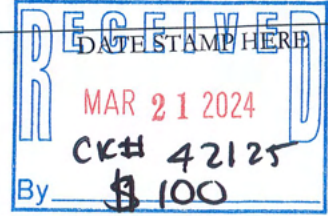




Newport Zoning Application

ZBR 2024 - MAY - 003

(This box for staff use only)



Date: 3.18.24

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: 639 Bellevue Ave

Tax Assessor's Plat: 38 Lot: 5 Zoning District: R-60

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

Property Owner: Esmond Harmsworth

Mailing Address: 122 Touro Street, Newport, RI, 02840

Email Address: tjackson@millerscott.com

Phone Number: 401-847-7500

How long have you been the owner of the above premise? 1980s

Legally Authorized Representative *if applicable: Tanner L. Jackson, Esq.

Mailing Address: 122 Touro Street, Newport, RI, 02840

Email Address: tjackson@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: ~200' ft. Lot Area: 45,302 sq. ft.

Are there buildings on the premises at present? 1 Single Family; 1 accessory

Total square footage of the footprint of existing buildings: 6,729 sq. ft.

Total square footage of the footprint of proposed buildings: 6,729 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	45,302	60,000	No Change
Coverage Area (sq. ft.)	6,729	4,530	No Change
Lot Coverage (%)	14.8%	10%	No Change
Dwelling Units	1	1	No Change
Parking (# of spaces)	>2	1	No Change
Front Setback (ft.)	>50'	50'	No Change
Side Setbacks (ft.)	~40'	30'	No Change
Rear Setback (ft.)	>20	15	No Change
Height (ft.)	<35'	35'	No Change



Newport Zoning Application

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

Present use of Premise: Single Family Home

Proposed use of Premise: Single Family Home

Summary of Proposed Alterations

Applicant proposes replacing existing sunroom addition, adding modern windows to the existing kitchen, and rearranging existing windows for expanded rooftop deck, on a pre-existing structure above lot coverage. More specifically, Applicant proposes the following:

1. Demolish existing sunroom addition and replace with new sunroom addition, within existing footprint along southern elevation;
2. Install three new kitchen windows along western elevation of circa 1883 addition;
3. Convert roof deck access door to a window and convert second floor window to a deck access door, as well as extending existing rooftop deck and creating parapet wall along proposed deck's southern side.

Foot print of existing structure will not be expanded. All alterations otherwise comply with setbacks.



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)



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

3/18/24

Date

Owner Signature

3/18/24

Date

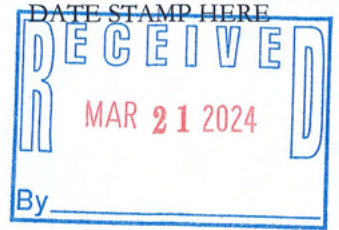


Newport Zoning Application Submittal Requirements

ZBR 2024 - MAY - 003

- 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

March 18, 2024

Samuel Goldblatt, Chairperson
Honorable Bord Members
City of Newport Zoning Board of Review
City Hall – 43 Broadway
Newport, R.I., 02840

**IN RE: Request for Application Waiver
 Petition of Esmond Harmsworth
 639 Bellevue
 TAP 38; Lot 005**

Chairman Goldblatt & Honorable Members:

Please be advised that this office represents Esmond Harmsworth, record owner of 639 Bellevue, Newport. The purpose of this letter is to request a waiver from certain application requirements.

The Subject Property has a lot size of 45,302 sq. ft., despite being in the R-60 Zone. New rules of proportionality apply and, as a result, the City of Newport mandates that a Class I survey should accompany this application.

However, I request a waiver from submitting a Class I survey because this application does not request any dimensional relief. Applicant seeks only a Special Use Permit to alter an existing structure that is certainly over lot coverage. Lot coverage is not increasing. In addition, a non-Class I survey accompanies this Application, further eliminating the need for a Class I survey.

A Class I survey would cause additional costs and time delays without providing relevant information to this application.

