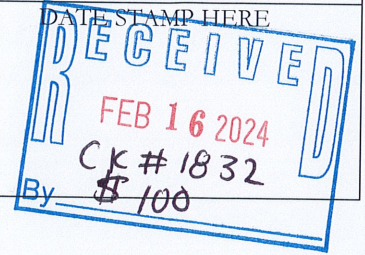




Newport Zoning Application

ZBR 2024 - APR - 001

(This box for staff use only)



Date: FEB. 16 2024

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: 44 EAST BOWERY ST.

Tax Assessor's Plat: 34 Lot: 062 Zoning District: R10

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

Property Owner: DAVID WARREN

Mailing Address: 5 KEMPSON ST

Email Address: DAVIDWARREN0429@AOL.COM

Phone Number: 401-862-0228

How long have you been the owner of the above premise? 22 years

Legally Authorized Representative *if applicable: _____

Mailing Address: _____

Email Address: _____ Phone Number: _____

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? yes

Total square footage of the footprint of existing buildings: 3920 sq. ft.

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

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)			
Coverage Area (sq. ft)			
Lot Coverage (%)			
Dwelling Units	3		
Parking (# of spaces)	3		
Front Setback (ft.)	15 FT		
Side Setbacks (ft.)	4 FT		
Rear Setback (ft.)	NA		
Height (ft.)	30		



Newport Zoning Application

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

Present use of Premise: 3 FAMILY

Proposed use of Premise: SAME.

Summary of Proposed Alterations

Seek Relief under 17-100-030

ASKING Relief to continue with OVERHEAD UTILITIES

UNDERGROUND UTILITIES WOULD RESULT IN DIGGINGS +

CROSSING OVER 2 OF MY NEIGHBORS YARD



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)

Fire Renovations in upgrading electrical services
LOCATE AT 44 EAST BOWEN ST. ASKING FOR RELIEF OF
ORDINANCE 17.100.030 TO NOT CONTINUE WITH OVERHEAD
UTILITIES.



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.

David B. Wan

Applicant Signature

FEB 16 2024

Date

David B. Wan

Owner Signature

FEB 16 2024

Date

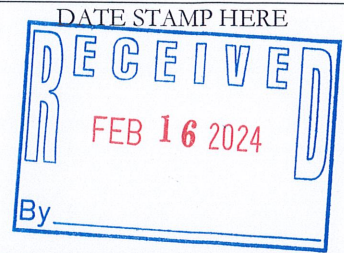


Newport Zoning Application Submittal Requirements

ZBR 2024 - Apr - 001

- 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)

