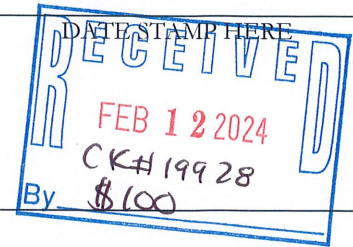




Newport Zoning Application

ZBR 2024 - MAR - 009

(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: 33 Poplar St.

Tax Assessor's Plat: 12 Lot: 132 Zoning District: R-10

☒ Special Use Permit (Non-Conforming Alteration)

☒ Regulatory (Dimensional) Variance

☐ Special Use Permit (New Use)

☐ Use Variance

☐ Modification

Property Owner: Charles F. Pattavina

Mailing Address: c/o Matthew H. Leys, 43B Memorial Blvd., Newport, RI 02840

Email Address: mleys@cphnpt.com

Phone Number: 401-847-0872

How long have you been the owner of the above premise? Approx 1 1/2 years

Legally Authorized Representative *if applicable: Matthew H. Leys

Mailing Address: 43B Memorial Blvd., Newport, RI 02840

Email Address: mleys@cphnpt.com Phone Number: 401-847-0872

Lessee: N/A

Mailing Address: _____

Email Address: _____ Phone Number: _____



Newport Zoning Application

Property Characteristics

Dimensions of lot-frontage: 36' ft. Lot Area: 3,600 sq. ft.

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings: 726.8 sq. ft.

Total square footage of the footprint of proposed buildings: no change sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed *	Proposed
Lot Size (sq. ft.)	3,600	10,000	no change
Coverage Area (sq. ft.)	726.8 sq. ft.	1,180	no change
Lot Coverage (%)	20.3%	32.8%	no change
Dwelling Units	1	1 by right	no change
Parking (# of spaces)	2	1	no change
Front Setback (ft.)	2.3' (to stair landing)	5.4'	no change (dormer approx. 10')
Side Setbacks (ft.)	.3' (east); 14.1' (west)	3.6'	11" (dormer side wall at closest)
Rear Setback (ft.)	over 50'	7.2'	no change (dormer over 7.2')
Height (ft.)	approx. 22'	30'	dormer below existing height

*Pursuant to 17.72.010 (G)



Newport Zoning Application

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

Present use of Premise: single family dwelling

Proposed use of Premise: no change

Summary of Proposed Alterations

Add dormers to east and west side of house pursuant to plans approved by the Historic District Commission. The dormer on the east side requires a dimensional variance from the side setback requirement and a special use permit for alteration to nonconforming development.



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 c. 1870 house at 33 Poplar St. was built very close to the property lines on a very undersized, narrow lot prior to zoning. The house is undersized and cramped by modern living standards, especially on the second floor, and the dormers are proposed to allow the house to have reasonable living spaces. The hardship was not created by the applicant as he did not build the c. 1870 house or plat the lot. The granting of the variance will not alter the character of the surrounding area as demonstrated by the approval by the Historic District Commission, the fact that the house is already built within the setback (as are others in the surrounding area), and the fact that the property is located in the densely developed Point neighborhood where such setbacks are common. The hardship suffered by the applicant 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, because the applicant will be deprived of reasonable modern living space in the house without the variances.

Also, for the reasons stated above, the dormer will not alter the character of the area within 200' of the property lines. There will be no net increase in stormwater runoff from the site, as the dormer is being placed over existing roofs. Also, no lighting is proposed in conjunction with the application.



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.

Charles F. Pattavina, By his attorney,

Applicant Signature

2/12/24

Date

Charles F. Pattavina, By his attorney,

Owner Signature

2/12/24

Date

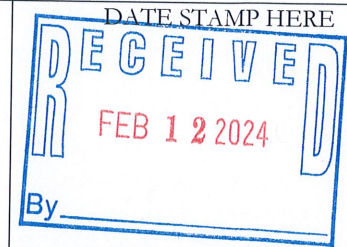


Newport Zoning Application Submittal Requirements

ZBR 2024 - MAR - 009

- ☒ 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 type="checkbox"/> Proposed Site Plan | F. <input type="checkbox"/> Landscape Plan |
| C. <input type="checkbox"/> Lot Coverage Diagram | G. <input type="checkbox"/> Building Elevations |
| D. <input 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 | |

**ZONING SET
NOT FOR CONSTRUCTION
11 OCTOBER 2023**

A photograph of a two-story house with grey siding and dark shutters, featuring a red brick chimney and a dormer window. A black car is parked on the gravel driveway. The house is situated on a street with a sidewalk and a lawn.

MECHANICAL,
ELECTRICAL,
AND PLUMBING
TO BE
PERMITTED
DESIGN BUILD

[illegible]

	ALUMINUM
	BRICK
	CONCRETE
	CONCRETE BLOCK
	CERAMIC TILE HORIZONTAL SURFACE
	CERAMIC TILE VERTICAL SURFACE
	EARTH
	ENGINEERED WOOD (WDF, HUF, ETC.)
	EXTRUDED, UNFLUTED
	GLASS SPECIALTY
	GLASS, HORIZONTAL SURFACE
	GLASS, VERTICAL SURFACE
	GYPSUM PLASTER
	METAL (STEEL, ETC.)
	PLASTIC
	PLASTER
	POROUS FILL (GRAVEL, CRUSHED STONE, ETC.)
	RIGID INSULATION
	RUBBLE
	SHINGLE
	WOOD (EDGE GRAIN)
	WOOD (END GRAIN)
	WOOD JOIST
	CERAMIC 1
	CERAMIC 2
	CERAMIC 3
	CERAMIC 4
	CERAMIC 5
	CERAMIC 6

TYPICAL DOOR NOTES

EXTENSION ELEVATION

INTERIOR ELEVATION

SECTION

ELEVATION

SPOT ELEVATION

COLUMN GRID MARK

ROOM NAME AND NUMBER

DOOR MARK

WALL TYPE

WINDOW TYPE

PARTITIONING / EQUIPMENT MARK

BREAK LINE

LEADER

DIMENSION

REVISION

ALIGN

FLOOR FINISH

WINDOW LOCATION

DOOR SWING SYMBOLS:

- OPEN
- AT
- AT 90°
- AL
- SAM

[illegible]

PV
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Residential Design & Consulting
405 Hope Street STE 2B
Bristol RI
401 203 3191
info@pacific-visions.com
Pacific-Visions.com

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**ZONING SET
ISSUED FOR : ZONING REVIEW
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11 OCTOBER 2023**

[illegible]

AN BY VF / TM
CKED BY CF
ET SIZE ARCH D 24" X 36"
G0.01



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pacificvision.com

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RENOVATION AND ADDITION OF: 33 POPLAR STREET

33 POPLAR STREET
NEWPORT, RHODE ISLAND, 02840

ZONING SET
ISSUED FOR ZONING REVIEW
NOT FOR CONSTRUCTION
11 OCTOBER 2023

ZONING SET
This drawing set is for review
only. It is not to be used for
construction. The owner is
responsible for obtaining all
necessary permits and for
compliance with all applicable
regulations.

REVISIONS

NO.	DESCRIPTION	DATE

ZONING PLANS & SUMMARY

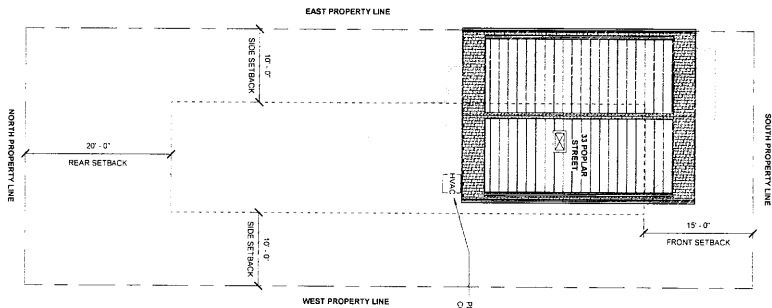
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CHECKED BY: WJ/TW
SHEET SIZE: ARCH D 24" x 36"

G1.00

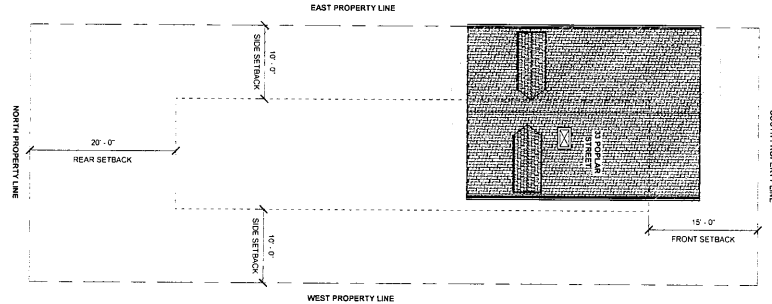
ZONING SUMMARY

MAPU	12-132		
USE CODE	R10		
DESIGNATED ZONE	HISTORIC DISTRICT		
DISTRICT	1000		
NEIGHBORHOOD	NO		
FLOORING OVERLAY	SHINGLE FARM		
USE	0.00		
APPROPRIATE	0.00		
REAR BUILDING	0.00		
MINIMUM LOT SIZE (SQ FT)	10,000		
MINIMUM FRONTAGE (FT)	80		
MAXIMUM	EXISTING	PROPOSED	
LOT COVERAGE (% OF LOT)	20	19	
BUILDING HEIGHT (FT)	30	22	
BUILDING STORIES	2.5	2.5	
MINIMUM	EXISTING	PROPOSED	
OPEN SPACE	80	81	
PARKING	FRONT	SIZE	REAR
MINIMUM SETBACKS (FT)	15	10	20

