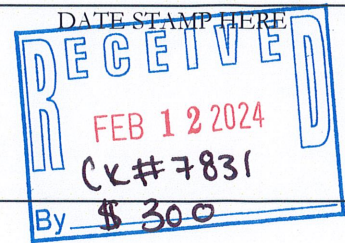




Newport Zoning Application

ZBR 2024 - MAR - 006

(This box for staff use only)



Date: February 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: 134-136 Spring Street

Tax Assessor's Plat: 24 Lot: 163 Zoning District: General Business

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

Property Owner: A1 Roofing & Construction, LLC

Mailing Address: 1133 West Main Road, Middletown, Rhode Island

Email Address: sean@a1roofingcompany.com

Phone Number: 401-265-1019

How long have you been the owner of the above premise? 2 years

Legally Authorized Representative *if applicable: David P Martland

Mailing Address: 1100 Aquidneck Avenue, Middletown, RI 02842

Email Address: dmartland@silvalawgroup.com Phone Number: 401-849-6200

Lessee: n/a

Mailing Address: _____

Email Address: _____ Phone Number: _____



Newport Zoning Application

Property Characteristics

Dimensions of lot-frontage: 50 x 64.57 ft. Lot Area: 3,050 sq. ft.

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings: 1,324 sq. ft.

Total square footage of the footprint of proposed buildings: 1,616 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	3,050	5,000	3,050
Coverage Area (sq. ft)	1,324	4,000	1,616
Lot Coverage (%)	43%	80%	53%
Dwelling Units	2	2	2
Parking (# of spaces)	4	4	4
Front Setback (ft.)	0	0	0
Side Setbacks (ft.)	0	0	0
Rear Setback (ft.)	n/a	5	n/a
Height (ft.)	30	45	30



Newport Zoning Application

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

Present use of Premise: Mixed Use - Retail/Business and 2 dwelling units

Proposed use of Premise: Same

Summary of Proposed Alterations

The applicant is seeking to build an 11.17ft by 23.26ft one story addition with a second floor deck in connection with the renovation and rehabilitation of the existing structure.



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 proposed expansion of the building is dimensionally conforming and will not alter the general character of the area. The existing building is in great need renovation and rehabilitation. The applicant is undertaking a significant investment and upgrade to the existing structure and bringing it into compliance with current building and fire code standards. There will be no net increase in stormwater runoff and all lighting will be dark sky compliant.



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.

Handwritten signature of Sean Newport in blue ink.

Applicant Signature

Handwritten date "12 Feb 2024" in blue ink.

Date

Handwritten signature of Sean Newport in blue ink.

Owner Signature

Handwritten date "12 Feb 2024" in blue ink.

