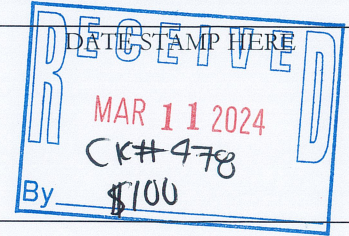




Newport Zoning Application

ZBR 2024 - Apr - 006

(This box for staff use only)



Date: March 10, 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: 33 Bliss Rd.

Tax Assessor's Plat: 11 Lot: 233 Zoning District: R10

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

Property Owner: Melissa A. Henry, Robert F. Henry

Mailing Address: 33 Bliss Rd.

Email Address: RMHENRY\$33@gmail.com

Phone Number: Melissa 401 465 3375 Robert 401 864 1889

How long have you been the owner of the above premise? 23 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: 7 ft. Lot Area: 4738 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 1585 sq. ft.

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

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	4738 ^{sq} /ft	10,000	
Coverage Area (sq. ft.)	1585 ^{sq} /ft		N/A
Lot Coverage (%)	33%	20%	
Dwelling Units	1	N/A	N/A
Parking (# of spaces)	2	N/A	N/A
Front Setback (ft.)	8' 3"	15'	
Side Setbacks (ft.)	West: 44" East: 11' 3 1/2"	10'	
Rear Setback (ft.)	56'	20'	
Height (ft.)	30'	30'	N/A



Newport Zoning Application

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

Heat Pump Installation



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)

Heating system has been previously installed and then it was discovered that a variance was needed.



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.

Robert F. Henry
Applicant Signature

March 10, 2024

Date

Robert F. Henry
Owner Signature

March 10, 2024

Date



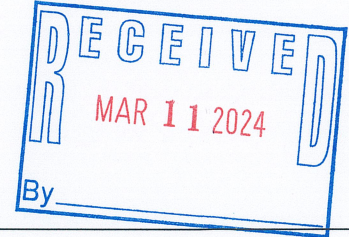
Newport Zoning Application Submittal Requirements

ZBR 2024 - Apr - 006

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

(This box for staff use only)

DATE STAMP HERE



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: 33 Bliss Road
 Zone: R-10
 Lot Area: 4738
 Min. Lot Area: 10000

Calculating % Deficient

$$\frac{4738 \text{ (L.S.)}}{10000 \text{ (M.L.S.)}} = 47.4\% \text{ (M.L.S. \%)}$$

$$100\% - 0.4738 \text{ (M.L.S. \%)} = 52.6\% \text{ (\% Deficient)}$$

Setbacks

Front	15 (Req. FYSB)	X	47.38% (M.L.S. %)	=	7.11 (New FYSB)
Side	10 (Req. SYSB)	X	47.4% (M.L.S. %)	=	4.74 (New SYSB)
Rear	20 (Req. RYSB)	X	47.4% (M.L.S. %)	=	9.48 (New RYSB)

Modification Numbers

	Basic	Proportioned	5% Mod. Prop.	15% Mod. Prop.
Lot Coverage	20%	30.52%	32.050%	35.10%
Height	30	30	31.5	34.5
Setbacks	F 15 S 10 R 20	7.11 4.74 9.48	6.75165 4.5011 9.00	6.04095 4.03 8.05

