



# Newport Zoning Application

ZBR 2024 - Feb - 012

(This box for staff use only)

DATE STAMP HERE

JAN 16 2024  
CK #41904

\$100

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: 26 Tilley Avenue

Tax Assessor's Plat: 13 Lot: 075 Zoning District: R-10

☒ Special Use Permit (Non-Conforming Alteration)

☒ Regulatory (Dimensional) Variance

☐ Special Use Permit (New Use)

☐ Use Variance

☐ Modification

Property Owner: Shana B. Speer

Mailing Address: 26 Tilley Avenue, Newport, RI 02840

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

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

How long have you been the owner of the above premise? 18 Years ( 3/30/2006)

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: 38.08 ft. Lot Area: 2,998 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 1,394 sq. ft.

Total square footage of the footprint of proposed buildings: 1,499 sq. ft.

## Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	2,998 sf	10,000 sf	2,998 sf
Coverage Area (sq. ft)	1,394 sf	1,019.32 sf	1,499 sf
Lot Coverage (%)	46.5%	34%	50%
Dwelling Units	1	1	1
Parking (# of spaces)	2	2	2
Front Setback (ft.)	1.6'	4.5'	1.6'
Side Setbacks (ft.)	See Attached	See Attached	See Attached
Rear Setback (ft.)	See Attached	See Attached	See Attached
Height (ft.)	28.5'	30'	28.5'

**26 Tilley Avenue**

**Zoning Characteristics Matrix**

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft)	2,998 sf	10,000 sf	2,998 sf
Coverage Area (sq. ft)	1,394 sf	1,019.32 sf	1,499 sf
Lot Coverage (%)	46.5%	34%	50%
Dwelling Units	1	1	1
Parking (# of spaces)	2	2	2
Front Setback (ft.)	1.6'	15'	1.6'
Side Setbacks (ft.)			
House	North = 1.8' South = 12'	3.0'	North = 1.8' Southeast = 10.7'
Garage	North > 25' South = 0.02'	10'	North > 25' South = 0.02'
Rear Setback (ft.)			
House	> 20'	6'	23.1'
Garage	3.7'	3'	3.7'
Height (ft.)	28.5'	30'	28.5'



# 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 17.20.040 (R-10 Setback Requirements)  
Section 17.20.050 (R-10 Lot Coverage Requirements)

The Applicant's single family residence sustained a significant fire in 2023. She is in the process of rebuilding and restoring her residence. As a result of the necessary restoration, the Applicant has decided to take this opportunity to also complete additional modifications to her home. The entire residence is being renovated, modernized and upgraded. As part of that project the Applicant is proposing to expand the livable square footage on the third floor with dormers. In conjunction with the third floor expansion, the Applicant proposes an exterior system of stairs and landings on the rear of the house with a modified first floor deck. This will allow a second means of emergency egress from the second and third floors.

The expanded third floor will be used by the Applicant as part of her residence, however she has designed the space to also serve as a home occupation for short term rentals. Ultimately the space may be converted to a second dwelling or Accessory Dwelling Unit in the future if there are further changes to the zoning laws which allow for the change of use.

The existing parcel is a legal non-conforming lot of record containing only 2,998 square feet of land. The property is in the R-10 Zone and is significantly substandard in size. The house encroaches into both the modified and proportional front setback as well as the north side setback. The existing garage encroaches into the south side setback. Existing lot coverage is at 46.5%, exceeding the modified proportional limit of 34%. 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 result in modifications within the north side setback and will increase lot coverage. Lot coverage is increasing by only 105 square feet. The resulting lot coverage of 50% is not unreasonable given the extremely small size of the lot. No building height relief is required for the third floor dormers. 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-10 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 2,998 square feet of land. The lot is significantly substandard for the R-10 Zone. The existing structures already exceed lot coverage and encroach into the front and side setbacks. Based on the size of the lot and the location of existing structures, any reasonable improvement, addition or modification will require dimensional relief. As a result of the existing conditions and circumstances that are peculiar to this non-conforming development, the proposed improvements will result in a modest increase of lot coverage. The construction of third floor dormers above the existing footprint will encroach into the north side setback and be 1.8' from the property line. The exterior stair and landing system will align with the north wall of the house, encroaching slightly into the north side setback.

The subject property is located on the west side of Tilley Avenue. The neighborhood is fully developed with a number of other abutting parcels with existing dimensional nonconformities. Other properties also exceed lot coverage 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-10 Zone. The proposal will require only a minor increase of 105 square feet of lot coverage. This represents a 3.5% increase from 46.5% to 50% coverage. The house and garage already encroach into setbacks. Those non-conformities will not be increased intensified. The new dormers will extend from the existing center roof gable and will not exceed the building height limit. The improvements will allow for a complete restoration from the devastating fire and allow for an expanded residence with amenities consistent with modern living. The Applicant has taken great care to develop a proposed improvement plan which restores her home and meets her present and future needs. The plan 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 significantly substandard lot and the fact that the existing structures already exceed lot coverage and encroach into 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-10 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 Submittal Requirements

ZBR 2024 - Feb - 012

DATE STAMP HERE

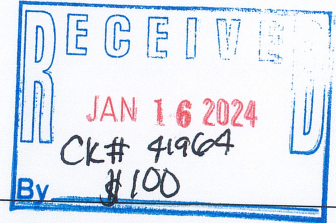
☒ Special Use Permit (new)

☒ 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 |   |

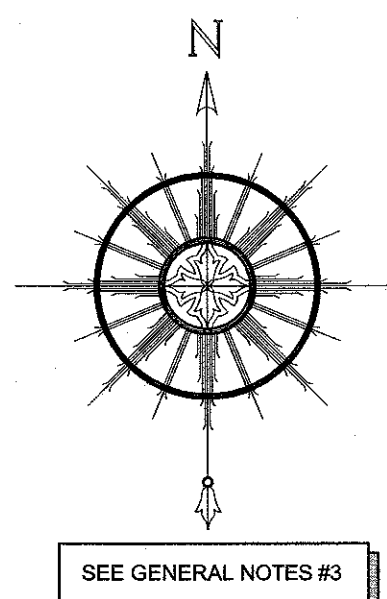


VAN ZANDT AVENUE  
(PUBLIC-RIGHT OF WAY)

A.P. 13, LOT 129  
N/F CHARLES MICHAEL  
LANDERS  
BK. 2453, PG. 168  
(ZONE R10)

IRON PIPE  
FOUND, HELD

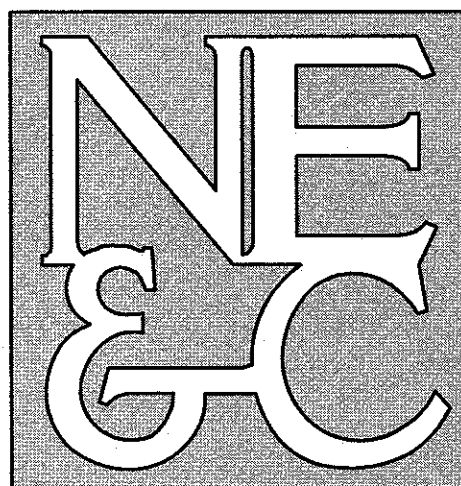
TILLEY AVENUE  
(VARIABLE WIDTH PUBLIC-RIGHT OF WAY)



SEE GENERAL NOTES #3

BENCHMARK:  
NAIL IN U.P. 6  
ELEV.=43.93  
DATUM=NAVD88

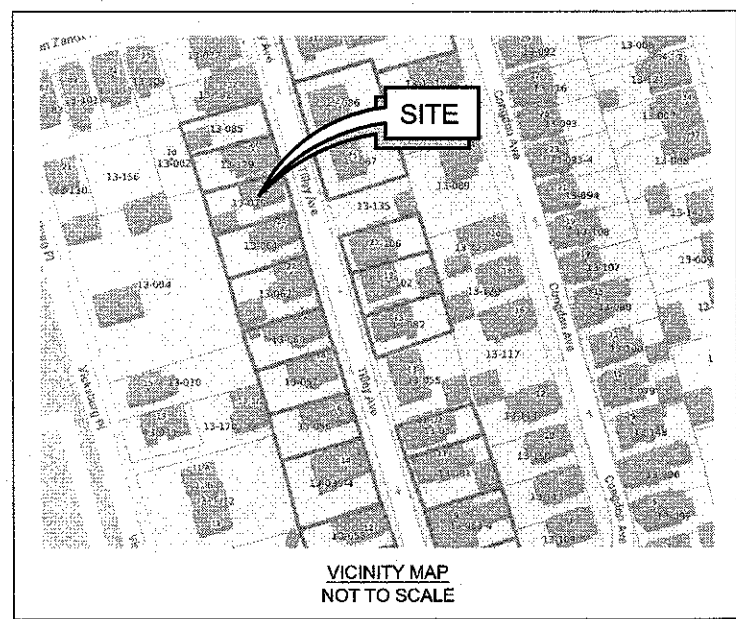
NORTHEAST ENGINEERS  
& CONSULTANTS, INC.



A KNOWLEDGE CORPORATION®

6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842  
PHONE (401) 849-0810 FAX (401) 846-4169  
WWW.NORTHEASTENGINEERS.COM

SITE/CIVIL  
LAND PLANNING  
WATERFRONT  
SURVEYING  
GEOTECHNICAL  
ENVIRONMENTAL  
TRANSPORTATION  
STRUCTURAL  
MATERIALS TESTING



VICINITY MAP  
NOT TO SCALE

No.	Revision	Date	App.

Designed By: Drawn by: GT/VAL Checked by:  
Scale: 1" = 10' Date: 11JAN2024  
Project Title:

A.P. 13, LOT 75  
26 TILLEY AVENUE  
NEWPORT, RHODE ISLAND

Client/Owner:  
SHANA B. SPEER  
26 TILLEY AVENUE  
NEWPORT, RI 02840

Drawing Title:

ZONING PLAN

Drawing Number:	L-2
Sheet	1 of 1
Project Number:	23279.0
Survey Index:	14 - 13 - 75

OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.

PLAN REFERENCES:  
1. PLAN ENTITLED: "ADMINISTRATIVE SUBDIVISION" PREPARED FOR SEASCAPE HOLDINGS LLC, LOCATION A.P. 13, LOTS 86 & 87 TILLEY AVENUE NEWPORT, RI, PREPARED BY: K. ANDREWS ASSOCIATES LAND SURVEYING AND SITE PLANNING, SCALE: 1"=10', DATED: 7-20-10.