Thank you,

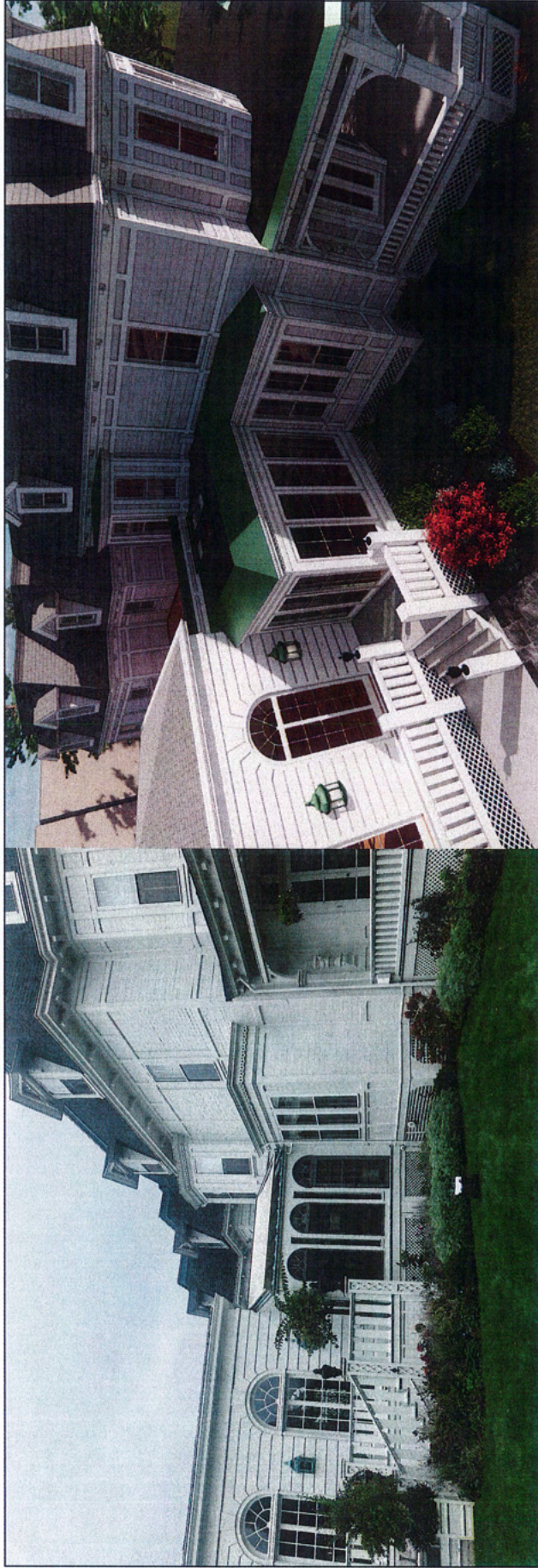
Tanner L. Jackson, Esq.

EXHIBIT A

Architectural Set

HARMSWORTH SUN ROOM

639 BELLEVUE AVE. NEWPORT, RI



SHEET INDEX

Sheet #	Sheet Name	Issued By	Issued To	Rev.	Date	Sheet Issues Status
TC	C1.0 COVER SHEET				01/15/2024	
A1	ARCHITECTURAL					
0001	EXISTING EXTERIOR ELEVATIONS				01/15/2024	
0002	EXISTING PHOTO				01/15/2024	
0003	SITE PLAN PROPOSED				01/15/2024	
0004	PROPOSED FIRST FLOOR PLAN				01/15/2024	
0005	PROPOSED SECOND FLOOR PLAN				01/15/2024	
0006	PROPOSED THIRD FLOOR PLAN				01/15/2024	
0007	PROPOSED SECTION				01/15/2024	
0008	EXTERIOR ELEVATIONS - LEFT (SOUTH)				01/15/2024	
0009	EXTERIOR ELEVATIONS - RIGHT (NORTH)				01/15/2024	
0010	EXTERIOR ELEVATIONS - NORTH				01/15/2024	
0011	KITCHEN WALL ELEVATION				01/15/2024	
A1	KITCHEN PLANS					
A2	KITCHEN INTERIOR ELEVATIONS				01/15/2024	
A3	ENLARGED KITCHEN DRAWINGS				01/15/2024	
A4	THIRD FLOOR				01/15/2024	
A5	HDC NEWS				01/15/2024	



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HDC SET

01/15/2024

PROJECT		COVER SHEET	
PROJECT NO.	01/15/2024	DATE	01/15/2024
PROJECT NAME	HARMSWORTH SUN ROOM	PROJECT	HDC SET
PROJECT ADDRESS	639 BELLEVUE AVE.	PROJECT	HDC SET
PROJECT CITY	NEWPORT, RI 02840	PROJECT	HDC SET

PROJECT		COVER SHEET	
PROJECT NO.	01/15/2024	DATE	01/15/2024
PROJECT NAME	HARMSWORTH SUN ROOM	PROJECT	HDC SET
PROJECT ADDRESS	639 BELLEVUE AVE.	PROJECT	HDC SET
PROJECT CITY	NEWPORT, RI 02840	PROJECT	HDC SET