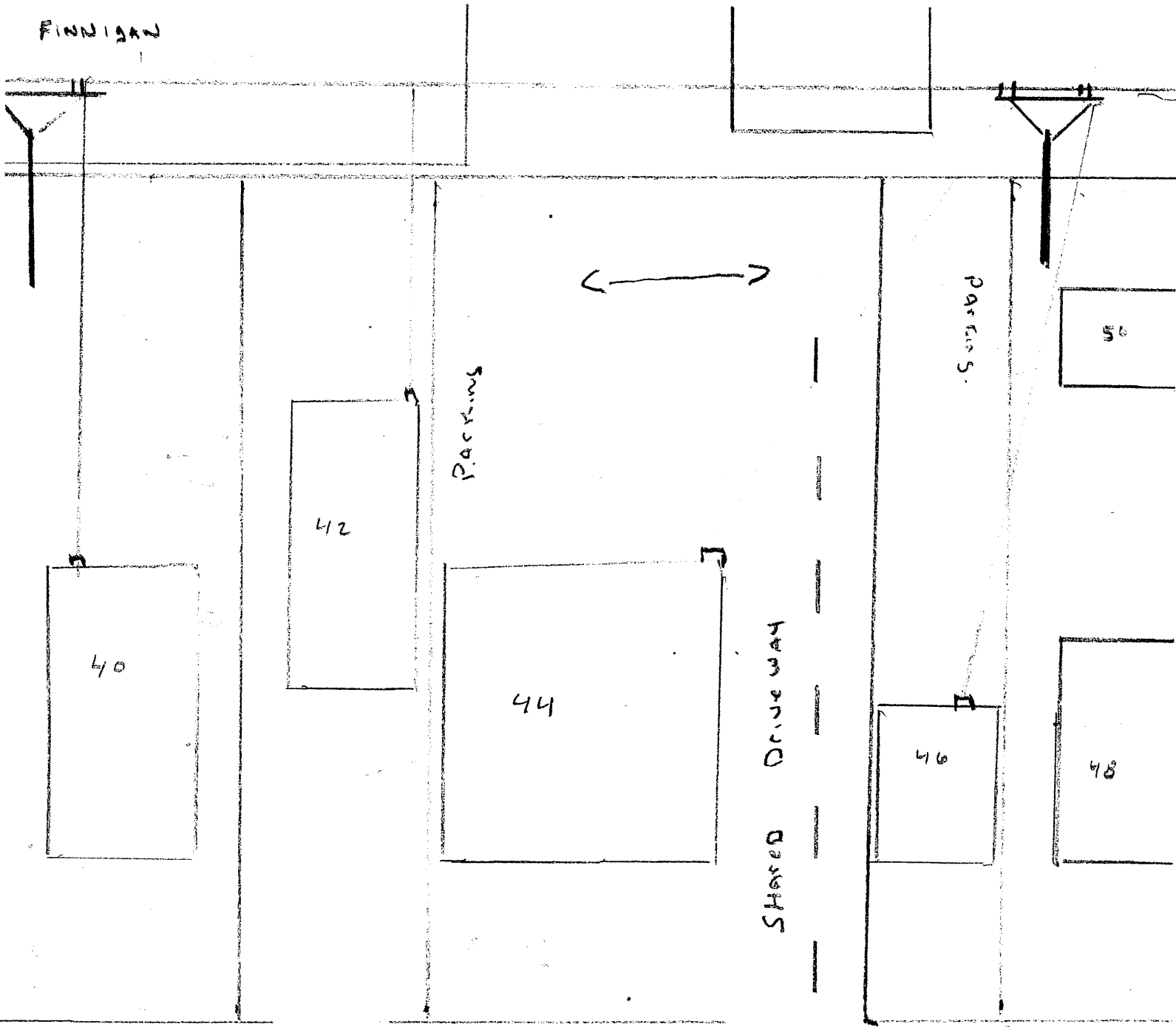
Section 2 – Plan Package – Pages 4-7 of the Guide Required for All Development Projects (Involving New Structures, Additions, Exterior Alterations, etc.) Individual requirements of the Plan Package (listed below) may differ depending on the project

- 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

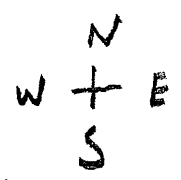
- A. Site Photographs
- B. Photo Simulations
- C. Structural Evaluation
- D. Parking Survey
- E. Traffic Impact Analysis

FINNIGAN



← EAST

Power →





ELECTRICAL PERMIT

PERMIT #: **E-22-886**

PROJECT #: 186
PROJECT NAME: **REWIRE & SERVICE**
PROJECT COST: 39,400

THIS IS TO CERTIFY THAT RI CONTRACTOR	NAME: ADDRESS: COMPANY: BRITAIN ELECTRIC INC COMPANY ADDRESS: 14 CLINTON AVE UNIT 1, JAMESTOWN, RI, 02835 IF PROPERTY OWNER, INDICATE HERE: Yes, as a licensed electrical professional	REGISTRATION/LICENSE INFO: LICENSE TYPE: ELECTRICAL CORP LICENSE NUMBER: A-000292
IS PERMITTED TO PERFORM THE FOLLOWING SCOPE OF WORK	Rewire Building - plugs , switches , lights , smoke and CO detectors , bathroom fans and furnace	
ADDITIONAL REMARKS		
AT SITE LOCATION	ADDRESS: 44 E BOWERY ST Newport, RI 02840	PLAT/MAP - LOT/BLOCK - FILE/PARCEL: 34-062 AREA: 0 ZONING: 0001 BUILDING CLASSIFICATION: USE/OCCUPANCY:
OWNER/AGENCY	NAME: DS WARREN ENTERPRISES LLC ADDRESS: 5 KEMPSER ST NEWPORT RI 02840,	

PROVIDED that the person accepting this Permit shall in every respect conform to the terms of the application on file in this office and to the provisions of the Statutes and Ordinances relating to the Zoning, Construction, Alteration, and Maintenance of Buildings in the municipality and shall begin work on said building by (within SIX MONTHS from the date of issuance of this permit) hereof and prosecute the work thereon to a speedy Completion.

Any person who shall violate any of the Statutes and Ordinances relating to Zoning, Construction, Alteration, and Maintenance in the municipality shall be punished by penalties imposed by the State Building Code and Local Zoning Ordinances.

