



# Newport Zoning Application

ZBR 2024 - Aug - 007

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(This box for staff use only)  
Amended Application

JAN 16 2024

Date: January 12, 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: 7 Champlin Street

Tax Assessor's Plat: 23 Lot: 110 Zoning District: R-10A

☒ Special Use Permit (Non-Conforming Alteration)

☒ Regulatory (Dimensional) Variance

☐ Special Use Permit (New Use)

☐ Use Variance

☐ Modification

Property Owner: 7 Champlin Street Realty, LLC

Mailing Address: 5 Rosewood Lane, Hingham, MA 02043

Email Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

How long have you been the owner of the above premise? 1 Year (1/9/2023)

Legally Authorized Representative \*if applicable: J. Russell Jackson, Esq.

Mailing Address: 122 Touro Street, Newport RI 02840

Email Address: jrjackson@millerscott.com Phone Number: 401-847-7500

Lessee: N/A

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_





# Newport Zoning Application

## Property Characteristics

Dimensions of lot-frontage: N=104.7, W=90 ft. Lot Area: 9,315 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 2,290 sq. ft.

Total square footage of the footprint of proposed buildings: 2,651 sq. ft.

## Zoning Characteristics Matrix

|                        | Existing          | Required/Allowed | Proposed          |
|------------------------|-------------------|------------------|-------------------|
| Lot Size (sq. ft.)     | 9,315             | 10,000           | 9,315             |
| Coverage Area (sq. ft) | 2,290             | 1,990.62         | 2,561             |
| Lot Coverage (%)       | 24.4              | 21.37            | 28.5              |
| Dwelling Units         | 1                 | 1                | 1                 |
| Parking (# of spaces)  | 2+                | 2                | 2+                |
| Front Setback (ft.)    | N=8.25', W=13.76' | 13.97            | N=8.25', W=13.76' |
| Side Setbacks (ft.)    | S=9.47', E=17.5'  | 9.32             | S=10.5', E=15'    |
| Rear Setback (ft.)     | N/A               | 20               | N/A               |
| Height (ft.)           | 41.6'             | 30               | 41.6'             |



# Newport Zoning Application

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

Present use of Premise: Single Family Residence

Proposed use of Premise: Single Family Residence

## Summary of Proposed Alterations

The Applicant seeks relief under the following provisions of the Zoning Code:

Section 17.108.020 (Special Use Permits)

Section 17.108.010 (Variances)

Section 17.72.030 (Alteration to Nonconforming Development)

Section 17.24.050 (R-10A Lot Coverage Requirements)

Section 17.24.060 (R-10A Building Height Requirements)

The Applicant proposes to renovate, modernize and upgrade the existing single family residence to accomodate the Applicant's family which includes adult children and grandchildren. As part of that project an addition on the east side of the residence is proposed as well as new third floor dormers. The Applicant also plans to reconstruct the garage to include a full basement and a second floor. There is decking proposed to connect the house, garage, driveway and yard. The addition will allow for the expansion and modernization of the first floor living space and will also provide additional square footage to the two existing east facing bedrooms on the second floor and the new primary suite on the third floor. The modification and expansion of the garage structure, by itself, does not require relief, however the house addition and the new decking and stairs will add to lot coverage. The new dormers will match the existing roof height and will therefore exceed the building height limit and require a variance.

The existing parcel is a legal non-conforming lot of record containing 9,315 square feet of land. The property is in the R-10A Zone and is under the required lot size. It is a corner lot and is subject to two front setbacks. The existing structures already exceed lot coverage and encroach into both front setbacks. As a result of the existing conditions and dimensional non-conformities, any modest addition or expansion to the property will result in the need for zoning relief. The new improvements will meet all setback requirements. The existing front setback encroachments will not be altered or increased. The proposed improvements will require lot coverage relief. Total lot coverage will increase from 24.4% to 28.5%. The existing roof exceeds the building height limit of thirty feet, based in part on the grade of the site. There are new proposed dormers on the third floor. The dormer will match the existing roof height. No other building height relief is required. The resulting lot coverage is not unreasonable given existing lot coverage is already at 24.4%. The property is not in the Newport Historic District. The plan proposed by the Applicant is harmonious with the surrounding neighborhood and will not be injurious to, or inconsistent with the area or with the purpose and intent of the R-10A Zone.





# 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 parcel is a legal non-conforming lot of record containing 9,315 square feet of land. The lot is substandard for the R-10A Zone. The existing structures already exceed lot coverage, encroach into both front setbacks and exceed the thirty foot building height limitation. Based on the size of the lot, the application of two front setbacks, the irregular lot shape, the location of existing structures, and the building height, any reasonable improvements, additions or modifications will require dimensional relief. As a result of the conditions and circumstances that are peculiar to this non-conforming development, the proposed improvements will result in a modest increase of lot coverage and construction of dormers, a portion of which will be above thirty feet, requiring dimensional variances.

The subject property is located on the south side of Champlin Street and the east side of Prairie Avenue. The neighborhood is fully developed with a number of other abutting parcels with existing dimensional nonconformities. Other properties also exceed lot coverage, building height, and encroach into setbacks. The literal interpretation of the zoning code, resulting in the denial of the relief requested, would unreasonably deny this Applicant the ability to make the requested improvements for the full use and enjoyment of the property. The proposed improvements will be appropriate and consistent with the surrounding neighborhood, and the rights enjoyed by other property owners in this area of the R-10A Zone.

The proposal will require only a modest increase of lot coverage. Based on proportionality, the Applicant is entitled to 21.37% lot coverage by right. Existing lot coverage is 24.4% and proposed is 28.5%. The house already encroaches into both front setbacks. Those non-conformities will not be increased. The residence already exceeds building height. A new dormer is proposed to match the existing roof gable, but will not exceed existing building height. The improvements will allow for full modern amenities and a reasonable expansion of living space. The Applicant has taken great care to develop a proposed improvement plan which meets the needs of his family and is appropriate in scope, scale and size for this property. The overall proposal has been designed to meet the reasonable living needs of the Applicant with minimal dimensional variances. The hardship is driven by the substandard lot, the application of two front setbacks, and the fact that the existing structure already exceeds lot coverage, building height and encroaches into both front setbacks. The Applicant is seeking the minimum variance which will allow the reasonable use of the property. Accordingly, the proposed use of the property and the relief sought by the Applicant will not be injurious to, or create a burden for abutting property owners, will be harmonious with the neighborhood, and will be appropriate for this area of the R-10A Zoning District.





# 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.**

  
\_\_\_\_\_  
Applicant Signature

January 12, 2024  
\_\_\_\_\_

Date

  
\_\_\_\_\_  
Owner Signature

Attorney for Applicant/Owner  
\_\_\_\_\_

Date





# Newport Zoning Application

## Applicable Standards for Approval of Variances and Special Use Permits for alterations to non-conforming developments

### A. Variances – Newport Municipal Code Chapter 17.108

**17.108.020.C.1.** That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in GLRI §45-34-30(a)(16).

**17.108.020.C.2.** That the hardship is not the result of any prior action of the applicant

**17.108.020.C.3.** That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.

The zoning board of review, shall, in addition to the above standards, require that evidence is entered into the record of the proceedings showing that:

- a. In granting a use variance the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of the zoning ordinance. Nonconforming use of neighboring lands or structures in the same district and permitted use of lands or structures in an adjacent district shall not be considered in granting a use variance; and
- b. In granting a dimensional variance, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. 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. The zoning board of review, or planning board where unified development review is enabled shall have the power to grant dimensional variances where the use is permitted by a special use permit.

### B. Special Use Permit – Newport Municipal Code Chapter 17.109

For applicable Standards for Special Use Permit Categories 1-5, please see Newport Municipal Code Chapter 17.109.020 A-E

### Category 6

A structure or land which is nonconforming by dimension, but the use of which is a use permitted by right in the district in which the land or structure is located, shall only be altered, changed, enlarged or subject to addition or intensification with respect to its nonconforming element(s) by obtaining a special use permit from the zoning board of review. Special use permits for alterations, changes, enlargements, or subject to addition or intensification with respect to its nonconforming element(s) must comply with the following:

1. The alteration, change, enlargement, addition or intensification will not increase the dimensional nonconformity, or a variance shall be obtained from the zoning board of review, subject to the affirmative determination of the standards for variances under 17.108.020.C.
2. Will not alter the character of the surrounding area within 200' of the property lines.
3. No net increase in stormwater runoff from the site.
4. All proposed lighting is Dark-Sky compliant.





# Newport Zoning Application Submittal Requirements

ZBR \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

DATE STAMP HERE

- ☐ 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)

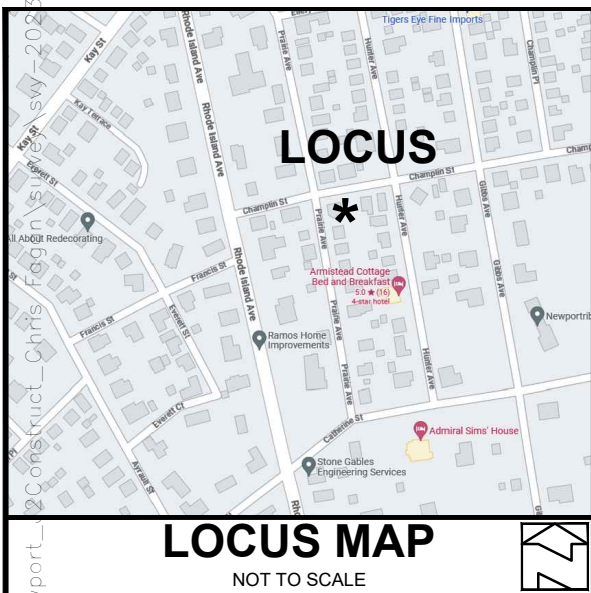
### Section 2 – Plan Package – Pages 4-7 of the Guide *Required for All Development Projects (Involving New Structures, Additions, Exterior Alterations, etc.) Individual requirements of the Plan Package (listed below) may differ depending on the project*

- |   |  |
|---|--|
| A. <input checked="" type="checkbox"/> Class I Site Survey  | E. <input type="checkbox"/> Stormwater Management Plan     |
| B. <input checked="" type="checkbox"/> Proposed Site Plan   | F. <input type="checkbox"/> Landscape Plan                 |
| C. <input checked="" type="checkbox"/> Lot Coverage Diagram | G. <input checked="" type="checkbox"/> Building Elevations |
| D. <input checked="" type="checkbox"/> Floor Plans          | H. <input type="checkbox"/> Change of Use                  |

### Section 3 – Supporting Documents, Studies, Graphics, and Depictions – Page 8 of the Guide *May be required for certain Development Projects*

- |   |   |
|---|---|
| A. <input type="checkbox"/> Site Photographs      | D. <input type="checkbox"/> Parking Survey          |
| B. <input type="checkbox"/> Photo Simulations     | E. <input type="checkbox"/> Traffic Impact Analysis |
| C. <input type="checkbox"/> Structural Evaluation |   |