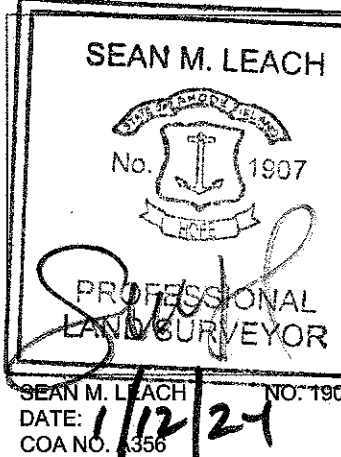
CERTIFICATION:  
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF SURVEY: MEASUREMENT SPECIFICATION:  
LIMITED CONTENT BOUNDARY SURVEY CLASS I  
DATA ACCUMULATION SURVEY CLASS III  
TOPOGRAPHIC SURVEY ACCURACY CLASS T-2

STATEMENT OF PURPOSE:

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO DETERMINE AND MONUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 13, LOT 75 AND TO SHOW EXISTING PHYSICAL FEATURES AND TOPOGRAPHY.

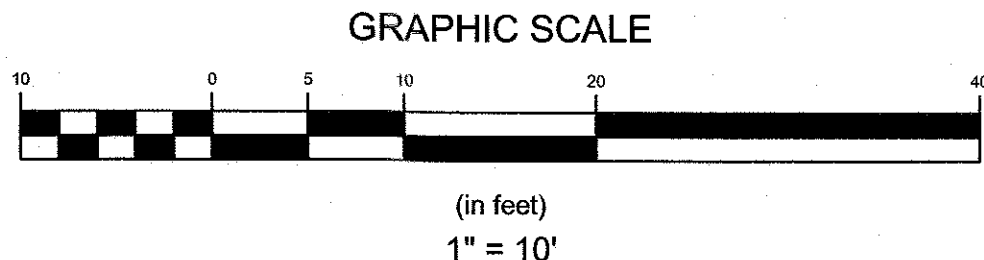


ZONING DATA TABLE				
R-10 RESIDENTIAL DISTRICT				
SINGLE-FAMILY DWELLING				
	REQUIRED	MODIFIED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SQ. FT.	2,998 SQ. FT.	2,998 SQ. FT.	2,998 SQ. FT.
MINIMUM LOT WIDTH/FRONTAGE	80 FT.	N/A	38.08 FT.	38.08 FT.
MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED	20%	34%	46.5%	50.0%
MAXIMUM HEIGHT OF PRINCIPAL BUILDING	30 FT.	N/A	24 FT.	24 FT.
MINIMUM YARD DIMENSIONS				
FRONT (BUILDING/PORCH)	15 FT.	4.5 FT.	0.8 FT.	1.6 FT.
SIDE (BUILDING/PORCH)	10 FT.	3.0 FT.	1.0 FT./12.6 FT.	1.8 FT./12.0 FT.
SIDE (DECK/STEPS)	10 FT.	3.0 FT.	10.7 FT./3.0 FT.	12.1 FT./3.1 FT.
REAR (BUILDING)	20 FT.	6.0 FT.	35.2 FT.	34.6 FT.
REAR (DECK/STEPS)	20 FT.	6.0 FT.	27.3 FT.	23.1 FT.
ACCESSORY BUILDINGS MINIMUM DISTANCE				
SIDE LOT LINES	10 FT.	1.5 FT.	0.02 FT.	0.02 FT.
REAR LOT LINES	10 FT.	1.5 FT.	3.7 FT.	3.7 FT.

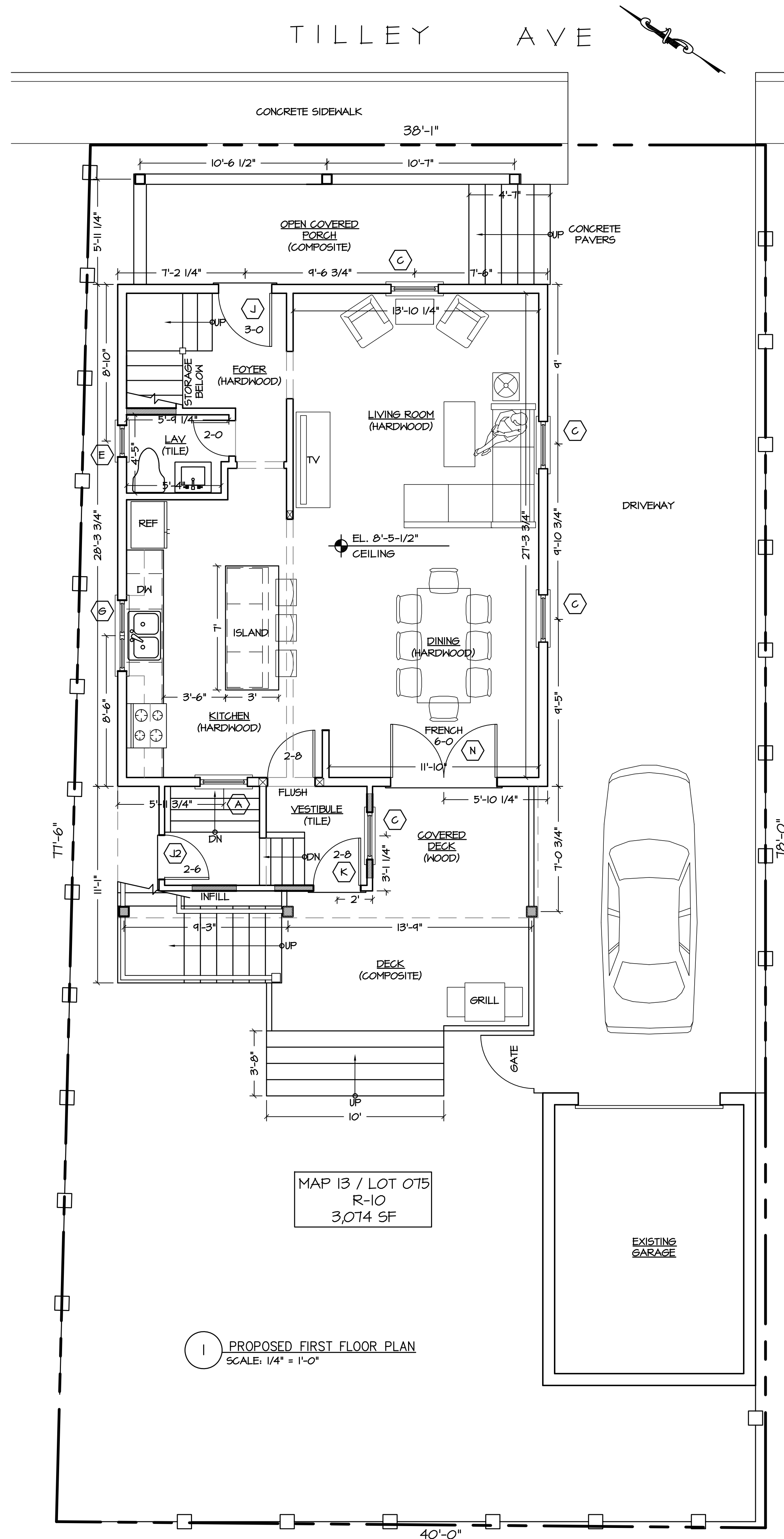
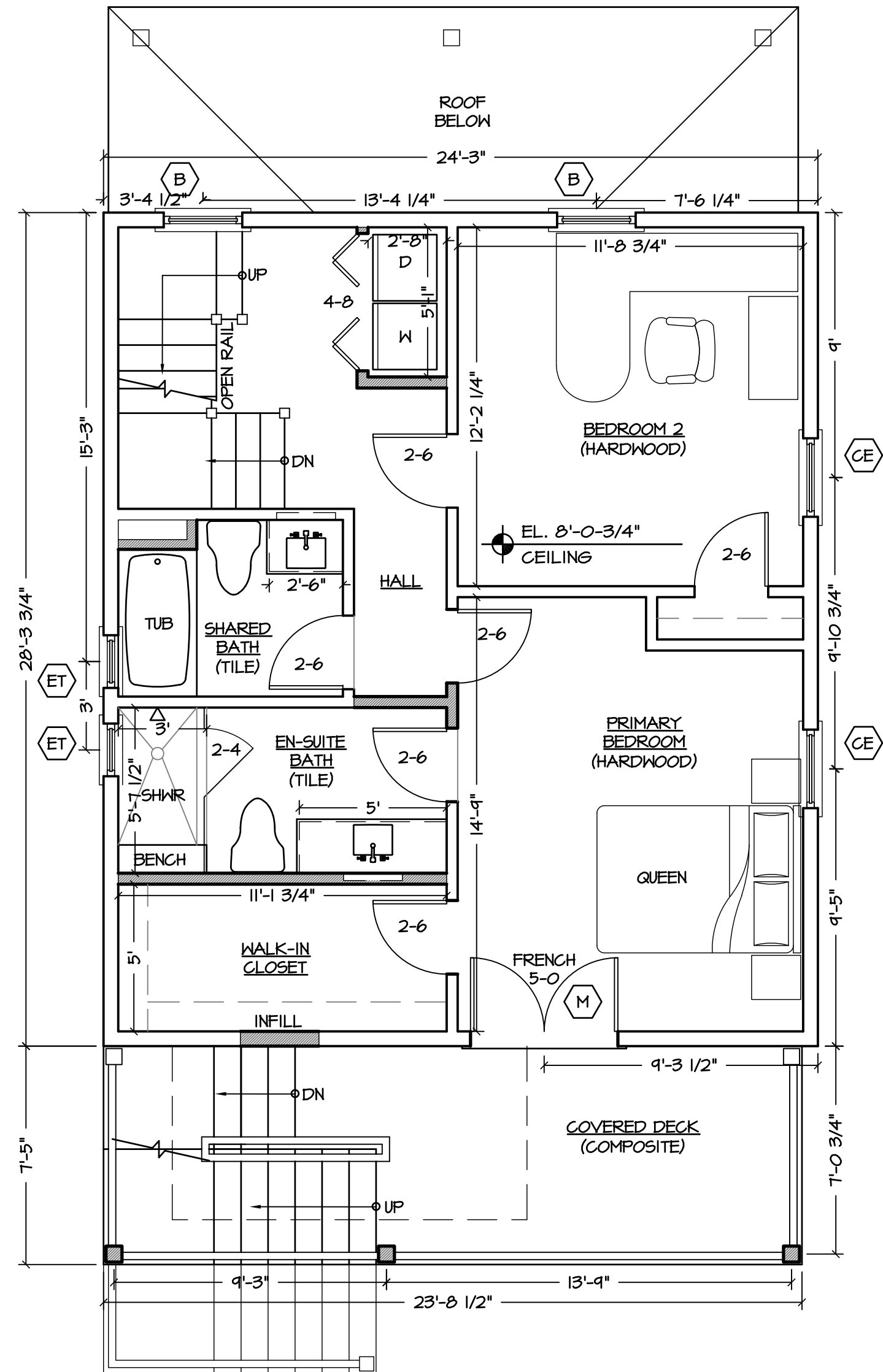
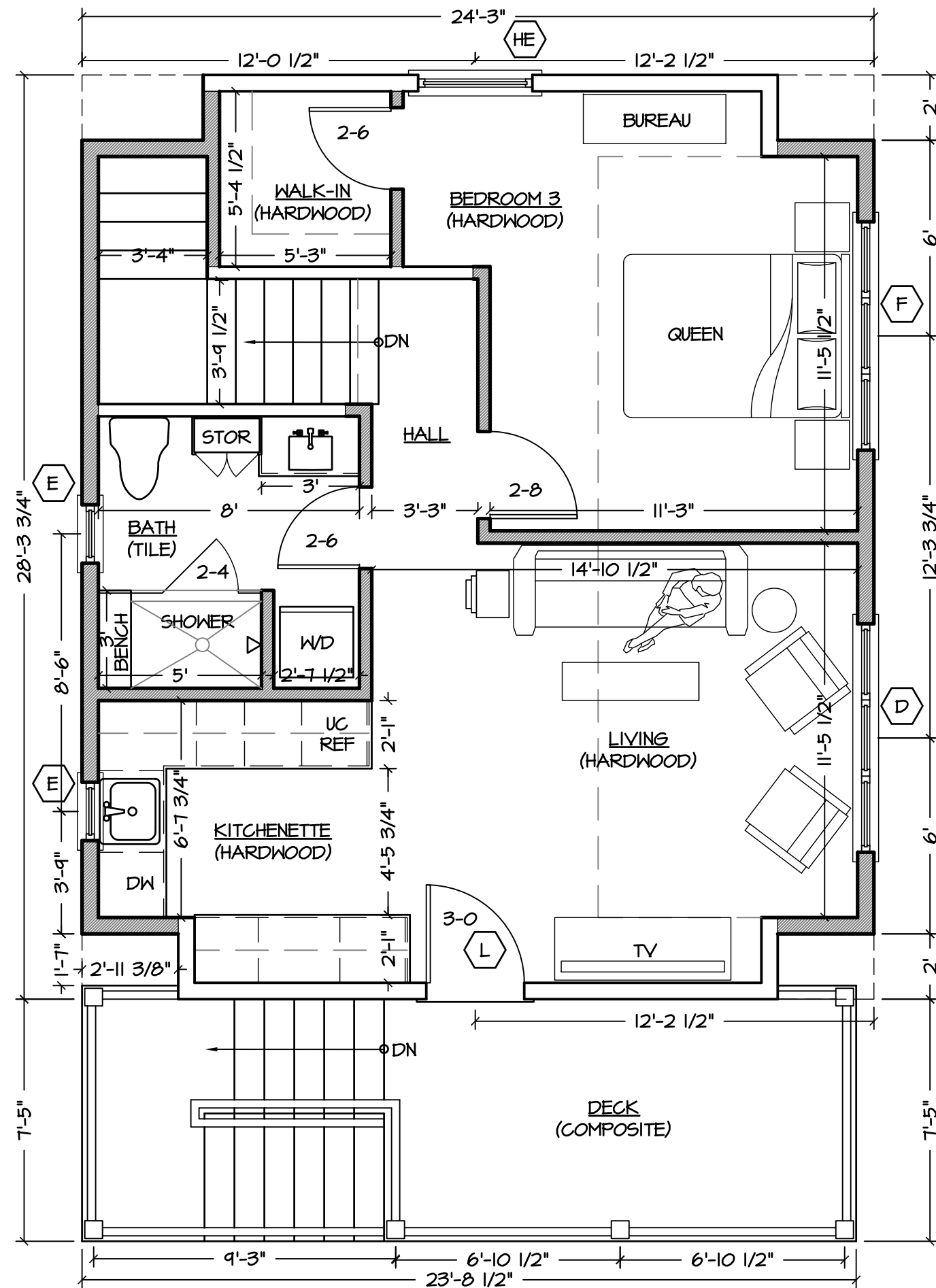
GENERAL NOTES:

- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN DECEMBER 2023.
- VERTICAL DATUM IS NAVD88.
- NORTH ARROW AND BASIS OF BEARING BASED ON RTK/GNSS OBSERVATION.
- SUBJECT PARCEL FALLS WITHIN THE R10 ZONING DISTRICT.
- THE RLS CERTIFICATION IS LIMITED TO THE BOUNDARY SURVEY AND ZONING DIMENSIONAL DATA PROVIDED. ALL OTHER IMPROVEMENTS (I.E. LANDSCAPING, STORMWATER, ETC.) ARE SUBJECT TO FUTURE DESIGNS AND CERTIFICATION BY APPROPRIATE LICENSED PROFESSIONALS. THESE FEATURES MAY OR MAY NOT HAVE BEEN INCLUDED ON THIS PLAN BUT WOULD BE ILLUSTRATIVE PURPOSES AND ARE NOT THE RESULT OF A DESIGN.

LEGEND:	
---	PROPERTY LINE
---	ABUTTER'S PROPERTY LINE
---	TOPOGRAPHIC CONTOUR
X	CHAIN LINK FENCE
---	STOCKADE FENCE
OHW	OVERHEAD WIRE
○	IRON ROD OR IRON PIPE
WG	WATER GATE
U.P.	UTILITY POLE







**MH Architect, LLC**

203 Hooper Street  
Tiverton, RI 02878  
401.559.1957  
mharchitect.com

Revisions			
No.	Date	Description	Initials

**SPEER RESIDENCE**  
**26 TILLEY AVENUE**  
**NEWPORT, RI 02840**

drawing status  
**PROGRESS PRINT**  
NOT FOR CONSTRUCTION  
Issued on 12/13/2023

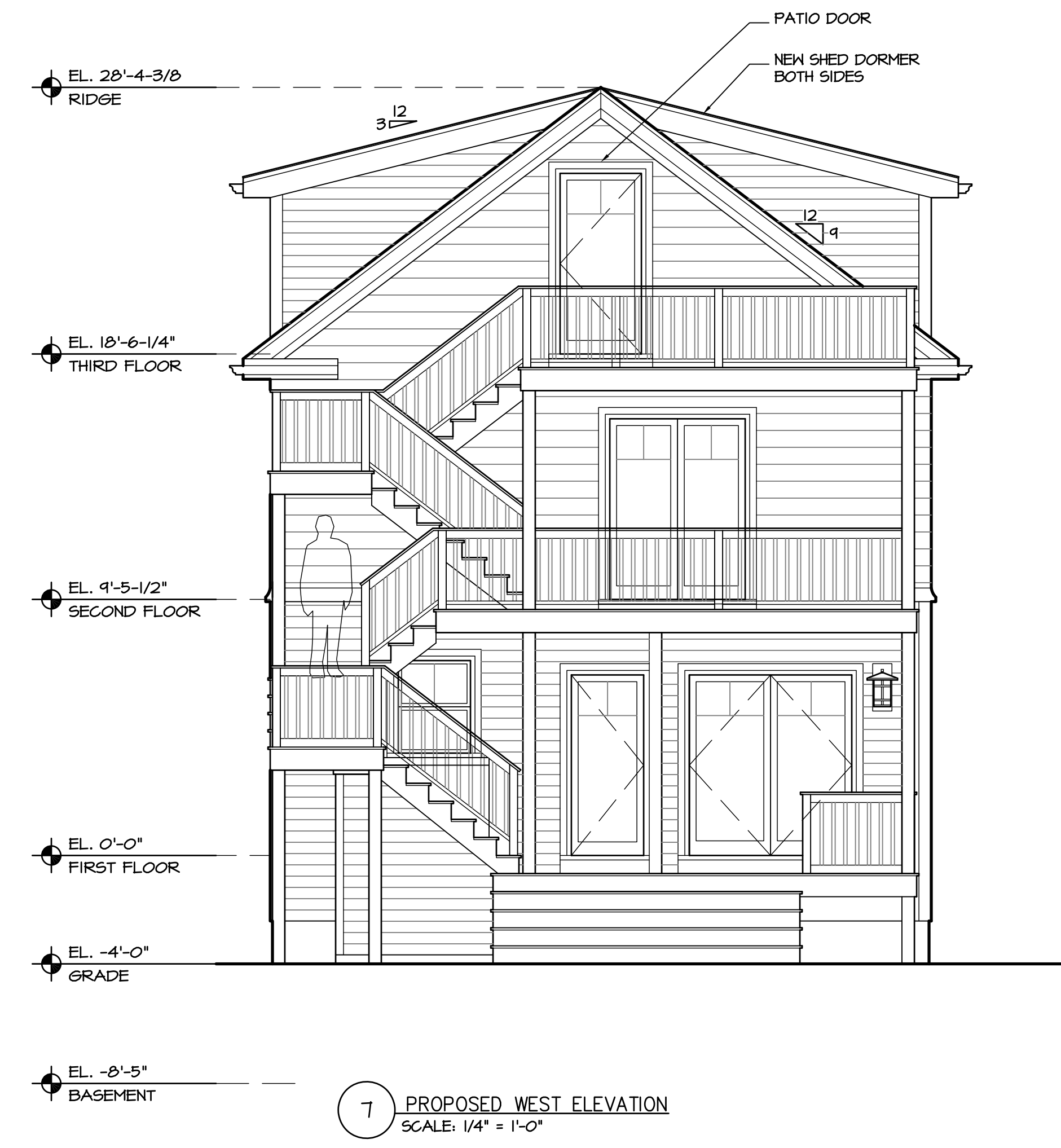
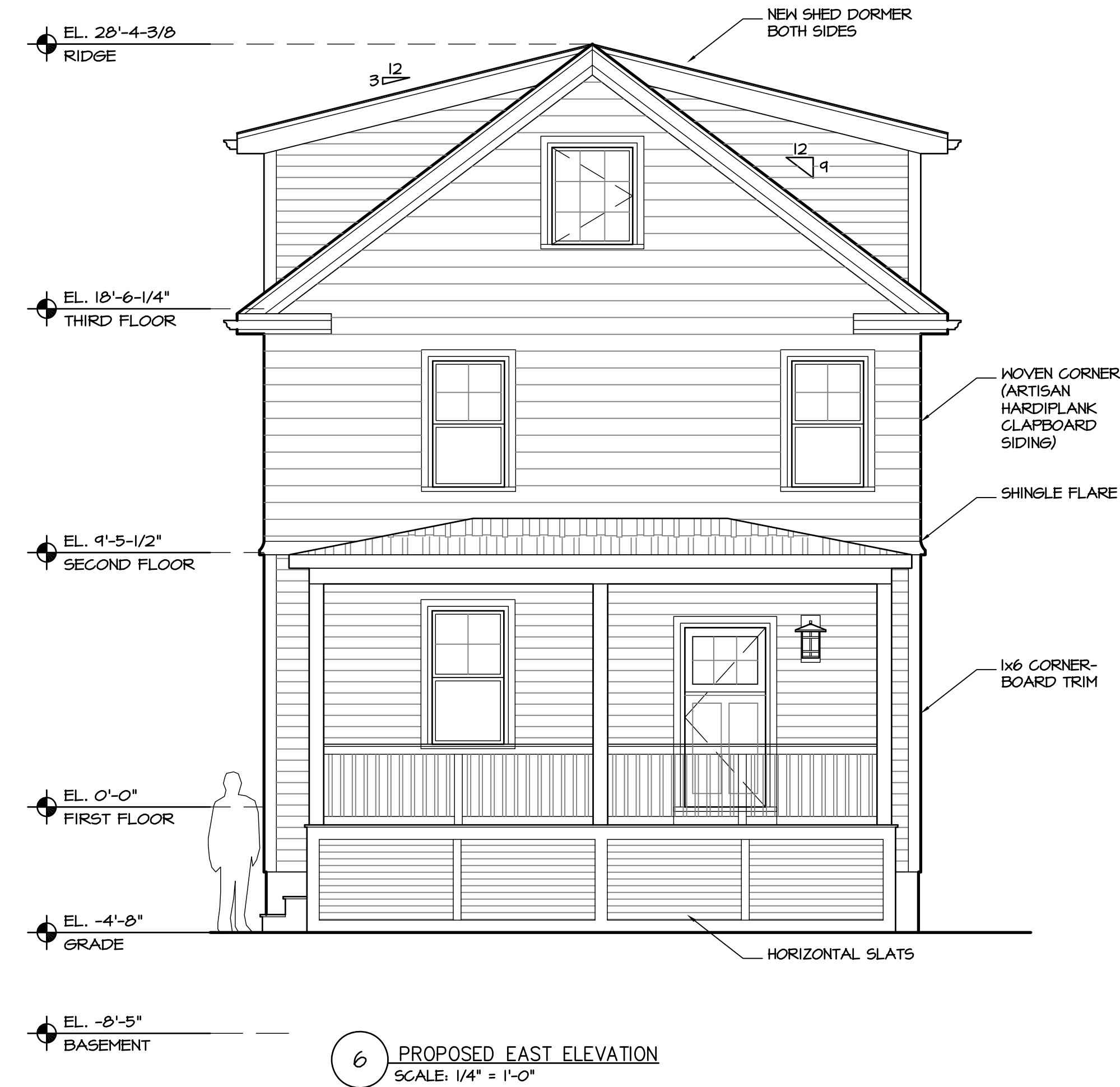
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PROPOSED FLOOR PLANS

