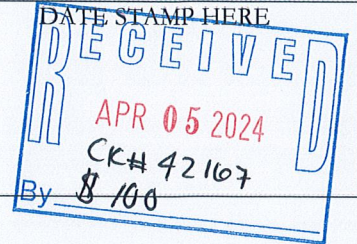




Newport Zoning Application

ZBR 2024 - MAY - 007

(This box for staff use only)



Date: April 5, 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: 34 Harrison Avenue

Tax Assessor's Plat: 41 Lot: 067 Zoning District: R-10

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

Property Owner: Michael J. Paruta & Martha A. Paruta

Mailing Address: 6 N Worcester Avenue, Worcester MA 01606

Email Address: _____

Phone Number: _____

How long have you been the owner of the above premise? 30 + Years (12/23/1993)

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=45', E=100' ft. Lot Area: 4,500 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 1,554 sq. ft.

Total square footage of the footprint of proposed buildings: 1,897 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	4,500	10,000	4,500
Coverage Area (sq. ft.)	1,554	1,395	1,897
Lot Coverage (%)	34.6	31	42.2
Dwelling Units	2	2	2
Parking (# of spaces)	2	4	2
Front Setback (ft.)	N=3.4', E=6'	6.74'	N=3.4', E=6'
Side Setbacks (ft.)	W=5.7', S=40'+/-	4.5'	W=5.7', S=35'+/-
Rear Setback (ft.)	N/A	N/A	N/A
Height (ft.)	30' +/-	30'	30' +/- (no change)



Newport Zoning Application

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

Present use of Premise: Two Family Residential Dwelling

Proposed use of Premise: Two Family Residential Dwelling

Summary of Proposed Alterations

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

Section 17.109 (Special Use Permits)
Section 17.109.020 (F) (Category 6 Special Use Permit)
Section 17.72.030 (E) (Alteration to Nonconforming Development)
Section 17.20.050 (Lot Coverage-R10 Zone)

The Subject Property is an existing two family residence that the Applicants have owned for a long period of time. They propose to renovate and modernize the first floor dwelling. Part of the renovation plan includes a small addition on the rear of the first floor to allow for a modern primary bedroom and new mudroom/rear entrance which will be connected to a proposed deck. The deck will provide outdoor living space for the first floor unit. The deck and addition on the rear of the house will increase lot coverage. The purpose of the project is to allow the owners to relocate to the subject property and live in the first floor unit as their primary residence. The second floor will continue to be a separate rental dwelling unit. The proposed modifications will meet all other proportional dimensional requirements for the parcel. Aside from lot coverage, existing dimensional non-conformities will not be increased or intensified.

The parcel is an existing non-conforming lot of record containing only 4,500 square feet of land. The property is in the R-10 Zone. The existing residential structure already exceeds allowable lot coverage at 34.6%. The existing two family dwelling unit encroaches into both front setbacks and fails to provide the requisite number of on-site parking spaces. As a result of the existing non-conforming conditions, any modifications require a Category 6 Special Use Permit. After the removal of the existing rear stairs and basement access and the construction of the new first floor addition, deck and bulkhead, there will be a net building footprint increase of 343 square feet. This results in a proposed lot coverage of 42.2%.

The Subject Property is on the westerly corner of Harrison Avenue and Morgan Street. Proposed modifications will meet setback requirements and result in a modest increase of lot coverage. The plan proposed by the Applicants 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 non-conforming lot of record containing only 4,500 square feet of land. The existing structure already exceeds lot coverage and encroaches into the front setbacks. Existing conditions do not meet the parking space requirements for a two-family property. As a result of the existing conditions and circumstances that are peculiar to this non-conforming development, alterations require a Category 6 Special Use Permit.

The subject property is located at the corner of Harrison Avenue and Morgan Street. 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 these Applicants 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 modestly increase the non-conforming lot coverage, but will not increase or intensify any other dimensional non-conformities. Building height will not change. On site parking will not be altered or reduced. The new addition and deck will meet all setbacks.

Overall, the project will be in compliance with the criteria for a Category 6 Special Use Permit. As stated, the project as proposed will not increase most of the existing dimensional nonconformities, other than lot coverage. The property is in the R-10 residential zone. The Applicant will continue to use the property as a two-dwelling unit residence. It will therefore not alter the character of the surrounding area within two hundred (200) feet of the property lines. The modest increase of lot coverage will not result in a significant increase of impervious surface and will therefore not result in an increase in stormwater runoff from the site. Lastly, any new exterior lighting on the site will be dark sky compliant.

The Applicant has taken great care to develop a proposed overall improvement plan which renovates and modernizes the first floor dwelling to allow them to reside in the unit as their primary residence. The primary bedroom and deck all being on the same level will allow them to age in place. The property will remain a two-family residence, helping to maintain the City's housing stock. The overall plan, including the rear deck and addition are appropriate in scope, scale and size for this property. The hardship and non-conforming features of this property relate to the existing lot coverage, setback encroachments, and parking. None of those non-conforming conditions are being intensified by the proposed improvements other than lot coverage. Accordingly, the proposed use of the property and the relief sought by the Applicants 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

April 5, 2024

Date



Owner Signature

Attorney for Applicants/Owners

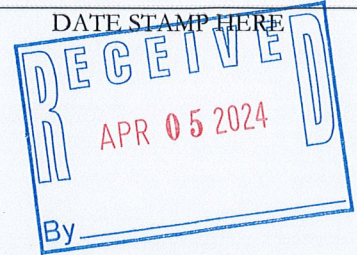
Date



Newport Zoning Application Submittal Requirements

ZBR 2024 - MAY - 007

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. Class I Site Survey
- B. Proposed Site Plan
- C. Lot Coverage Diagram
- D. Floor Plans
- E. Stormwater Management Plan
- F. Landscape Plan
- G. Building Elevations
- H. Change of Use

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

- A. Site Photographs
- B. Photo Simulations
- C. Structural Evaluation
- D. Parking Survey
- E. Traffic Impact Analysis

J. Russell Jackson, Esq.
jrjackson@millerscott.com

Tel: 401-847-7500
Fax: 401-848-5854

April 5, 2024

Nicholas Armour
Zoning Officer
Newport City Hall
43 Broadway
Newport, RI 02840

RE: Zoning Application of Michael J. Paruta & Martha A. Paruta
34 Harrison Avenue - TAP: 41, Lot: 067
Application Waiver Request

Mr. Armour:

I am writing to request that the Zoning Application requirement for a formal stormwater management plan regarding the above captioned matter be waived.

The enclosed Zoning Application seeks to put a small addition and deck on the rear of the existing two family residence. The net increase in lot coverage is modest. A portion of the new lot coverage is being created by a deck, which will be pervious to storm water. As a result, the project will result in less than 200 square feet of increased impervious surface. The project engineers indicate that city departments generally do not require a stormwater management plan for this type of project if the proposed increase of impervious surface does not exceed 200 square feet. For these reasons, requiring the Applicants to incur the expense of a fully engineered storm water management plan as part of their Zoning Application seems burdensome considering the nature of the proposed project.