RICHARD GREEN, ELECTRICAL INSPECTOR January 19, 2023

Work shall not proceed until the inspector has approved the various stages of construction.

This is an e-permit. To learn more, scan this barcode or visit newportri.viewpointcloud.com/#!/records/142969	
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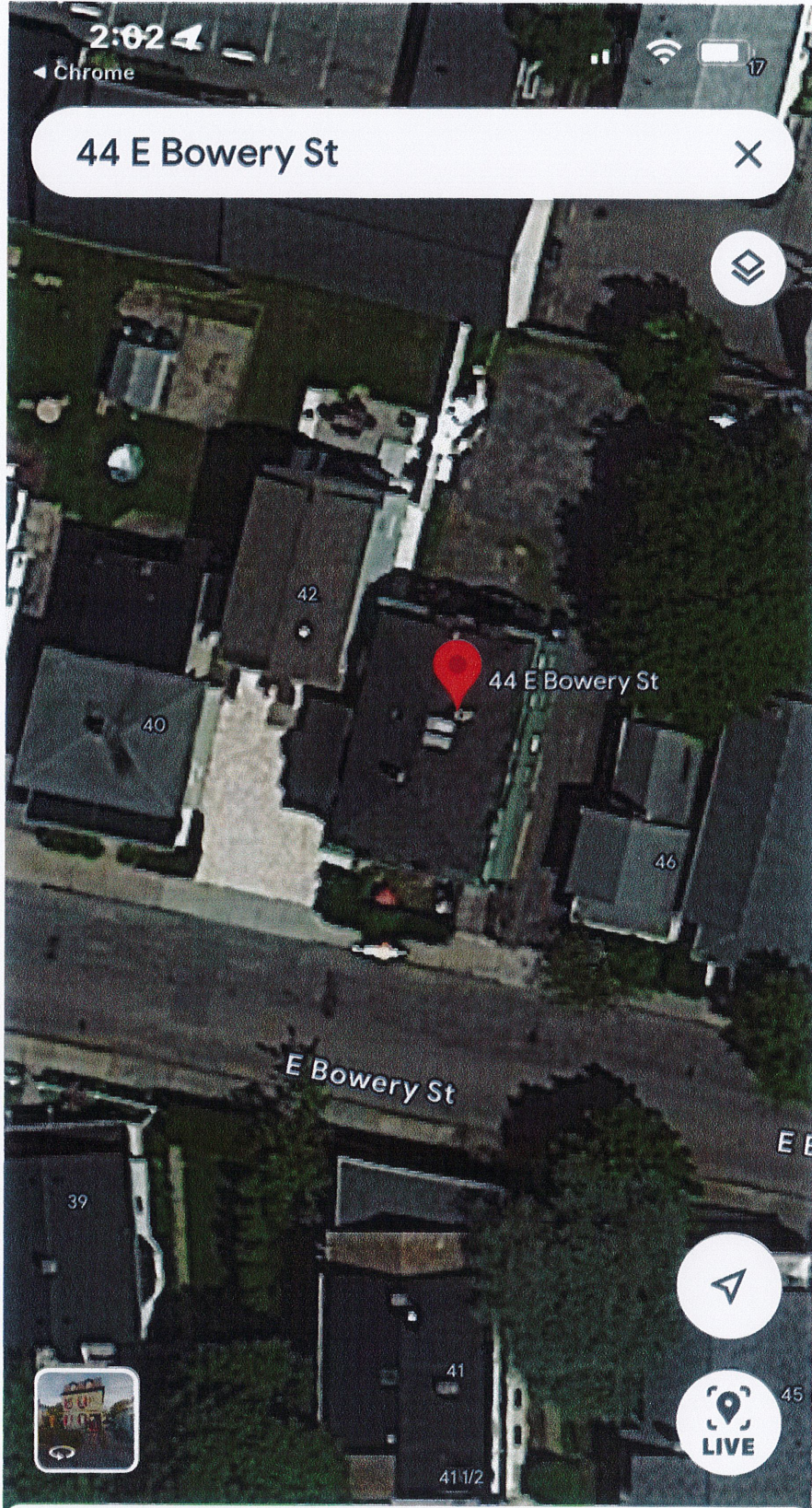
Building Dept (401) 845-5459 Fire Prevention/Fire Marshal (401) 845-5913	CITY OF NEWPORT INSPECTION APPROVAL	Electrical Dept (401) 845-5460
<i>Separate Permits are Required for Each Trade</i>		

