

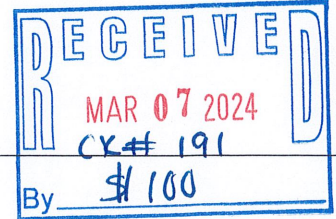


Newport Zoning Application

ZBR 2024 - Apr - 003

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Date: 3/07/2024

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: 419 Broadway, Unit 5

Tax Assessor's Plat: 06 Lot: 79 Zoning District: R-10

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

Property Owner: Mark & Stacy Geddis

Mailing Address: 419 Broadway, Unit 5, Newport, RI 02840

Email Address: sgeddis@gmail.com

Phone Number: 954-854-9744

How long have you been the owner of the above premise? Aug 2012

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: 63 ft. Lot Area: 7168 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 2010 sq. ft.

Total square footage of the footprint of proposed buildings: 2228 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/ Allowed	Proposed
Lot Size (sq. ft.)	7168	10,000	7168
Coverage Area (sq. ft.)	2010	2000/2570	2228
Lot Coverage (%)	28%	20% / 25.7%	31%
Dwelling Units	5	2	5
Parking (# of spaces)	7	10	No Change
Front Setback (ft.)	12	10.75	No Change
Side Setbacks (ft.)	25	7.17	13
Rear Setback (ft.)	0	14.34	No Change
Height (ft.)	35	30	No Change



Newport Zoning Application

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

Present use of Premise: 5 unit residential building

Proposed use of Premise: Same

Summary of Proposed Alterations

Replace 3rd floor fire escape which no longer meets code with new deck at 3rd floor level and stair to ground level. Install exterior door to deck.



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 existing building is a 5 unit apartment building which was in place before existing zoning. A 5 unit apartment building requires and takes up more area than the 2 family building that is permitted. The new stair to the 3rd floor serves as a 2nd means of egress and replaces an existing steel stair that does not meet code and is unsafe. The building was involved in a major fire in 2018 where the flames breached the flooring of unit 5. We live here year round and do not feel safe with the current 2nd means of egress. The third floor deck provides access to the new stairs and provides a reasonable enjoyment of the property, similar to neighboring properties.



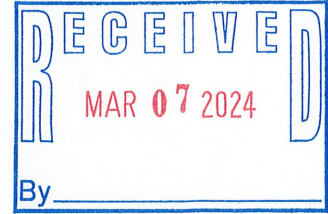
Newport Zoning Application Submittal Requirements

ZBR 2024 - Apr - 003

- Special Use Permit (new)
- Variance
- Special Use Permit (modification)
- Modification

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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

Address: 419 Broadway Unit 5
 Zone: R-10
 Lot Area: 7168
 Min. Lot Area: 10000

Calculating % Deficient

$$\frac{7168 \text{ (L.S.)}}{10000 \text{ (M.L.S.)}} = 71.7\% \text{ (M.L.S. \%)}$$

$$100\% - 0.7168 = 28.3\% \text{ (\% Deficient)}$$

Setbacks

Front	15 (Req. FYSB)	X	71.68% (M.L.S. %)	=	10.75 (New FYSB)
Side	10 (Req. SYSB)	X	71.7% (M.L.S. %)	=	7.17 (New SYSB)
Rear	20 (Req. RYSB)	X	71.7% (M.L.S. %)	=	14.34 (New RYSB)

Modification Numbers

	Basic	20%	Proportioned	5% Mod.	15% Mod.
Lot Coverage		20%	25.66%	26.947%	29.51%
Height		30	30	31.5	34.5
Setbacks		F 15	10.75	10.2144	9.1392
		S 10	7.17	6.8096	6.09
		R 20	14.34	13.62	12.19

Lot Coverage

$$20\% \text{ (Permitted L.C.)} + (28\% \text{ (\% Deficient)} \times 20\% \text{ (Permitted L.C.)}) = 25.7\% \text{ (New Lot Cov.)}$$