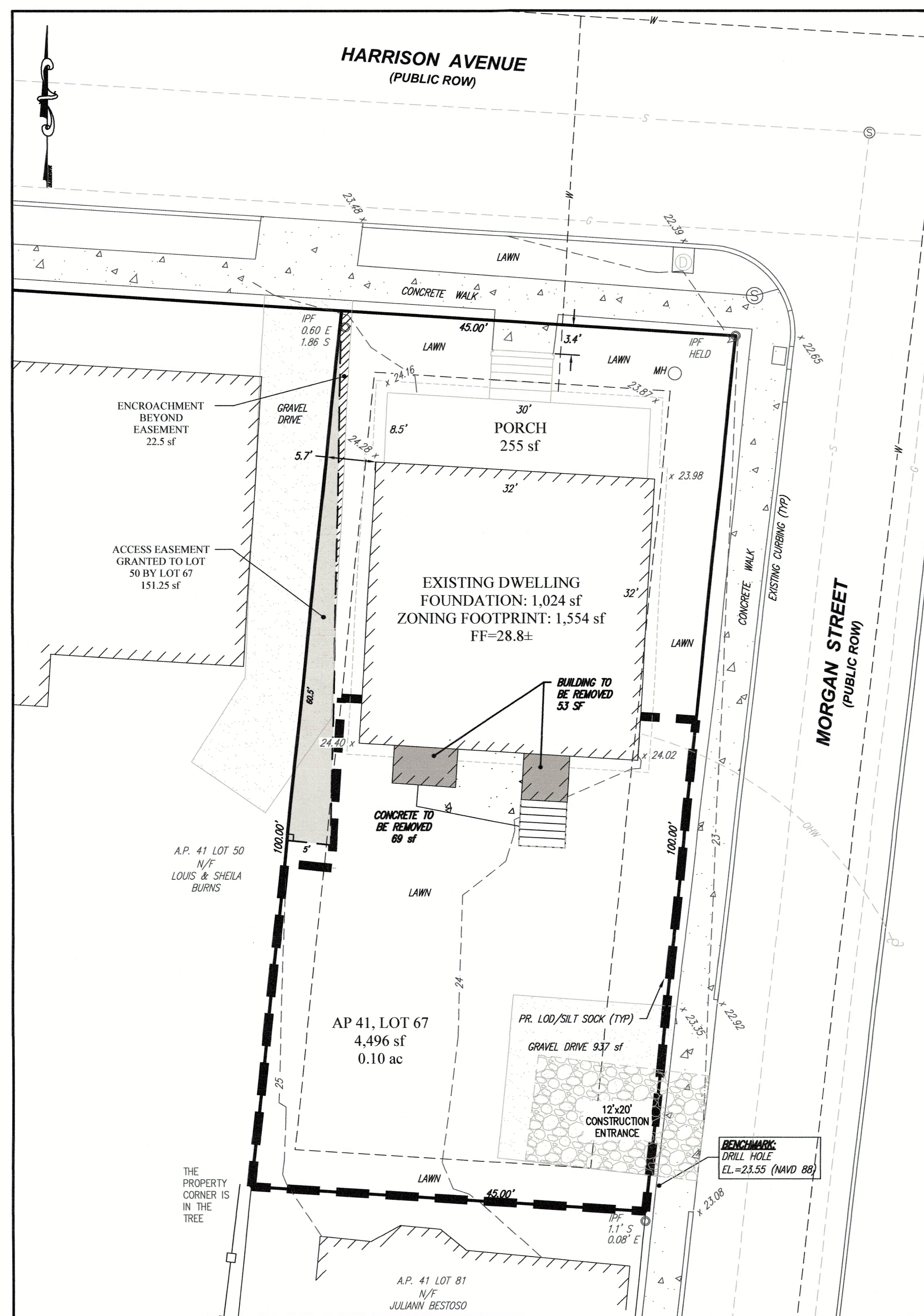
Accordingly, we believe the materials provided with the Zoning Application are sufficient and will provide the necessary information for Zoning Board consideration.