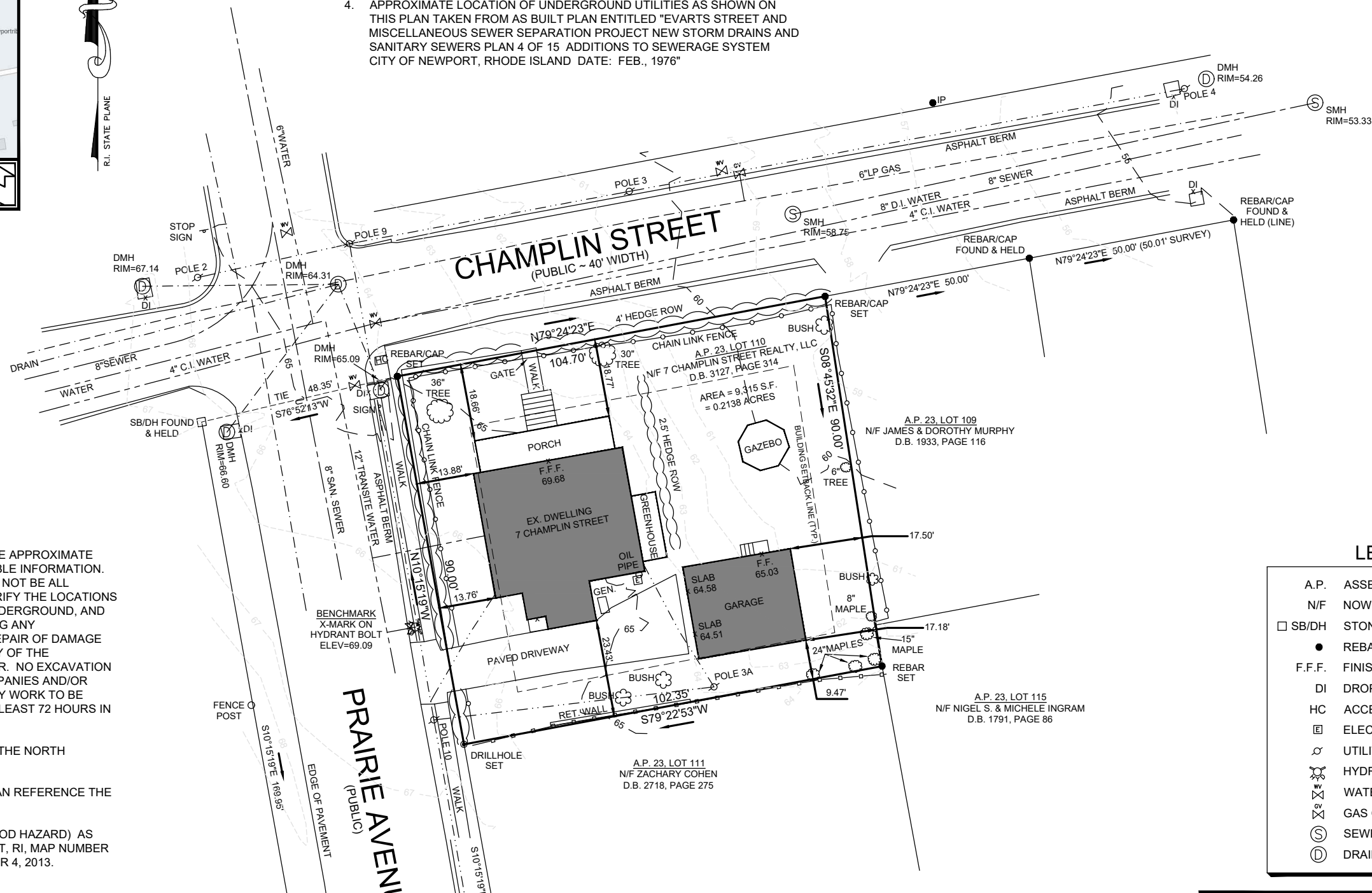
- REFERENCES:

1. DEED BOOK 3127, PAGE 314
2. "PLAN OF LAND OF LUTHER EARL BIRDZELL JR. ASSESSOR'S PLAT 23 LOT 161 PRAIRIE AVENUE NEWPORT, RHODE ISLAND SEPTEMBER 10, 2016" BY MJ GASTON & ASSOCIATES, LLC
3. APPROXIMATE LOCATION OF GAS SERVICES AS SHOWN ON THIS PLAN HAS BEEN PROVIDED BY NATIONAL GRID.
4. APPROXIMATE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN TAKEN FROM AS BUILT PLAN ENTITLED "EVARTS STREET AND MISCELLANEOUS SEWER SEPARATION PROJECT NEW STORM DRAINS AND SANITARY SEWERS PLAN 4 OF 15 ADDITIONS TO SEWERAGE SYSTEM CITY OF NEWPORT, RHODE ISLAND DATE: FEB., 1976"



## ZONING CRITERIA

| R-10A RESIDENTIAL             |                |
|-------------------------------|----------------|
| ZONING DISTRICT               | R-10A          |
| MINIMUM LOT AREA              | 10,000 SQ. FT. |
| MINIMUM LOT WIDTH             | 80'            |
| MINIMUM FRONT YARD SETBACK    | 15'            |
| MINIMUM SIDE YARD SETBACK     | 10'            |
| MINIMUM REAR YARD SETBACK     | 20'            |
| MAXIMUM LOT BUILDING COVERAGE | 20%            |
| MAXIMUM BUILDING HEIGHT       | 30'            |



GENERAL NOTES:




THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.

THE ELEVATIONS SHOWN ON THIS PLAN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

THE HORIZONTAL LOCATIONS AS SHOWN ON THIS PLAN REFERENCE THE NORTH AMERICAN DATUM OF 1983 (NAD83).

THIS SITE LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FIRM MAP FOR THE CITY OF NEWPORT, RI, MAP NUMBER 44005C0181J WITH AN EFFECTIVE DATE OF SEPTEMBER 4, 2013.

## LEGEND

|   |                          |
|---|--------------------------|
| A.P.  | ASSESSOR'S PLAT          |
| N/F   | NOW OR FORMERLY          |
| <input type="checkbox"/> SB/DH  | STONE BOUND / DRILL HOLE |
| ●   | REBAR WITH CAP           |
| F.F.F.  | FINISHED FIRST FLOOR     |
| DI  | DROP INLET               |
| HC  | ACCESSIBILITY SENSOR     |
| <input type="checkbox"/> E  | ELECTRIC METER           |
| ⌘   | UTILITY POLE             |
|  | HYDRANT                  |
|  | WATER GATE               |
|  | GAS GATE                 |
| (S)   | SEWER MANHOLE            |
| (D)   | DRAIN MANHOLE            |





RENOVATION  
7 CHAMPLIN STREET  
NEWPORT, RI 02840

'SCHEMATIC SET'

| SHEET LIST   |                                  |
|--------------|----------------------------------|
| Sheet Number | Sheet Name                       |
| A0           | COVER                            |
| A010         | EXTERIOR VIEWS                   |
| A012         | SITE PLAN PROPOSED               |
| A101         | BASEMENT & 1ST FLOOR PLAN        |
| A102         | 2ND & 3RD FLOOR PLAN             |
| A111         | BASEMENT PLAN PROPOSED           |
| A112         | 1ST FLOOR PLAN PROPOSED          |
| A113         | 2ND FLOOR PLAN PROPOSED          |
| A114         | 3RD FLOOR PLAN PROPOSED          |
| A121         | ROOF PLAN PROPOSED               |
| A211         | EXTERIOR ELEVATIONS EXISTING     |
| A212         | EXTERIOR ELEVATIONS EXISTING     |
| A221         | FRONT (NORTH) ELEVATION PROPOSED |
| A222         | SIDE (WEST) ELEVATION PROPOSED   |
| A223         | REAR (SOUTH) ELEVATION PROPOSED  |
| A224         | SIDE (EAST) ELEVATION PROPOSED   |