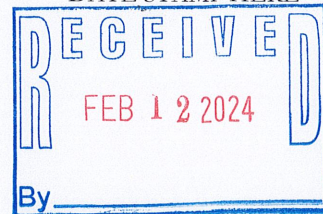
Date



Newport Zoning Application Submittal Requirements

ZBR 2024 - MAR - OGG

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*

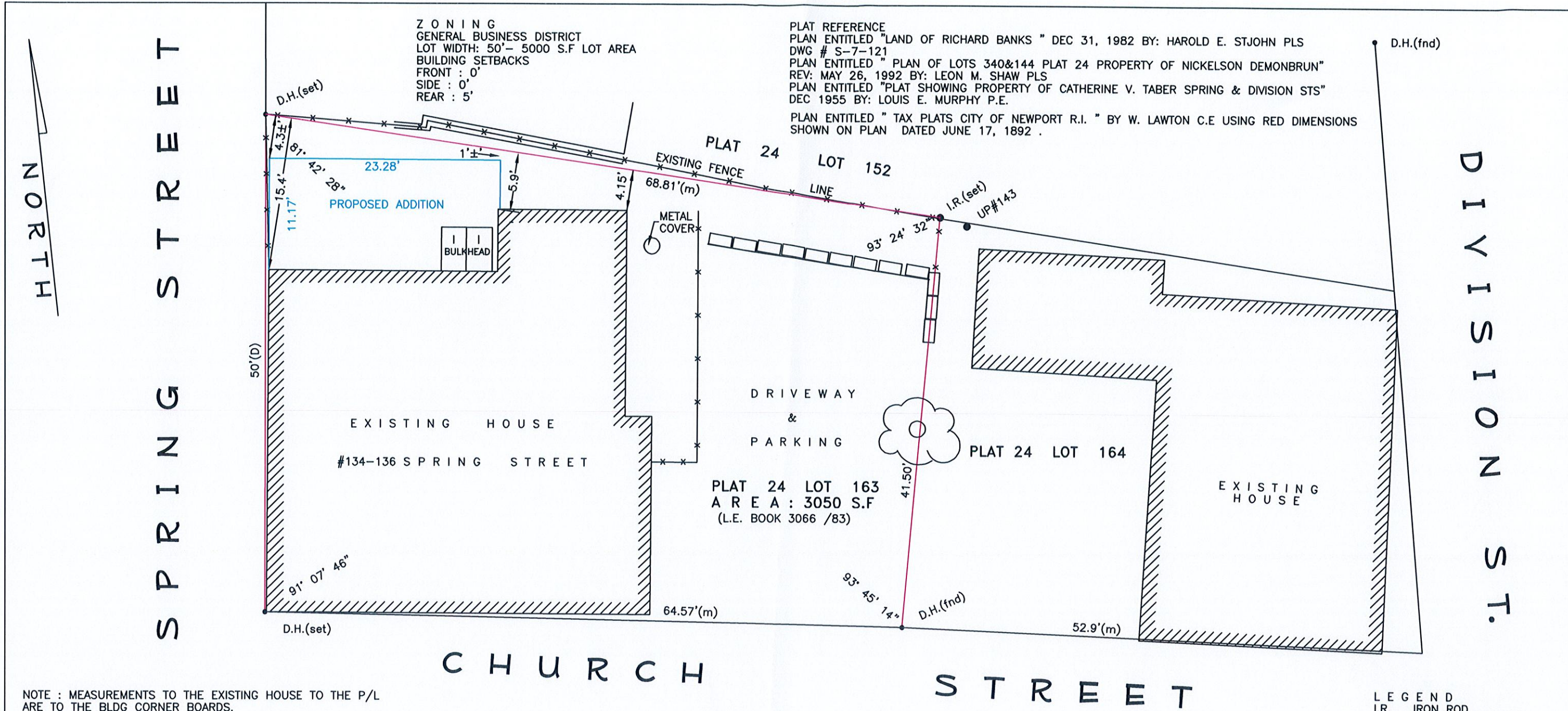
- A. ☐ Completed Zoning Project Application Packet comprised of the following individual sections:
1. ☒ Zoning Project Application Form
 2. ☒ Completed copy of this Zoning Application Submittal Requirements Checklist (Page 2)
- B. ☐ Request to Waive any Submittal Requirements (*if applicable*)
- C. ☒ 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 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 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 | |



NOTE : MEASUREMENTS TO THE EXISTING HOUSE TO THE P/L ARE TO THE BLDG CORNER BOARDS.

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 NOV. 25, 2015 AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION
LIMITED CONTENT BOUNDARY SURVEY CLASS 1 STANDARD

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING CONDITIONS WITHIN THE SURVEYED BOUNDARY LINES FOR ZONING PURPOSES.