Sincerely,

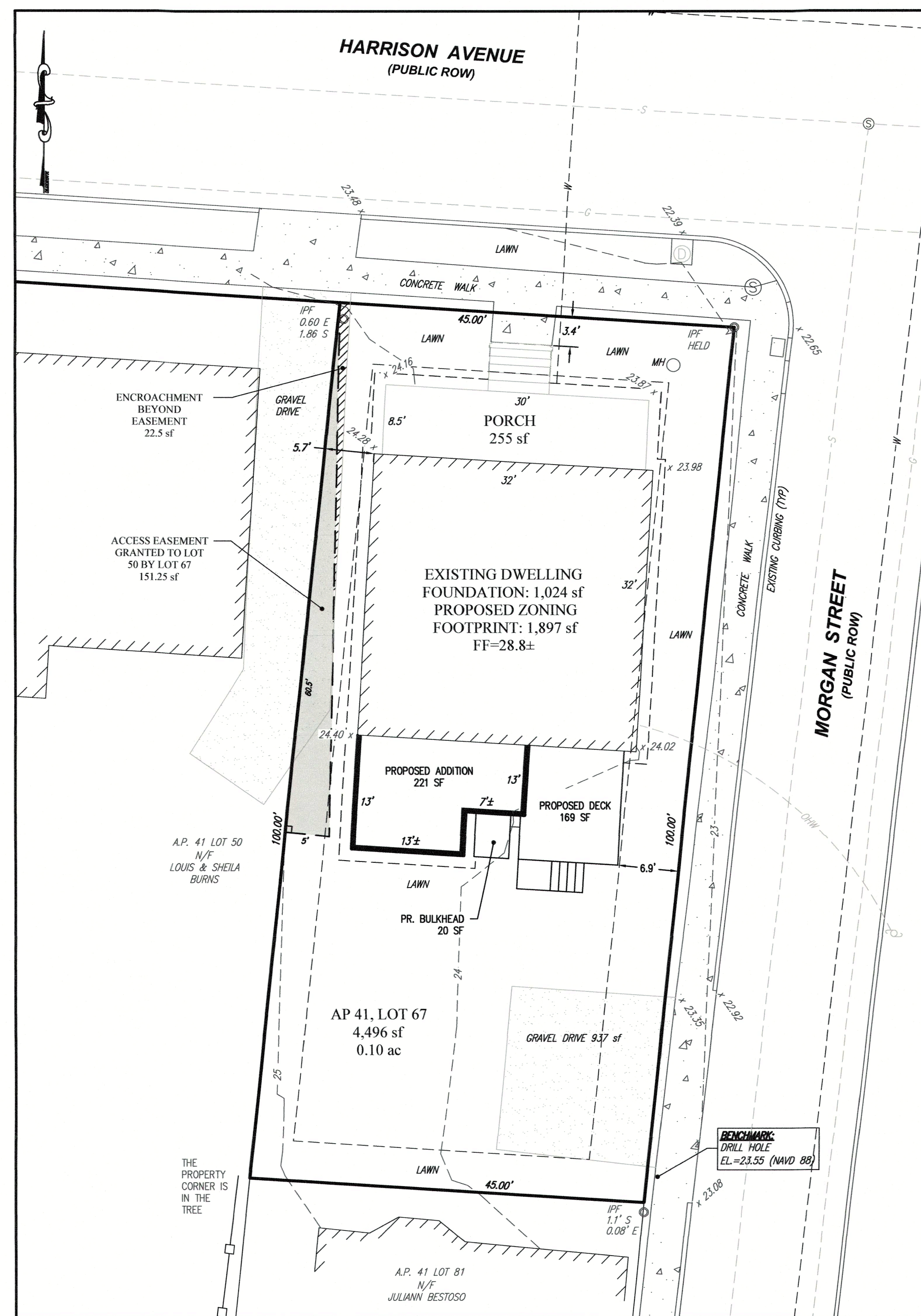
/s/ J. Russell Jackson

J. Russell Jackson, Esq.

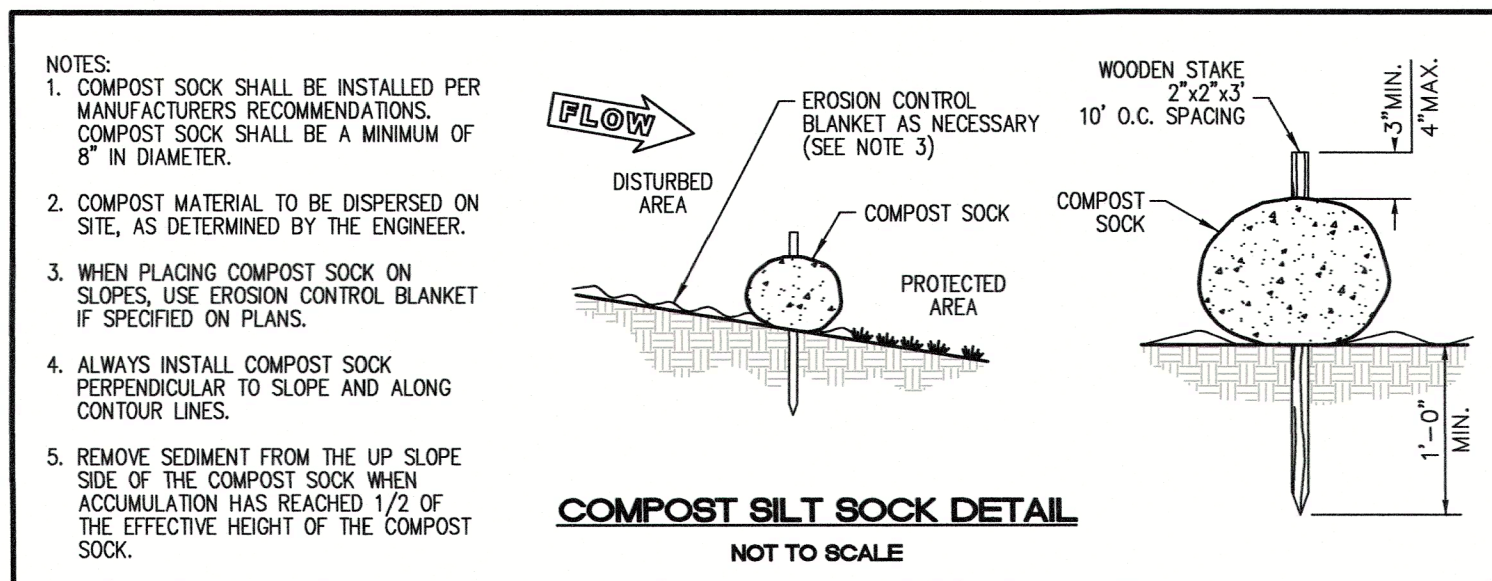
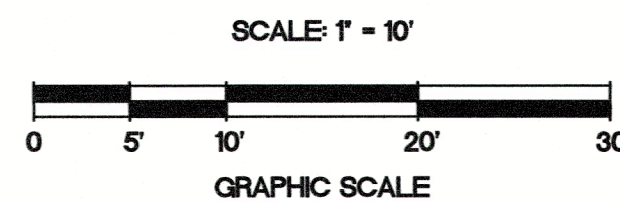
Cc: Client



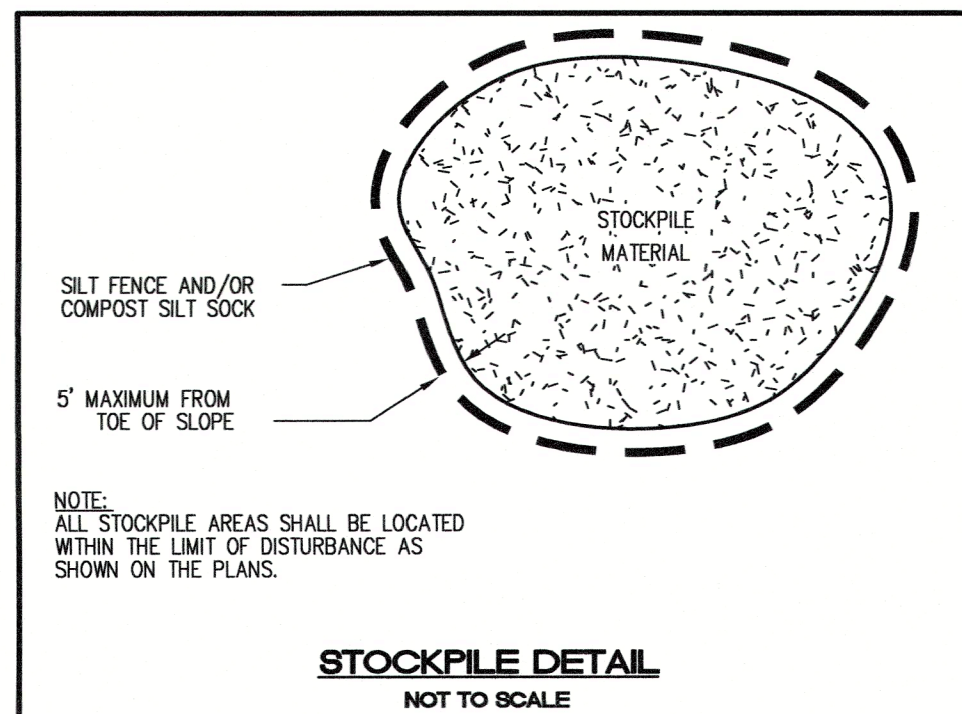
EXISTING CONDITIONS / SITE PREPARATION PLAN
SCALE 1"=10'



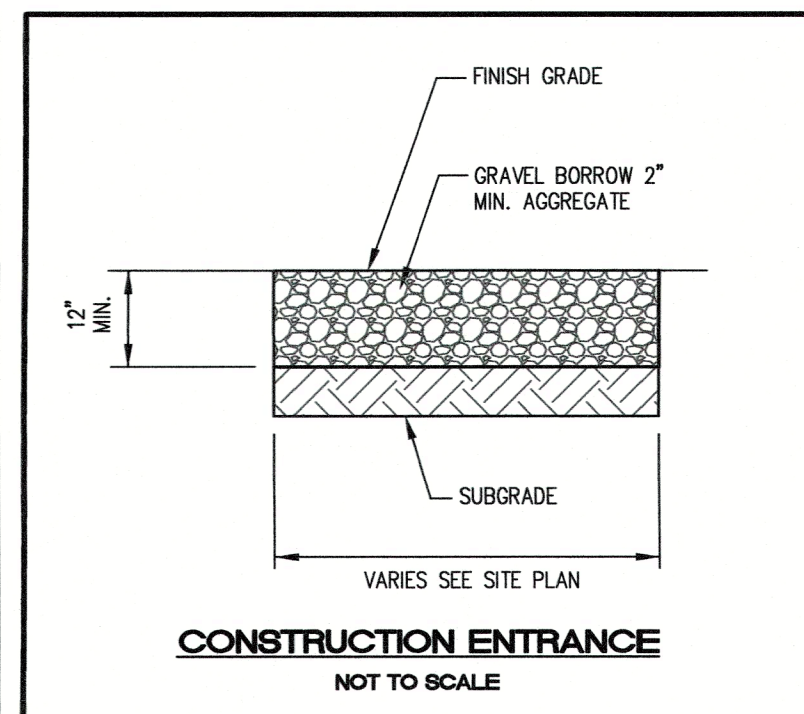
SITE PLAN
SCALE 1"=10'



- NOTES:**
1. THE SUBJECT LOT IS A SUB-STANDARD LOT OF RECORD FOR LOT AREA, IT HAS LESS THAN THE 10,000 SF IN AREA REQUIRED IN AN R-10 ZONE.
 2. UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE INFORMATION BUT SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL VERIFY UTILITIES PRIOR TO EXCAVATION AND COORDINATE WITH LOCAL UTILITY COMPANIES AS NEEDED PRIOR TO ANY EXCAVATIONS.



- SEDIMENTATION CONTROL PROGRAM:**
1. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY SEDIMENTS FROM ENTERING THE DRAINAGE SYSTEM OR ADJOINING PROPERTIES.
 2. BANKS OR SLOPES OVER 5% SHALL BE SEEDED AS SOON AS POSSIBLE AND SHALL BE PROTECTED WITH A HAY, STRAW OR FIBER MULCH.
 3. DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
 4. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
 5. CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECT TO STORM WATER FLOW.
 6. ADDITIONAL HAYBALES, SILT FENCE OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.



EROSION CONTROL and SOIL STABILIZATION PROGRAM:

1. DENUDED SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME.
2. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR.
3. TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
4. HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 2000 LBS/ACRE.
5. ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
6. THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS.
7. THE SEED MIX SHALL BE INOCULATED WITHIN TWENTY FOUR (24) HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
8. THE DESIGN MIX FOR TEMPORARY EROSION CONTROL AND SOIL STABILIZATION SHALL BE COMPOSED OF THE FOLLOWING:

TYPE	% BY WEIGHT
CREeping RED FESCUE	70
ASTORIA BENTGRASS	5
BIRDFOOT TREFFOIL	15
PERENNIAL RYEGRASS	10

APPLICATION RATE 100 LBS/ACRE

- LIMING AND FERTILIZING AS REQUIRED TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.
9. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE (1) YEAR, AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
 10. THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
 11. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
 12. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS OR FLOOD PLAINS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%) AND STOCKPILES SHALL ALSO BE SEEDED AND/OR STABILIZED AND COMPLETELY ENCLOSED WITH A CONTINUOUS LINE OF STAKED HAYBALES AND/OR SILTFENCE. (SEE DETAIL.)
 13. ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.