Date  
December 13, 2023

Scale  
1/4" = 1'-0"

Drawing Number

**A1.0**



**MH Architect, LLC**

203 Hooper Street  
Tiverton, RI 02878  
401.559.1957  
[mharchitect.com](http://mharchitect.com)

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**SPEER RESIDENCE**  
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Issued on: 12/13/2023

Drawing Title  
PROPOSED EXTERIOR ELEVATIONS

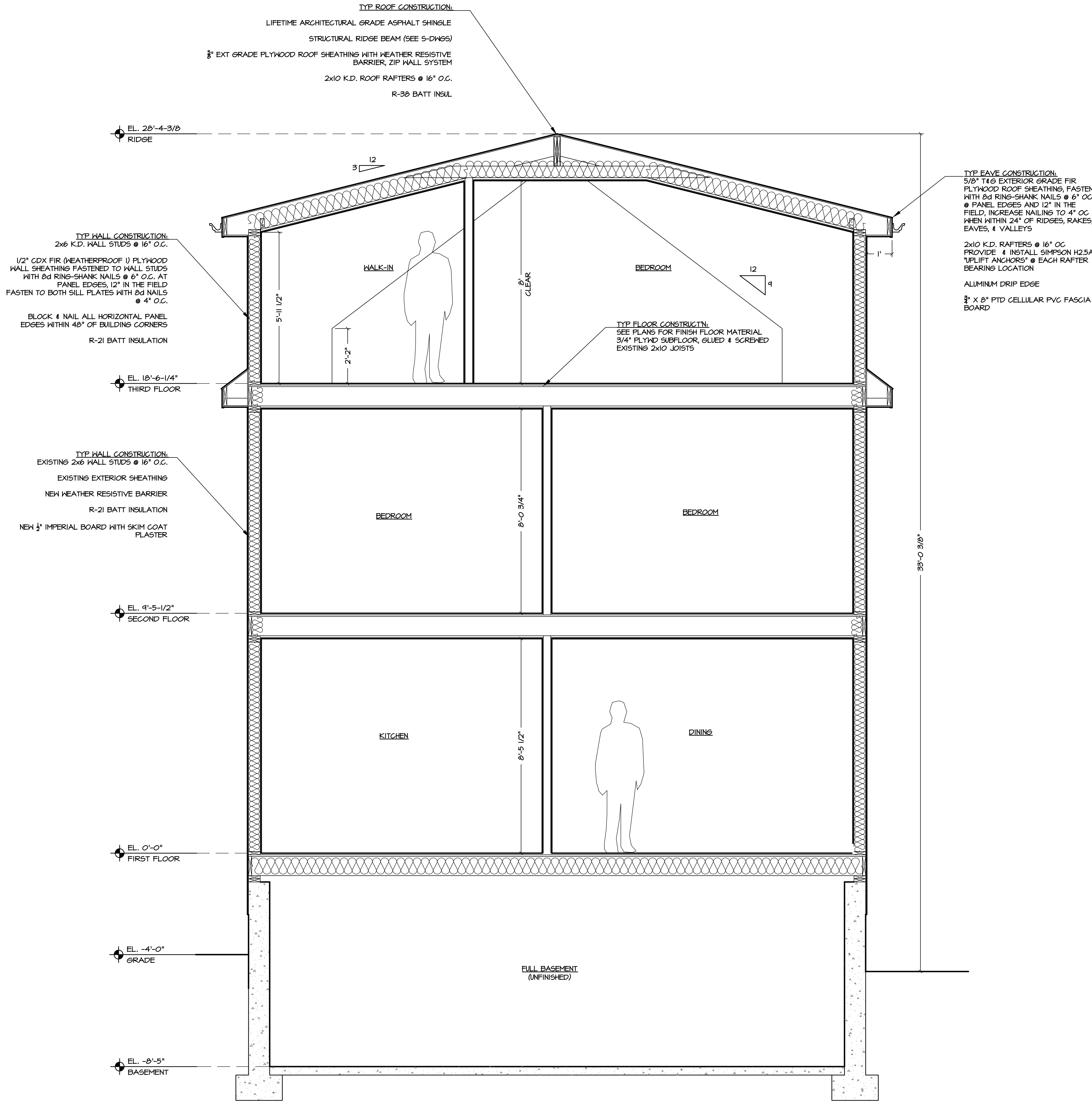
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Drawing Number

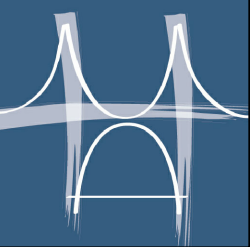
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1 PROPOSED CROSS SECTION  
SCALE: 1/2" = 1'-0"

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SPEER RESIDENCE  
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NEWPORT, RI 02840

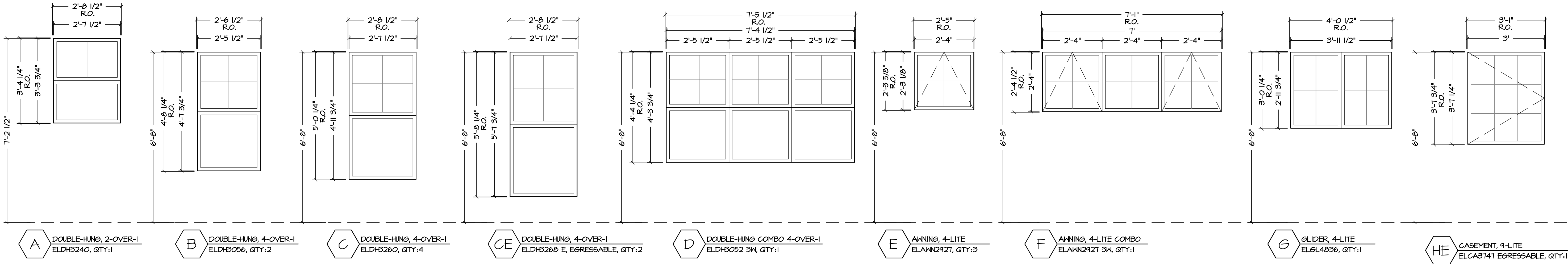
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Issued on: 12/13/2023

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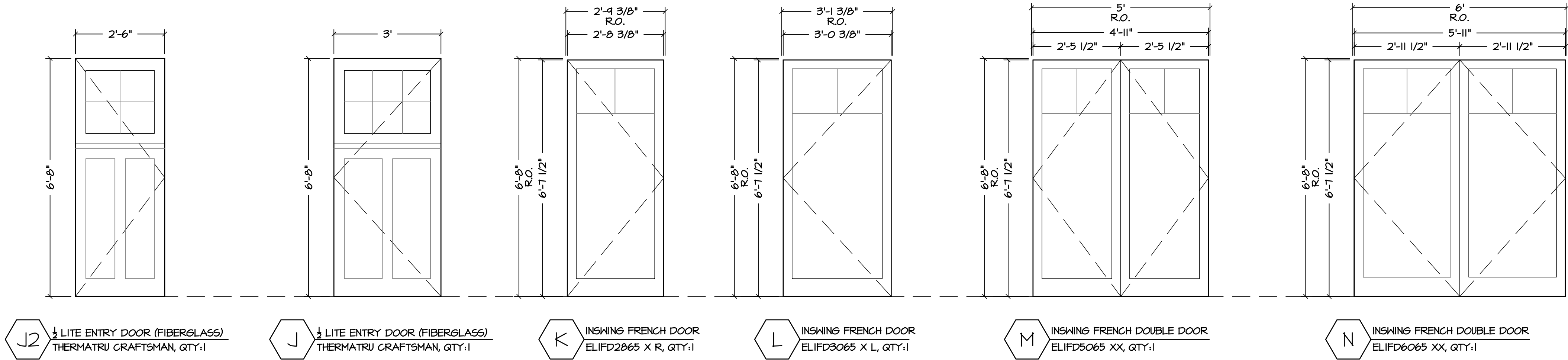
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Scale: 1/2" = 1'-0"