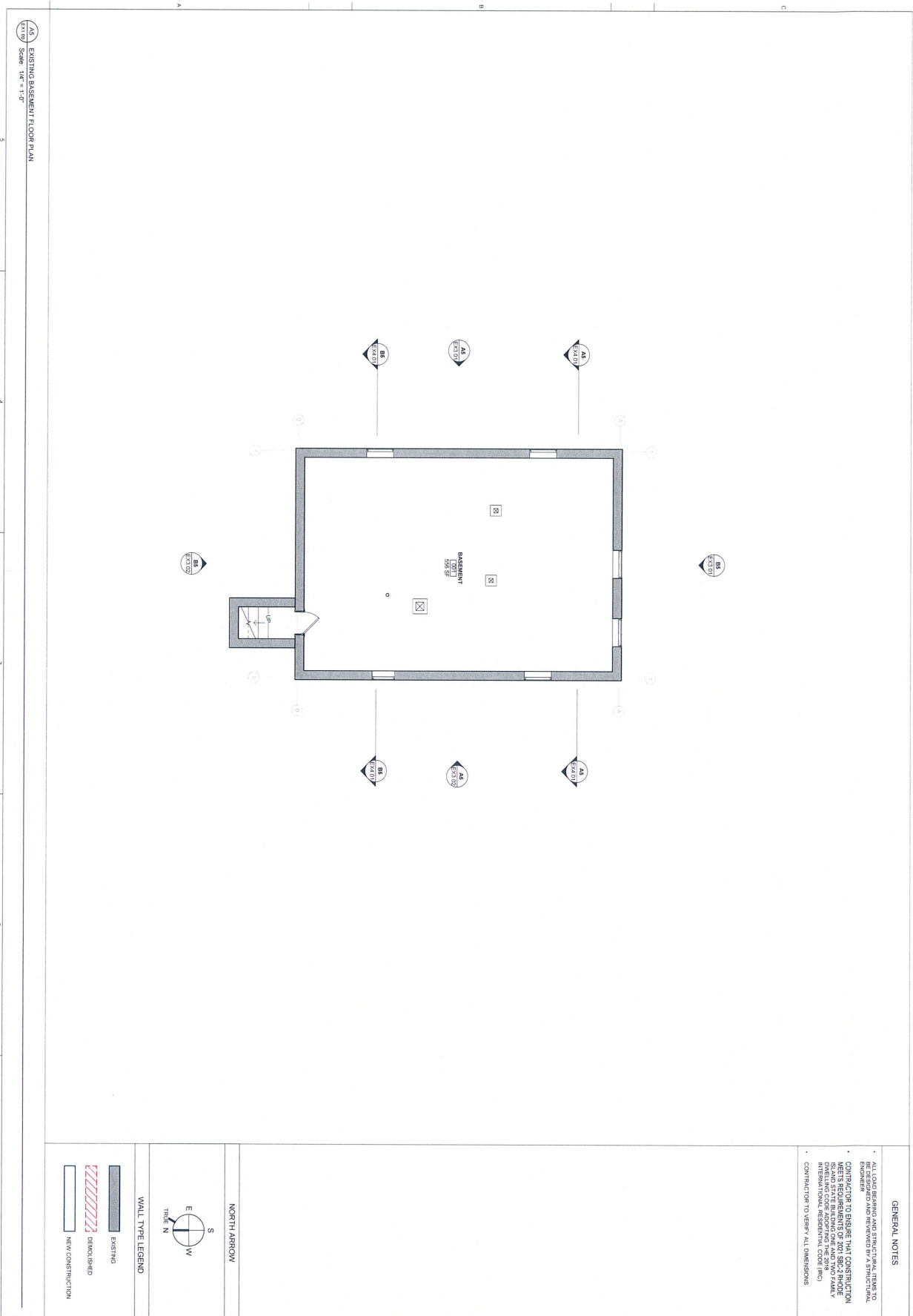
NOTE: SETBACKS BASED ON INFORMATION PROVIDED ON TOWN OF NEWPORT ZONING MAP AND FIELD INSPECTION.

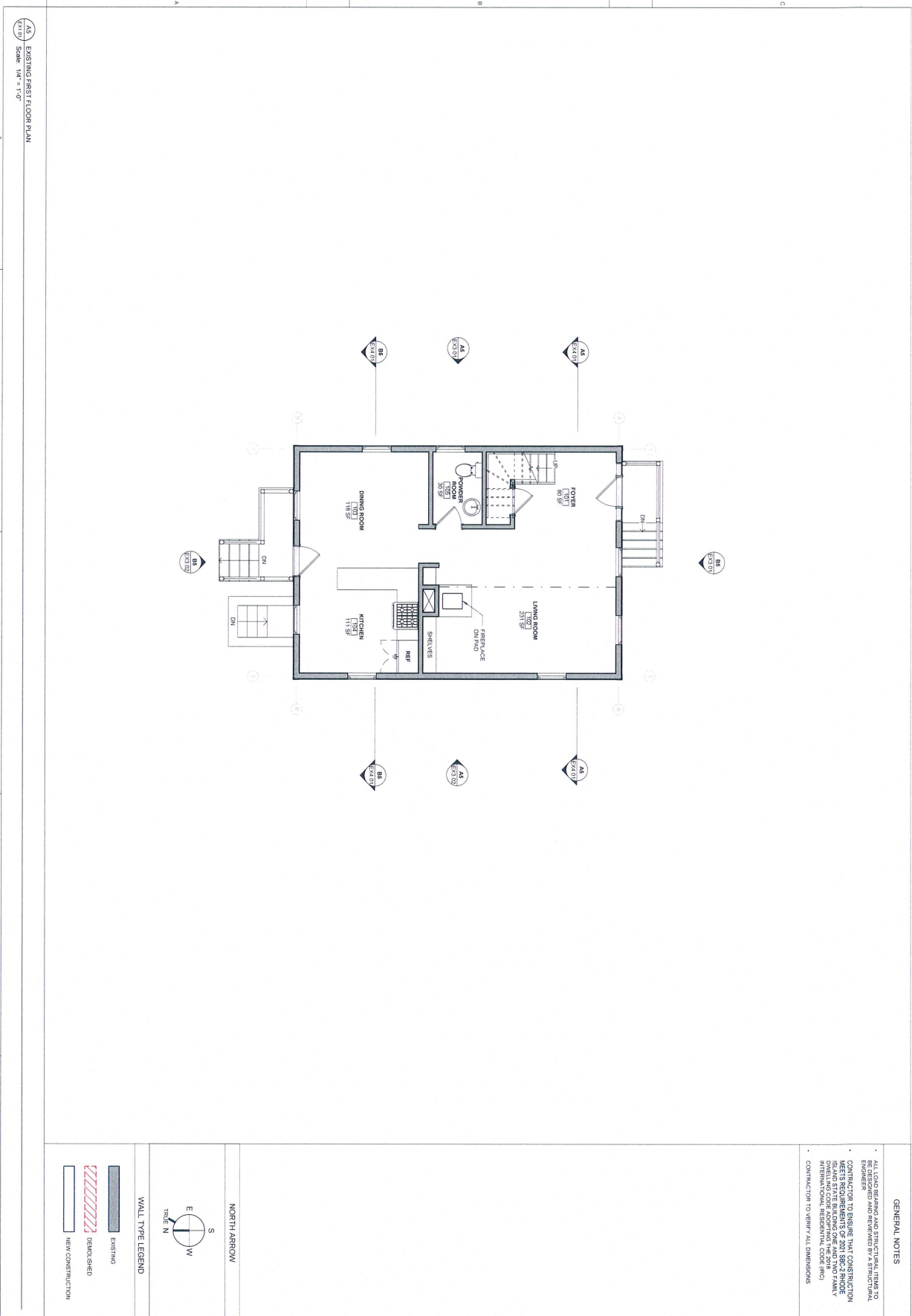



A1 PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"



A2 EXISTING SITE PLAN
Scale: 1/8" = 1'-0"







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**RENOVATION AND ADDITION OF:
33 POPLAR STREET**
33 POPLAR STREET
NEWPORT, RHODE ISLAND, 02840

ZONING SET
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NOT FOR CONSTRUCTION
11 OCTOBER 2023

This drawing is to be used for planning and coordination and construction of the project. It is not to be used for construction without the approval of the architect. All dimensions and notes shall be as shown on this drawing. The architect shall be responsible for the accuracy of the information provided on this drawing. The contractor shall be responsible for the accuracy of the information provided on the construction documents.



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202021 Pacific Vision Studios LLC

RENOVATION AND ADDITION OF:
33 POPLAR STREET
33 POPLAR STREET
NEWPORT, RHODE ISLAND, 02840

ZONING SET
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11 OCTOBER 2023

ZONING SET
This drawing set is for the zoning review and coordination and construction of permitting. All structural drawings to be reviewed and approved by a structural engineer.

