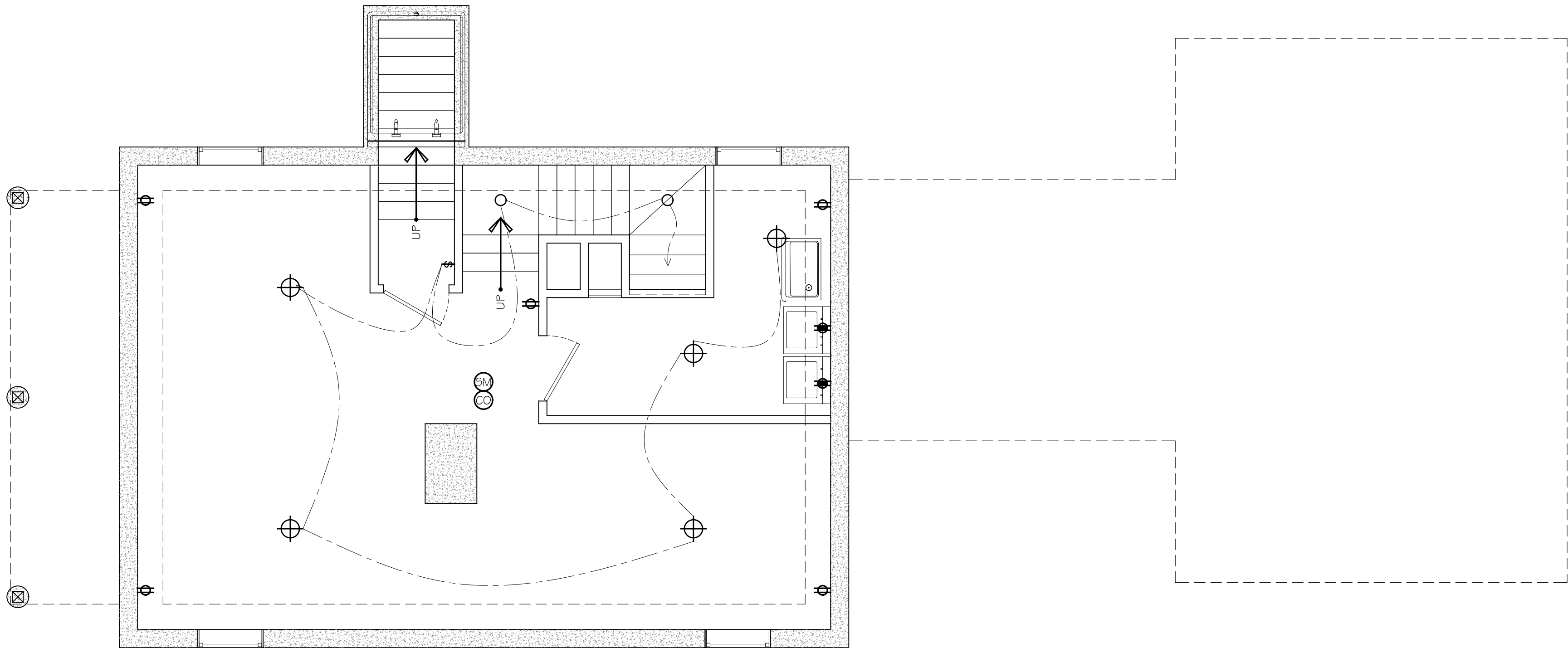
ELECTRICAL LEGEND:

-  DUPLEX OUTLET
 'GF' DENOTES GROUND FAULT INTERRUPT
 OUTLET
 DEDICATED DUPLEX OUTLET
 LOCATION/POWER FOR EQUIPMENT AS
 RECOMMENDED BY MANUFACTURER
 HALF SWITCH OUTLET
 SINGLE POLE SWITCH
 '3' DENOTES 3-WAY
 'JS' DENOTES JAMB SWITCH
 *ALL LIGHTS TO HAVE DIMMER SWITCHES

- CATV CABLE TV CONNECTION
CO CARBON MONOXIDE DETECTOR
SM SMOKE DETECTOR
NUTONE EXHAUST FAN W/ LIGHT/NIGHT LIGHT AND HEATER COMBO
T THERMOSTAT

ELECTRICAL NOTES:

1. PROVIDE SMOKE/HEAT & CARBON MONOXIDE DETECTORS AS SHOWN ON PLAN AND AS REQUIRED BY BUILDING CODES.
2. PROVIDE POWER TO EACH APPLIANCE PER MANUFACTURERS RECOMMENDATIONS.
3. ALL GENERAL OUTLETS TO BE PLACED AT 18" A.F.F. UNLESS OTHERWISE NOTED.
4. ALL LIGHT SWITCHES TO BE LOCATED AT 42" A.F.F.
5. PROVIDE LIGHTING AS REQUIRED BY CODE IN MECHANICAL/ ACCESS/ STORAGE SPACES.
6. ALL SWITCHES & FACE PLATES TO BE DECORA SERIES; COLOR TBD



1 PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"