Drawing Number

A3.0



1 WINDOW TYPES  
SCALE 1/2" = 1'-0"



2 EXTERIOR DOOR TYPES  
SCALE 1/2" = 1'-0"

- WINDOW NOTES:
1. ALL WINDOWS TO BE MARVIN ELEVATE SERIES (EXCEPT BASEMENT FIBREX WINDOWS). ALL OPERABLE WINDOWS TO HAVE SCREENS - ANTIQUE BRONZE AT WHITE INTERIOR, & ANTIQUE BRONZE AT HONEY MAHOGANY INTERIOR.
  2. ALL WINDOWS TO BE PRE-PRIMED WHITE INTERIOR AND "WINE BERRY" EXTERIOR.
  3. ALL WINDOWS IN SUN ROOM TO HAVE STAINED HONEY MAHOGANY INTERIOR AND "WINEBERRY" EXTERIOR.
  4. ALL PATIO DOORS TO BE MARVIN SIGNATURE ULTIMATE SERIES SLIDING PATIO DOORS.
  5. ALL WINDOW AND DOOR HARDWARE & LOCKS TO BE ANTIQUE BRONZE FOR THE WHITE INTERIORS AND ANTIQUE BRONZE FOR THE HONEY MAHOGANY INTERIORS (SUN ROOM).
  6. MULLIONS TO BE 3/4" SIMULATED DIVIDED LITE WITH SPACER BAR BETWEEN PANES.
  7. ALL WINDOWS TO BE DP-50 WITH A U-FACTOR OF 0.21 & LOW E-2 GLASS.
  8. ALL WINDOWS LABELED "EGRESSABLE" SHALL HAVE A MINIMUM OPENING SIZE OF 5.7 SF

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SPEER RESIDENCE  
26 TILLEY AVENUE  
NEWPORT, RI 02840

drawing status

PROGRESS PRINT

NOT FOR CONSTRUCTION

Issued on 12/13/2023

Drawing Title

WINDOW AND DOOR TYPES

Date  
December 13, 2023

Scale  
1/2" = 1'-0"

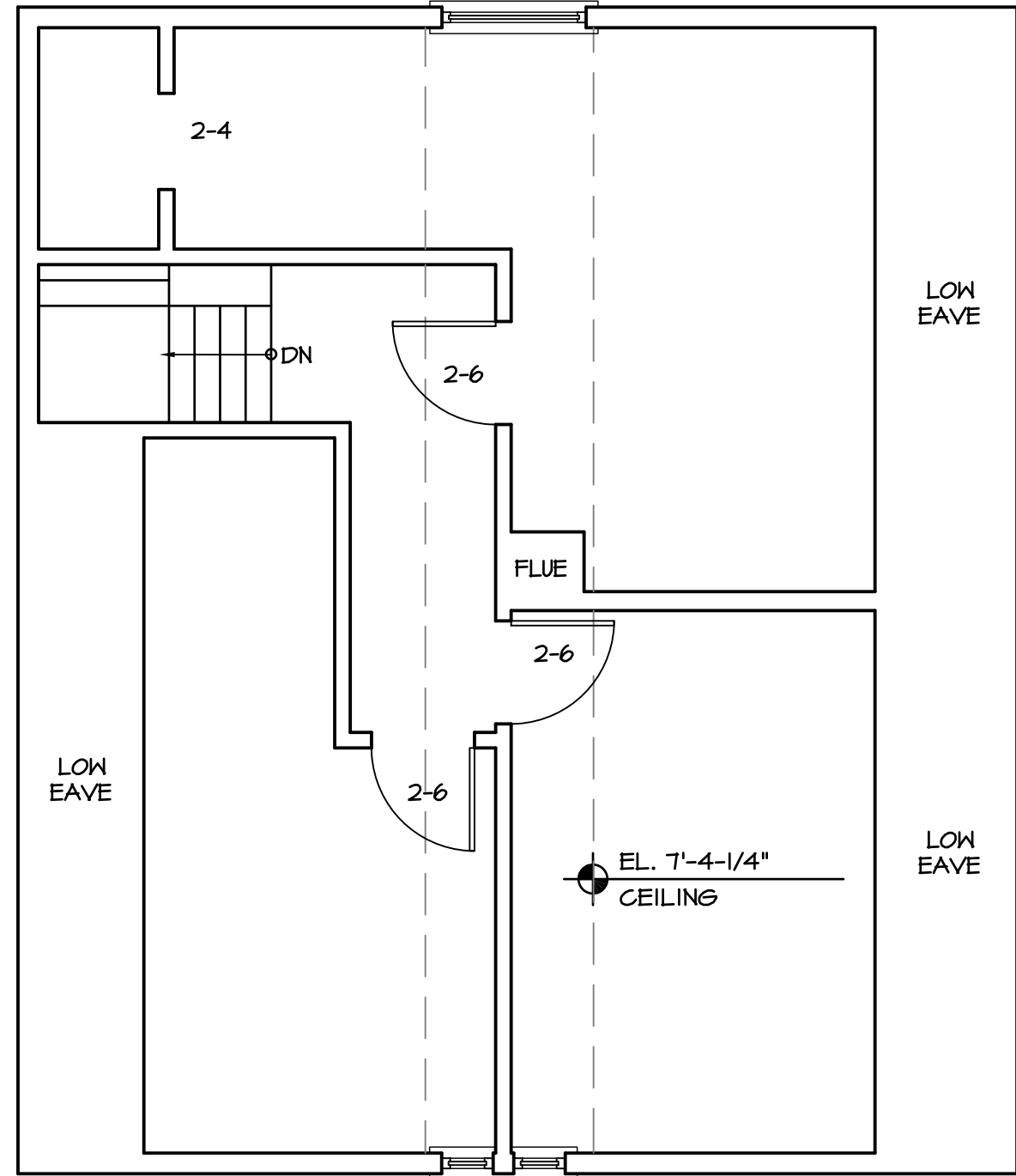
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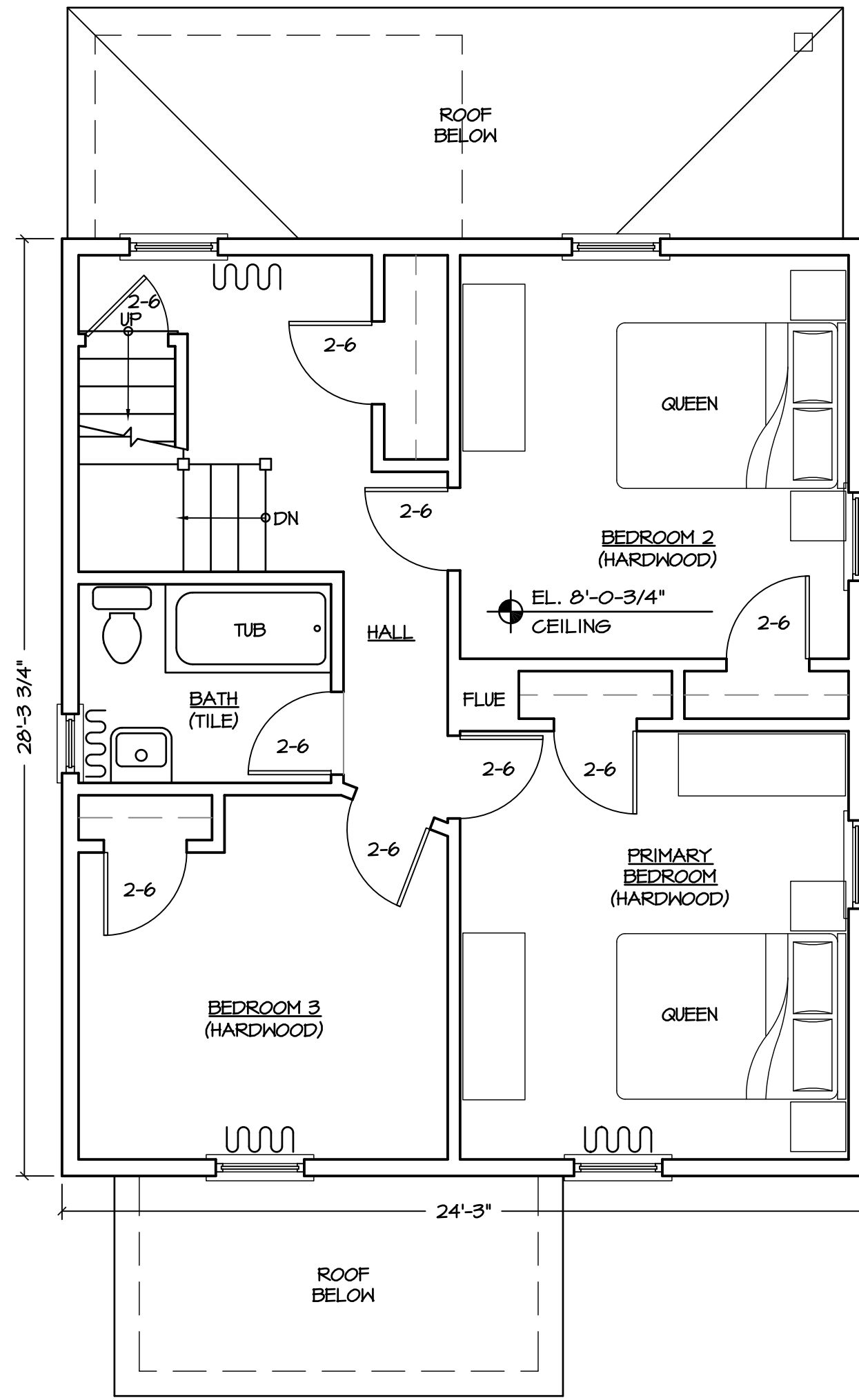
MH ARCHITECT, LLC

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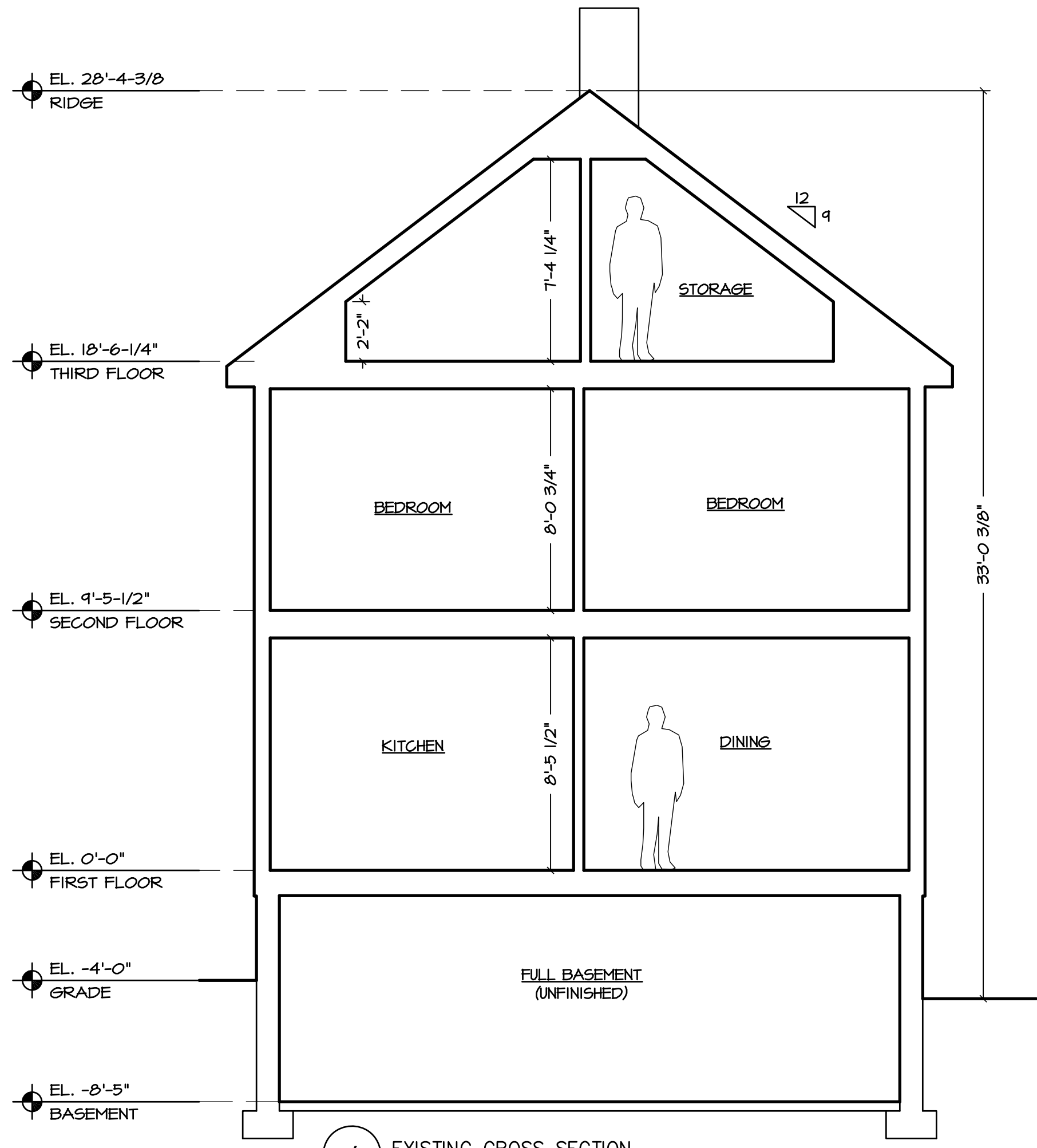