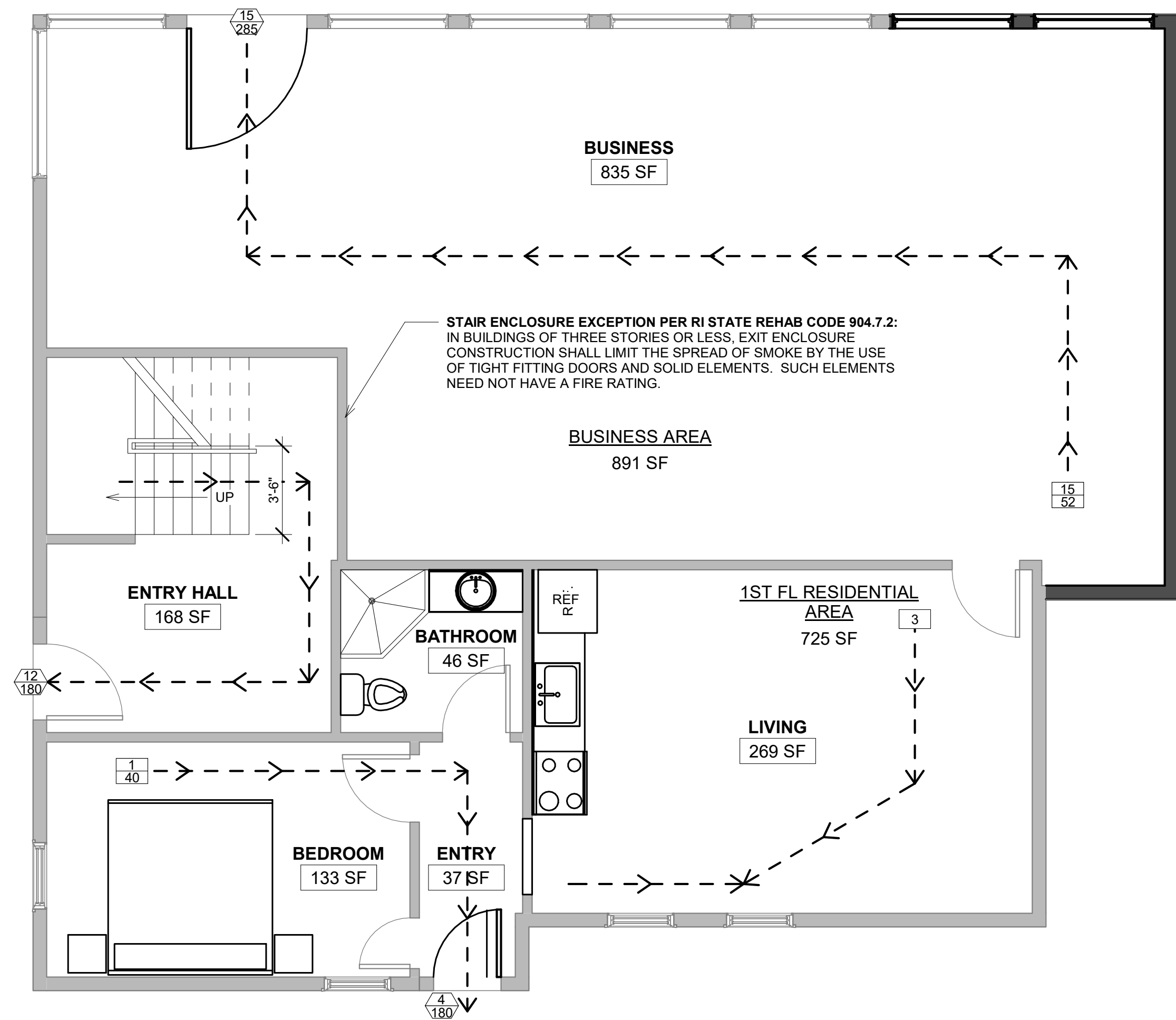
JOHN J. BARKER, JR PLS #1885 C.O.A # LS-A302