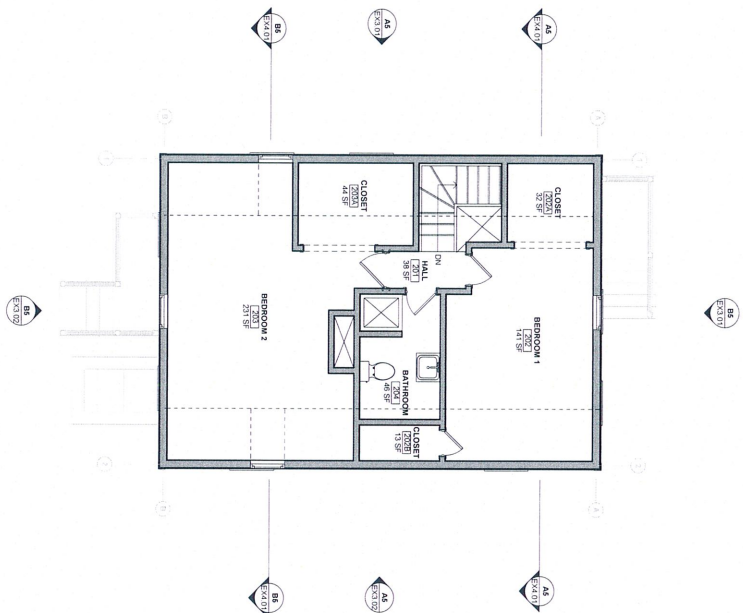
REVISIONS

EXISTING SECOND FLOOR PLAN
DRAWN BY: WJ, TM
CHECKED BY: CF
SHEET SIZE: ARCH D 36" x 36"

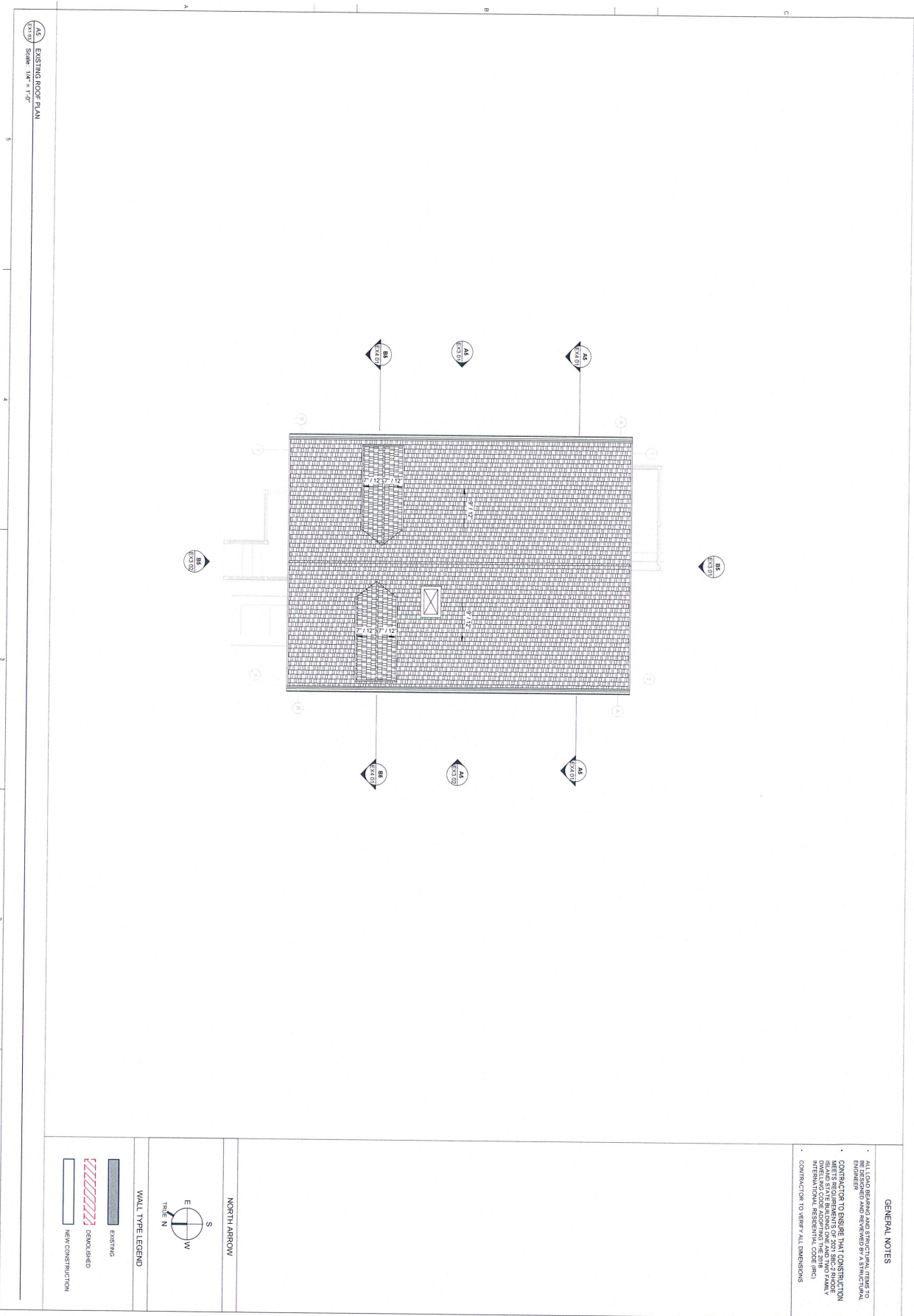
EX1.02

GENERAL NOTES

- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE REVIEWED AND APPROVED BY A STRUCTURAL ENGINEER.
- CONTRACTOR TO ENSURE THAT CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE RI BUILDING CODE, THE RI STATE BUILDING CODE AND TWO FAMILY RESIDENTIAL CONSTRUCTION CODES.
- CONTRACTOR TO VERIFY ALL DIMENSIONS.



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



EXISTING ROOF PLAN
Scale: 1/8" = 1'-0"

EX1.03

GENERAL NOTES

- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE REMOVED AND REINSTALLED BY A STRUCTURAL ENGINEER.
- CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF 2021 IRC 2 RHOODE ISLAND CODE, ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC).
- CONTRACTOR TO VERIFY ALL DIMENSIONS.

WALL TYPE LEGEND

EXISTING

NEW CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

ZONING SET

This drawing set is for review purposes only. It is not intended to be used for construction. All construction shall be in accordance with the zoning set and any applicable local laws and regulations.

RENOVATION AND ADDITION OF:

33 POPLAR STREET

33 POPLAR STREET
NEWPORT, RHODE ISLAND, 02840

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fagan@faganstudio.com
fagan-building.com

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ZONING SET

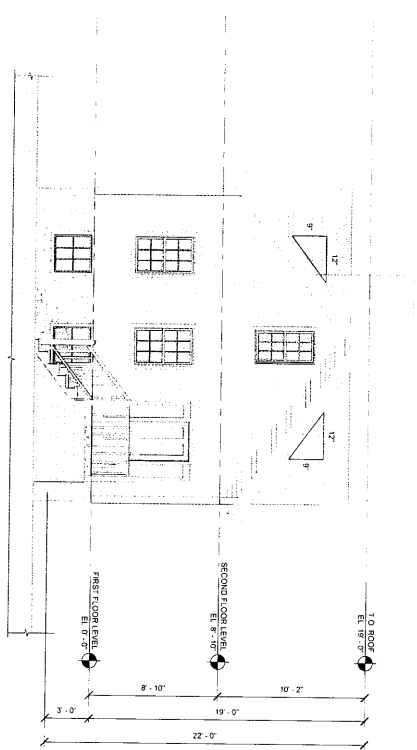
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REVISIONS

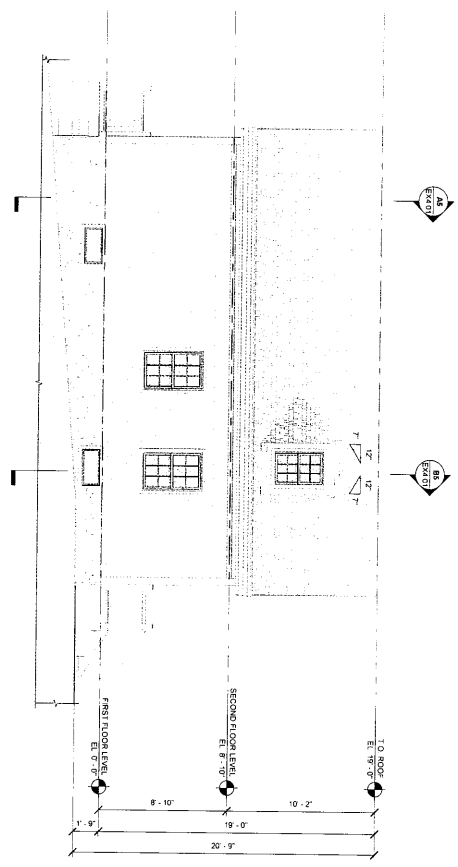
NO.	DESCRIPTION	DATE

EXISTING ROOF PLAN

DRAWN BY: WJ/TM
CHECKED BY: CF
SHEET: 001, ARCH: 01.1.15"



B5. EXISTING SOUTH EXTERIOR ELEVATION
Scale 1/4" = 1'-0"



A5. EXISTING EAST EXTERIOR ELEVATION
Scale 1/4" = 1'-0"



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RENOVATION AND ADDITION OF:
33 POPLAR STREET
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11 OCTOBER 2023

ZONING SET
This drawing set is for review
purposes and does not constitute
a contract. It is the responsibility of
the user to verify all information
and to ensure that all drawings
are reviewed and sealed by a
professional engineer.