Legend

L.S.	Actual Lot Size of Subject Property
M.L.S.	Minimum Lot Size for the District
M.L.S. %	% of the Minimum Lot Size
% Deficient	Deficiency of the Lot Size to the Minimum Required Lot Size
FYSB	Front Yard Setback (in feet)
SYSB	Side Yard Setback (in feet)
RYSB	Rear Yard Setback (in feet)
Permitted L.C.	Permitted Lot Coverage in the District

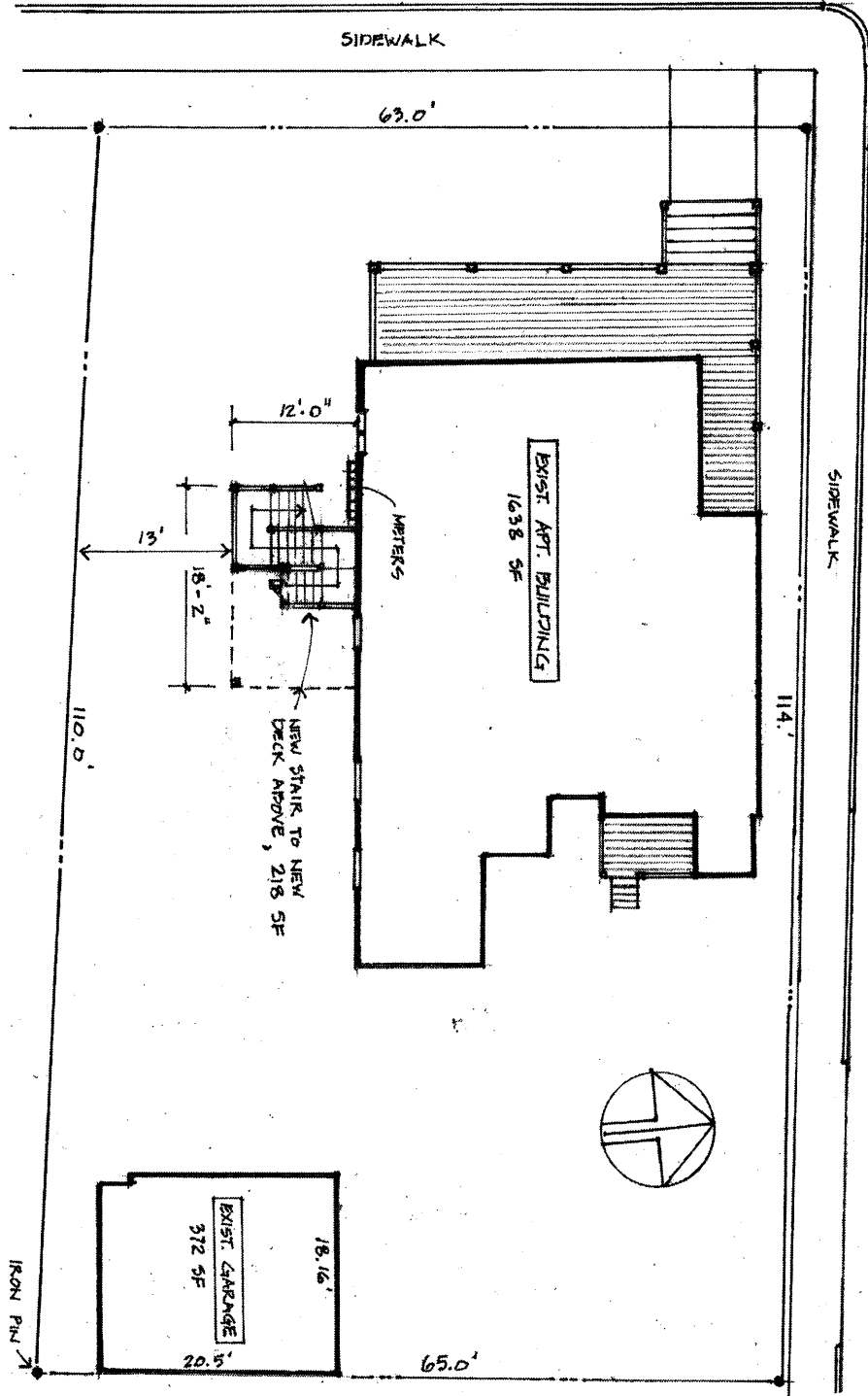
NOTE: This ONLY applies to properties that have a lot size smaller than the minimum lot area required by the zoning district. Properties that exceed the minimum lot size follow the standards requirements