CHURCH STREET

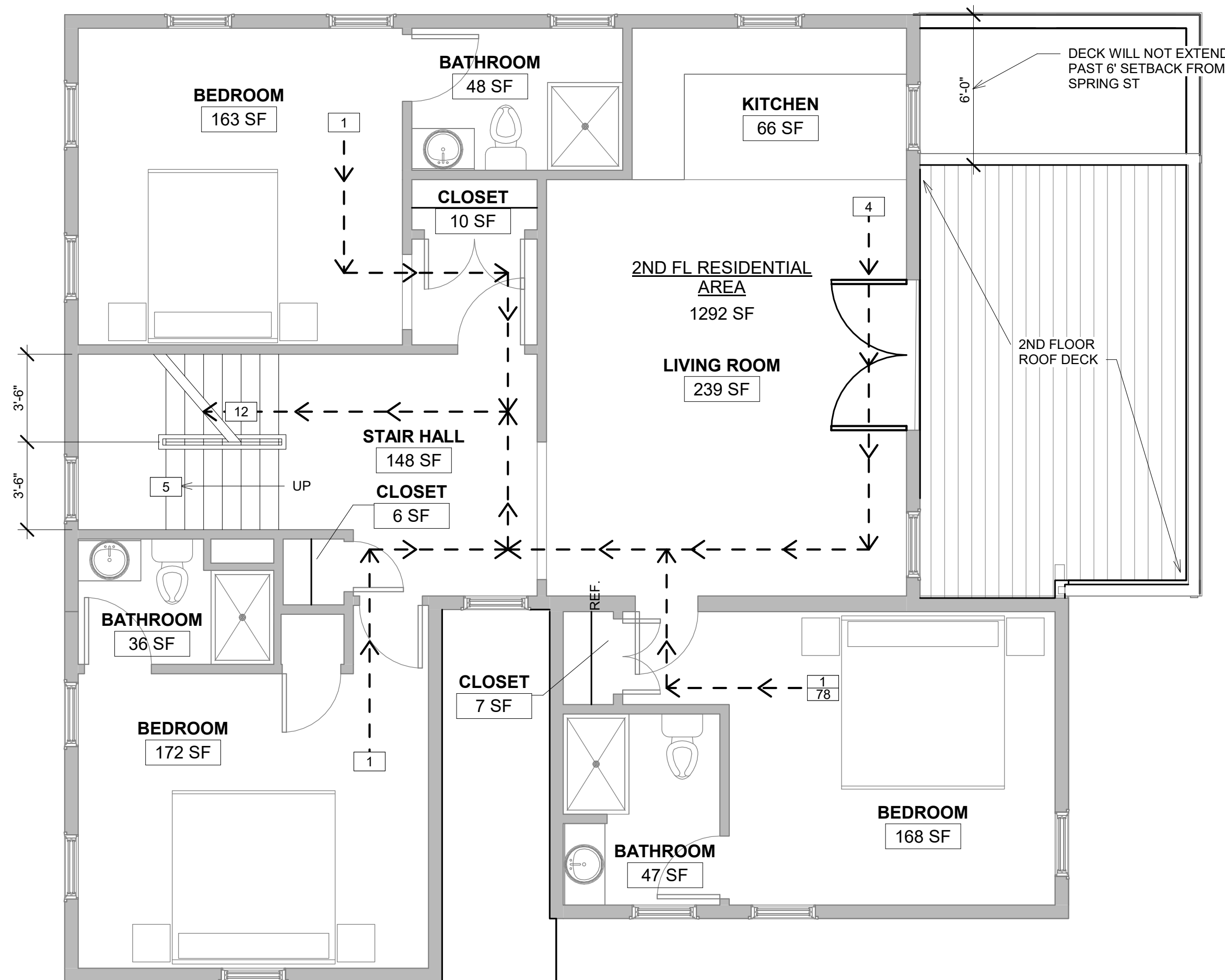
SITE PLAN FOR A1 ROOFING & CONSTRUCTION LLC.