STORMWATER NOTES:

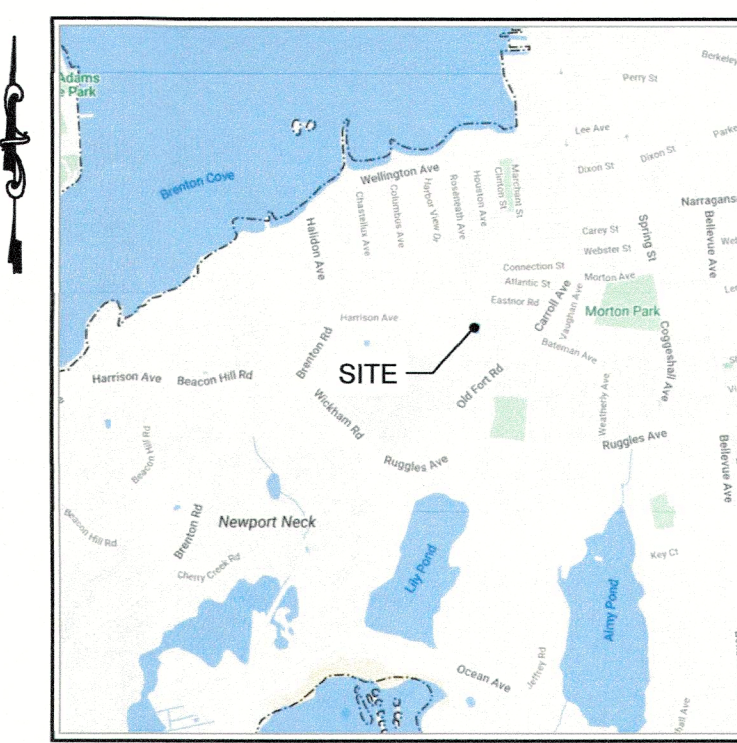
EXISTING IMPERVIOUS SURFACES:	PROPOSED IMPERVIOUS SURFACES:
ROOFTOP 1,554 sf	ROOFTOP 1,828 sf
DRIVE 937 sf	DRIVE 937 sf
CONCRETE 24 sf	CONCRETE 24 sf
CONCRETE 69 sf	
TOTAL: 2,584 sf	TOTAL: 2,685 sf

INCREASE IN IMPERVIOUS SURFACES: 101 sf < 200 sf THRESHOLD

BASED UPON A CONVERSATION WITH THE BUILDING OFFICIAL ON STORMWATER MITIGATION, PROJECT IN NEWPORT INCREASING IMPERVIOUS SURFACE AREA OVER 200 SF ARE REQUIRED TO MITIGATE RUNOFF.

ALSO, BASED UPON THE STATE OF RHODE ISLAND STORMWATER MANAGEMENT GUIDANCE DOCUMENT FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOT DEVELOPMENT, WHEN NEW ROOFTOP IMPERVIOUS SURFACES ARE INCREASED BY LESS THAN 600 SF THE INCREASE IS CONSIDERED NEGLIGIBLE AND NO STORMWATER MITIGATION IS REQUIRED.

SO FOR THIS PROJECT NO STORMWATER MITIGATION IS REQUIRED. IF THE ZONING BOARD OR BUILDING OFFICIAL DEEMS IT A NECESSITY, UPON APPROVAL OF ZONING AND PRIOR TO SUBMITTING FOR A BUILDING PERMIT APPLICATION STORMWATER MITIGATION MEASURES WILL BE INCORPORATED.



LOCATION MAP
NOT TO SCALE

FLOOD NOTE:

THIS SITE LIES WITHIN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAPS (FIRM), NEWPORT COUNTY, RHODE ISLAND, ALL JURISDICTIONS, PANEL 177 OF 226, MAP NUMBER 44005C01774, MAP REVISED SEPTEMBER 4, 2013.

ZONING DATA:

R-10 (A SUB-STANDARD LOT OF RECORD)
REFERENCE: ZONING ORDINANCE TABLE 17.12.010

DIMENSIONAL REQUIREMENTS: (NEWPORT)

R-10	REQUIRED	PROPORTIONED	EXISTING	PROPOSED
MINIMUM LOT SIZE	10,000 S.F.	44.96%	4,496 sf *	NO CHANGE
LOT WIDTH	80'	36.0'	100'	N/C
SETBACKS - PRINCIPAL BUILDING:				
FRONT YARD	15'	6.74'	3.4' *	N/C
SIDE YARD	10'	4.50'	5.7'	N/C
REAR YARD	20'	N/A	N/A	N/A
MAXIMUM LOT COVERAGE	20 %	31%	34.6% *	42.2% **
MAXIMUM BUILDING HEIGHT (PRINCIPAL)	30'	N/A	UNKNOWN	SEE AERIAL
SETBACKS - ACCESSORY BUILDING:				
SIDE YARD	10'	N/A	N/A	N/A
REAR YARD	10'	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT (ACCESSORY)	30'	N/A	N/A	N/A

* EXISTING NON-COMPLYING CONDITION (see note 1)
** ZONING VARIANCE REQUIRED

REFERENCES:

1. PROPERTY LINE AND EXISTING CONDITIONS INFORMATION OBTAINED BY ON GROUND FIELD SURVEY OCTOBER 2023 BY MILLSTONE ENGINEERING, P.C. AND TAKEN FROM THAT PLAN ENTITLED: "EXISTING CONDITIONS PLAN PARUTA RESIDENCE A.P. 41, LOT 67 34 HARRISON AVENUE NEWPORT, RI Prepared for: MICHAEL PARUTA" SCALE: 1"=10', DATED DEC. 2023, SHEET 1 OF 1, PREPARED BY MILLSTONE ENGINEERING, P.C.
2. EASEMENT INFORMATION TAKEN FROM THAT PLAN ENTITLED: "SURVEY JULY 19, 1988, SCALE 1"=20", REGISTERED LAND SURVEYOR LEON M. SHAW" RECORDED IN THE NEWPORT LAND EVIDENCE RECORD IN BOOK 422, PAGE 431.
3. UTILITY INFORMATION PROVIDED BY THE CITY OF NEWPORT UTILITIES DEPARTMENT

NO.	DATE	REVISION

JEFFREY C. HANSON
No. 5238
REGISTERED PROFESSIONAL ENGINEER

MILLSTONE ENGINEERING, P.C.
CIVIL ENGINEERING • LAND PLANNING
780 Aquidneck Avenue, Building B
Warwick, Rhode Island 02886
www.MillstoneEng.com
p. (401) 921-3344 f. (401) 921-3303

ZONING SITE PLAN

PARUTA RESIDENCE

A.P. 41, LOT 67
34 HARRISON AVE.
NEWPORT, RI 02840

PREPARED FOR:
MICHAEL PARUTA

SCALE: 1"=10'
APRIL 2024

Drawn By: MJV
Checked By: JCH
Sheet

1
of 1
FILE NO: 23.540.834

PARUTA RESIDENCE
34 HARRISON AVENUE
NEWPORT, RI

EXISTING & PROPOSED FIRST FLOOR PLANS

DWG. CONTENTS:

TITLE:

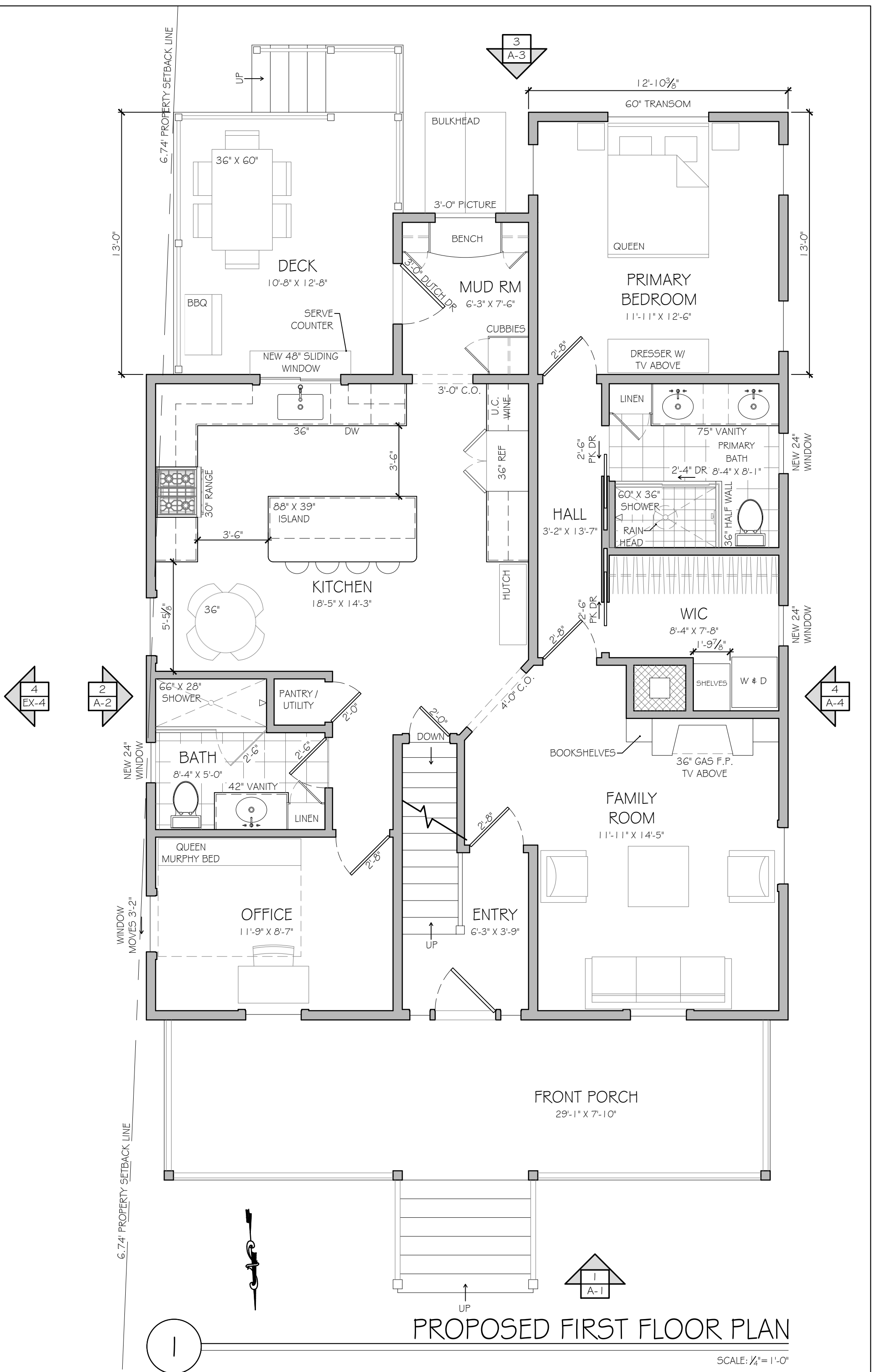
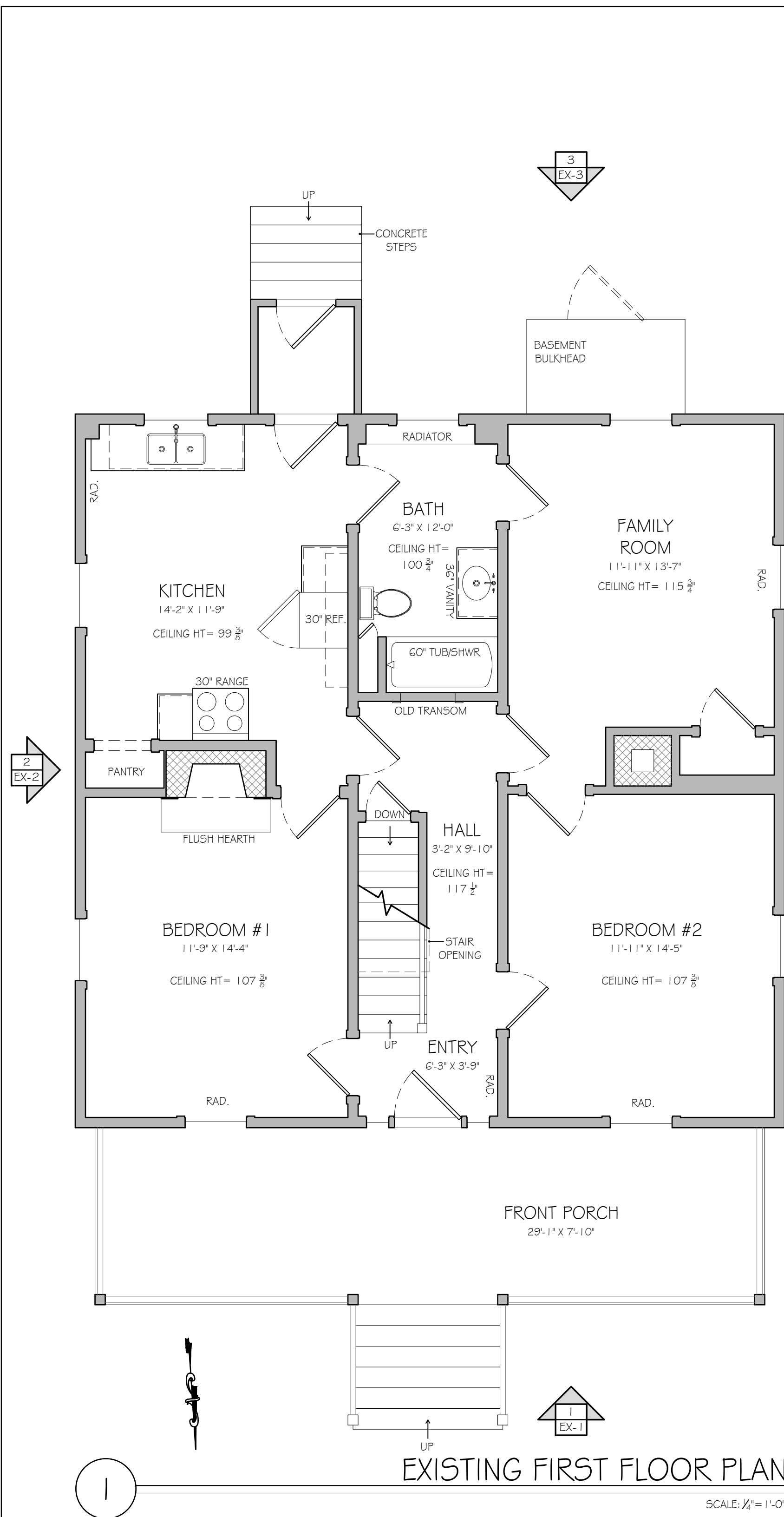
PROJ NO: DATE:
4-5-2024