INSPECTION TYPE	APPROVED BY	DATE	REMARKS
Demo			
National Grid Inspection			
Off Peak Meter			
Temporary Service			
Service and Meter			
Underground/Trench			
Solar			
Partial Rough			
Rough			
Partial Final			
Final			

2:02

Chrome

44 E Bowery St



44 E Bowery St

Directions

Start

Save

A

Newport

(Summary Data - may not be Complete Representation of Property)

Parcel: 34-062 Location: 44 E BOWERY ST Owner: WARREN DAVID B
 Account: 6018 User Acct: R06443 LUC: 02 - 2-3 Family Zoning: R10

Parcel Values
 Total: \$480,600 Land: \$254,800 Land Area: 3,814 SF Building: \$225,800 Assessed: \$480,600

Sales Information

Book and Page	Instrument Type	Date	Price	Grantor
2701-276		10/13/2017	\$0	DS WARREN ENTERPRISES LLC
1690-220		11/03/2005	\$0	WARREN DAVID B AND SHEILA A

Building Type: Three Family **Year Built:** 1900 **Grade:** C+ **Condition:** FR
Heat Fuel: Oil **Heat Type:** Hot Water **% Air Conditioned:** 0.00 **Fireplaces:** 0
Exterior Wall: Wood Shingle **Bsmnt Garage:** 0 **Roof Cover:** Asph/F GlS/C **# of Units:** 3
of Rooms: 17 **# of Bedrooms:** 6 **Full Bath:** 3 **1/2 Baths:** 0

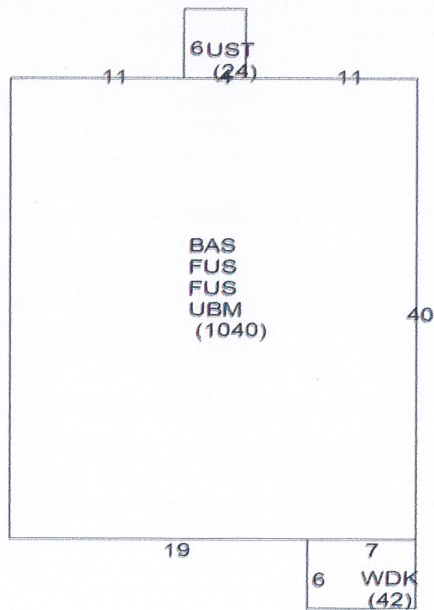
Yard Item(s)

Description	Quantity	Size	Year	Condition	Quality	Value
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Building Areas

Area	Net Area	Finished Area
Basement, Unfinished	1,040 SF	0 SF
Deck, Wood	42 SF	0 SF
First Floor	1,040 SF	1,040 SF
Upper Story, Finished	2,080 SF	2,080 SF
Utility, Storage, Unfinis	24 SF	0 SF

**Disclaimer: This information is for tax
 assessing purposes
 and is not warranted**



Not Inspected

Electrical - Rough

Pass

Inspection History

Date	Inspector
Jun 28, 2023	Richard Green

Richard Green

Jun 28, 2023 at 2:12 pm

NOTE:

This permit does not include electric service.

Per Newport City ordinance 17.100.030... "renovations resulting in the upgrading of electrical service to existing multi-family structures on existing lots" will require the undergrounding of the utility services.

Ask a question about this

Send Message

City of Newport, RI

Your Profile

Your Records (/dashboard/records)

Resources

Search for Records (/search)

Claim a Record (/claimRecord)

WALK

REWIRE

(/dashboard/projects/158) Electrical Permit

E-22-886

Your Submission

Attachments

Guests (0)

- ✔ Building Department Application Completeness Review
- ✔ Fire Marshal Plan Review
- ✔ Fire Marshal Plan Review Fee
- ✔ Electrical Inspector Review & Approval
- ✔ Electrical Permit Fee
- ✔ Electrical Permit Issuance
- ▶ **Electrical Inspections**
- ▶ Fire Marshal Inspection

Electrical Inspections

▶ **In progress.** This inspection is in progress.

PLEASE NOTE: a \$50 re-inspection fee will be added for any **FAILED** or **MISSED** inspections. Fee must be paid prior to rescheduling.

When requesting an inspection, please provide the **TYPE OF INSPECTION** you are requesting, and a **CONTACT NAME** and **PHONE NUMBER** of someone the inspector can contact if need be.

Inspections will be scheduled for the inspector's **NEXT AVAILABLE** time slot.

When you wish to schedule an inspection, you can call the office at 401-845-5460.

Inspection Checklist

Electrical - Final