REVISIONS

**EXISTING EXTERIOR
ELEVATIONS**
DRAWN BY: VJ/TM
CHECKED BY: CF
SHEET SIZE: ARCH D 36" X 48"

EX.3.01



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2023 Pacific Visions Studio LLC
Renovation and Addition of:
33 Poplar Street
Newport, Rhode Island, 02840

RENOVATION AND ADDITION OF:
33 POPLAR STREET
33 POPLAR STREET
NEWPORT, RHODE ISLAND, 02840

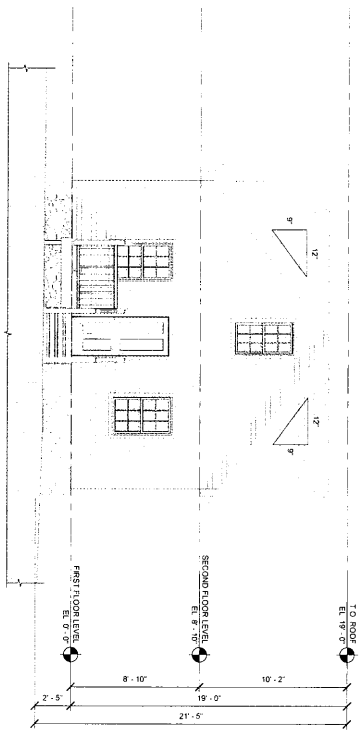
ZONING SET
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NOT FOR CONSTRUCTION
11 OCTOBER 2022

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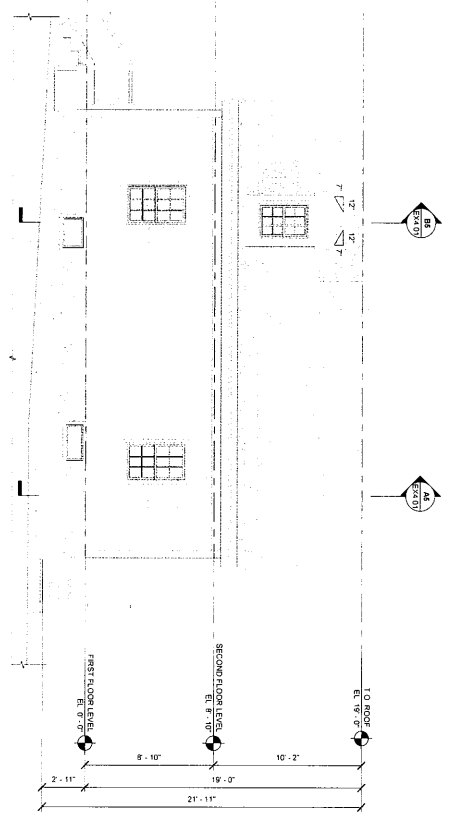
REVISIONS

EXISTING EXTERIOR
ELEVATIONS
DRAWN BY: VP/TJM
CHECKED BY: CP
SHEET SIZE: ARCH D 36" X 36"

EX.02



A3 EXISTING NORTH EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



A6 EXISTING WEST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



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info@pacific-vision.com
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RENOVATION AND ADDITION OF:
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33 POPLAR STREET
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NOT FOR CONSTRUCTION
11 OCTOBER 2023

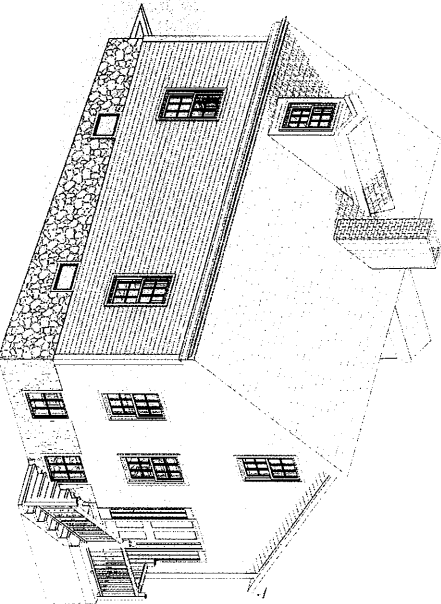
ZONING SET
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purposes only. It is not to be
used for construction. All
material remains to be
reviewed and approved by
the zoning board and the
structural engineer.

REVISIONS

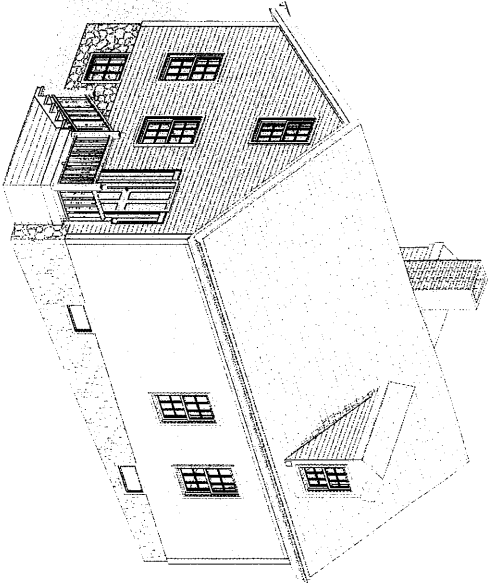
DRAWN BY: WJ/TM
CHECKED BY: CF
SHEET SIZE: ARCH D 36" X 36"

EX12.01

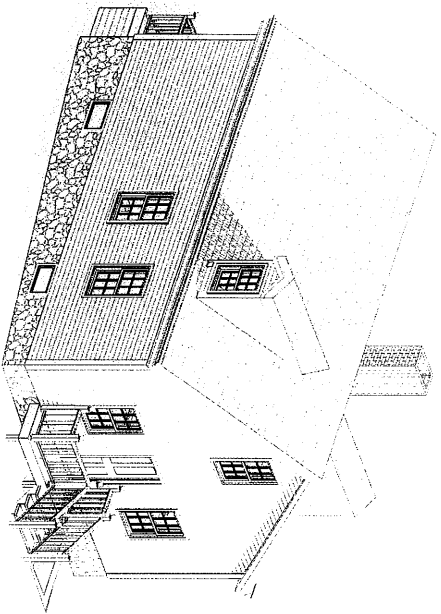
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EXISTING Scale