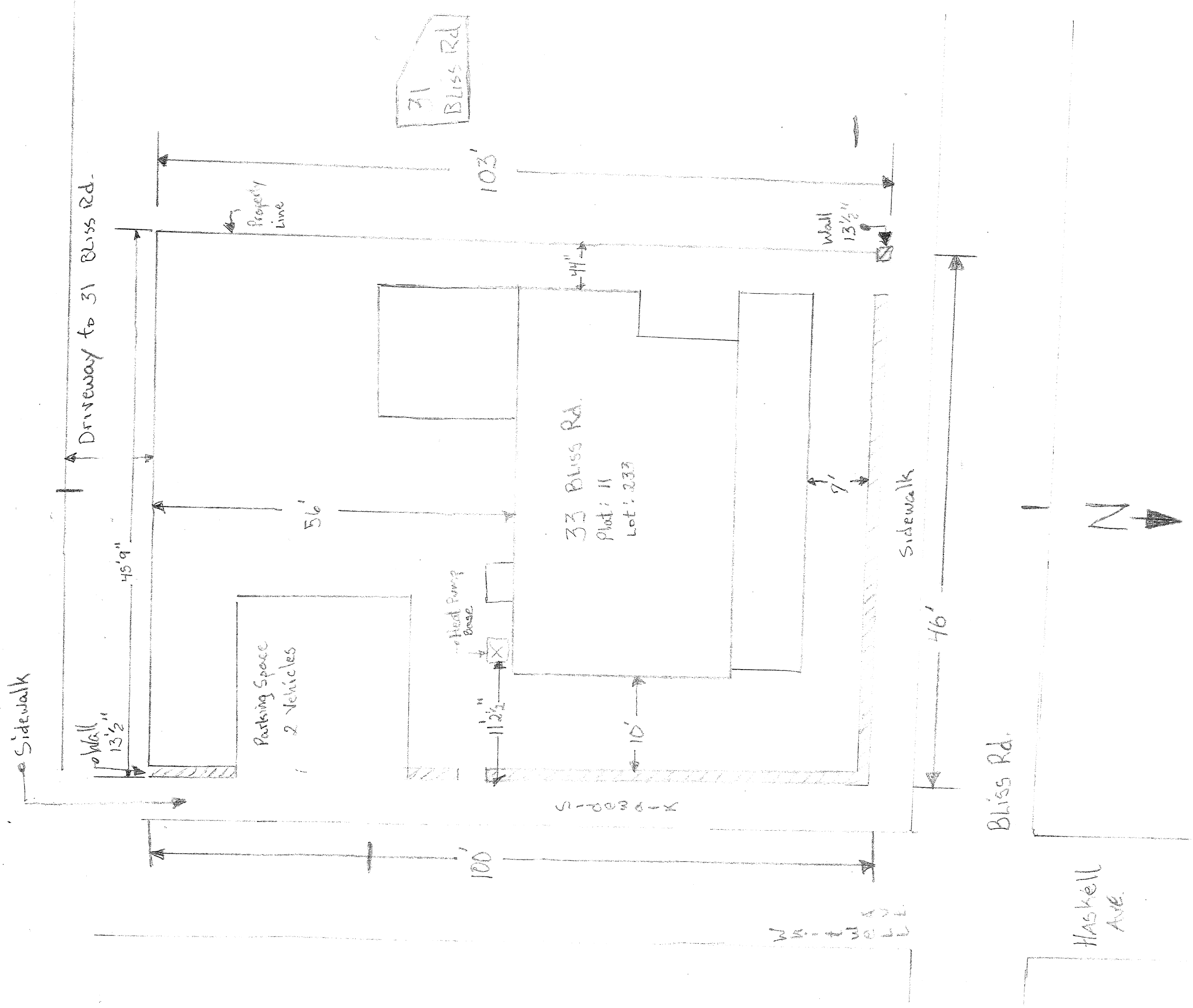
Lot Coverage

$$20\% \text{ (Permitted L.C.)} + (53\% \text{ (\% Deficient)} \times 20\% \text{ (Permitted L.C.)}) = 30.5\% \text{ (New Lot Cov.)}$$

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



31
Bliss Rd

Driveway to 31 Bliss Rd.

Sidewalk

Wall
13 1/2"

45'9"

Parking Space
2 Vehicles

36'

Heat Pump
Base

11 1/2"

10'

X-9300-5

33 Bliss Rd.
Plot: 11
Lot: 233

41'

Wall
13 1/2"

Sidewalk

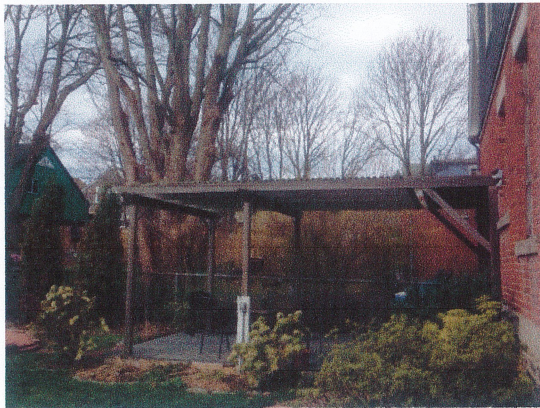
46'

Bliss Rd.