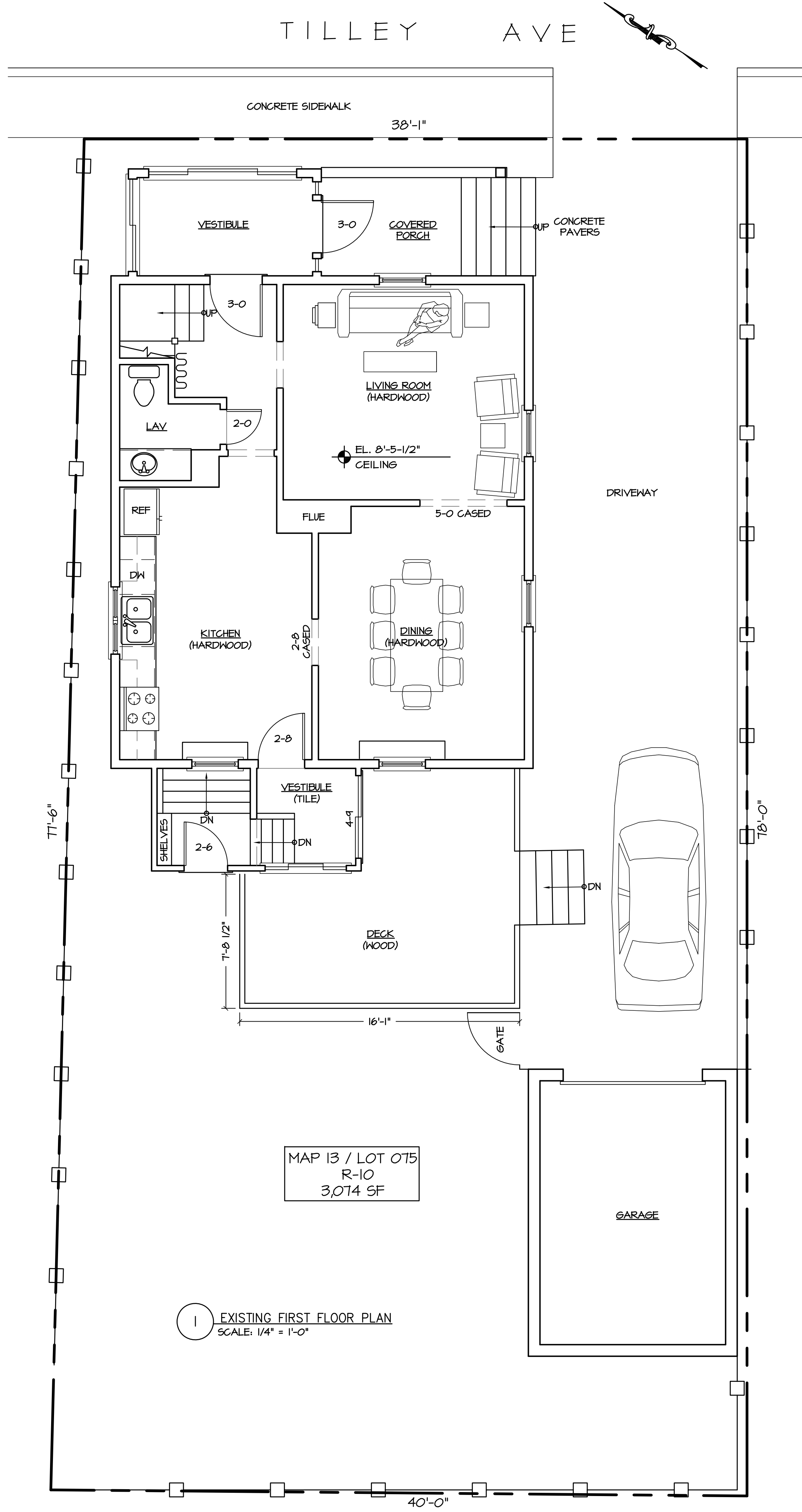
3 EXISTING THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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



4 EXISTING CROSS SECTION  
SCALE: 1/4" = 1'-0"



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

**MH Architect, LLC**

 203 Hooper Street  
Tiverton, RI 02878  
401.559.1957  
[mharchitect.com](http://mharchitect.com)

Revisions			
No.	Date	Description	Initials

**SPEER RESIDENCE**  
**26 TILLEY AVENUE**  
**NEWPORT, RI 02840**

drawing status  
**PROGRESS PRINT**  
NOT FOR CONSTRUCTION  
Issued on: 12/13/2023