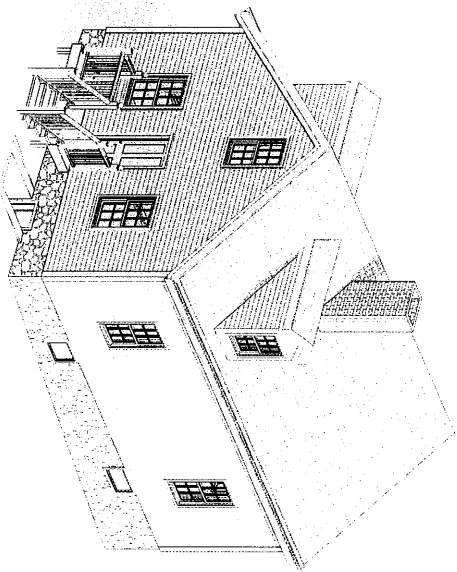
B3 EXISTING 3D VIEW 2
EXISTING Scale

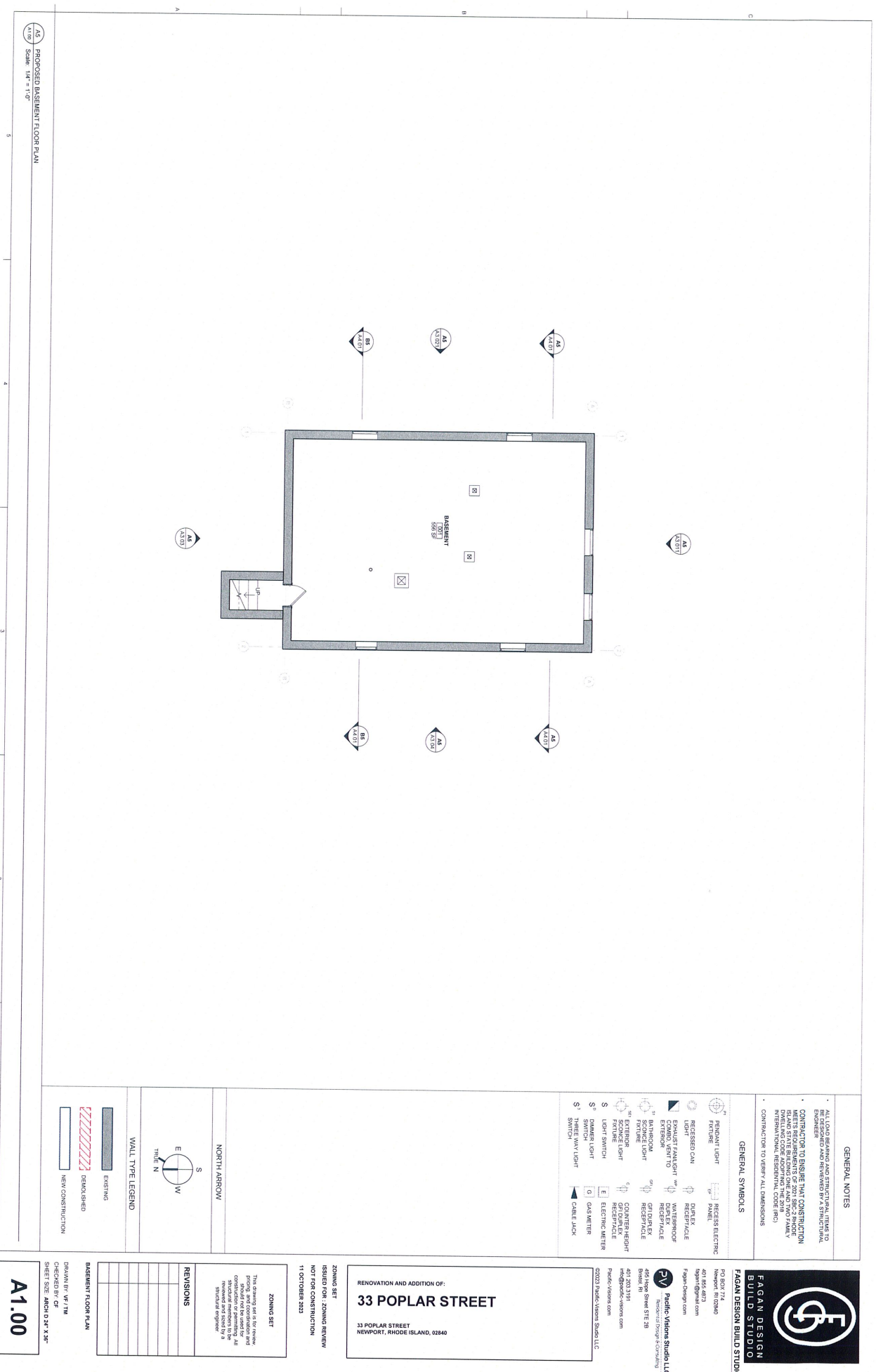


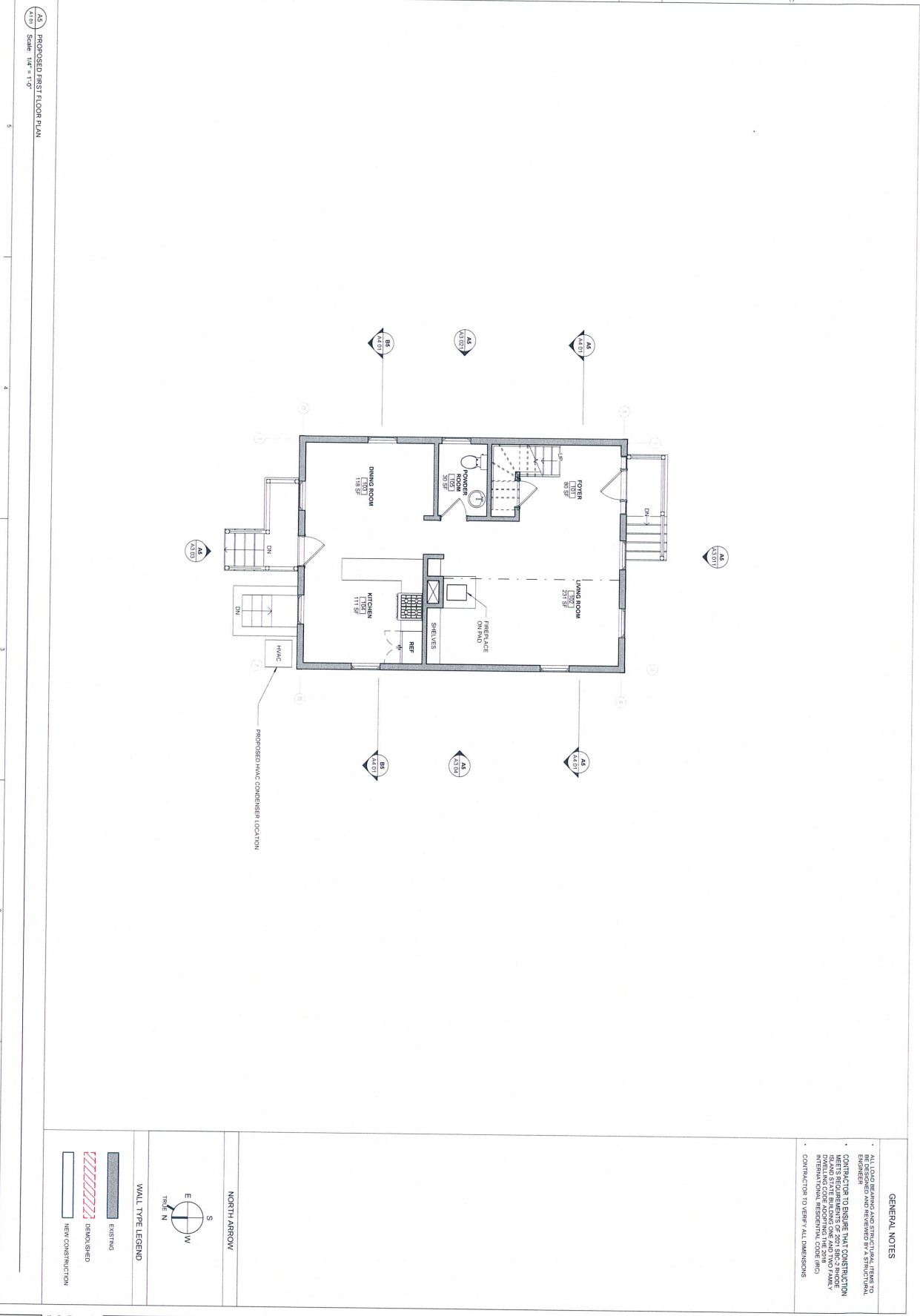
A3 EXISTING 3D VIEW 3
EXISTING Scale



A4 EXISTING 3D VIEW 4
EXISTING Scale







PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

GENERAL NOTES

- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE REDESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER.
- CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF 2021 IRC 2 PARTIAL OVERLAP AND COORDINATION WITH ALL APPLICABLE INTERNATIONAL RESIDENTIAL CODE (IRC).
- CONTRACTOR TO VERIFY ALL DIMENSIONS.



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Pacific Vision.com
52023 Pacific Vision Studio, LLC

RENOVATION AND ADDITION OF:
33 POPLAR STREET
33 POPLAR STREET
NEWPORT, RHODE ISLAND, 02840

ZONING SET
ISSUED FOR ZONING REVIEW
NOT FOR CONSTRUCTION
11 OCTOBER 2023

ZONING SET
This drawing set is for review, planning, and construction purposes only. It is not to be used for construction or permitting. All dimensions and notes are subject to change without notice. The drawing set is to be reviewed and signed by a structural engineer.

REVISIONS

NO.	DESCRIPTION	DATE

FIRST FLOOR PLAN

DRAWN BY: WJT/M
CHECKED BY: CF
SHEET SIZE: ARCH D 36" x 36"

A1.01

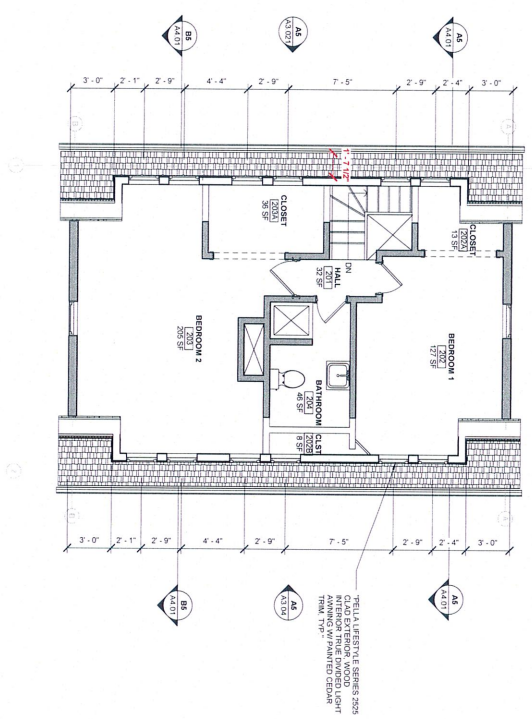
5

4

3

2

1



- GENERAL NOTES
- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE ENGINEERED AND REVIEWED BY A STRUCTURAL ENGINEER.
 - CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF 2018 IBC, 2018 Rhode Island Building Code, and 2018 International Building Code (IBC).
 - CONTRACTOR TO VERIFY ALL DIMENSIONS.

NORTH ARROW

WALL TYPE LEGEND

EXISTING

DEMOLISHED

NEW CONSTRUCTION

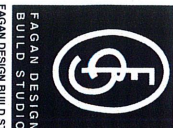
REVISIONS

ZONING SET
ISSUED FOR ZONING REVIEW
NOT FOR CONSTRUCTION
11 OCTOBER 2023

RENOVATION AND ADDITION OF:
33 POPLAR STREET
33 POPLAR STREET
NEWPORT, RHODE ISLAND, 02840

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A1.03



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RENOVATION AND ADDITION OF:
33 POPLAR STREET
33 POPLAR STREET
NEWPORT, RHODE ISLAND, 02840

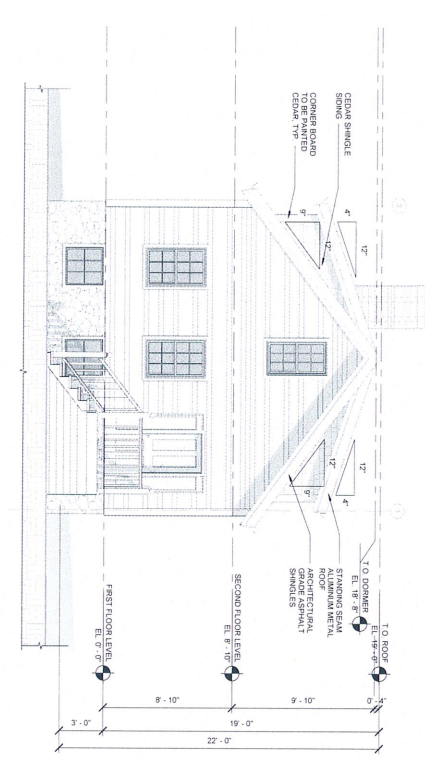
ZONING SET
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11 OCTOBER 2023

This drawing is for review
printing and coordination and
distribution of building and
structural drawings to the
relevant agencies for review
and approval.