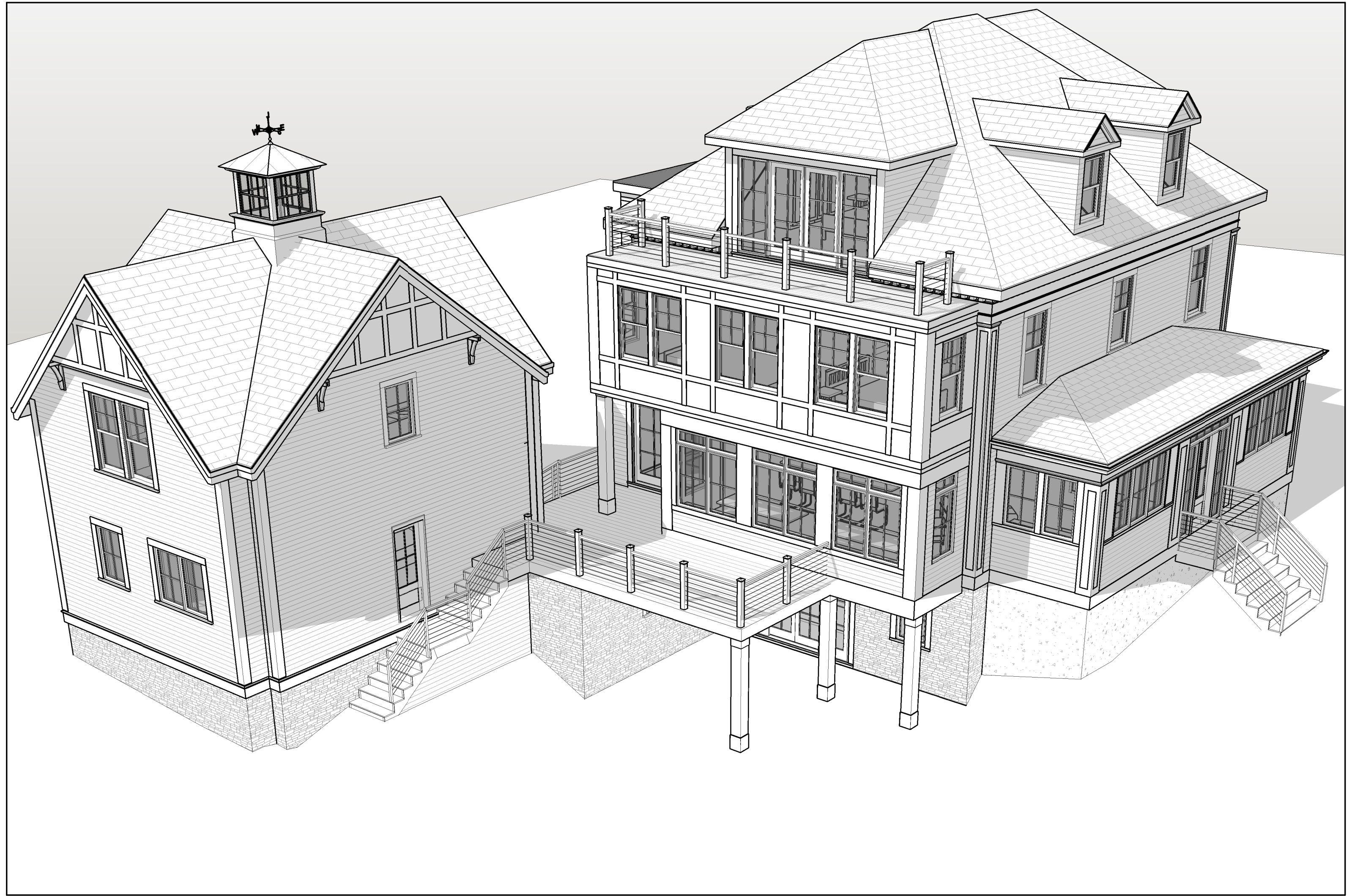
① VIEW 3 EXISTING



② VIEW 3 PROPOSED



③ AERIAL VIEW 1 EXISTING

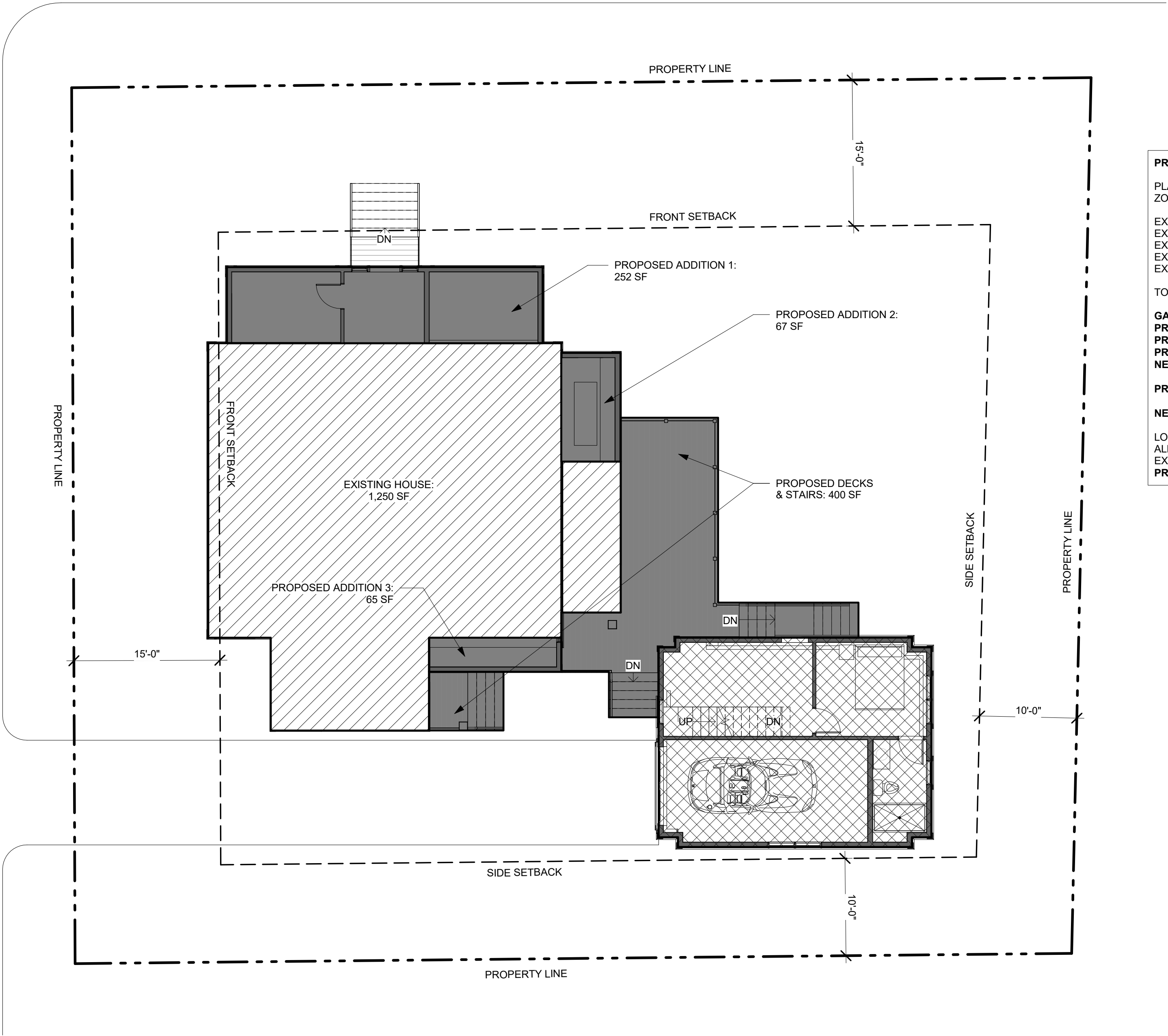


④ AERIAL VIEW 1 PROPOSED



CHAMPLIN STREET

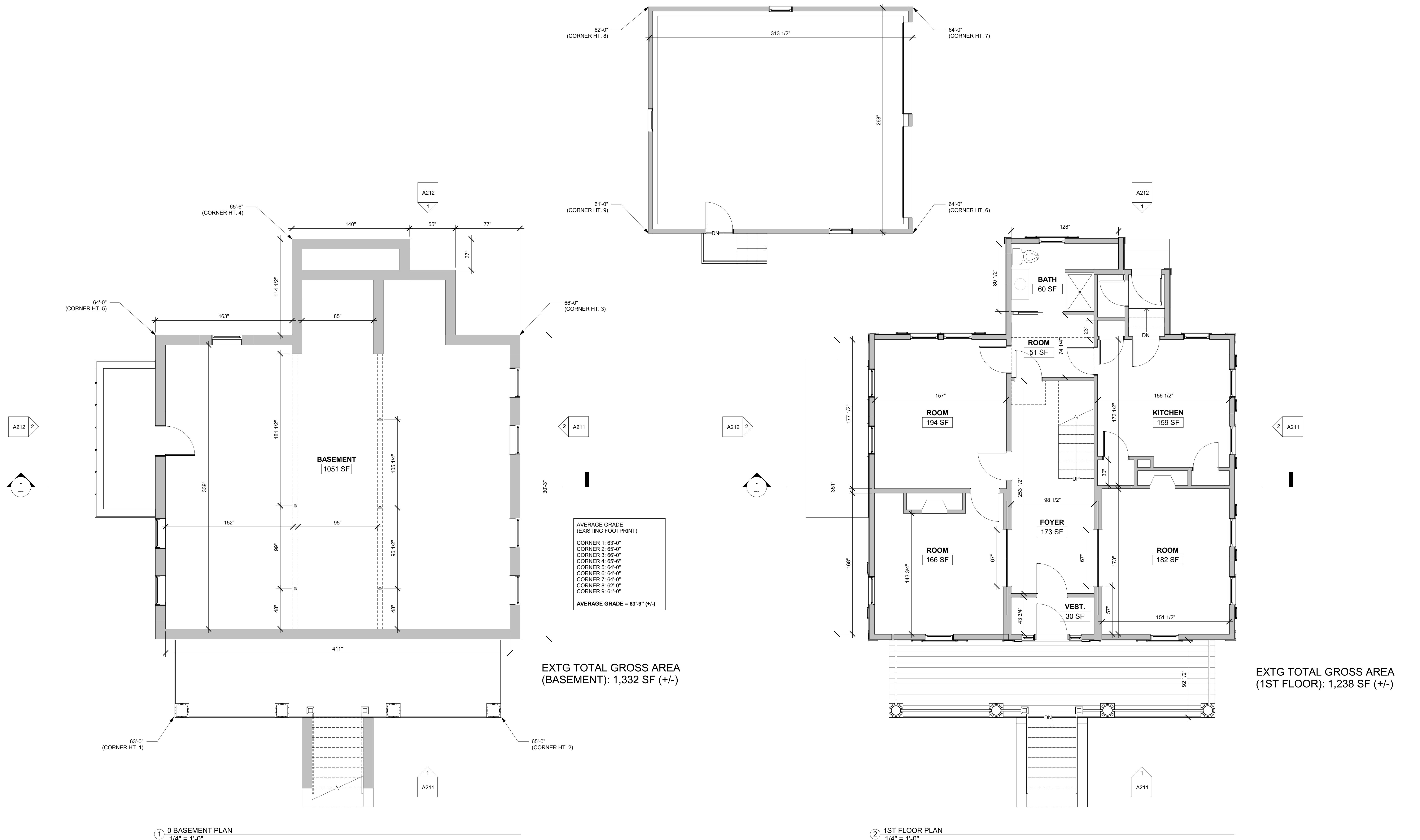
PRAIRIE AVE



|                            |          |
|----------------------------|----------|
| <b>PROPOSED SITE INFO:</b> |          |
| PLAT / LOT                 | 23 / 110 |
| ZONE:                      | R10A     |
| EXTG HOUSE FP:             | 1,250 SF |
| EXTG COVERED PORCH FP:     | 252 SF   |
| EXTG GREENHOUSE FP:        | 94 SF    |
| EXTG GARAGE FP:            | 586 SF   |
| EXTG GAZEBO FP:            | 108 SF   |
| TOTAL EXTG FP:             | 2,290 SF |
| GAZEBO REMOVED:            | -108 SF  |
| PROPOSED ADDITION 1 FP:    | 252 SF   |
| PROPOSED ADDITION 2 FP:    | 67 SF    |
| PROPOSED ADDITION 3 FP:    | 65 SF    |
| NEW GARAGE FP:             | 31 SF    |
| PROPOSED DECKS FP:         | 400 SF   |
| NEW TOTAL FP:              | 2,651 SF |
| LOT SIZE:                  | 9,315 SF |
| ALLOWED COVERAGE:          | 20%      |
| EXISTING COVERAGE:         | 24.4%    |
| PROPOSED COVERAGE:         | 28.5%    |

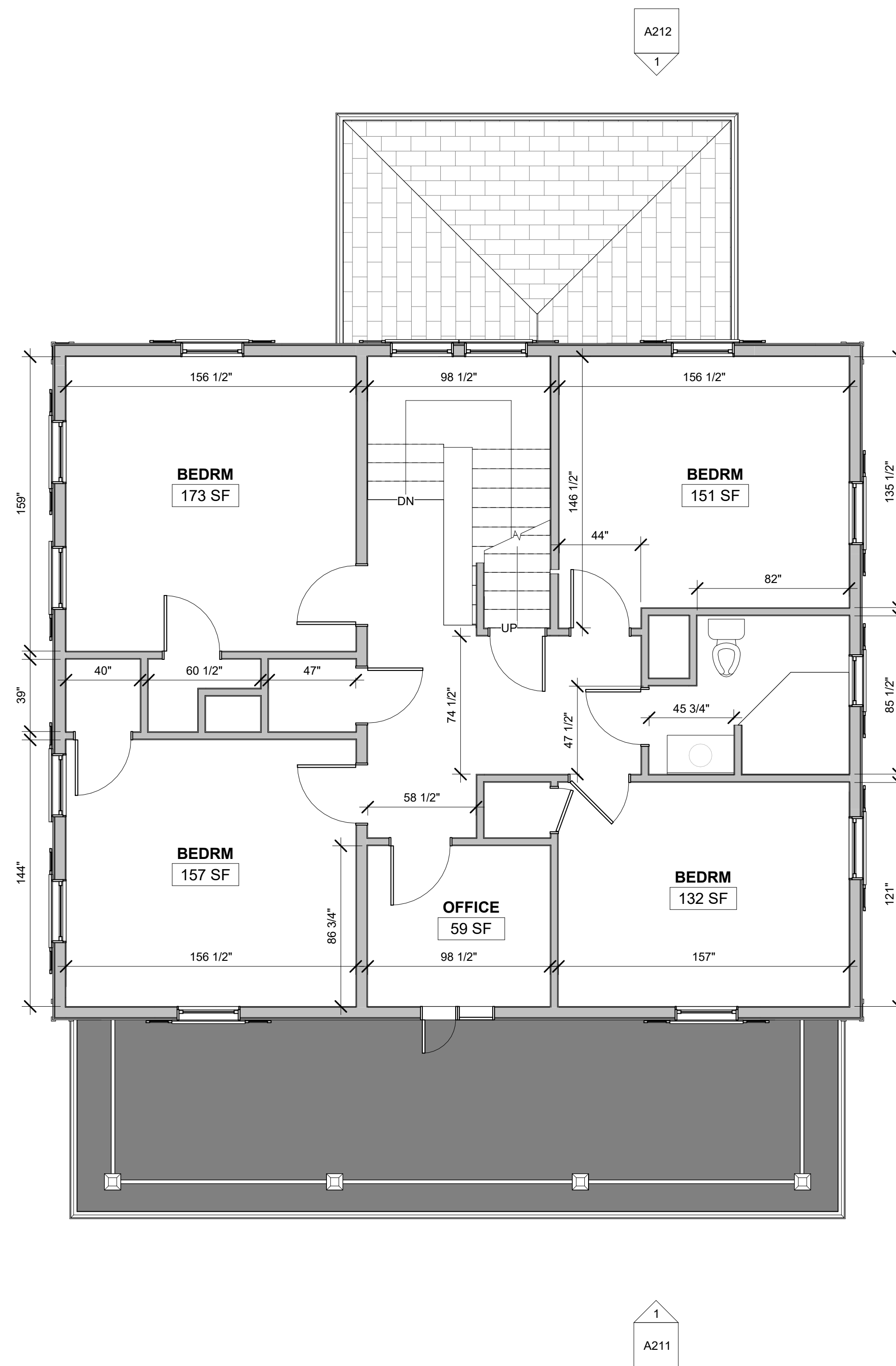
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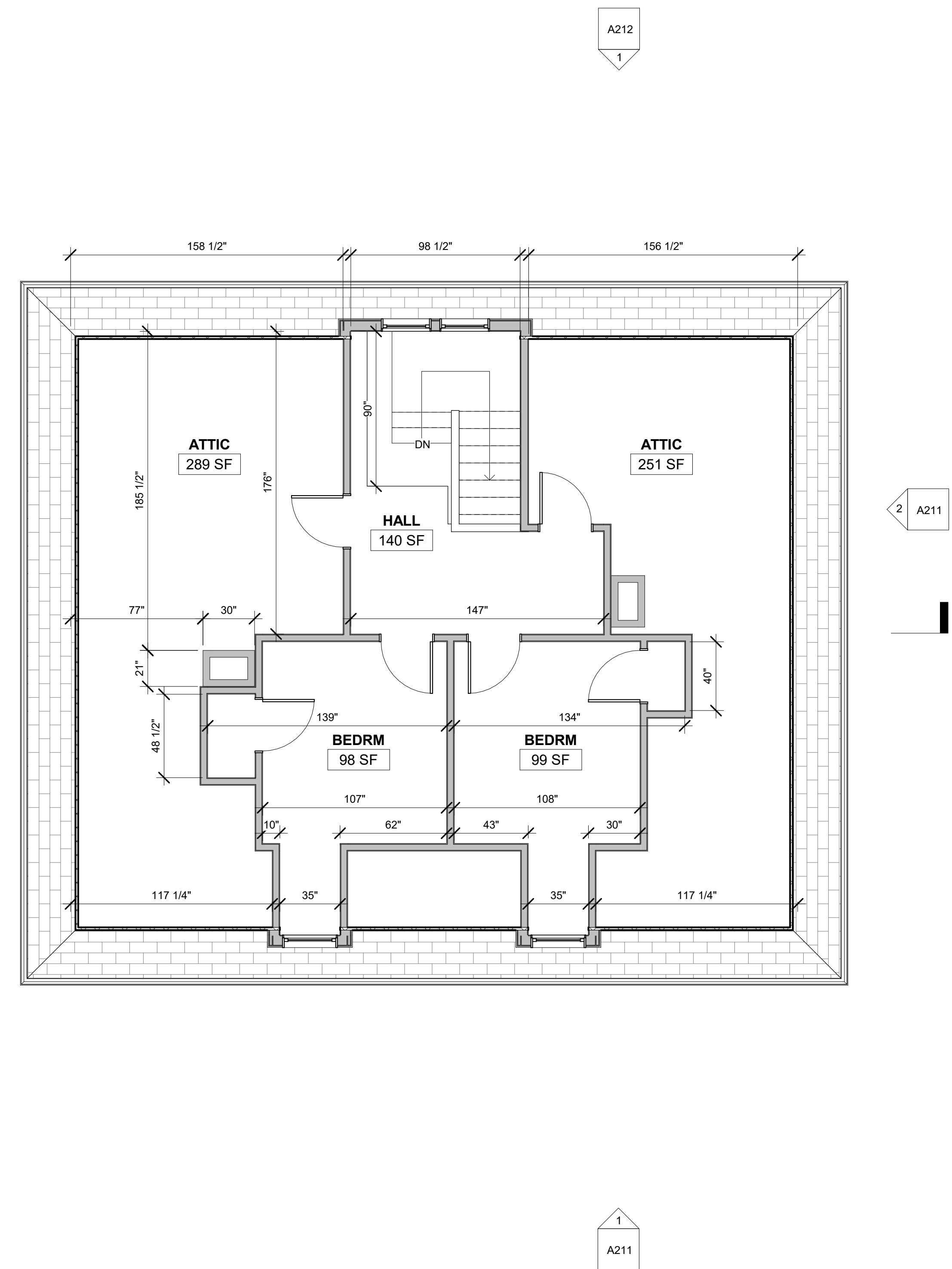