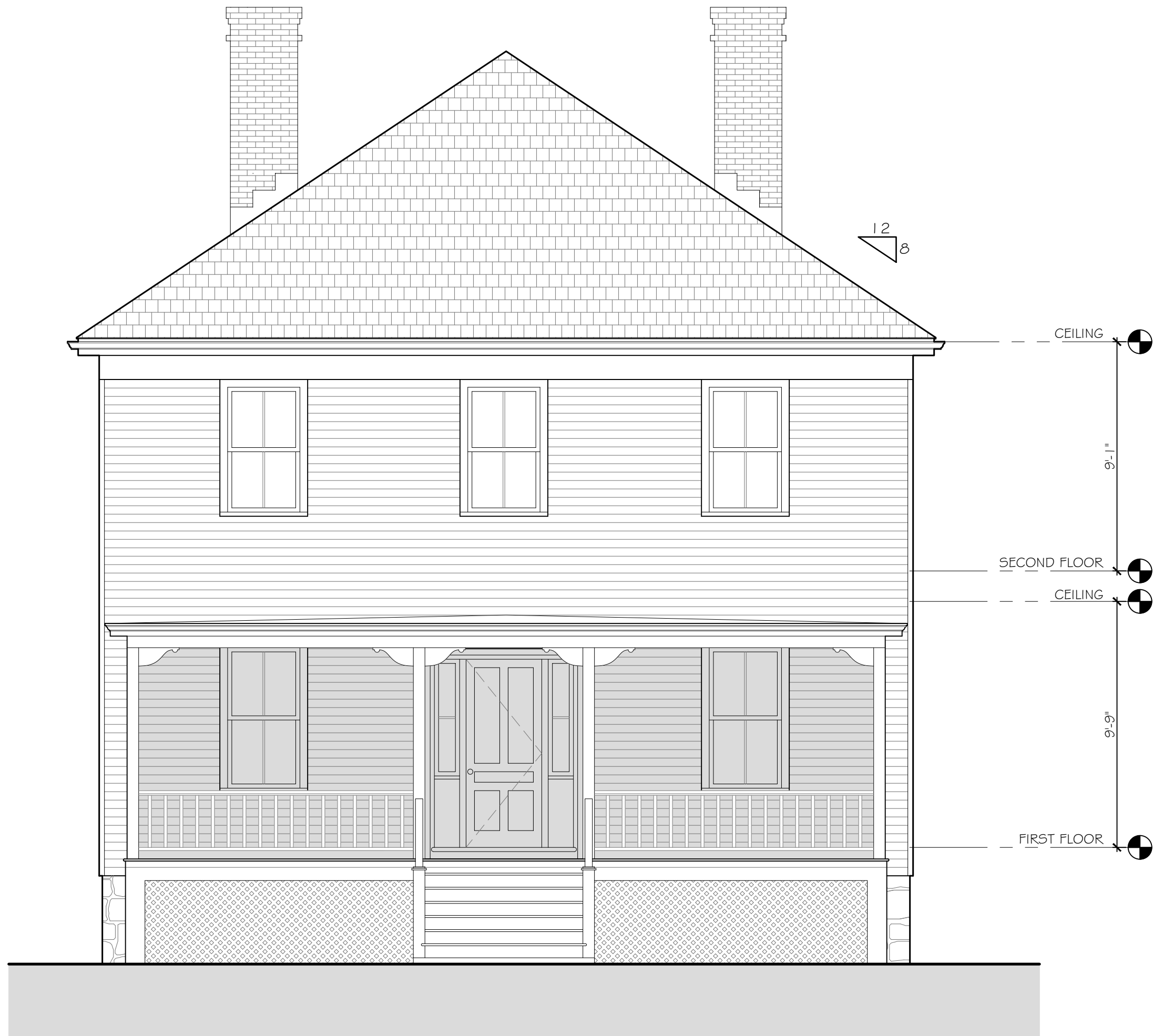
DRAWN BY: CHKD BY:
TZ

REVISIONS:

SHEET NO.

A-0





1

EXISTING NORTH ELEVATION (HARRISON AVE.)

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

COPYRIGHT:

PARUTA RESIDENCE
 34 HARRISON AVENUE
 NEWPORT, RI

EXISTING NORTH ELEVATION (HARRISON AVE.)

TITLE:

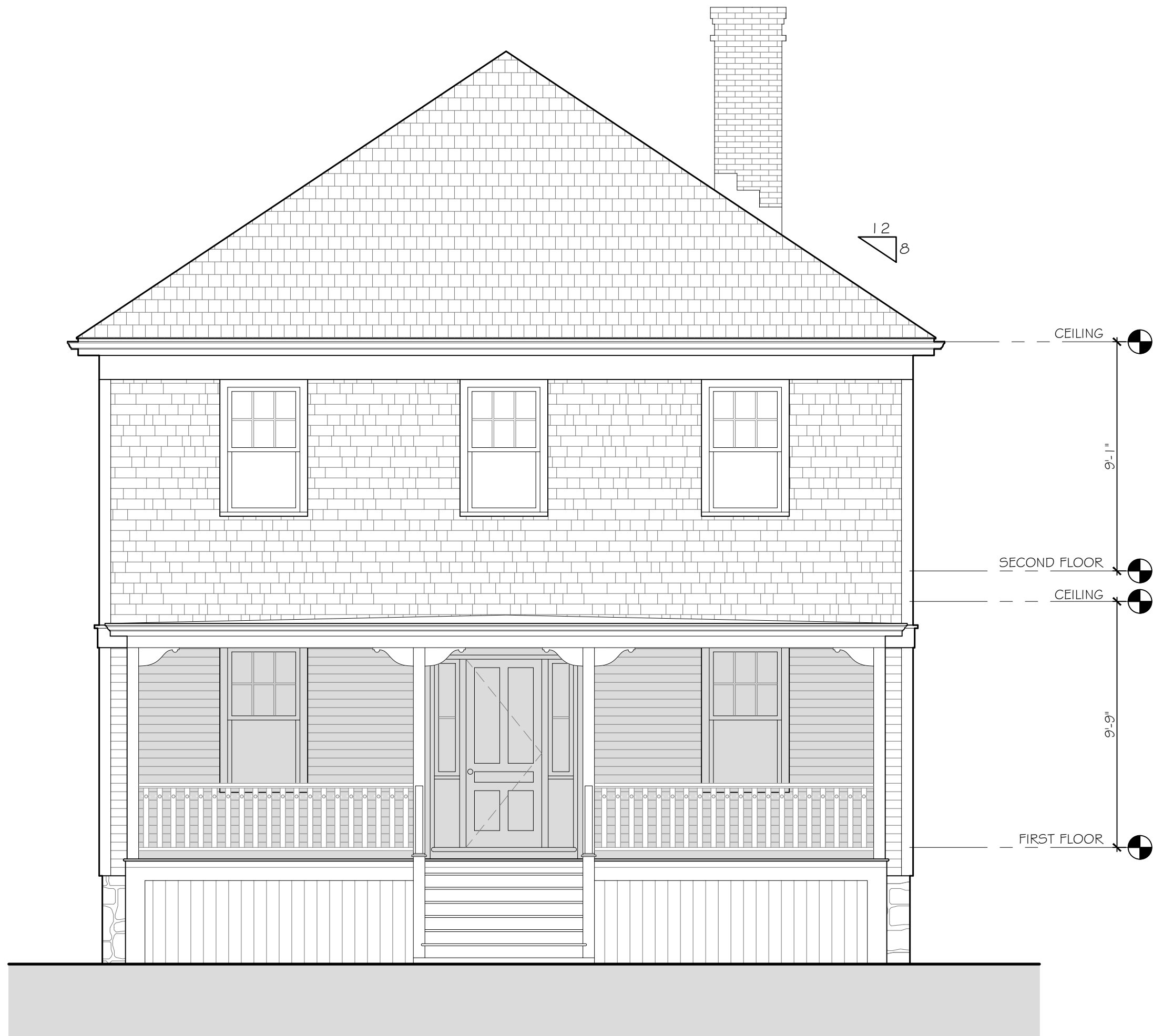
PROJ NO: DATE:
 4-5-2024

DRAWN BY: CHKD BY:
 TZ

REVISIONS:

SHEET NO.

EX-1



1 PROPOSED NORTH ELEVATION (HARRISON AVE.)
SCALE: 1/4" = 1'-0"

COPYRIGHT:

PARUTA RESIDENCE
34 HARRISON AVENUE
NEWPORT, RI

PROPOSED NORTH ELEVATION (HARRISON AVE.)

TITLE:

PROJ NO: DATE:
4-5-2024

DRAWN BY: CHKD BY:
TZ

REVISIONS:

SHEET NO.

A-1



2

EXISTING EAST ELEVATION (MORGAN ST.)

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

COPYRIGHT:

PARUTA RESIDENCE
 34 HARRISON AVENUE
 NEWPORT, RI

EXISTING EAST ELEVATION (MORGAN ST.)

TITLE:

PROJ NO:

DATE:

4-5-2024

DRAWN BY:

CHKD BY:

TZ

REVISIONS:

SHEET NO.

EX-2

DWG. CONTENTS:



2

PROPOSED EAST ELEVATION (MORGAN ST.)

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

COPYRIGHT:

PARUTA RESIDENCE
 34 HARRISON AVENUE
 NEWPORT, RI

PROPOSED EAST ELEVATION (MORGAN ST.)