Broadway

Ledyard Street

Site Plan

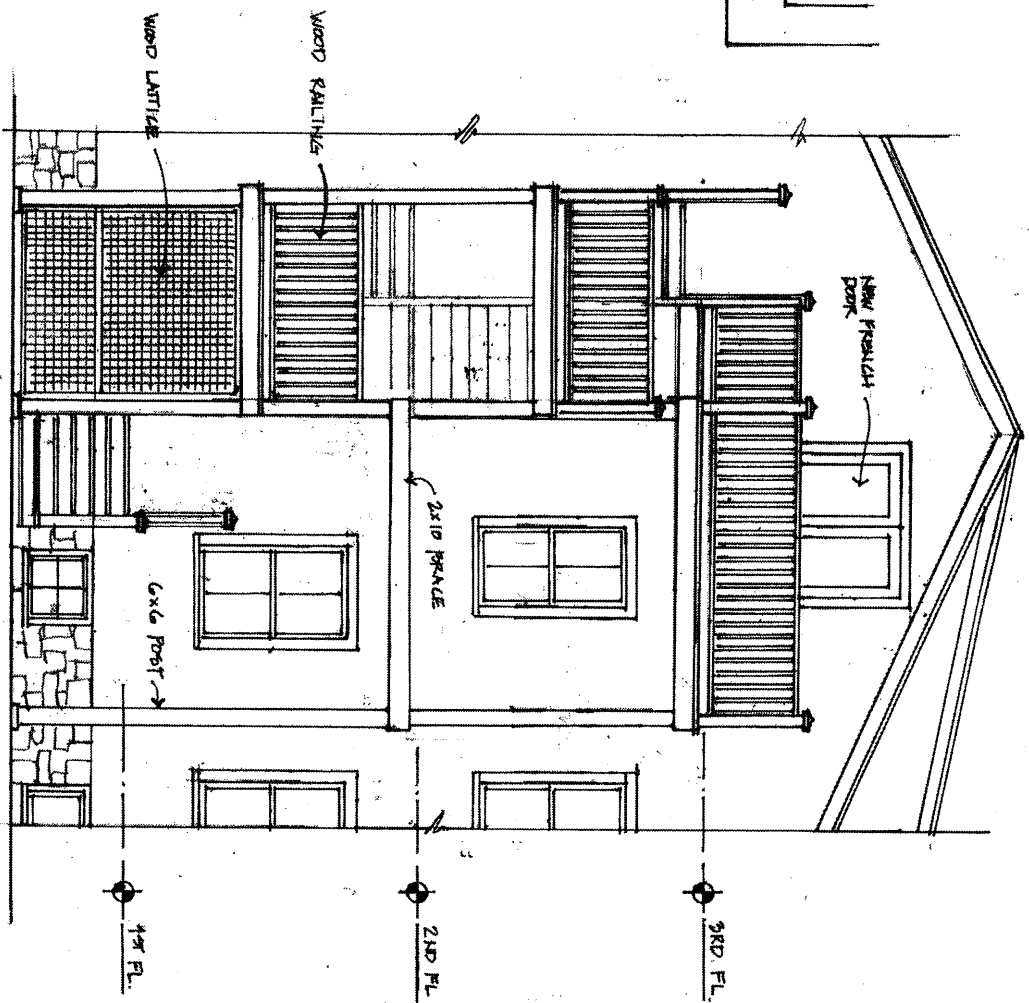
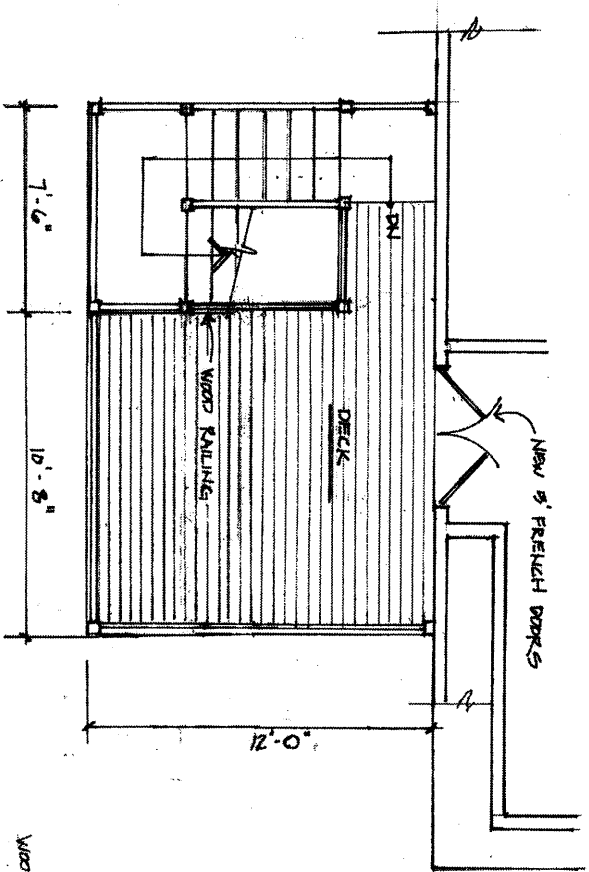
1" = 10'