Haskell
Ave.



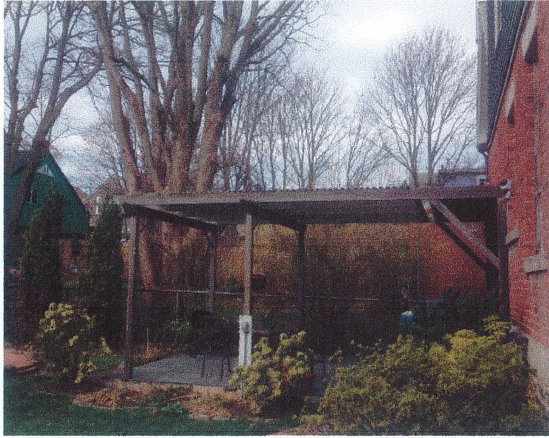
Existing patio



East

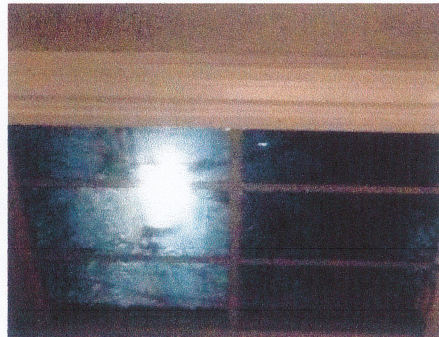


South



East

The following photos are evidence of our need for privacy/barrier currently.



Night time view from patio / Kitchen

33 Bliss Rd.



25 Bliss Rd.
33% Coverage

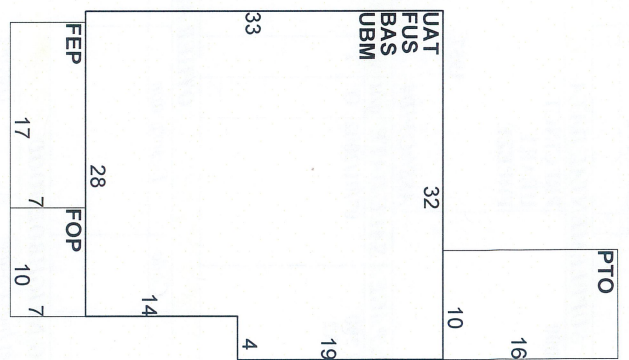
29 Bliss Rd.
37% Coverage

29 1/2 Bliss Rd.
49% Coverage

34 Bliss Rd.
31% Coverage

41 Bliss Rd.
31% Coverage

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Ch	Description	Element	Cd	Ch	Description				
Style	06		Conventional								
Model	01		Residential								
Grade	04		Average +								
Stories	2		2 Stories								
Occupancy	1										
Exterior Wall 1	14		Wood Shingle								
Exterior Wall 2	20		Brick/Masonry								
Roof Structure	03		Gable/Hip								
Roof Cover	03		Asph/F Gls/Cmp								
Interior Wall 1	03		Plastered								
Interior Wall 2											
Interior Flr 1	12		Hardwood								
Interior Flr 2											
Heat Fuel	02		Oil								
Heat Type	05		Hot Water								
AC Type	01		None								
Total Bedrooms	05		5 Bedrooms								
Total Bathrms	2										
Total Half Baths	0										
Total Xtra Fixtur											
Total Rooms	10		10 Rooms								
Bath Style	01		Old Style								
Kitchen Style	01		Old Style								
				COST/MARKET VALUATION							
				Adj. Base Rate:			143.70				
				Net Other Adj:			346,758				
				Replace Cost			3,300.00				
				AYB			350,058				
				EYB			1924				
				Dep Code			1984				
				Remodel Rating			G				
				Year Remodeled							
				Dep %			30				
				Functional Obslnc			0				
				External Obslnc			0				
				Cost Trend Factor			1				
				Condition							
				% Complete			70				
				Apprais Val			245,000				
				Dep % Ovr			0				
				Dep Ovr Comment							
				Misc Imp Ovr			0				
				Misc Imp Ovr Comment							
				Cost to Cure Ovr			0				
				Cost to Cure Ovr Comment							
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)											
Code	Description	Sub	Sub Descript	L/B Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area		Gross Area	Eff. Area	Unit Cost	Underprec. Value				
BAS	First Floor	1,000		1,000	1,000	143.70	143,704				
FEP	Porch, Enclosed, Finished	0		119	83	100.23	11,927				
FOP	Porch, Open, Finished	0		70	14	28.74	2,012				
FUS	Upper Story, Finished	1,000		1,000	1,000	143.70	143,704				
PTO	Patio	0		160	16	14.37	2,299				
UAT	Attic, Unfinished	0		1,000	100	14.37	14,370				
UBM	Basement, Unfinished	0		1,000	200	28.74	28,741				
				2,000	4,349	2,413	350,058				