1 0 BASEMENT PLAN  
1/4" = 1'-0"

2 1ST FLOOR PLAN  
1/4" = 1'-0"



1 2ND FLOOR PLAN  
1/4" = 1'-0"



2 3RD FLOOR PLAN  
1/4" = 1'-0"



**CHRIS FAGAN**

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E: FAGAN1@GMAIL.COM  
W: FAGAN-DESIGN.COM  
A: PO BOX 774  
NEWPORT, RI 02840

**RENOVATION**

7 CHAMPLIN STREET - NEWPORT, RI 02840

DESCRIPTION: 2ND & 3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"

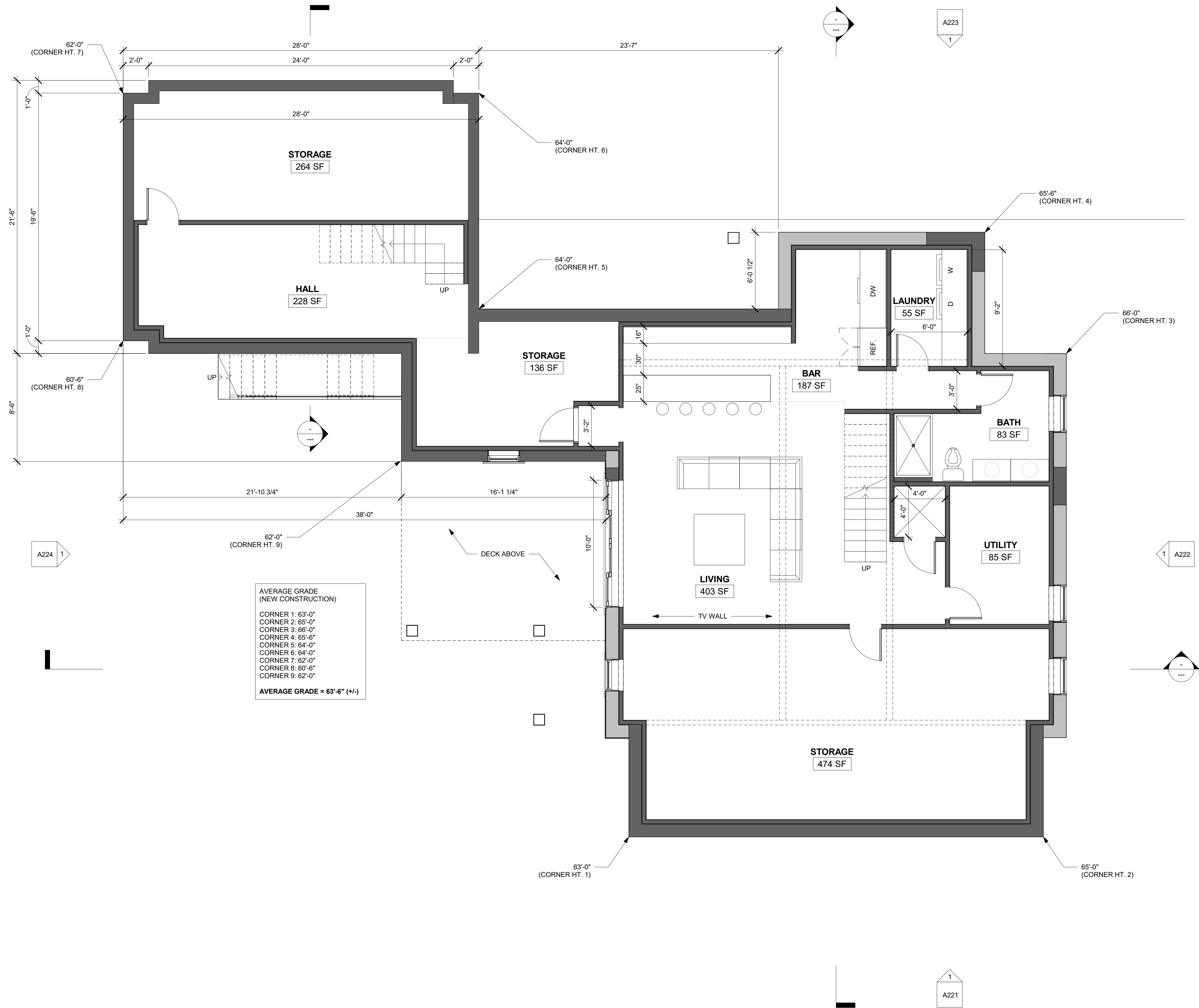
PAPER: 24"x36"

DATE: 01-09-2024

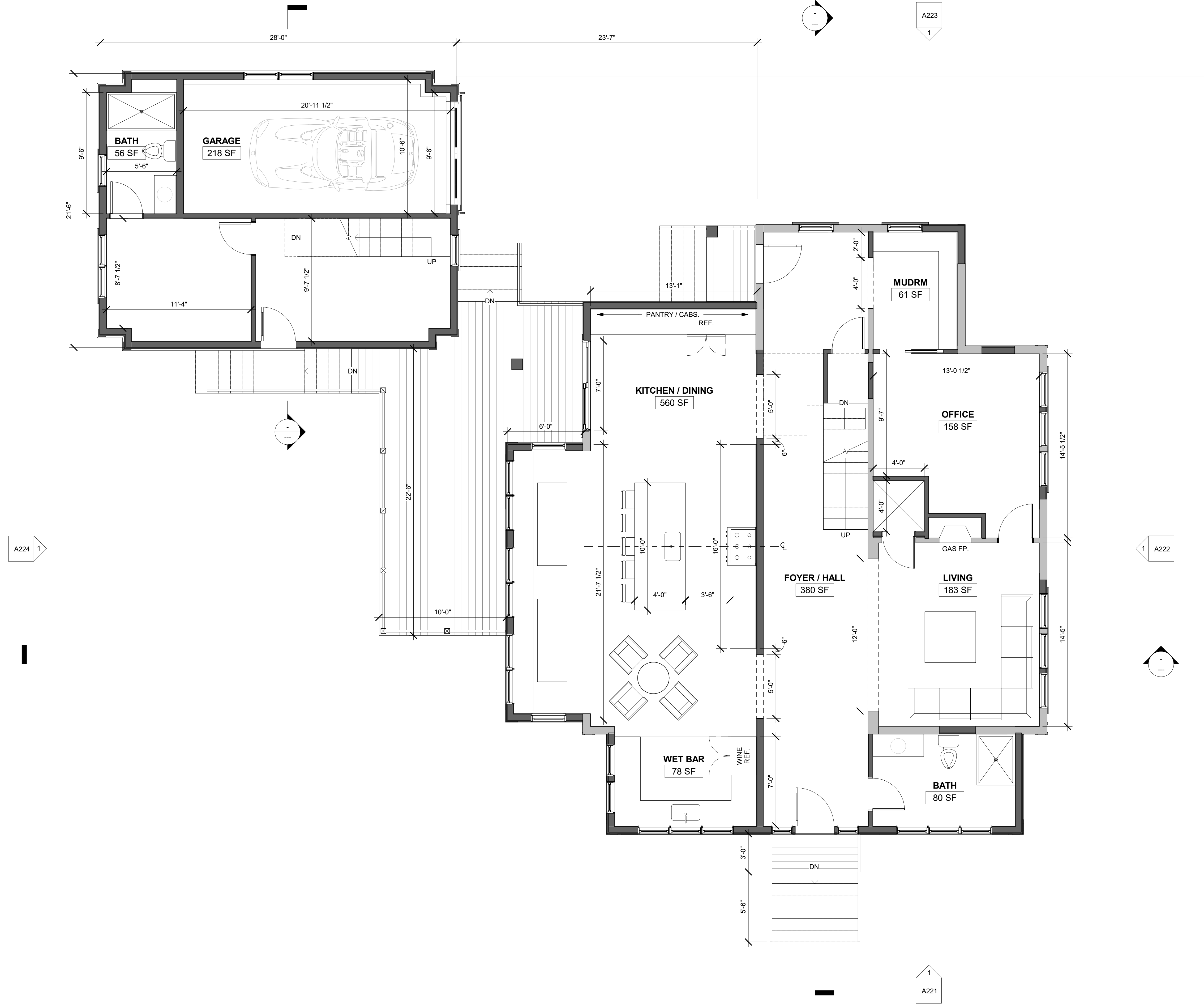
"SCHEMATIC SET"