SITE DATA :

PLAT 06, LOT 19
 ZONING R-1D
 LOT AREA 7108 SF ±
 EXISTING LOT COVERAGE : 28%
 PROPOSED LOT COVERAGE : 38%

PROJECT	419 Broadway Newport, RI	PAUL D. BURKE, ARCHITECT AIA, N.C.A.R.B. 311 WALCUSE AVE MIDDLETOWN, RI 01460-0000
DATE	3-6-24	

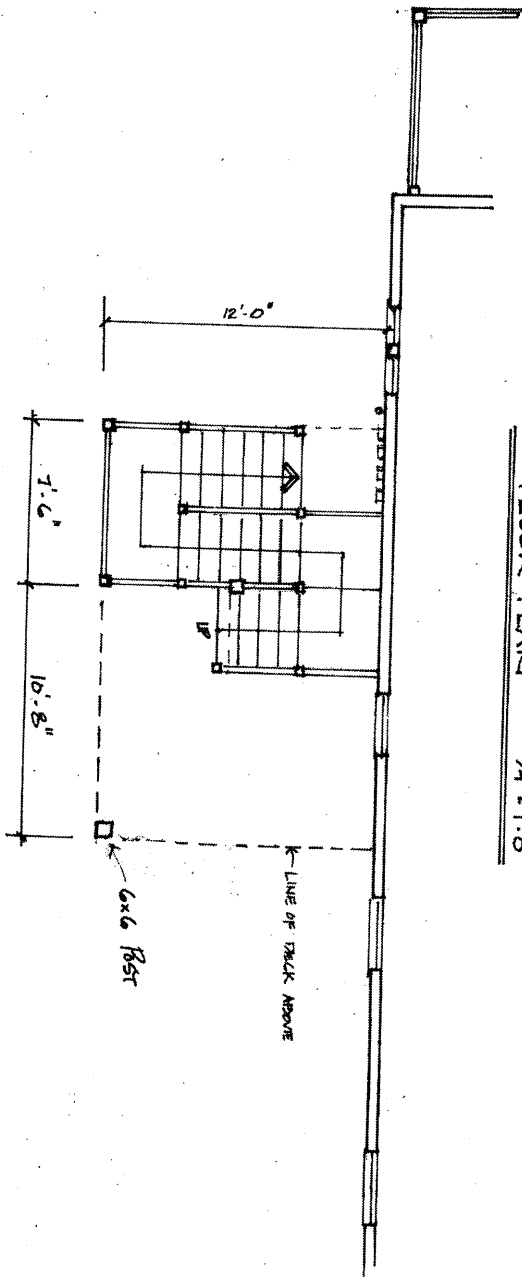


3-7-24

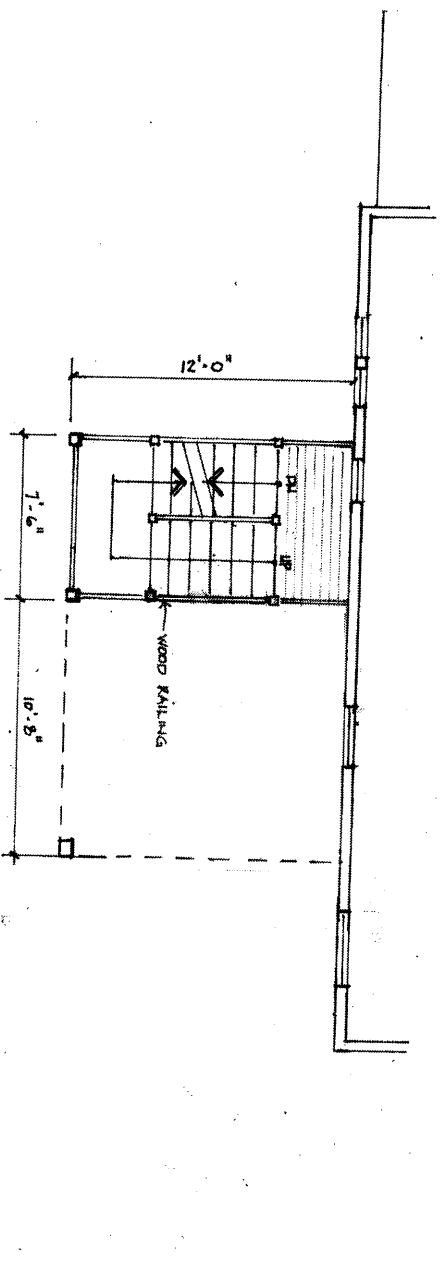
419 Broadway
Newport, RI

PAUL D. BIRRE, ARCHITECT
AIA, NCARB
201 WASHINGTON ST.
NEWPORT, RI 02840
(401) 846-0000

1ST FLOOR PLAN



2ND FLOOR PLAN



3-7-21	<p>PROJECT 419 Broadway Newport, RI</p>	<p>PAUL D. BURKE ARCHITECT AIA, N.C.A.R.B. 117 BRIDGE AVENUE NEWPORT, RI 02840-4800</p>
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March 5, 2024

Nicholas Armour
Zoning Officer
City of Newport
Planning and Development Dept
43 Broadway
Newport, RI 02840

Dear Mr. Armour,

I am submitting a new variance application for a minor modification to the dimensional variance that was approved by the zoning board in August 2023. This modification would increase the lot coverage to 31% from the approved 30% last year.

I am requesting a waiver for the survey requirement because the lot coverage increase is only 1% and the addition is not near any lot setback lines and the existing lot area has been established by the city and by deed.

Please let me know if you need any additional information to approve this waiver.

Thank you in advance for your time.

Kind regards,