134-136 SPRING STREET PLAT 24 LOT 163 NEWPORT RHODE ISLAND
SCALE 1"=10' DATE : 6/23/2023 DWN BY: JJB DWG # 230604 - 669

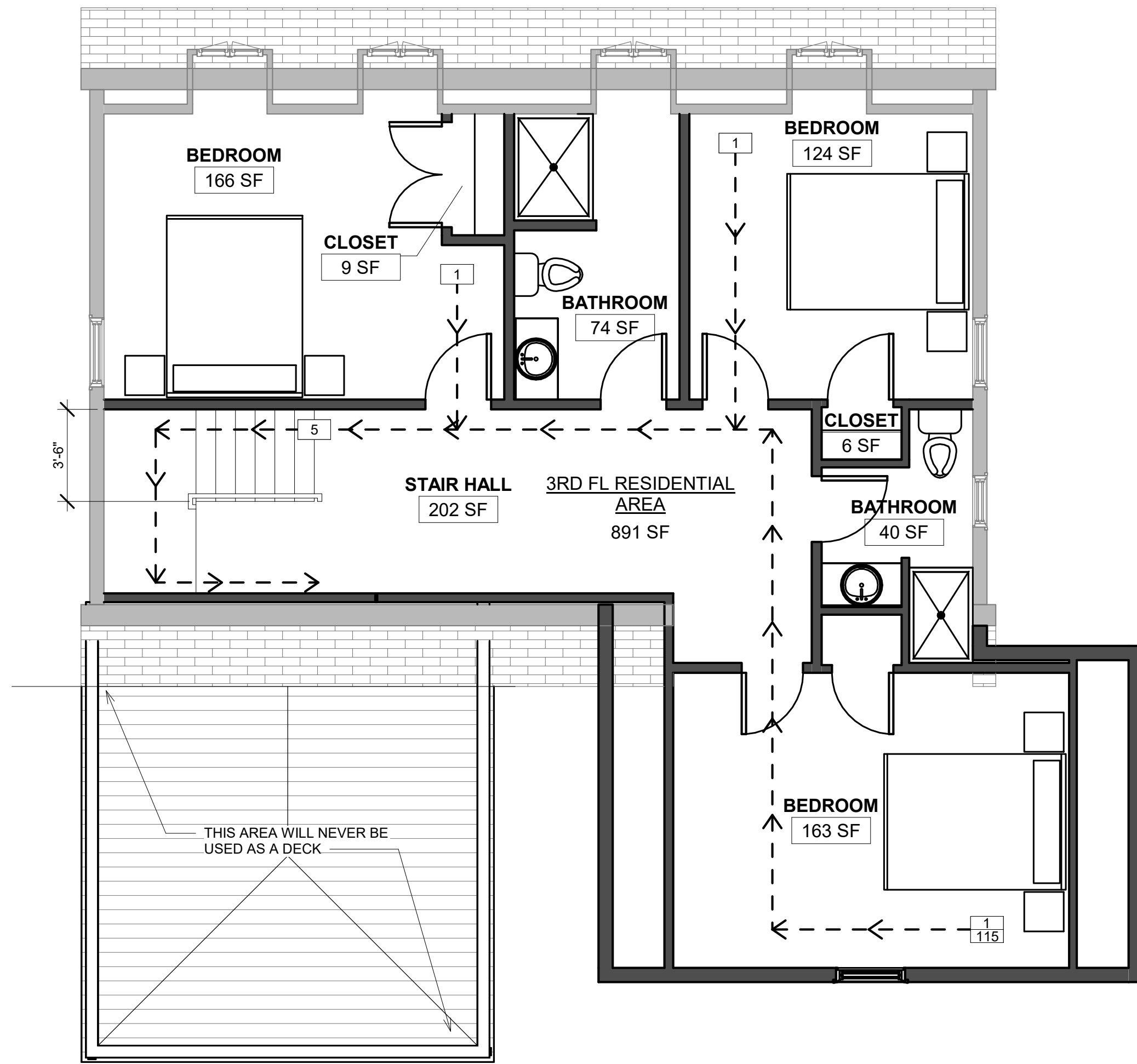
REV: REVISED ZONING DISTRICT 8/10/23



1 1ST FL PLAN
1/4" = 1'-0"



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



3 3RD FL PLAN
1/4" = 1'-0"

CODE DATA

1. BUILDING AREA

FIRST FLOOR	1,616	GSF (891 BUSINESS + 725 RESIDENTIAL)
SECOND FLOOR	1,292	GSF
THIRD FLOOR	891	GSF
TOTAL:	3,799	GSF

2. BUILDING CODE DATA - APPLICABLE CODES

2022 RI STATE BUILDING CODE (2018 IBC)
JURISDICTION: NEWPORT, RI

SBC-1 RHODE ISLAND STATE BUILDING CODE
SBC-3 RHODE ISLAND STATE PLUMBING CODE
SBC-4 RHODE ISLAND STATE MECHANICAL CODE
SBC-5 RHODE ISLAND STATE ELECTRICAL CODE
SBC-6 STATE PROPERTY MAINTENANCE CODE
SBC-8 RHODE ISLAND STATE ENERGY CONSERVATION CODE
SBC-17 RHODE ISLAND PUBLIC MEETINGS ACCESSIBILITY STANDARD CODE
SBC-19 RHODE ISLAND STATE FUEL GAS CODE
SRC-1 RHODE ISLAND STATE REHABILITATION BUILDING AND FIRE CODE
FOR EXISTING BUILDINGS AND STRUCTURES
2018 NFPA 1
2018 NFPA 101, LIFE SAFETY CODE