**A102**



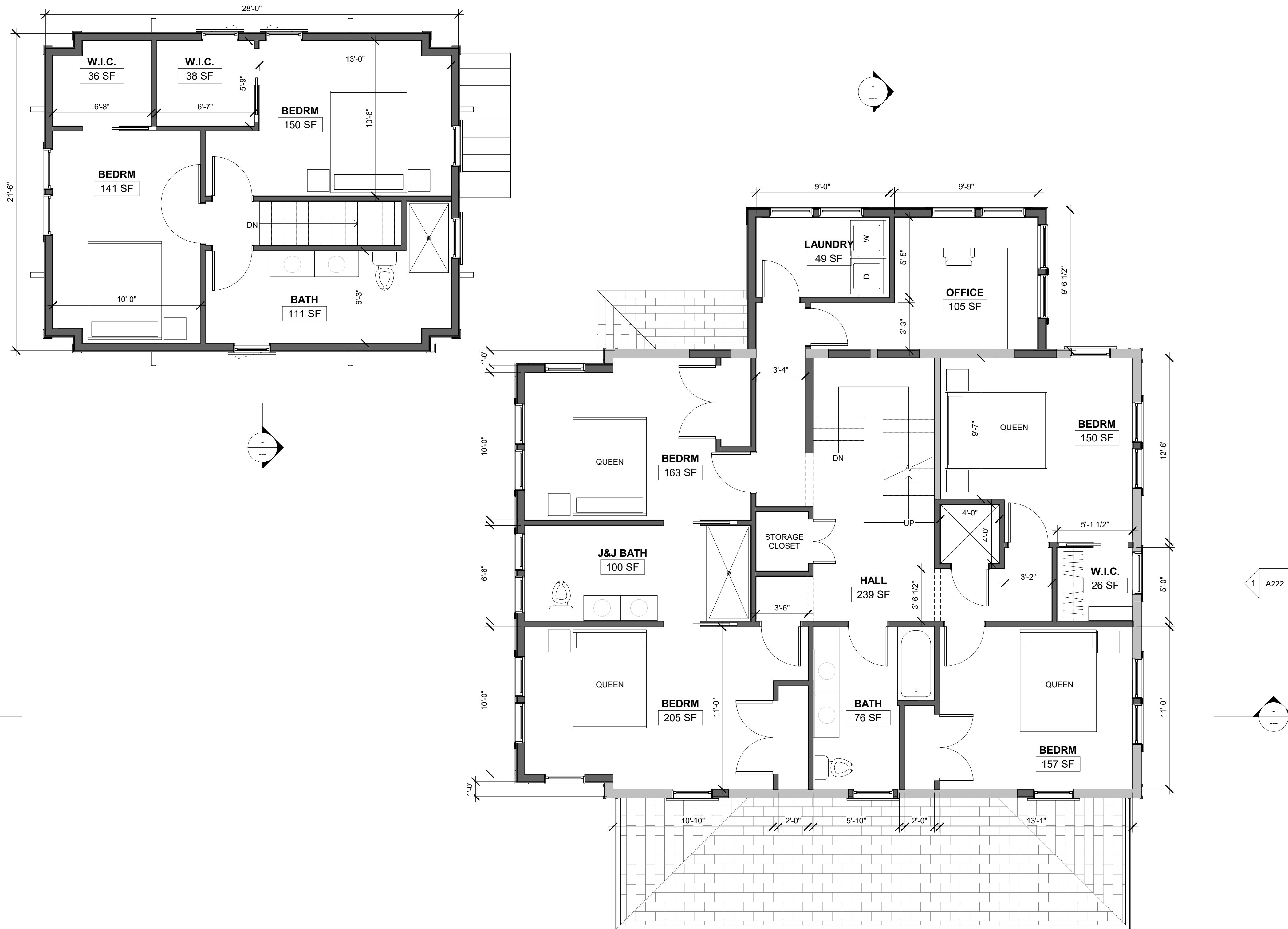


① 0 BASEMENT PLAN PROPOSED  
1/4" = 1'-0"



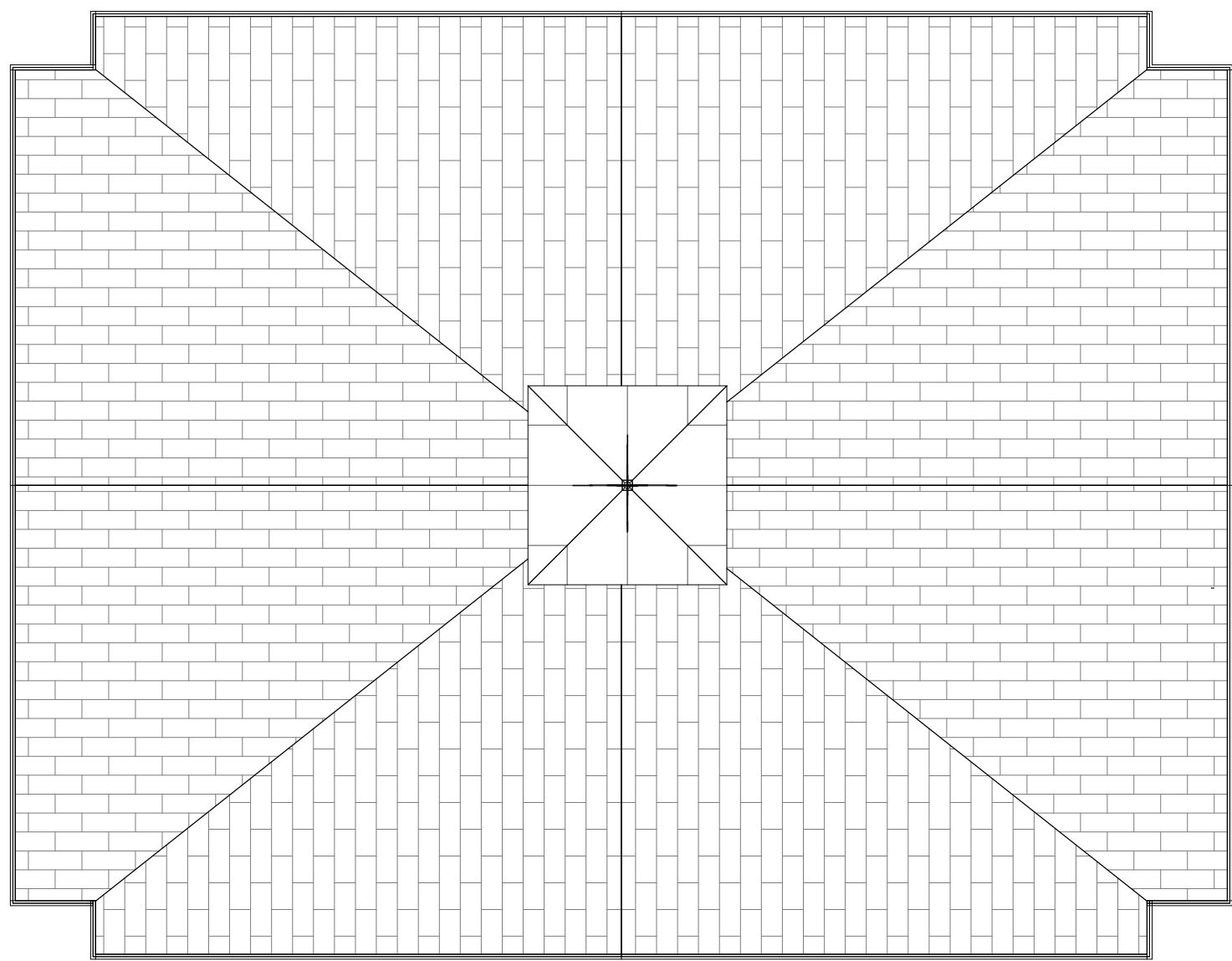
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1/4" = 1'-0"



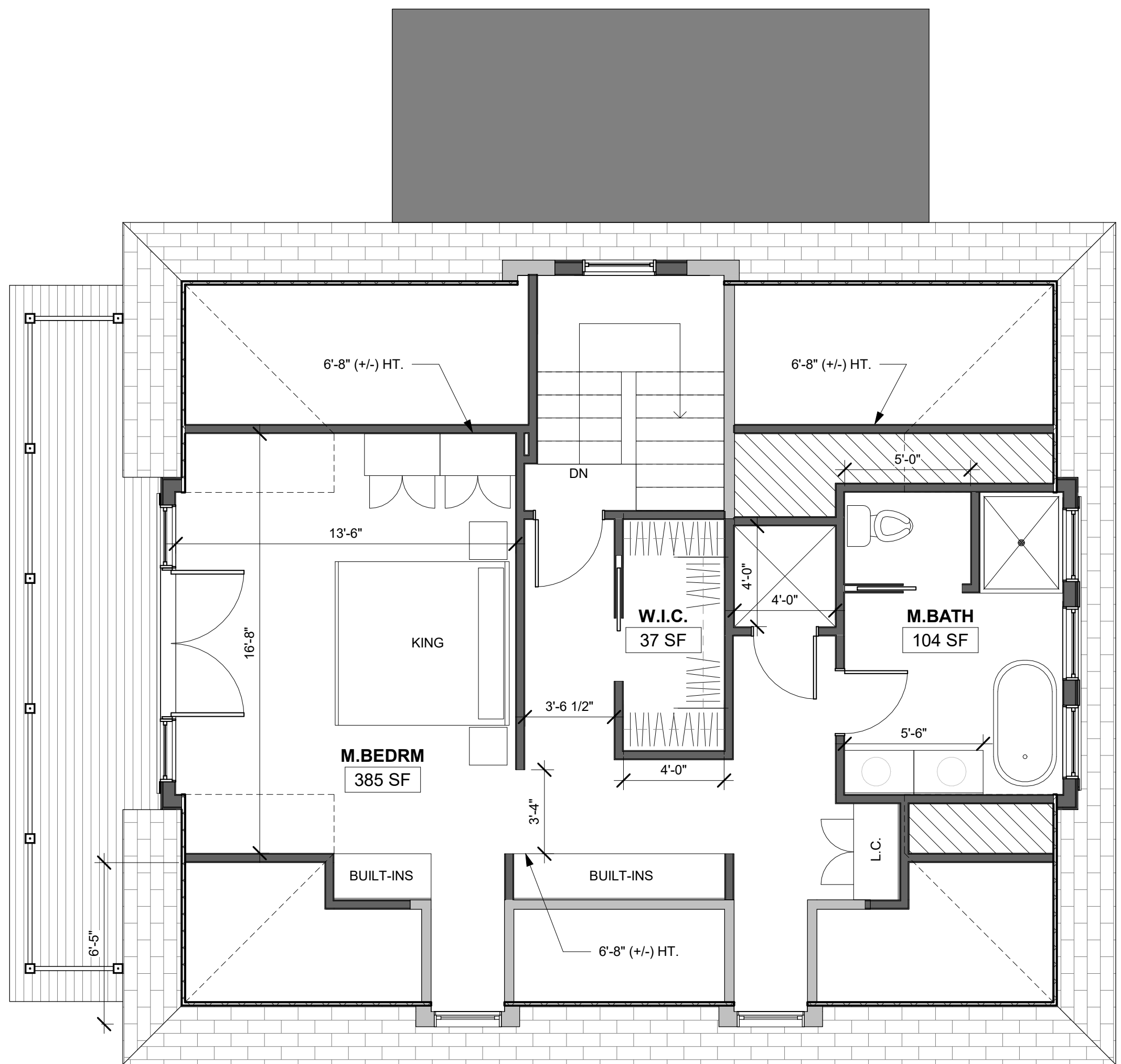


1 2ND FLOOR PLAN PROPOSED  
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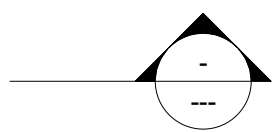




A224 1



1 A222



1  
A221

① 3RD FLOOR PLAN PROPOSED  
1/4" = 1'-0"