A handwritten signature in black ink that reads "Stacy Geddis". The signature is written in a cursive, flowing style.

Stacy Geddis
419 Broadway, Unit 5
Newport, RI 02840
954-854-9744

Max Putier
44 Maize Corn Road
Portsmouth RI 02871

Stacy & Mark Geddis
419 Broadway #5
Newport RI 02840

Subject: Approval of Proposed Exterior Emergency Stair Drawing

Dear Stacy and Mark Geddis,

This letter is a formal notice that all owners of Ledyard Condominium at 419 Broadway has reviewed your proposed drawing for the new exterior emergency stairway on the south side of the building and have granted approval for its implementation. We appreciate your efforts in submitting the drawing and providing us with an understanding of your plans.

The HOA hereby grants you permission to proceed with the implementation of the proposed drawing. However, please note that you must comply with any necessary permits, licenses, or regulatory requirements mandated by local authorities. It is your responsibility to ensure that all construction or modifications are conducted in accordance with applicable laws and regulations. We encourage you to keep the HOA informed about the timeline and any significant updates throughout the construction process.

Once again, we extend our appreciation for your commitment to maintaining the high standards of our association property.

Thank you for your cooperation, and we wish you success in your upcoming endeavors.

Sincerely,
Max Putier
President, Ledyard Street Condominium Association