CURRENT OWNER HENRY ROBERT F AND MELISSA A 33 BLISS RD	TOPO. 1 Level	UTILITIES 1 All Public	STRT. ROAD 1 Paved	LOCATION 1 Urban	CURRENT ASSESSMENT Code 0100 0100	Assessed Value 245,000 75,800	Assessed Value 245,000 75,800	5304 NEWPORT, RI
SUPPLEMENTAL DATA Other ID: 1508750000 PRECINCT HEART FREEZE LAND AREA 1957					TOTAL 320,800		VISION	

RECORD OF OWNERSHIP		BK-VOL/PAGE 1171/290 186/112	SALE DATE 07/01/2002	Q 1	v/i 1	SALE PRICE 165,000	V.C. 00	
HENRY ROBERT F AND OLAYNACK HENRY J & MARY M		PREVIOUS ASSESSMENTS (HISTORY)						
Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2013	0100	235,300	2012	0100	235,300	2012	0100	235,300
2013	0100	67,800	2012	0100	67,800	2012	0100	67,800
Total:		303,100		Total:		303,100		Total:
<i>This signature acknowledges a visit by a Data Collector or Assessor</i>								

EXEMPTIONS			OTHER ASSESSMENTS		
Year	Type	Description	Amount	Number	Comm. Int.

ASSESSING NEIGHBORHOOD		NOTES	
NBHD/ SUB 0400/A	Street Index Name	Tracing	Batch
I/A NATURAL/BRICK		Appraised Bldg. Value (Card) 245,000 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 75,800 Special Land Value 0 Total Appraised Parcel Value 320,800 Valuation Method: C Adjustment: 0	

BUILDING PERMIT RECORD											
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	IS	
E02-359	08/15/2003	EL	Electric	2,500		0			10/01/2014	RD	
P02 118	08/15/2003	PL	Plumbing	2,500		0			12/13/2011	BH	
B03 309	06/09/2003	DE	Demolish	1,500		0			12/01/2008	DM	
B02-502	08/15/2002	RE	Remodel	10,000		0			09/01/2003	SP	
									07/16/2001	SC	
LAND LINE VALUATION SECTION											
B Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	C. ST. Factor	S. Adj. Fact	
1	1010 Single Fam MDL-01	R10		4,680 SF		4,680 SF	17.04	1.0000	5	1.0000	0.95
Net Total Appraised Parcel Value										320,800	

VISIT/ CHANGE HISTORY												
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	IS	Cd.	Purpose/Result
E02-359	08/15/2003	EL	Electric	2,500		0			10/01/2014	RD	50	Field Reviewed
P02 118	08/15/2003	PL	Plumbing	2,500		0			12/13/2011	BH	01	Measure-1 Visit
B03 309	06/09/2003	DE	Demolish	1,500		0			12/01/2008	DM	50	Field Reviewed
B02-502	08/15/2002	RE	Remodel	10,000		0			09/01/2003	SP	50	Field Reviewed
									07/16/2001	SC	07	Measur/Inf/Dr Info taker
LAND LINE VALUATION SECTION												
B Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	C. ST. Factor	S. Adj. Fact	Special Pricing	Land Value
1	1010 Single Fam MDL-01	R10		4,680 SF		4,680 SF	17.04	1.0000	5	1.0000	16.19	75,800
Total Card Land Units:										0.11 AC	Parcel Total Land Area:	0.11 AC
Total Land Value:										75,800		