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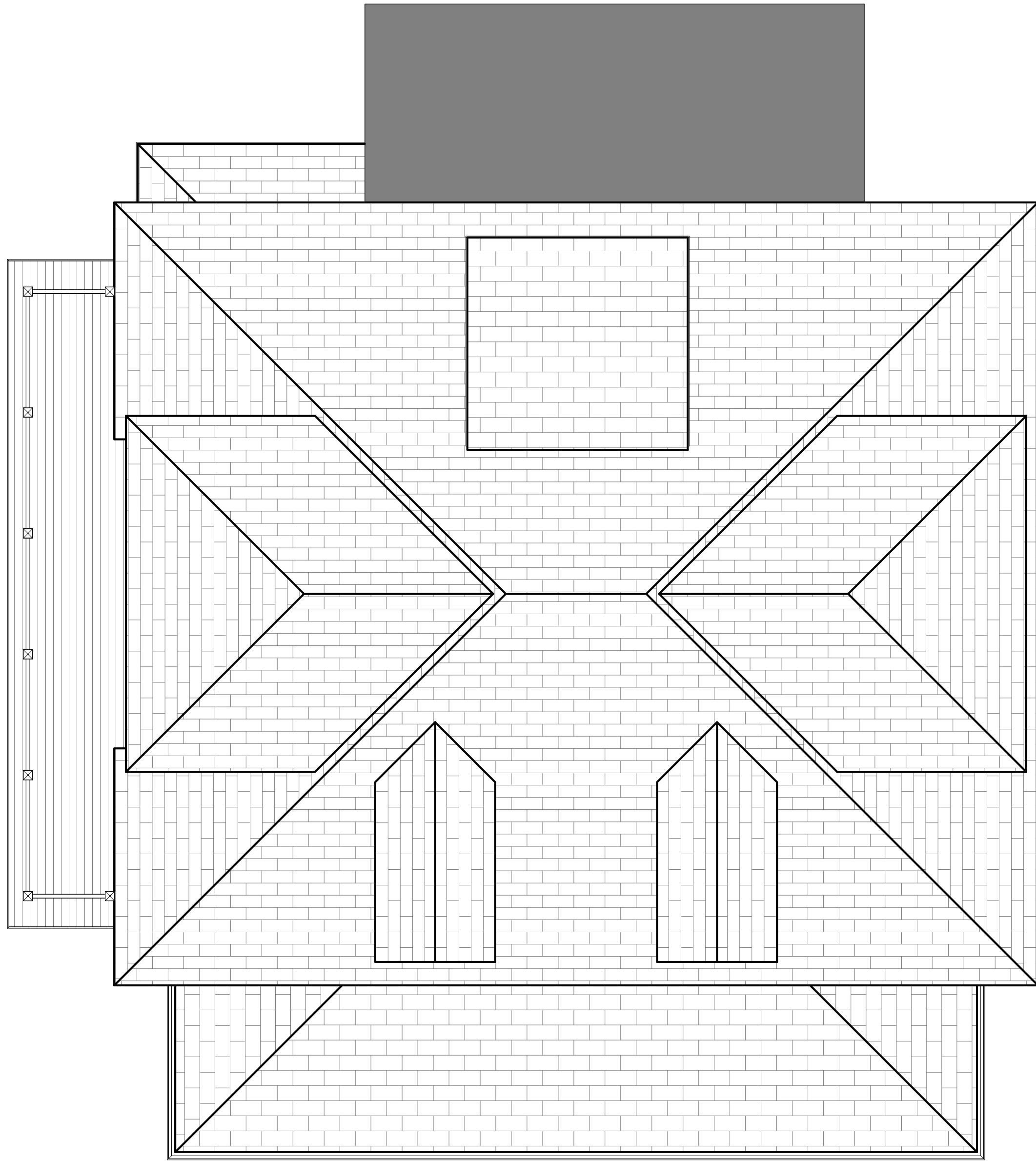
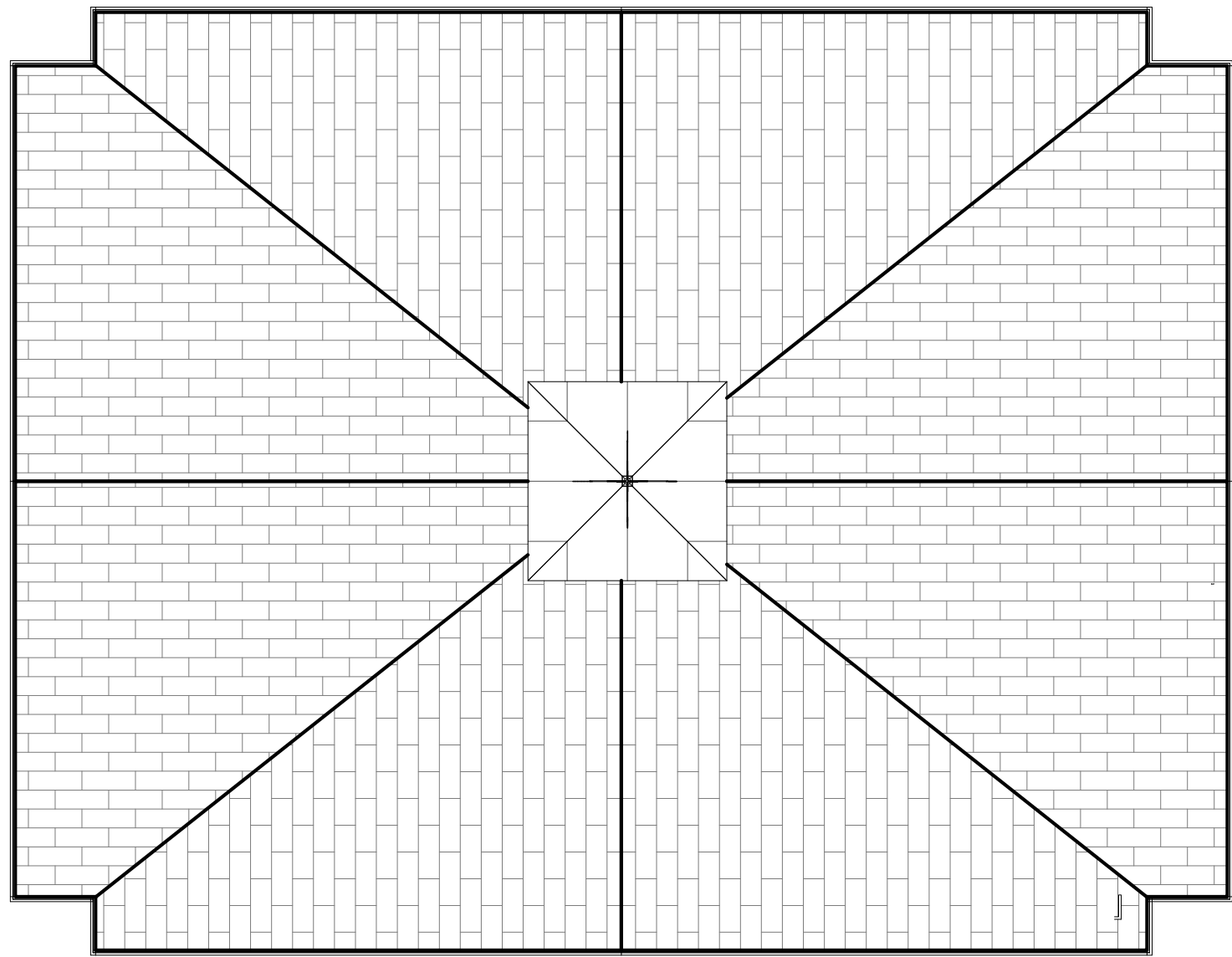
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7 CHAMPLIN STREET - NEWPORT, RI 02840

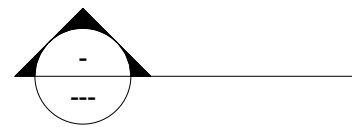
DESCRIPTION: 3RD FLOOR PLAN PROPOSED

|        |              |                 |
|--------|--------------|-----------------|
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| DATE:  | 01-09-2024   | "SCHEMATIC SET" |

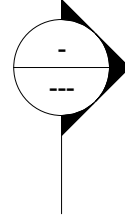
A114



A224 1



A223  
1



1 A222



1  
A221

② ROOF PLAN PROPOSED  
1/4" = 1'-0"



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RENOVATION

7 CHAMPLIN STREET - NEWPORT, RI 02840

DESCRIPTION: ROOF PLAN PROPOSED

SCALE: 1/4" = 1'-0"

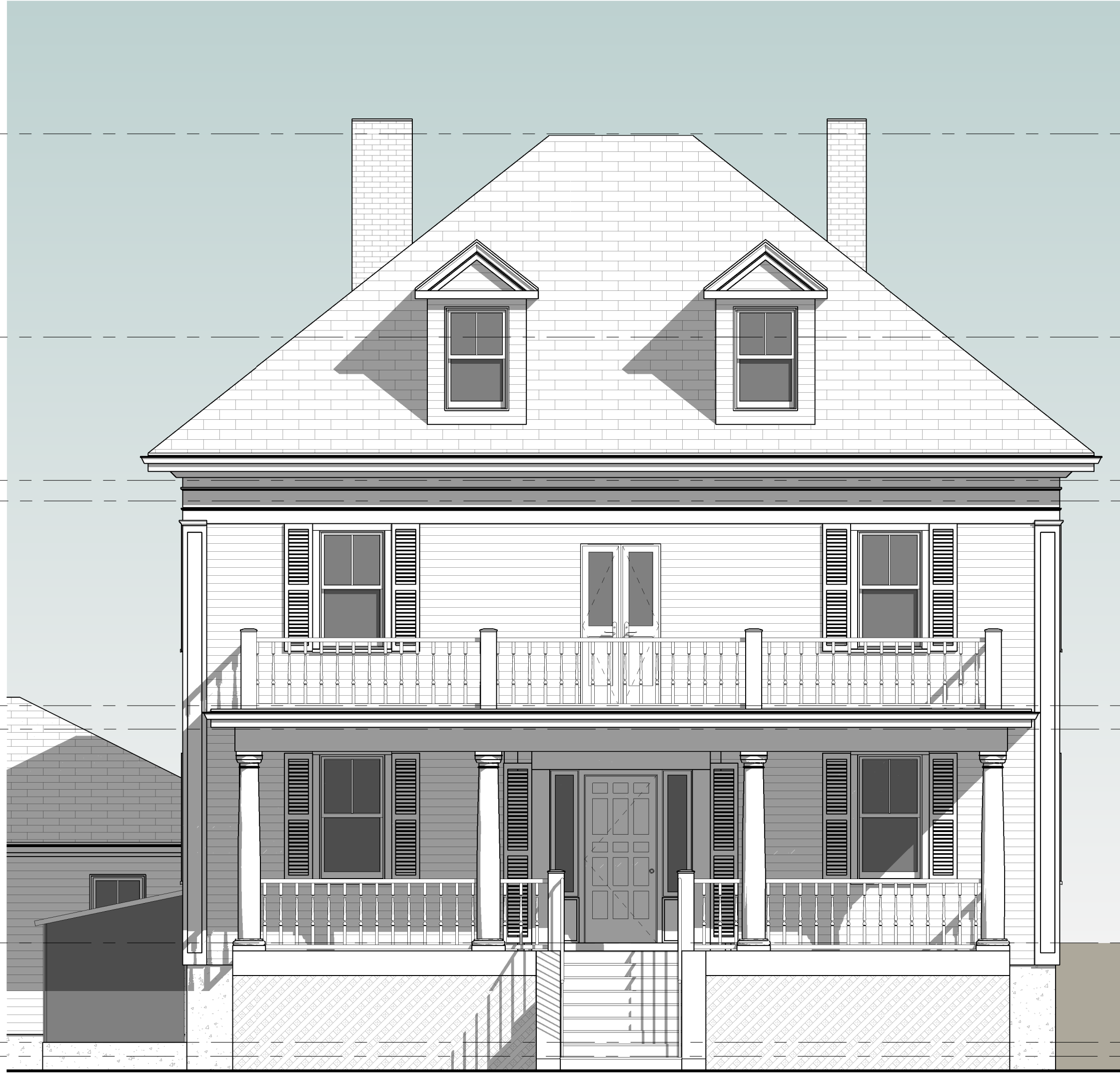
PAPER: 24"x36"