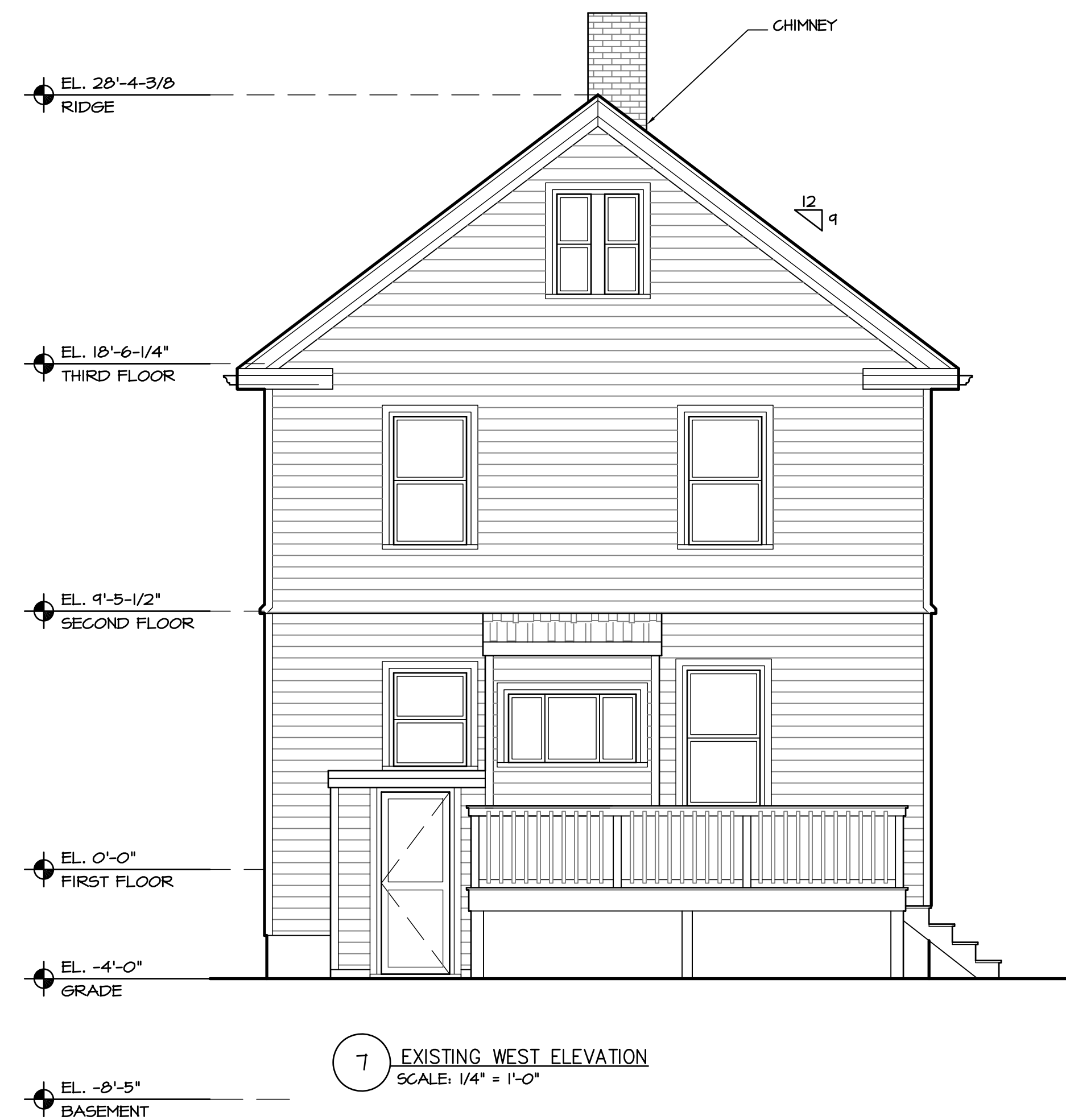
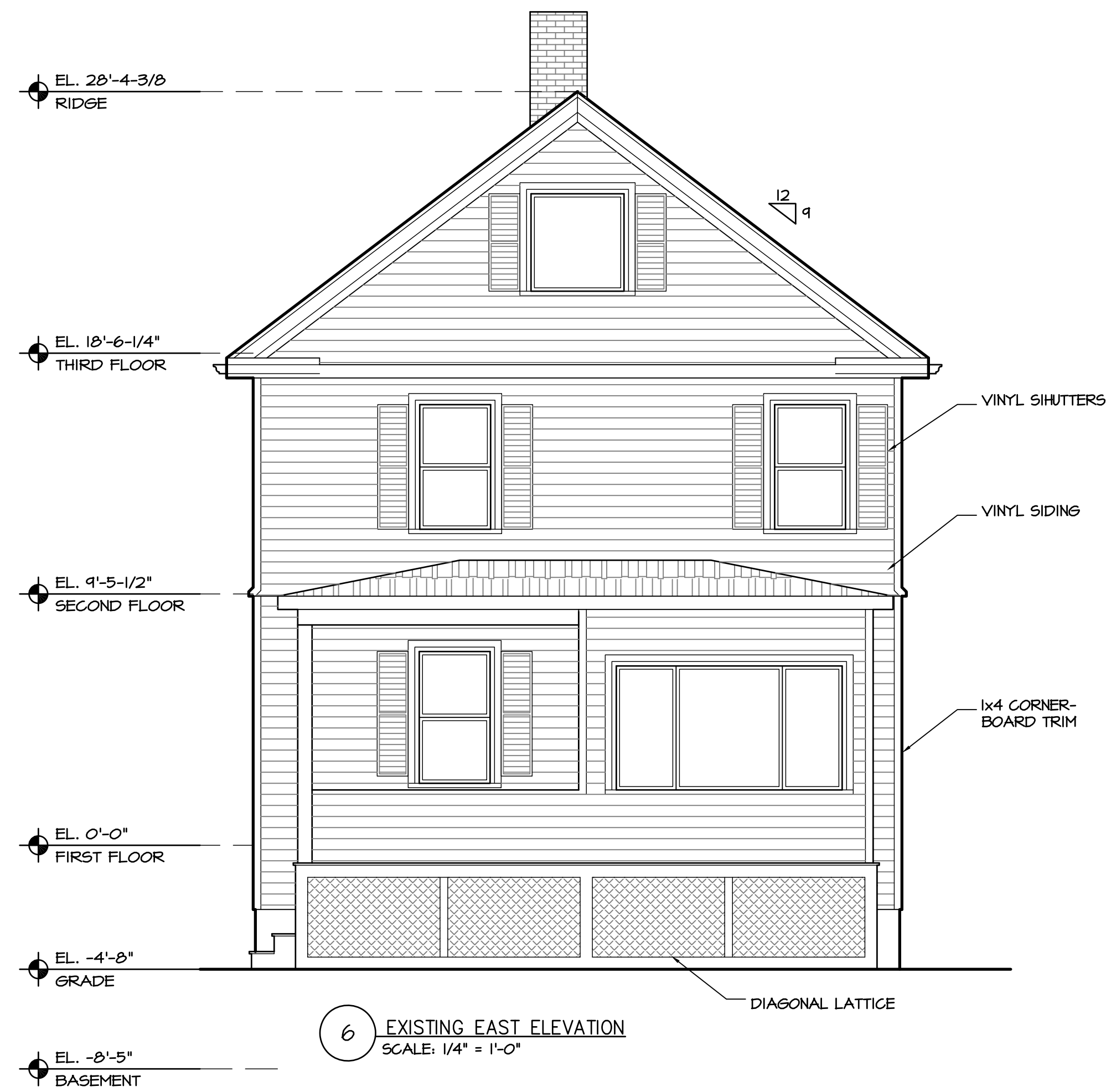
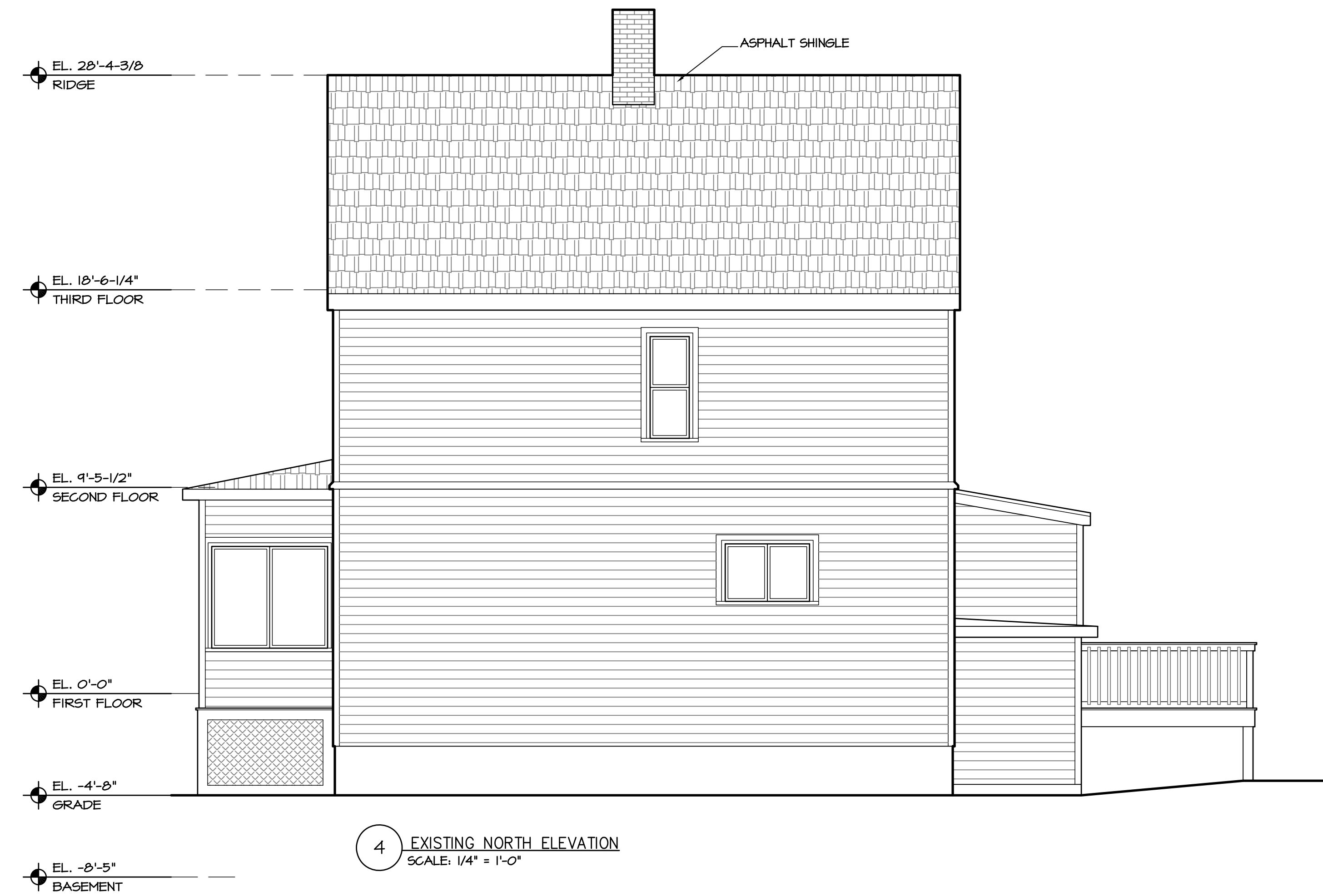
Drawing Title  
EXISTING FLOOR PLANS AND CROSS SECTION

Date  
December 13, 2023

Scale  
1/4" = 1'-0"

Drawing Number

**X1.0**



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Revisions			
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**SPEER RESIDENCE**  
**26 TILLEY AVENUE**  
**NEWPORT, RI 02840**

drawing status  
**PROGRESS PRINT**  
NOT FOR CONSTRUCTION  
Issued on: 12/13/2023

Drawing Title  
EXISTING EXTERIOR ELEVATIONS

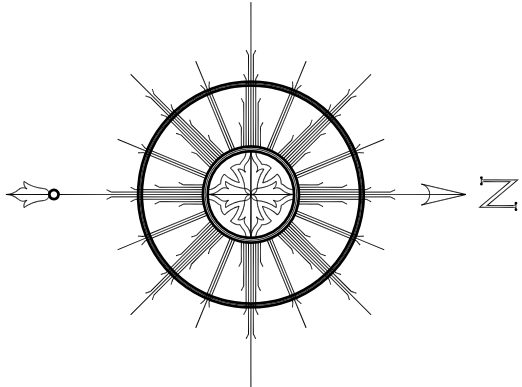
Date  
December 13, 2023

Scale  
1/4" = 1'-0"

Drawing Number

**X2.0**





SEE GENERAL NOTES #3

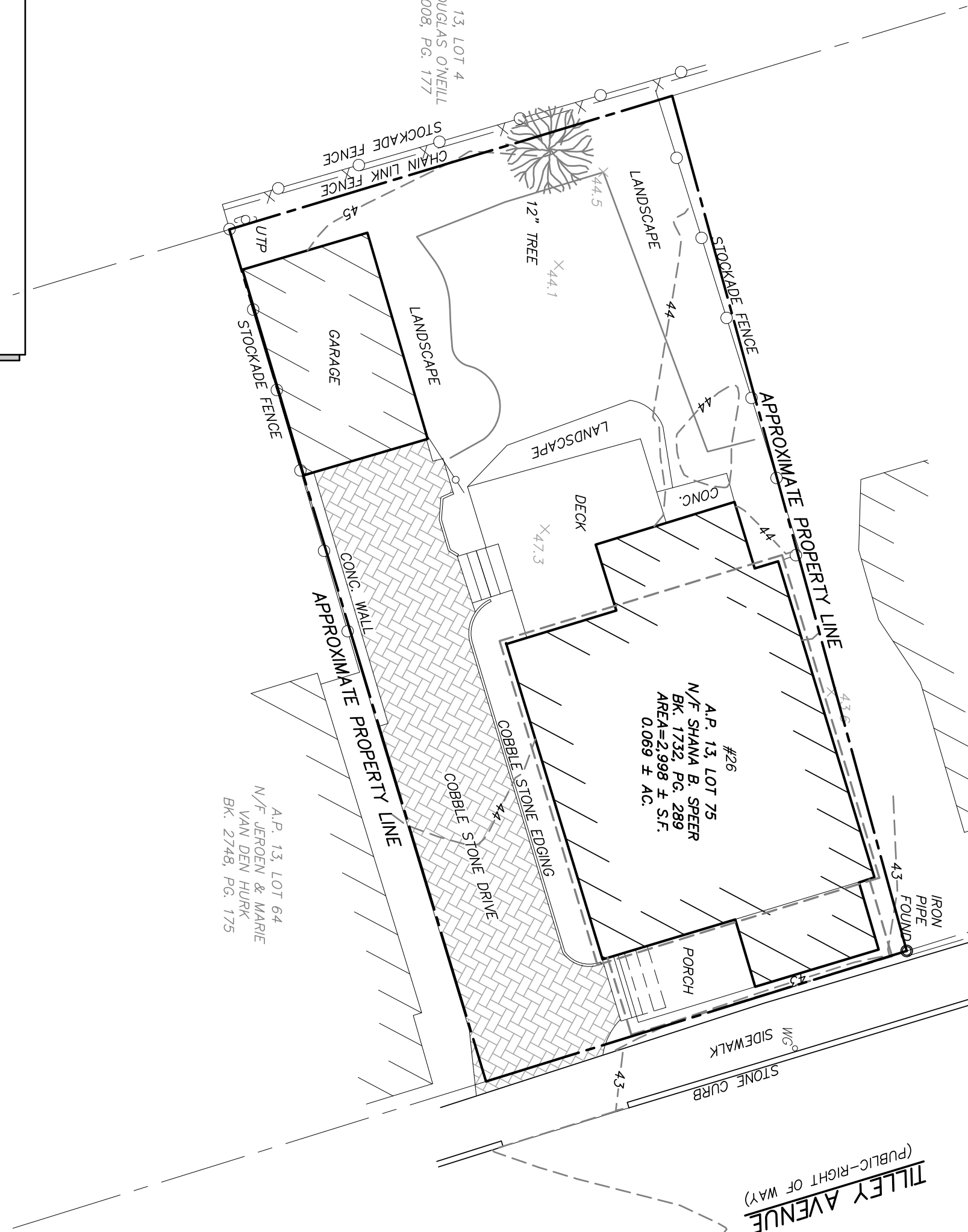
A.P. 13, LOT 129  
N/F MICHAEL CHARLES  
LANDERS  
BK. 2453, PG. 168

A.P. 13, LOT 75  
N/F SHANA B. SPEER  
BK. 1732, PG. 289  
AREA=2,998 ± S.F.  
0.069 ± AC.