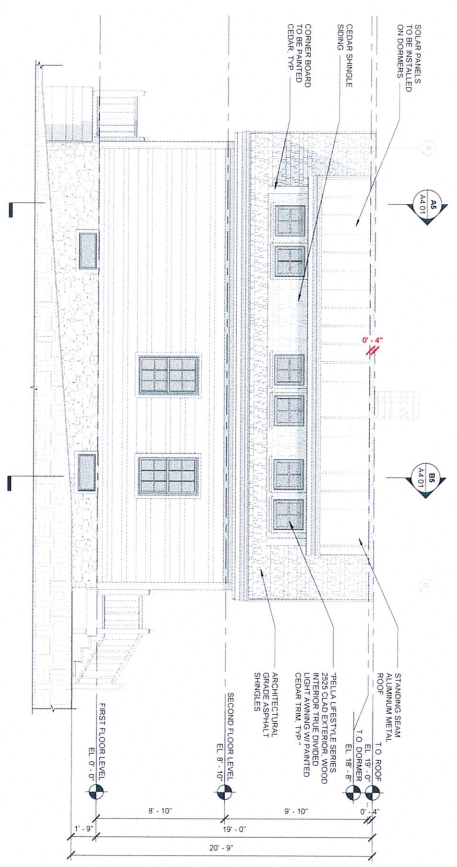
REVISIONS

EXTERIOR ELEVATIONS
DRAWN BY: WF / TM
CHECKED BY: CF
SHEET SIZE: ARCH D 24" X 36"

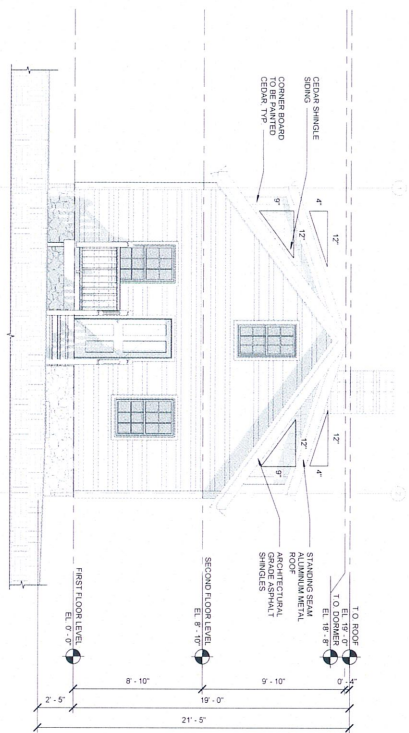
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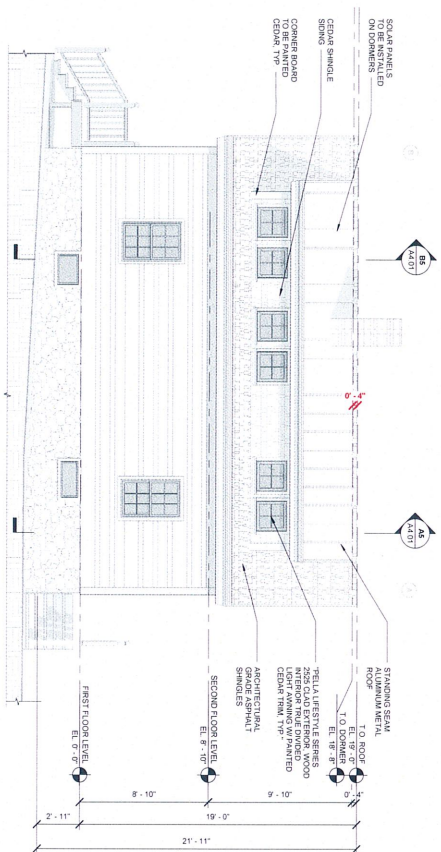
B3 PROPOSED SOUTH EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



A3 PROPOSED EAST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



B3 PROPOSED NORTH EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



A3 PROPOSED WEST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



FAGAN DESIGN
BUILD STUDIO
FAGAN DESIGN BUILD STUDIO

PO BOX 724
401 ACES AVE
Barnstable, MA 02533
Fagan Design Build Studio

Pacific Visions Studio LLC
401 ACES AVE
Barnstable, MA 02533
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Barnstable, MA 02533
Fagan Design Build Studio

Architectural floor plan of a two-story house. The plan includes a front porch (10'0" x 10'0") with a 10'0" downer, a first floor with a living room (17'0" x 17'0"), dining room (11'6" x 11'6"), kitchen (11'6" x 11'6"), and a bathroom (5'6" x 5'6"), and a second floor with two bedrooms (12'0" x 12'0" and 12'0" x 12'0") and a bathroom (5'6" x 5'6"). The overall dimensions are 34'0" wide by 48'0" deep.

- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER
- CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF 2011 IRC-2, 2011 ISLAND STATE BUILDING CODE AND TWO FAMILY DWELLING CODE ADOPTING THE 2010 INTERNATIONAL RESIDENTIAL CODE (IRC)
- CONTRACTOR TO VERIFY ALL DIMENSIONS

401.855.4873
fagan1@gmail.com
Fagan-Design.com

Bristol, RI
401.203.3191
info@pacific-visions.com
Pacific-Visions.com

RENOVATION AND ADDITION OF:
33 POPLAR STREET
33 POPLAR STREET
NEWPORT, RHODE ISLAND, 02840

33 POPLAR STREET
NEWPORT, RHODE ISLAND, 02840

**ZONING SET
ISSUED FOR : ZONING REVIEW
NOT FOR CONSTRUCTION
11 OCTOBER 2023**

ZONING SET

REVISIONS

WALL TYPE LEGEND

EXISTING

DEMOLISHED

NEW CONSTRUCTION

DRAWN BY: VF / TM
CHECKED BY: CF
SHEET SIZE: ARCH D 24" X 36"

A4.01



FAGAN DESIGN
BUILD STUDIO

PO BOX 774
NEWPORT, RI 02840
401.858.4873
info@fagan-design.com
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Pacific Vision Studio LLC
Architect & Project Consultant
401.858.4873
info@pacific-vision.com
Pacific-Vision.com

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RENOVATION AND ADDITION OF:
33 POPLAR STREET
33 POPLAR STREET
NEWPORT, RHODE ISLAND, 02840

ZONING SET
ISSUED FOR ZONING REVIEW
NOT FOR CONSTRUCTION
11 OCTOBER 2023

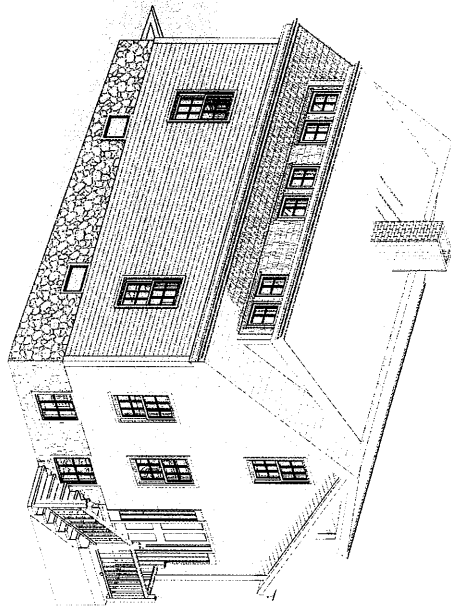
This drawing set is for review
only and is not to be used for
construction. It is the user's
responsibility to ensure that all
structural references to the
structural engineer are
correct.

REVISIONS

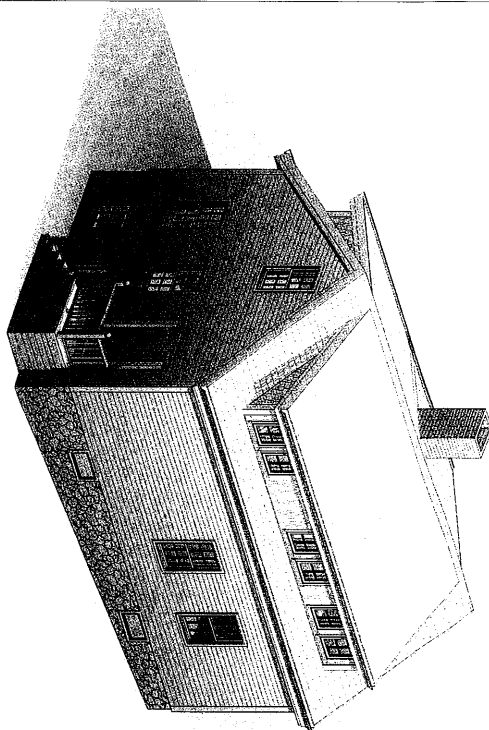
NO.	DESCRIPTION	DATE

EXTERIOR 3D VIEWS
DRAWN BY: JF, TM
CHECKED BY: CA
SHEET SIZE: ARCH D 36" X 36"