RI REHABILITATION CODE (CHAPTER 9)

3. OCCUPANCY & CONSTRUCTION TYPES

BUILDING OCCUPANCY (IBC SECTION 303.1)

RESIDENTIAL (R2)
BUSINESS (B)

CONSTRUCTION TYPE: VB - UNPROTECTED WOOD FRAME

4. TYPE VB CONSTRUCTION HEIGHT AND AREA LIMITATIONS: TABLE 504.3

	ALLOWABLE: (TABLE 503)	ACTUAL:
R-2:	40'-0" 3 STORIES 21,000 SF	+/- 30'-0" 3 STORIES 2,908 SF
B:	40'-0" 3 STORIES 27,000 SF	+/- 30'-0" 1 STORY 835 SF

5. FIRE RESISTANCE RATINGS TABLE 601

TYPE V-B CONSTRUCTION

STRUCTURAL FRAME - 0
EXTERIOR BEARING WALLS - 0
INTERIOR BEARING WALLS - 0
INTERIOR NONBEARING WALLS - 0
FLOOR CONSTRUCTION - 0
ROOF CONSTRUCTION - 0

6. REQUIRED SEPARATION OF OCCUPANCIES

NFPA 101 CHAPTER 6 - CLASSIFICATION OF OCCUPANCY AND HAZARD OF CONTENTS

6.1.14.2.2 MIXED OCCUPANCY. A multiple occupancy where the occupancies are intermingled.

6.1.14.3.1 Each portion of the building shall be classified as to its use in accordance with Section 6.1.

6.1.14.3.2 The building shall comply with the most restrictive requirements of the occupancies involved, unless separate safeguards are approved.

7. EGRESS REQUIREMENTS

a. EXIT ACCESS TRAVEL DISTANCE

R2: 250 FT
B: 300 FT

b. COMMON PATH

R2: 125 FT WITH SPRINKLER SYSTEM
B: 100 FT

c. CAPACITY OF MEANS OF EGRESS

.2 IN. WIDTH PER PERSON FOR DOORWAYS
.3 IN. WIDTH PER PERSON FOR STAIRS

8. PLUMBING FIXTURE REQUIREMENTS

CLASSIFICATION: R2

WATER CLOSETS REQUIRED: 1 PER DWELLING UNIT
LAVATORIES REQUIRED: 1 PER DWELLING UNIT
BATHTUBS/SHOWERS REQUIRED: 1 PER DWELLING UNIT

9. OCCUPANT LOAD

EGRESS STAIR:		
2ND FLOOR:	1,292 GSF	7 OCCUPANTS
3RD FLOOR:	891 GSF	5 OCCUPANTS
		TOTAL OCC: 12 OCCUPANTS

SYMBOL LEGEND

CUMULATIVE NUMBER OF OCCUPANTS
EXITING THROUGH DOOR
MAXIMUM ALLOWABLE OCCUPANTS
EXITING THROUGH DOOR

NUMBER OF OCCUPANTS BY
ROOM AREA/CODE USE
TRAVEL DISTANCE TO EXIT

CUMULATIVE NUMBER OF
OCCUPANTS IN EGRESS PATH

PATH OF TRAVEL

1 HOUR RATED

1 HOUR RATED EXTERIOR

1/2 HOUR RATED

1 HOUR RATED HORIZONTAL
ASSEMBLY - SEE BUILDING SECTION
UL ASSEMBLY L501

SMOKE PARTITION



134 SPRING ST
NEWPORT, RI 02840

REVISIONS:

No.	Description	Date

PERMIT SET FOR CONSTRUCTION

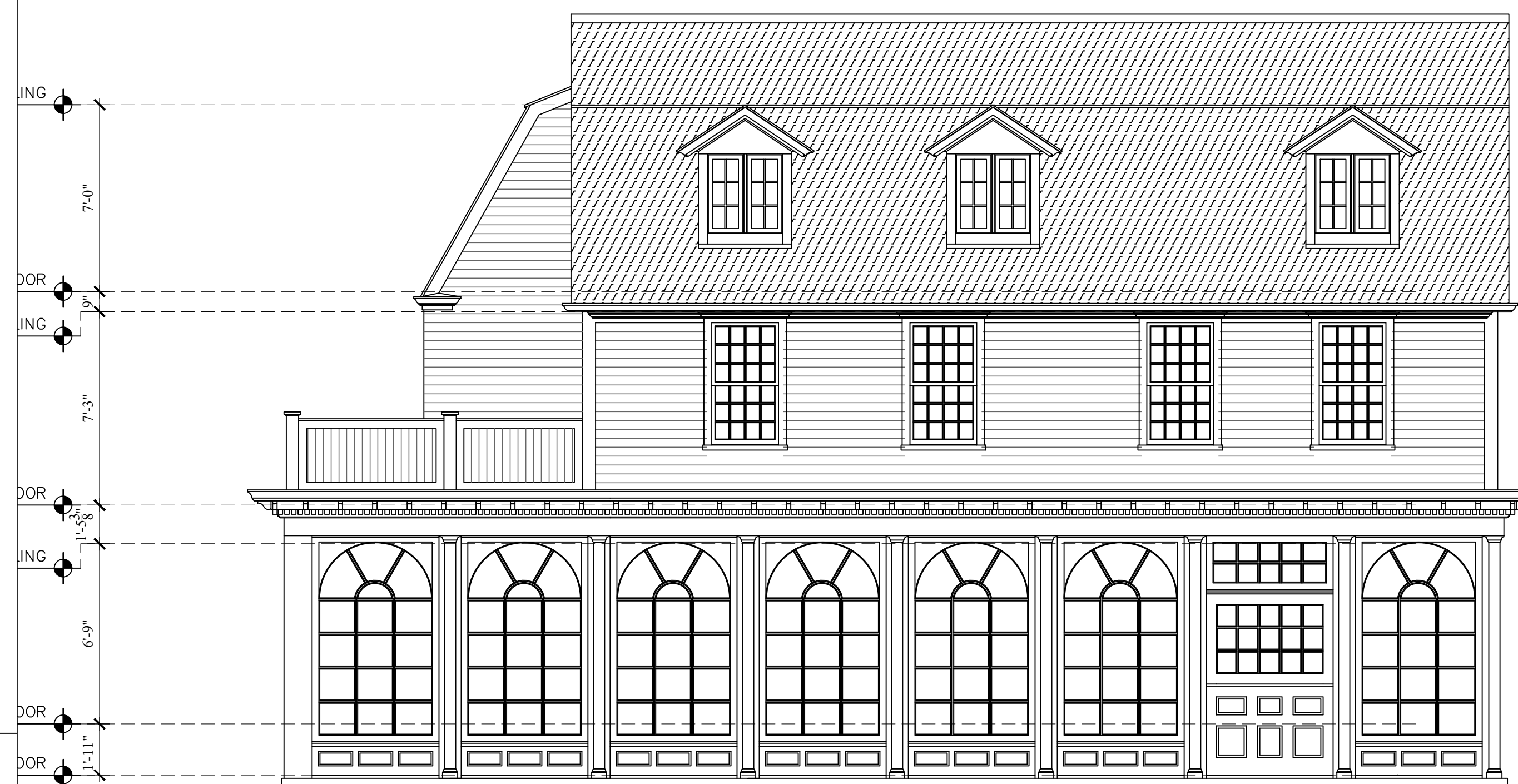
TITLE: CODE PLANS

DATE: 03/04/2024

JOB NO.: 2431

DRAWING NO.:

A001



PRIVATE RESIDENCE
134-136 SPRING STREET
NEWPORT, RI

Revision:

Phase: SCHEMATIC DESIGN

Description:
BUILDING ELEVATIONS

Date Issued: 05.29.2023

Scale: AS NOTED

A203