BENCHMARK:  
NAIL IN UTP #6  
ELEV = 43.93  
DATUM = NAVD88

A.P. 13, LOT 4  
N/F DOUGLAS ONEILL  
BK. 2008, PG. 177

A.P. 13, LOT 64  
N/F JERODEN & MARLE  
VAN DEN HURK  
BK. 2748, PG. 175



A.P. 13, LOT 64  
N/F JERODEN & MARLE  
VAN DEN HURK  
BK. 2748, PG. 175

A.P. 13, LOT 4  
N/F DOUGLAS ONEILL  
BK. 2008, PG. 177

**CERTIFICATION:**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RIG-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

**TYPE OF SURVEY:**

LIMITED CONTENT BOUNDARY SURVEY  
DATA ACCUMULATION SURVEY  
TOPOGRAPHIC SURVEY ACCURACY CLASS T-2

**MEASURE/ENT SPECIFICATION:**

**STATEMENT OF PURPOSE:**

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO DETERMINE AND MONUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 13, LOT 75 AND TO SHOW EXISTING PHYSICAL FEATURES AND TOPOGRAPHY.

SEAN M. LEACH  
DATE:  
COA NO. A366

NO. 1907

**GENERAL NOTES:**

- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN DECEMBER 2023.
- VERTICAL DATUM IS NAVD88.
- NORTH ARROW AND BASIS OF BEARING BASED ON RTK/GNSS OBSERVATION.

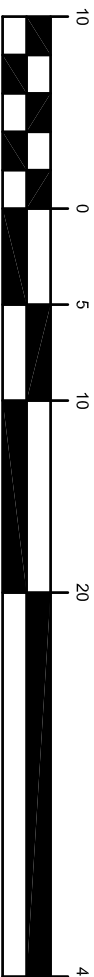
**PLAN REFERENCES:**

- PLAN ENTITLED: "ADMINISTRATIVE SUBDIVISION" PREPARED FOR SEASCAPE HOLDINGS LLC, LOCATION A.P. 13, LOTS 86 & 87 TILLEY AVENUE NEWPORT, RI, DRAWN BY: K. ANDREWS ASSOCIATES LAND SURVEYING AND SITE PLANNING, SCALE: 1"=10', DATED: 7-20-10.

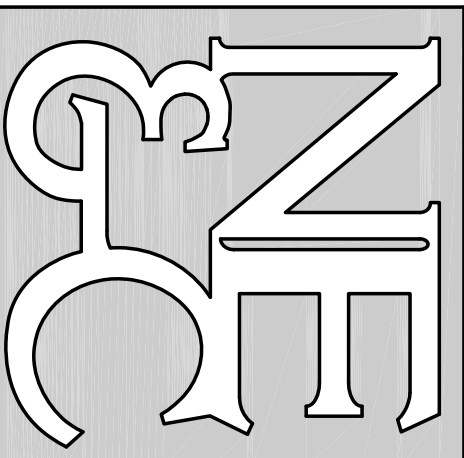
**LEGEND:**

- PROPERTY LINE
- ABUTTERS PROPERTY LINE
- TOPOGRAPHIC CONTOUR
- CHAIN LINK FENCE
- STOCKADE FENCE
- OVERHEAD WIRE
- IRON ROD OR IRON PIPE
- WATER GATE
- UTILITY POLE

**GRAPHIC SCALE**



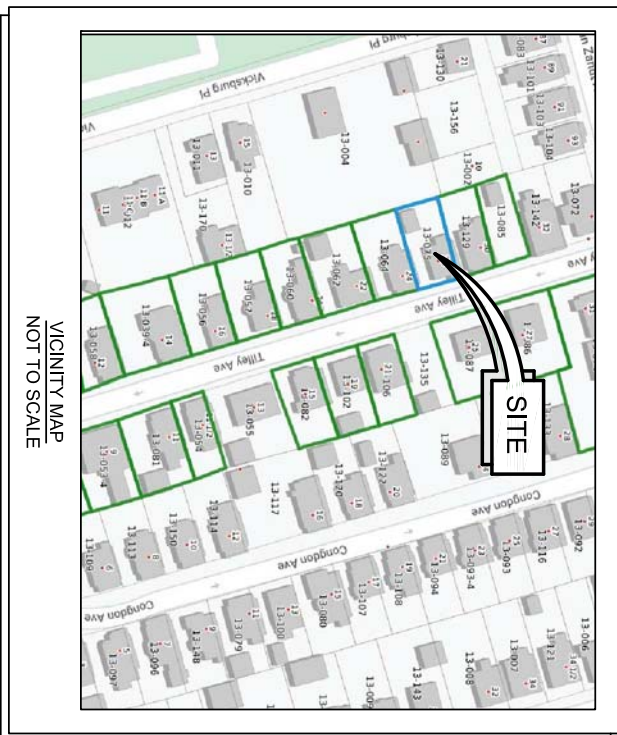
NORTHEAST ENGINEERS  
& CONSULTANTS, INC.



SITE/CIVIL  
LAND PLANNING  
WATERFRONT  
SURVEYING  
GEOTECHNICAL  
ENVIRONMENTAL  
TRANSPORTATION  
STRUCTURAL  
MATERIALS TESTING

A KNOWLEDGE CORPORATION ®

6 VALLEY ROAD MIDDLETOWN, RHODE ISLAND 02842  
PHONE (401) 849-0810 FAX (401) 846-4169  
WWW.NORTHEASTENGINEERS.COM



No.	Revision		Date	App.	
Scale:	Drawn by:	GT	Checked by:		
1" = 10'	Date:	DECEMBER 2023			
Project Title:					
A.P. 13, LOT 75 26 TILLEY AVENUE NEWPORT, RHODE ISLAND					
Client/Owner:					
SHANA B. SPEER 26 TILLEY AVENUE					
Drawing Title:					
LIMITED CONTENT BOUNDARY SURVEY & EXISTING CONDITIONS PLAN					
Drawing Number:		L1			
Sheet	1	of	1		
Project Number:		23279			
Survey Index:		14 – 13 – 75			
OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.					



# Newport

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

<b>Parcel:</b> 13-075	<b>Location:</b> 26 TILLEY AVE	<b>Owner:</b> SPEER SHANA B	
<b>Account:</b> 2646	<b>User Acct:</b> R02779	<b>LUC:</b> 01 - Single Fam	<b>Zoning:</b> R10

<b>Parcel Values</b>				
<b>Total:</b> \$381,300	<b>Land:</b> \$112,700	<b>Land Area:</b> 3,074 SF	<b>Building:</b> \$268,600	<b>Assessed:</b> \$381,300

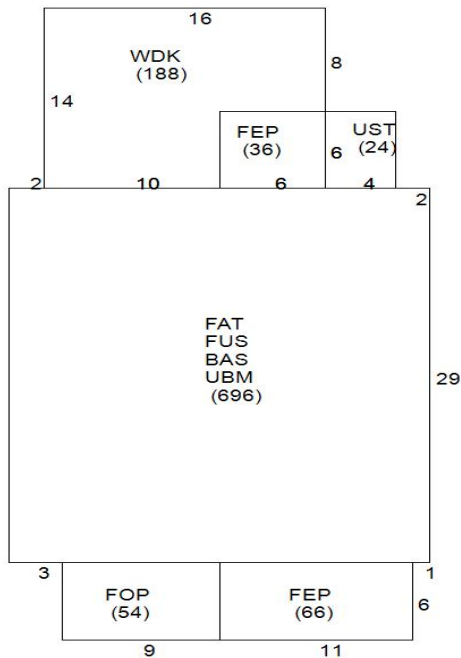
<b>Sales Information</b>				
<b>Book and Page</b>	<b>Instrument Type</b>	<b>Date</b>	<b>Price</b>	<b>Grantor</b>
1732-289		03/30/2006	\$341,000	WEAVER MICHAEL AND NELLA
1441-26		01/12/2004	\$275,000	MORGAN VIOLET J

<b>Building Type:</b> Conventional	<b>Year Built:</b> 1900	<b>Grade:</b> C	<b>Condition:</b> GD
<b>Heat Fuel:</b> Oil	<b>Heat Type:</b> Hot Water	<b>% Air Conditioned:</b> 0.00	<b>Fireplaces:</b> 0
<b>Exterior Wall:</b> Vinyl Siding	<b>Bsmnt Garage:</b> 0	<b>Roof Cover:</b> Asph/F GlS/C	<b># of Units:</b> 1
<b># of Rooms:</b> 8	<b># of Bedrooms:</b> 3	<b>Full Bath:</b> 1	<b>1/2 Baths:</b> 1

<b>Yard Item(s)</b>						
<b>Description</b>	<b>Quantity</b>	<b>Size</b>	<b>Year</b>	<b>Condition</b>	<b>Quality</b>	<b>Value</b>
GARAGE-AVE	1	198	2001	AV	Average	\$3,100.00

<b>Building Areas</b>		
<b>Area</b>	<b>Net Area</b>	<b>Finished Area</b>
Attic, Finished	139.2 SF	139.2 SF
Basement, Unfinished	696 SF	0 SF
Deck, Wood	188 SF	0 SF
First Floor	696 SF	696 SF
Porch, Enclosed, Finished	102 SF	0 SF
Porch, Open, Finished	54 SF	0 SF
Upper Story, Finished	696 SF	696 SF
Utility, Storage, Unfinis	24 SF	0 SF

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





**Property Information**

ID 13-075  
Location 26 TILLEY AVE  
Owner



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

City of Newport, RI makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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