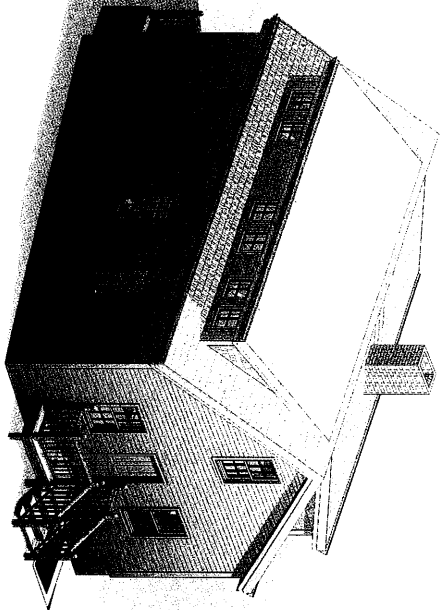
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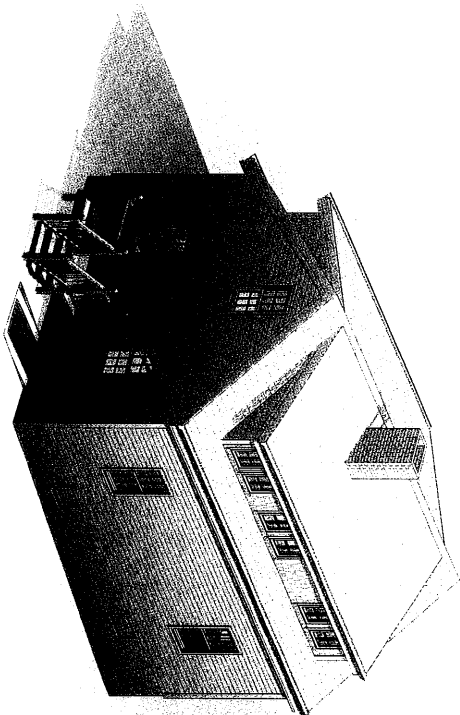
B1 PROPOSED 3D VIEW 1
1/8" = 1'-0" Scale



B2 PROPOSED 3D VIEW 2
1/8" = 1'-0" Scale



A1 PROPOSED 3D VIEW 3
1/8" = 1'-0" Scale



A2 PROPOSED 3D VIEW 4
1/8" = 1'-0" Scale

CORCORAN, PECKHAM, HAYES, LEYS & OLAYNACK, P. C.

ATTORNEYS AND COUNSELORS AT LAW

PATRICK O'N. HAYES, JR.
JOSEPH H. OLAYNACK III
MATTHEW H. LEYS

43-B MEMORIAL BOULEVARD
NEWPORT, R.I. 02840

TELEPHONE 401-847-0872

FAX 401-847-5810

www.cphnpt.com

RETIRED
EDWARD B. CORCORAN

OF COUNSEL
WILLIAM J. CORCORAN

February 12, 2024

Mr. Nicholas Armour
Newport City Hall
43 Broadway
Newport, RI 02840
Via Hand Delivery

Re: Application of Charles F. Pattavina, 33 Poplar St. (Plat 12, Lot 132)

Dear Nick:

Please find enclosed a completed Submittal Requirements Checklist, a Zoning Application, and supporting documents related to the above referenced property along with a check for the filing fee in the amount of \$100.

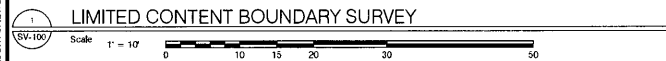
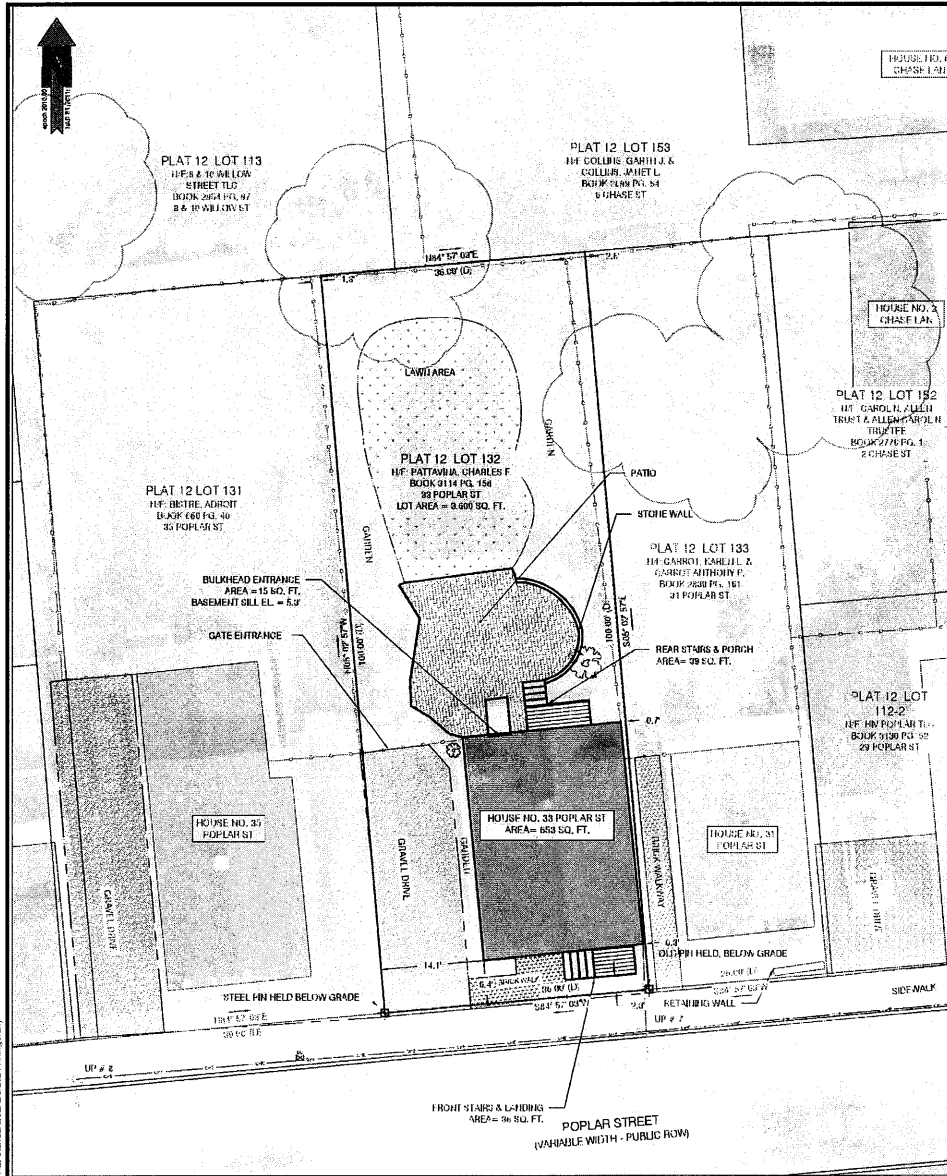
Because this project just involves adding dormers to an existing house we have not provided a stormwater management plan or a landscaping plan and request that the requirement that those items be provided be waived.

Could you please place the enclosed application on the next available Zoning Board agenda, which I understand to be March 25, 2024?

Please feel free to contact me if you have any questions.

Sincerely yours,


Matthew H. Leys



- SURVEY NOTES**
1. ZONING INFORMATION SHOWN FROM RECORD INFORMATION, MAPS AND / OR GIS. ZONING DATA MAY VARY BASED ON USE, LOT SIZE, ORIENTATION AND OTHER FACTORS AND IS SHOWN FOR REFERENCE INFORMATION ONLY.
 2. ZONING DATA MUST BE CONFIRMED WITH ZONING OFFICIAL AND / OR LEGAL COUNSEL FOR USE IN DESIGN OR PERMITTING.
 3. COORDINATE SYSTEM IS NAD83 / NAD83 84.
 4. PLANELEMENTS ARE IN U.S. SURVEY FEET.
 5. TOPOGRAPHY IS MIX OF OLD GROUND SHOTS, RECORD DATA AND RISESPRING 2011 LIDAR.
 6. ORTHOPHOTOGRAPHY SHOWN PER RHODE STATEWIDE DIGITAL MULTISPECTRAL ORTHORECTIFIED AERIAL PHOTOGRAPHS, DATED APRIL 2022.
 7. ELEVATIONS SHOWN WITH " PER UAV DATA.
 8. ALL PROPOSED ITEMS MUST BE Laid OUT BY REGISTERED SURVEYOR AS NOTED.
 9. PLAN IS NOT AS-BUILT UTILITY PLAN.
 10. ADJUTING PROPERTY LINES SHOWN APPROXIMATELY PER TOWN GIS OR BEST AVAILABLE INFORMATION.
 11. FLOOD ZONE LINE IS SHOWN PER GRAPHIC PLOTTING ONLY, UNLESS OTHERWISE NOTED ON PLAN.
 12. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OF PROBATE SEARCH, AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 13. POSSIBLE FENCE ENCROACHMENTS MAY EXIST AS SHOWN ON PLAN.
 14. LOCATION OF SUBSURFACE MAINS, SURFACE FEATURES, AND LATERALS ARE OMITTED. CONTRACTOR TO CALL DIG SAFE AND/OR APPLICABLE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. DIG SAFE TEL: # 1-800-344-7223 (1-800-DIG-SAFE).
 - A. WATER - SURFACE FEATURES FIELD LOCATED.
 - B. SEPTIC - SURFACE FEATURES FIELD LOCATED. SUBSURFACE OMITTED FROM PLAN.
 - C. GAS - SURFACE FEATURES FIELD LOCATED & PER RIGAS. SUBSURFACE OMITTED FROM PLAN.
 - D. ELECTRIC - SURFACE FEATURES FIELD LOCATED & PER NATIONAL GRID.
 - E. STORM DRAIN - SURFACE FEATURES FIELD LOCATED. SUBSURFACE OMITTED FROM PLAN.
 - ALL UTILITIES DEPICTED AT ASCE QUALITY LEVEL D.