DATE: 01-09-2024

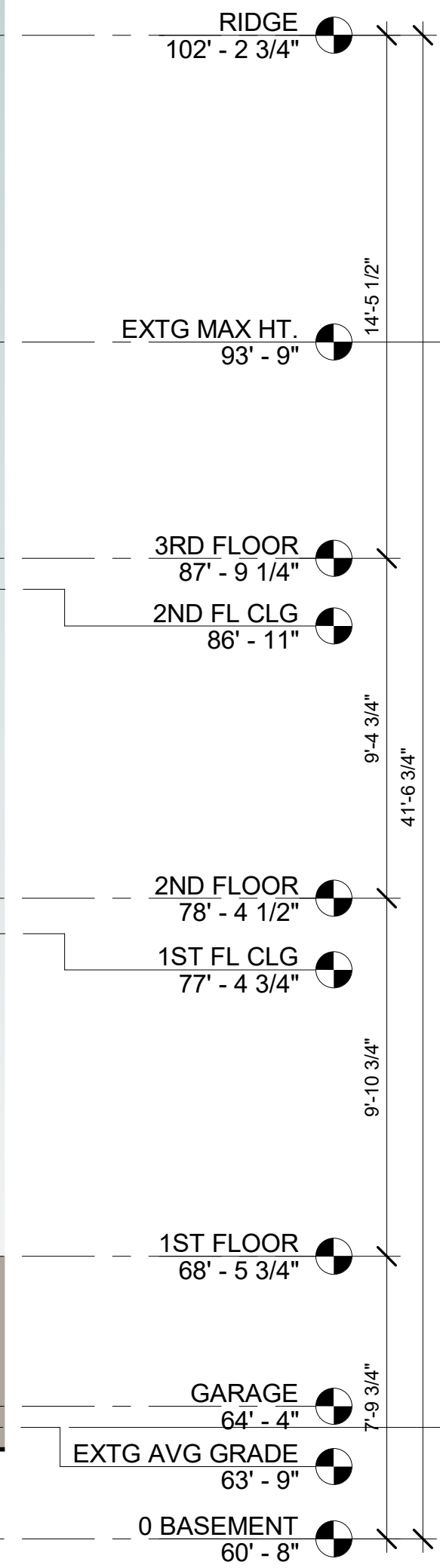
"SCHEMATIC SET"

A121

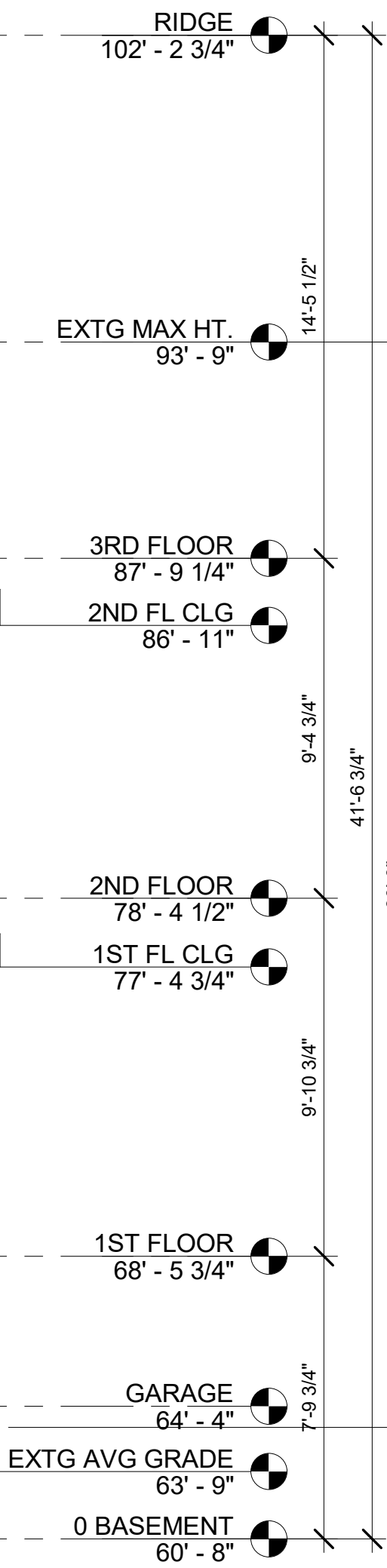


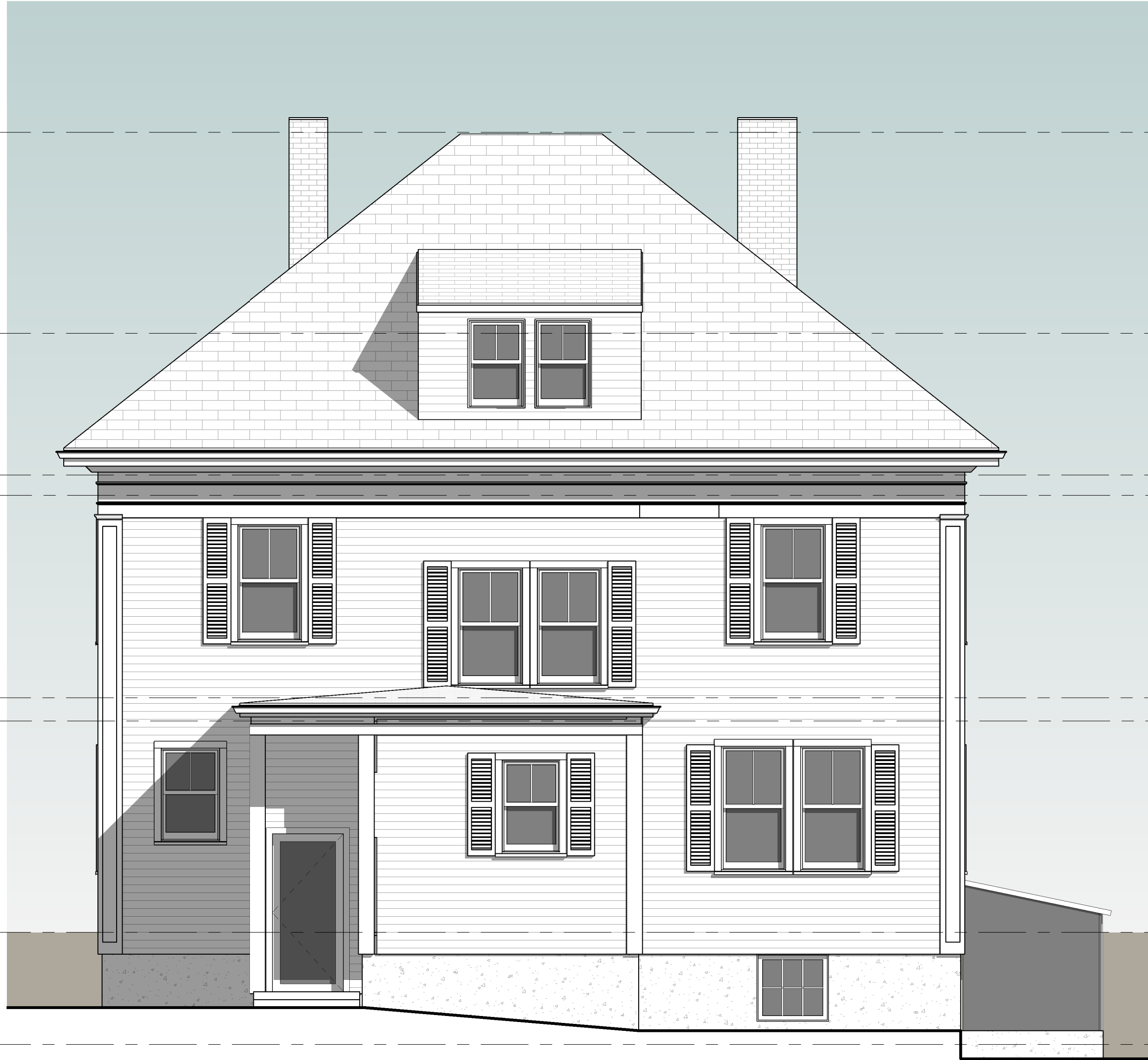


① FRONT (NORTH) ELEVATION  
1/4" = 1'-0"



② SIDE (WEST) ELEVATION  
1/4" = 1'-0"





① REAR (SOUTH) ELEVATION  
1/4" = 1'-0"

RIDGE  
102' - 2 3/4"

EXTG MAX HT.  
93' - 9"

3RD FLOOR  
87' - 9 1/4"

2ND FL CLG  
86' - 11"

2ND FLOOR  
78' - 4 1/2"

1ST FL CLG  
77' - 4 3/4"

1ST FLOOR  
68' - 5 3/4"

EXTG AVG GRADE  
63' - 9"

0 BASEMENT  
60' - 8"

9'-4 3/4"

9'-10 3/4"

7'-9 3/4"

41'-6 3/4"

30'-0"



② SIDE (EAST) ELEVATION  
1/4" = 1'-0"

RIDGE  
102' - 2 3/4"

EXTG MAX HT.  
93' - 9"

3RD FLOOR  
87' - 9 1/4"

2ND FL CLG  
86' - 11"

2ND FLOOR  
78' - 4 1/2"

1ST FL CLG  
77' - 4 3/4"

1ST FLOOR  
68' - 5 3/4"

EXTG AVG GRADE  
63' - 9"

0 BASEMENT  
60' - 8"

9'-4 3/4"

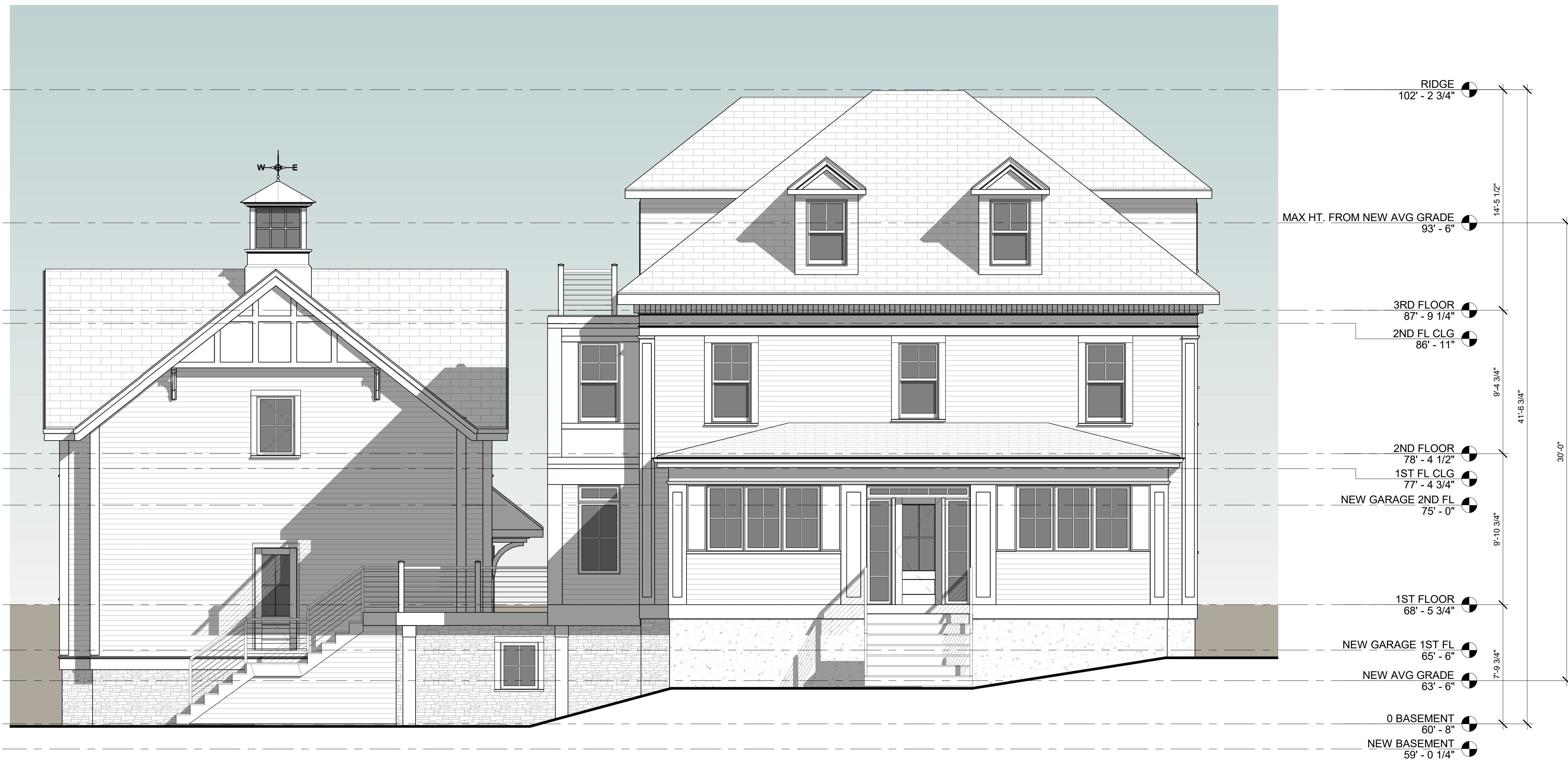
9'-10 3/4"

7'-9 3/4"