TITLE:

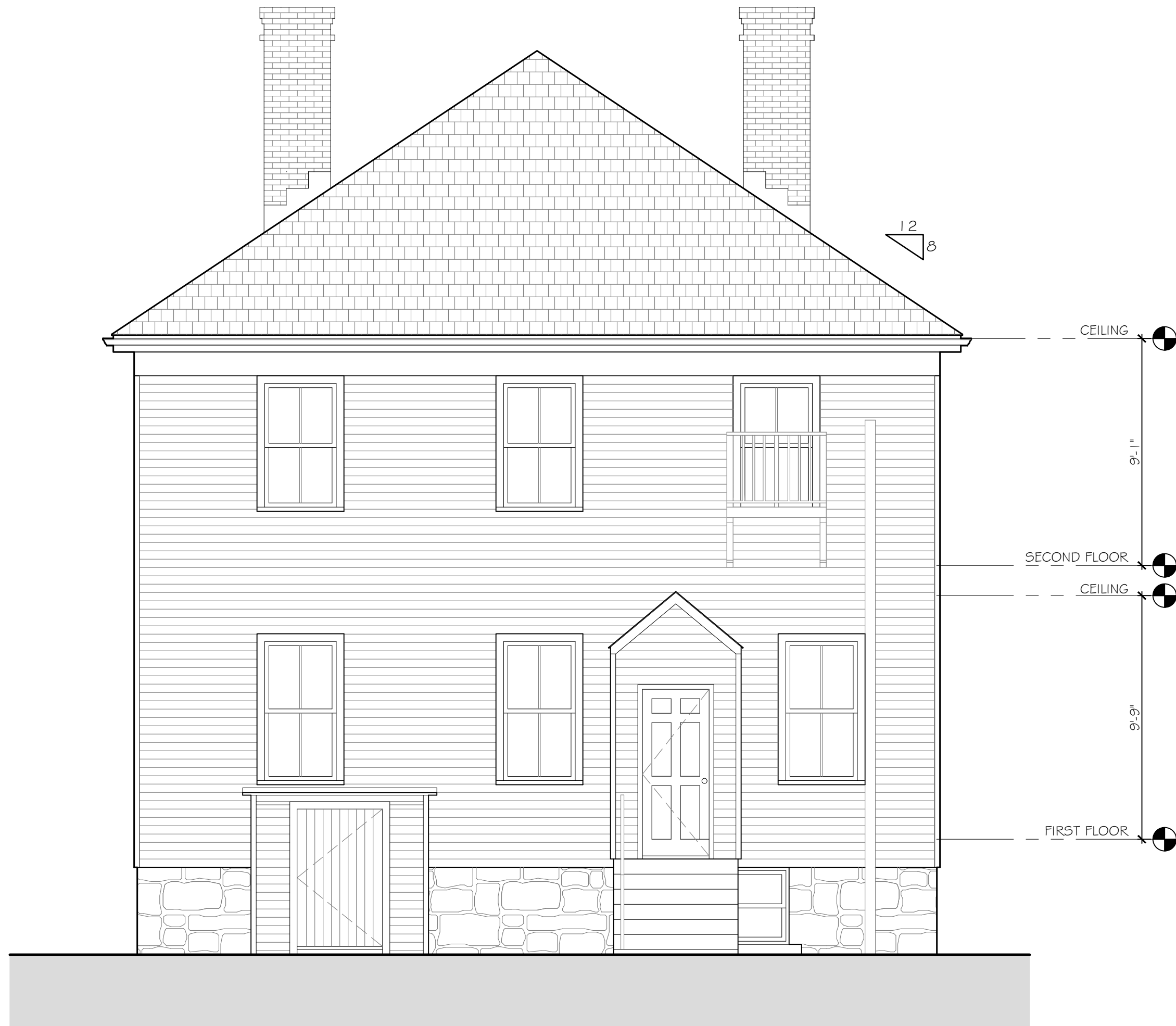
PROJ NO: DATE:
 4-5-2024

DRAWN BY: CHKD BY:
 TZ

REVISIONS:

SHEET NO.

A-2



3

EXISTING SOUTH ELEVATION

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

COPYRIGHT:

PARUTA RESIDENCE
 34 HARRISON AVENUE
 NEWPORT, RI

EXISTING SOUTH ELEVATION

TITLE:

PROJ NO:

DATE:

4-5-2024

DRAWN BY:

CHKD BY:

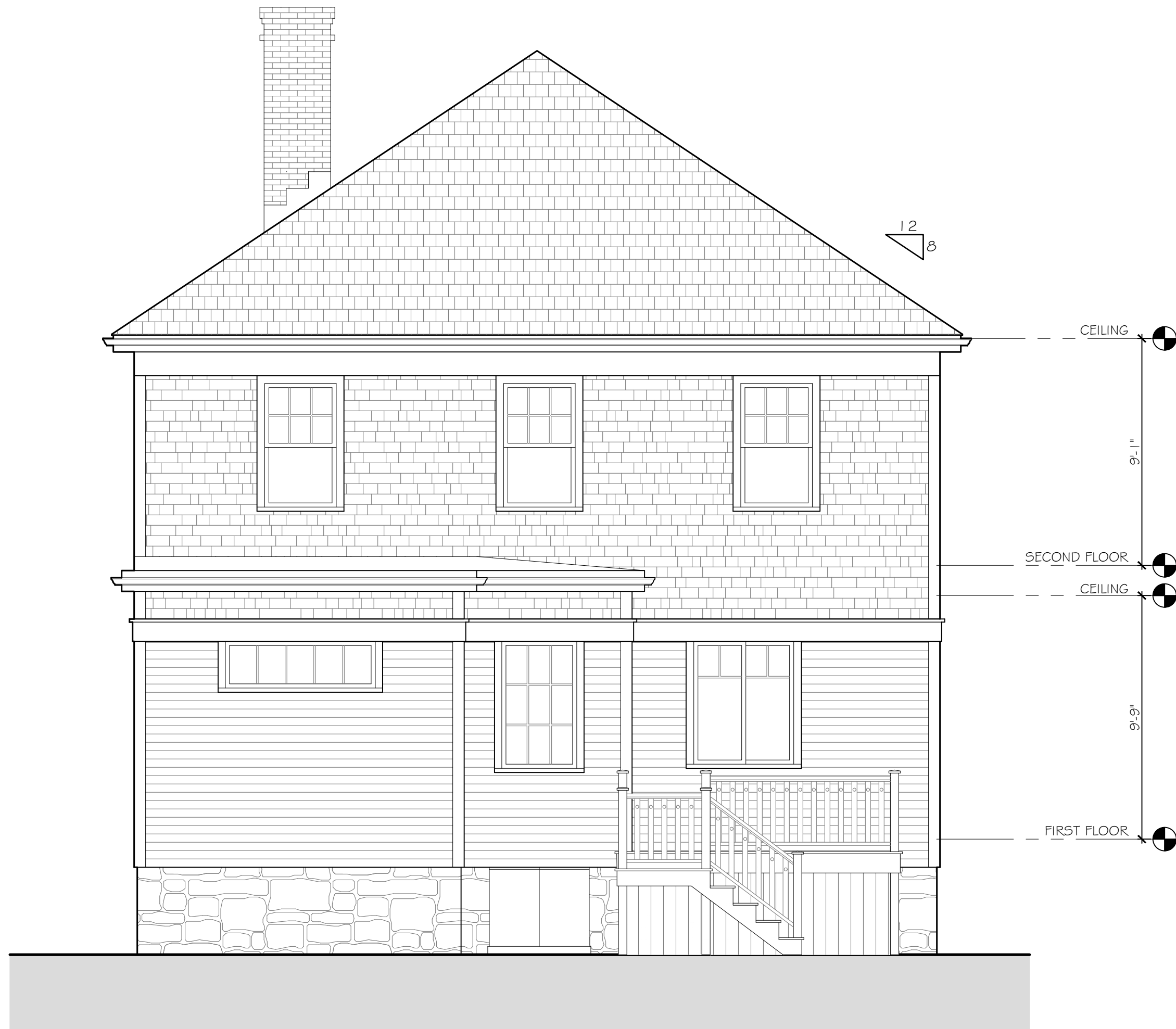
TZ

REVISIONS:

SHEET NO.