- ZONING REQUIREMENTS**
- ZONE R10 - RESIDENTIAL NONCONFORMING**
- 17.20.30 - DIMENSION REQUIREMENTS**
- A. THE MINIMUM LOT AREA SHALL BE TEN THOUSAND (10,000) SQUARE FEET.
 - B. THE MINIMUM LOT WIDTH SHALL BE EIGHTY (80) FEET.
- ORD. 2000-4 (PART), 2000. ORD. 65-94 (PART), 1994. PRIOR CODE § 1260.06.025.
- 17.20.40 - SETBACK REQUIREMENTS**
- THE MINIMUM SETBACK REQUIREMENTS ARE:
- A. FRONT LINE, FIFTEEN (15) FEET.
 - B. SIDE LINE, TEN FEET.
 - C. REAR LINE, TWENTY (20) FEET.
- ORD. 2000-4 (PART), 2000. ORD. 65-94 (PART), 1994. PRIOR CODE § 1260.06.024.
- 17.20.50 - LOT COVERAGE REQUIREMENTS**
- THE PORTION OF A LOT TO BE COVERED BY BUILDINGS SHALL NOT EXCEED TWENTY (20) PERCENT.
- ORD. 2000-4 (PART), 2000. ORD. 65-94 (PART), 1994. PRIOR CODE § 1260.06.025.
- 17.20.60 - BUILDING HEIGHT REQUIREMENTS**
- BUILDING HEIGHT SHALL NOT EXCEED THIRTY (30) FEET, EXCEPT AS OTHERWISE PROVIDED IN SECTION 17.04.050.
- ORD. 2000-4 (PART), 2000. ORD. 65-94 (PART), 1994. PRIOR CODE § 1260.06.025.
- 17.20.70 - DENSITY REQUIREMENTS**
- A. FOR LOTS OF LESS THAN TEN THOUSAND (10,000) SQUARE FEET IN AREA WHICH EXISTED PRIOR TO APRIL 13, 1977, THE MAXIMUM ALLOWABLE DENSITY IS ONE SINGLE-FAMILY DWELLING.
 - B. CONVERSION TO A TWO-FAMILY DWELLING IS PERMITTED FOR BUILDINGS WHICH EXISTED PRIOR TO APRIL 13, 1977 ON LOTS OF LESS THAN TEN THOUSAND (10,000) SQUARE FEET IN AREA BUT GREATER THAN FIVE THOUSAND (5,000) SQUARE FEET IN AREA WHICH EXISTED PRIOR TO APRIL 13, 1977.
 - C. A MINIMUM LOT AREA OF TEN THOUSAND (10,000) SQUARE FEET IS NECESSARY FOR A NEW TWO-FAMILY DWELLING.
 - D. A MINIMUM LOT AREA OF TEN THOUSAND (10,000) SQUARE FEET IS NECESSARY FOR MULTIFAMILY DWELLINGS. THE MAXIMUM ALLOWABLE DENSITY IS ONE DWELLING UNIT PER TWO THOUSAND FIVE HUNDRED (2,500) SQUARE FEET OF LOT AREA.
 - E. A MINIMUM LOT AREA OF FORTY THOUSAND (40,000) SQUARE FEET IS NECESSARY FOR HIGH-RISE MULTIFAMILY HOUSING FACILITIES FOR THE ELDERLY AND/OR HANDICAPPED. THE MAXIMUM ALLOWABLE DENSITY IS ONE DWELLING UNIT PER TWO THOUSAND (2,000) SQUARE FEET OF LOT AREA.
- ORD. 2000-4 (PART), 2000. ORD. 65-94 (PART), 1994. PRIOR CODE § 1260.06.027.

Adjusted Setback Table

Nonconformity 0.36 (inverse 2.78)

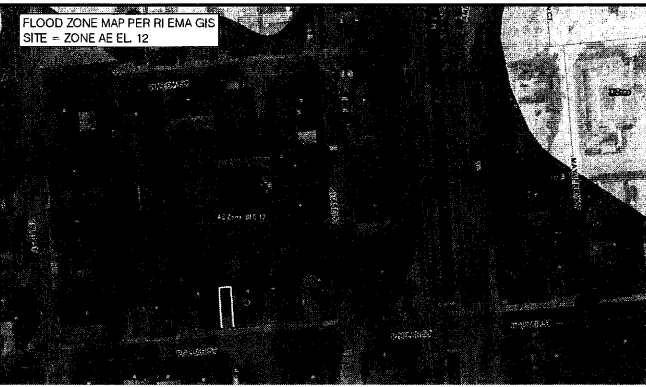
Description	Original	NonConformity	Actual
Front	15	0.36	5.4
Side	10	0.36	3.6
Rear	20	0.36	7.2

Coverage (Allowed, sqft) 720 0.36 2000
Coverage (Allowed, %) 55.6%

2024 RHODE ISLAND LEGISLATION ACCEPTANCE MAY CHANGE ZONING SETBACKS IN PROPORTION TO LOT SIZE NON-CONFORMITY. SETBACKS PROVIDED ARE AN OPINION. VERIFY ALL SETBACKS WITH ZONING OFFICER.

PROJ. NO. 23.0184
33 POPLAR STREET
LOT COVERAGE TABLE

NO	DESCRIPTION	AREA	UNITS
1	TOTAL LOT AREA	3,578.0	SQ. FT.
2	EXISTING STRUCTURE	652.5	SQ. FT.
3	FRONT PORCH AND STAIR	35.8	SQ. FT.
4	REAR PORCH AND STAIRS	38.5	SQ. FT.
5	BULKHEAD	15.1	
TOTAL AREA		726.8	SQ. FT.
PERCENT COVER		20.3%	



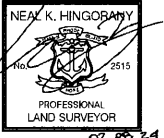
- LEGEND**
- 100.00' DIMENSION - EXISTING
 - 100.00' (D) DIMENSION - PROPOSED
 - 100.00' (S) PLAN / DEED DIMENSION
 - 100.00' (S) SURVEY DIMENSION
 - PROPERTY LINE - ADJUTING
 - PROPERTY LINE - EXISTING
 - PROPERTY LINE - PROPOSED
 - SETBACKS
 - GRADE CONTOUR - EXISTING
 - GRADE CONTOUR - PROPOSED
 - ELECTRIC - OVERHEAD (OHE)
 - ELECTRIC - TELEPHONE - CABLE (ETC)
 - ELECTRIC - UNDERGROUND (UGE)
 - GAS (G)
 - SANITARY SEWER (SS)
 - STORM DRAIN (SD)
 - WATER
 - LIMIT OF DISTURBANCE (LOD)
 - SEDIMENT CONTROL (SED)
 - LOD / SED
 - EDGE OF PAVEMENT - EXISTING
 - FENCE - METAL
 - FENCE - WOOD
 - STONE WALL
 - BRUSH LINE (APPROXIMATE)
 - WETLAND LIMIT
 - CATCH BASIN
 - STRUCTURE - EXISTING
 - STRUCTURE - PROPOSED
 - DRAINAGE MAIN HOLE
 - SPOT GRADE - EXISTING
 - SANITARY MAIN HOLE
 - SPOT GRADE - PROPOSED
 - ELECTRICAL MAIN HOLE
 - TREE
 - TELEPHONE MAIN HOLE
 - DRILL HOLE
 - WELL
 - GRANITE BOUND
 - GATE VALVE
 - REBAR / STEEL PIPE FOUND
 - WATER SHUT OFF
 - SPIKE
 - FIRE HYDRANT
 - WETLAND FLAG
 - ELECTRIC BOX (ETC)
 - COASTAL FEATURE FLAG
 - UTILITY POLE
 - COASTAL BUFFER POST
 - DOWNSPOUT
 - FLOW ARROW
 - BEICHPARK
 - THIN
 - CURB INLET
 - 48" DIA. 20' DEEP
 - SOIL EVALUATION

NEI
Narragansett
Engineering Inc.
Civil • Survey • Structural • Environmental Design
3102 East Main Road, Portsmouth RI 02871
Tel. 401.683.6650 www.nei-ces.com

SHEET TITLE
LIMITED CONTENT BOUNDARY SURVEY
Charles Patazina
Corporation: Fickham, Hayes, Lyle & Olmstead, P.C.
435 E. Main Road, Exeter, RI 02826
Newport, RI 02840
Tel: 401.647.0872
E: cpatazina@gmail.com
DC: Matthew J. Lyle, Esq.
E: mjl@cpol.com

Property Record
33 Poplar St, Newport, RI 02840
Plot 12, Lot 132
Zone: R10, Area: 0.084 Acres
N.F. Patazina/Charles F.
Year Built: 1980
Esq./Page 3114-165
Ref. NEI # 23.0184

CERTIFICATION
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON DECEMBER 31, 2000 (EFFECTIVE DATE), AS FOLLOWS:
CLASS I - LIMITED CONTENT BOUNDARY SURVEY
CLASS II - PHYSICAL FEATURES
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO CONDUCT A METES AND BOUNDS SURVEY AND LOCATED PERTINENT SITE FEATURES.

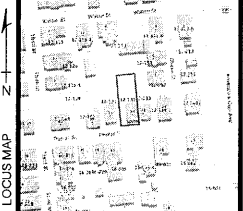


NEAL K. HINGORANY REG. 2515
COA A38

PROJECT #	DATE	DRAWN	CHECK
23.0184	1/24/24	AS/AJP	NKH
NO	DATE	REVISIONS/DESCRIPTION	BY
1b	02.09.24	Setback Table Misc. Revisions	TR

STREET INDEX
POPLAR STREET

DRAWINGS MUST BE PRINTED IN COLOR TO BE VALID. THIS NOTE SHOULD BE BLUE. IF THIS NOTE IS NOT BLUE, PLEASE PRINT IT IN COLOR OR CONTACT NEI.



SCALE
1" = 10'
SV-100