41'-6 3/4"

30'-0"





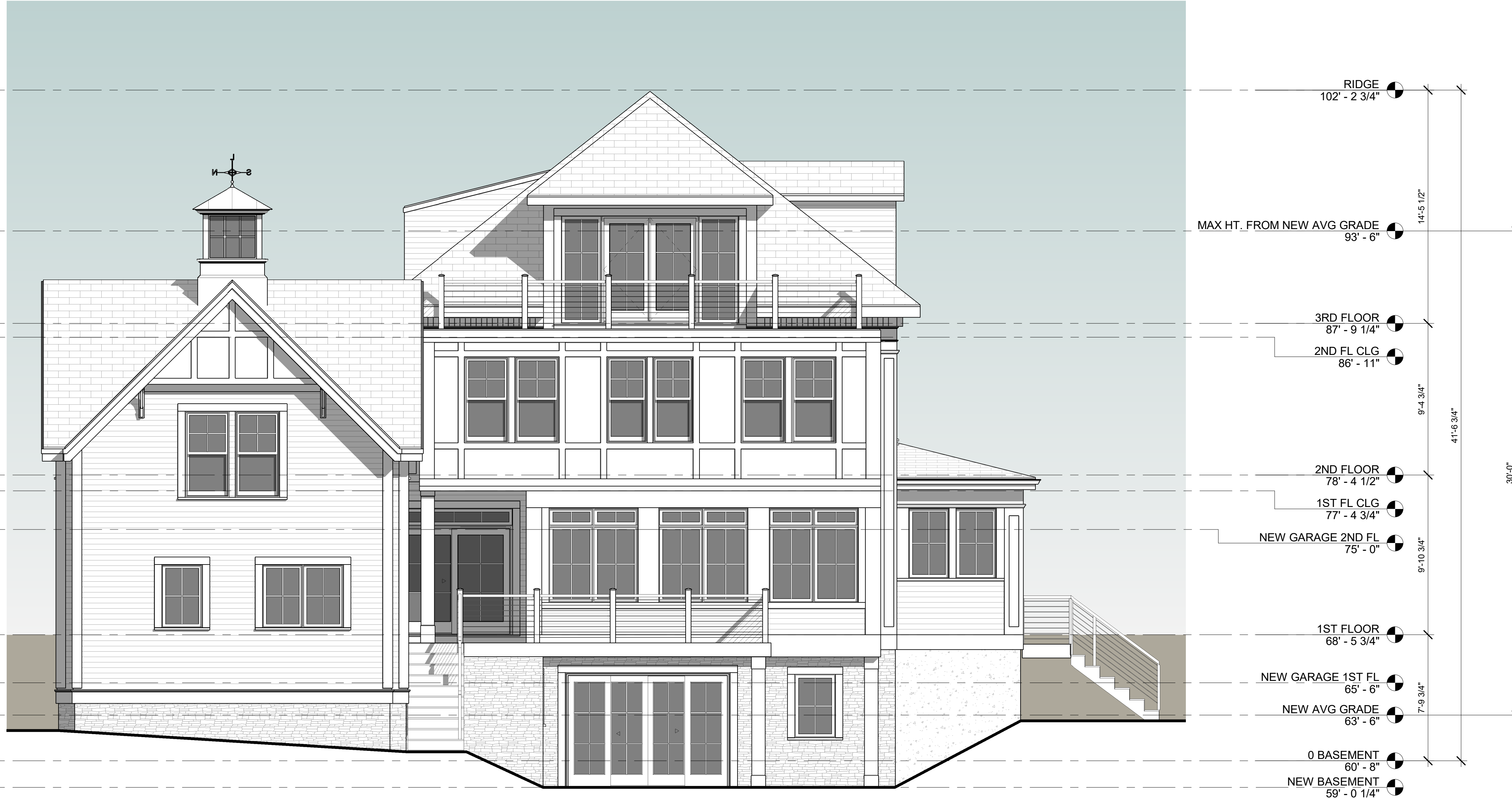
① FRONT (NORTH) ELEVATION PROPOSED  
1/4" = 1'-0"







① REAR (SOUTH) ELEVATION PROPOSED  
1/4" = 1'-0"



1 SIDE (EAST) ELEVATION PROPOSED  
1/4" = 1'-0"



# Newport

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

Parcel: 23-110      Location: 7 CHAMPLIN ST      Owner: 7 CHAMPLIN STREET REALTY LLC  
 Account: 4196      User Acct: R04413      LUC: 01 - Single Fam      Zoning: R10A

**Parcel Values**  
 Total: \$839,500      Land: \$447,000      Land Area: 9,948 SF      Building: \$392,500      Assessed: \$839,500

## Sales Information

| Book and Page | Instrument Type | Date       | Price | Grantor                  |
|---------------|-----------------|------------|-------|--------------------------|
| 3127-314      | Executor        | 01/09/2023 | \$0   | HARVEY VERNON A HEIRS OF |
| OBIT          |                 | 07/04/2022 | \$0   | HARVEY VERNON A          |

|                                    |                             |                                |                      |
|------------------------------------|-----------------------------|--------------------------------|----------------------|
| <b>Building Type:</b> Colonial     | <b>Year Built:</b> 1920     | <b>Grade:</b> B                | <b>Condition:</b> AV |
| <b>Heat Fuel:</b> Oil              | <b>Heat Type:</b> Hot Water | <b>% Air Conditioned:</b> 0.00 | <b>Fireplaces:</b> 4 |
| <b>Exterior Wall:</b> Vinyl Siding | <b>Bsmnt Garage:</b> 0      | <b>Roof Cover:</b> Slate       | <b># of Units:</b> 1 |
| <b># of Rooms:</b> 10              | <b># of Bedrooms:</b> 4     | <b>Full Bath:</b> 2            | <b>1/2 Baths:</b> 0  |

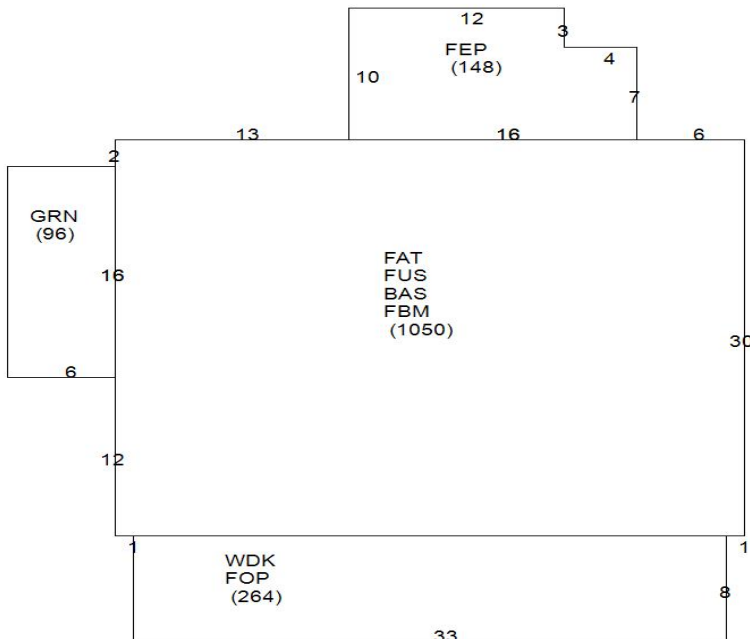
## Yard Item(s)

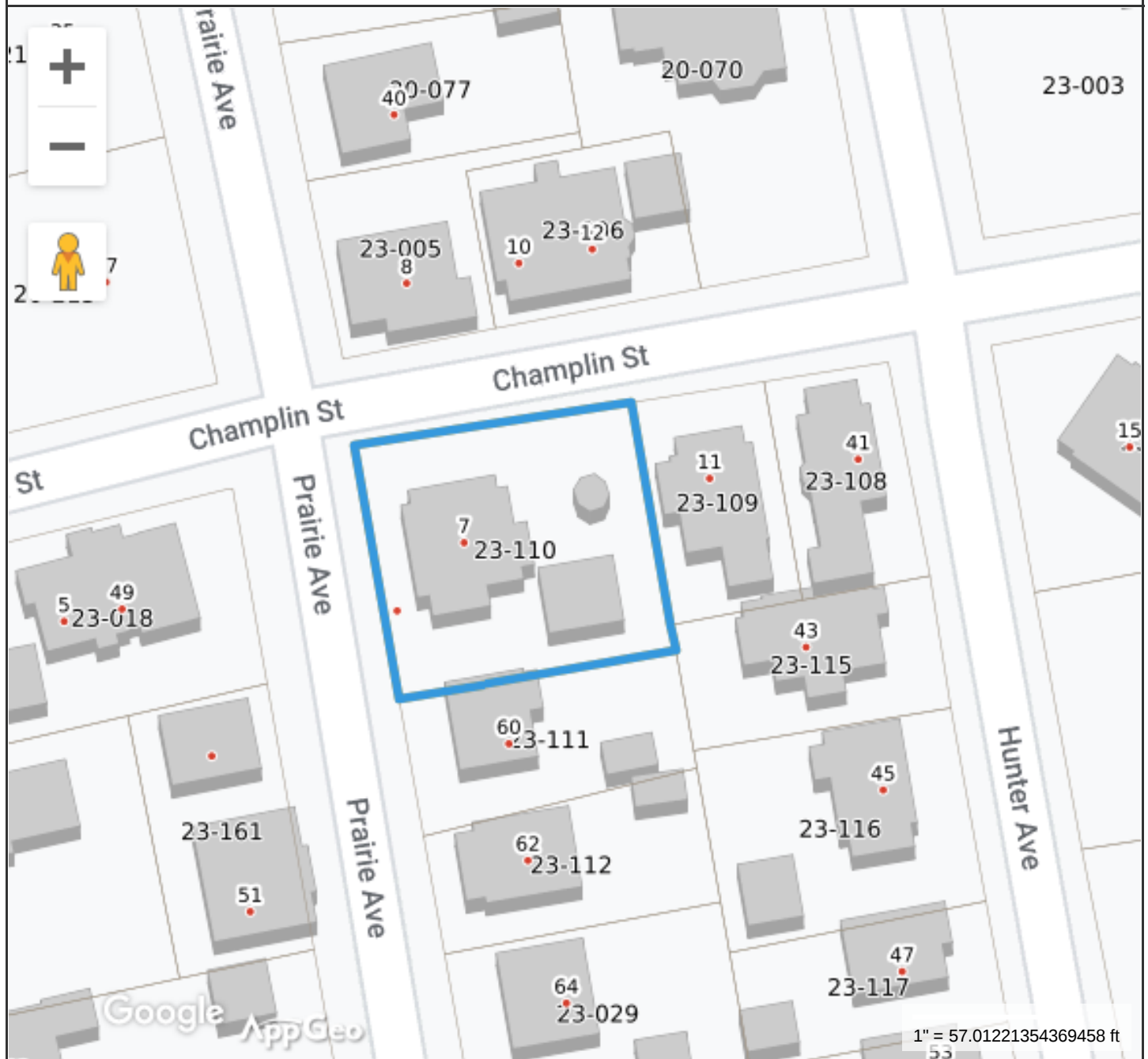
| Description | Quantity | Size | Year | Condition | Quality | Value      |
|-------------|----------|------|------|-----------|---------|------------|
| GARAGE-AVE  | 1        | 575  | 2001 | FR        | Average | \$8,600.00 |
| GAZEBO-FAIR | 1        | 144  | 2017 | FR        | Average | \$3,400.00 |

## Building Areas

| Area                      | Net Area | Finished Area |
|---------------------------|----------|---------------|
| Attic, Finished           | 210 SF   | 210 SF        |
| Basement, Finished        | 1,050 SF | 1,050 SF      |
| Deck, Wood                | 264 SF   | 0 SF          |
| First Floor               | 1,050 SF | 1,050 SF      |
| Greenhouse                | 96 SF    | 0 SF          |
| Porch, Enclosed, Finished | 148 SF   | 0 SF          |
| Porch, Open, Finished     | 264 SF   | 0 SF          |
| Upper Story, Finished     | 1,050 SF | 1,050 SF      |

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



**Property Information**

ID 23-110  
Location 7 CHAMPLIN ST  
Owner



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.