EX-3

DWG. CONTENTS:



3

PROPOSED SOUTH ELEVATION

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

COPYRIGHT:

PARUTA RESIDENCE
 34 HARRISON AVENUE
 NEWPORT, RI
 PROPOSED SOUTH ELEVATION

TITLE:

PROJ NO: DATE:
 4-5-2024

DRAWN BY: CHKD BY:
 TZ

REVISIONS:

SHEET NO.

A-3



4

EXISTING WEST ELEVATION

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

COPYRIGHT:

PARUTA RESIDENCE
 34 HARRISON AVENUE
 NEWPORT, RI

EXISTING WEST ELEVATION

TITLE:

PROJ NO: DATE:
 4-5-2024

DRAWN BY: CHKD BY:
 TZ

REVISIONS:

SHEET NO.

EX-4

DWG. CONTENTS:

PARUTA RESIDENCE
34 HARRISON AVENUE
NEWPORT, RI

PROPOSED WEST ELEVATION

TITLE:

PROJ NO:

DATE:

4-5-2024

DRAWN BY:

CHKD BY:

TZ

REVISIONS:

SHEET NO.

A-4



4

PROPOSED WEST ELEVATION

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









Newport

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

Parcel: 41-067 Location: 34 HARRISON AVE Owner: PARUTA MICHAEL J &
 Account: 7891 User Acct: R08407 LUC: 02 - 2-3 Family Zoning: R10

Parcel Values
 Total: \$795,500 Land: \$409,100 Land Area: 4,500 SF Building: \$386,400 Assessed: \$795,500

Sales Information

Book and Page	Instrument Type	Date	Price	Grantor
2780-301		12/08/2018	\$0	PARUTA MICHAEL J
1834-307		03/19/2007	\$0	PARUTA MICHAEL J AND

Building Type: Two Family **Year Built:** 1900 **Grade:** C+ **Condition:** AV
Heat Fuel: Oil **Heat Type:** Hot Water **% Air Conditioned:** 0.00 **Fireplaces:** 2
Exterior Wall: Aluminum Sid **Bsmnt Garage:** 0 **Roof Cover:** Asph/F GlS/C **# of Units:** 2
of Rooms: 10 **# of Bedrooms:** 6 **Full Bath:** 2 **1/2 Baths:** 0

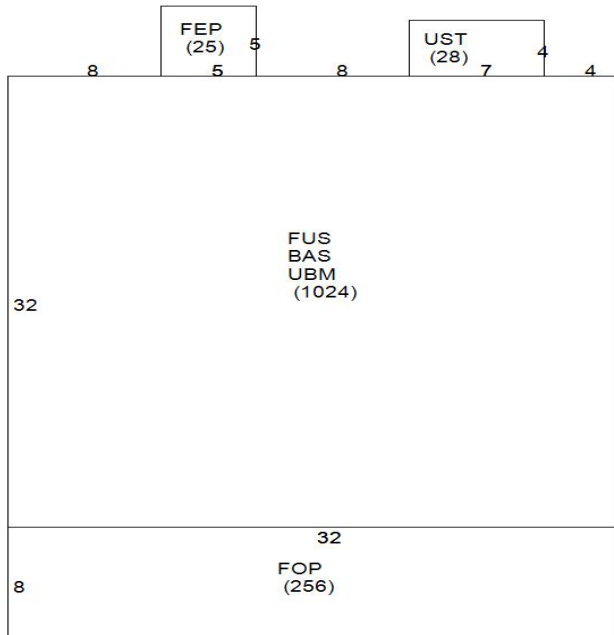
Yard Item(s)

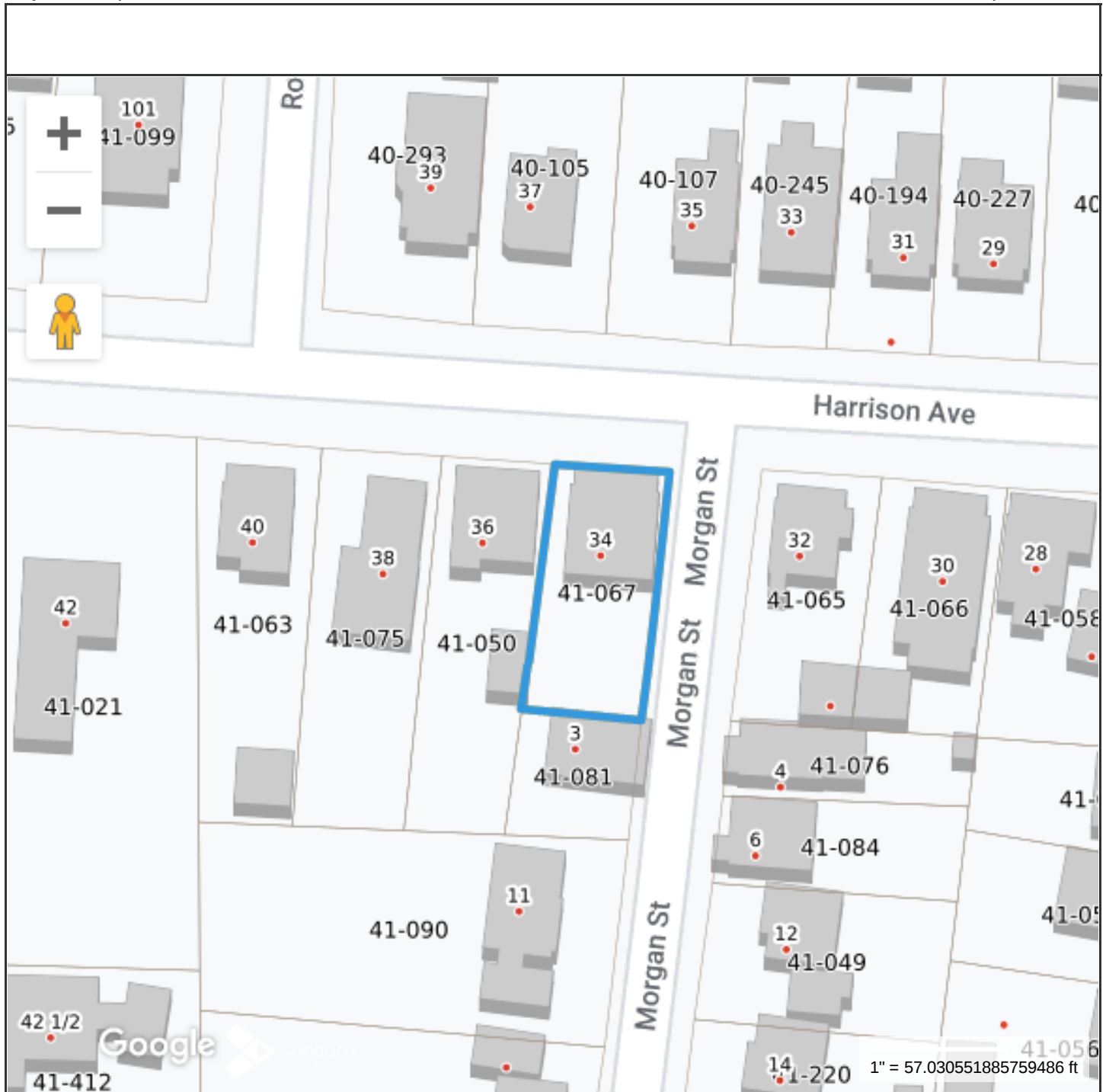
Description	Quantity	Size	Year	Condition	Quality	Value
-------------	----------	------	------	-----------	---------	-------

Building Areas

Area	Net Area	Finished Area
Basement, Unfinished	1,024 SF	0 SF
First Floor	1,024 SF	1,024 SF
Porch, Enclosed, Finished	25 SF	0 SF
Porch, Open, Finished	256 SF	0 SF
Upper Story, Finished	1,024 SF	1,024 SF
Utility, Storage, Unfinis	28 SF	0 SF

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





Property Information

ID 41-067
 Location 34 HARRISON 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.