W

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DRAWING REVISIONS	
NO.	DATE

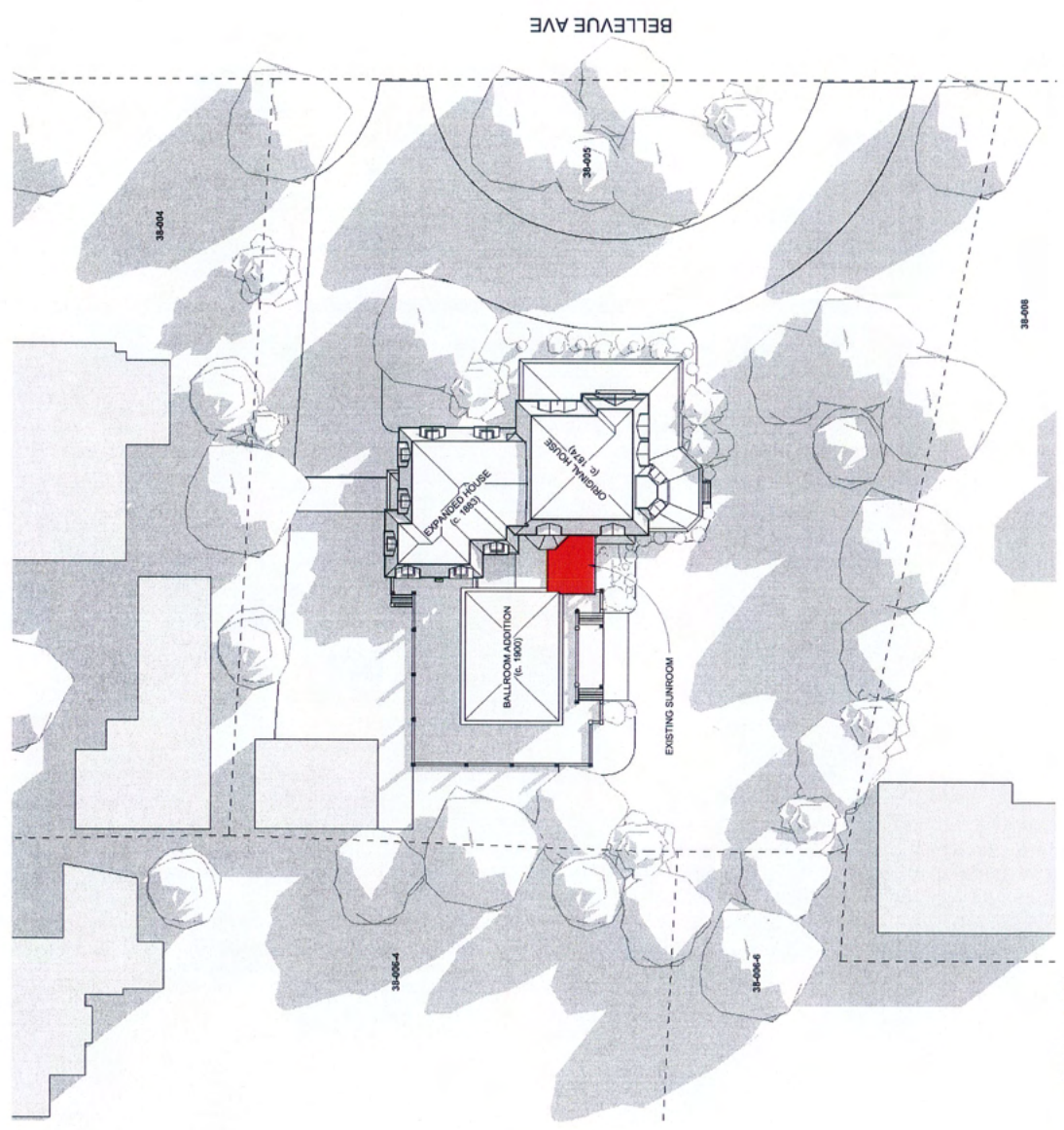
FOUR WINDS
HAWKSWORTH SUNROOM
638 BELLEVUE AVE
NEWPORT, RI 02840

SITE PLAN - EXISTING

PROJECT	38-004
DATE	01/15/2024
SCALE	1/8" = 1'-0"

HDC1

N



① SITE PLAN - EXISTING
1/8" = 1'-0"

W

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DRAWING BY/ISSUES	
NO.	DATE

PROJECT
FOUR WINDS
HARGREAVES SUN ROOM
698 BELLEVUE AVE
NEWPORT, RI 02840

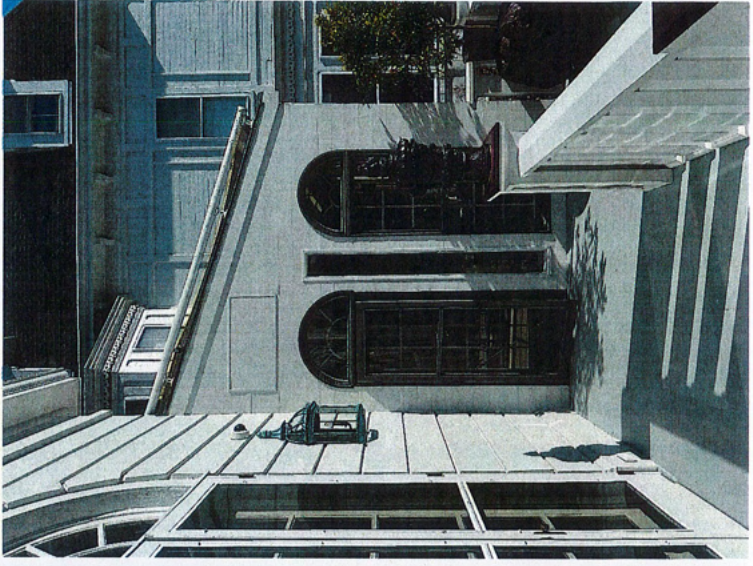
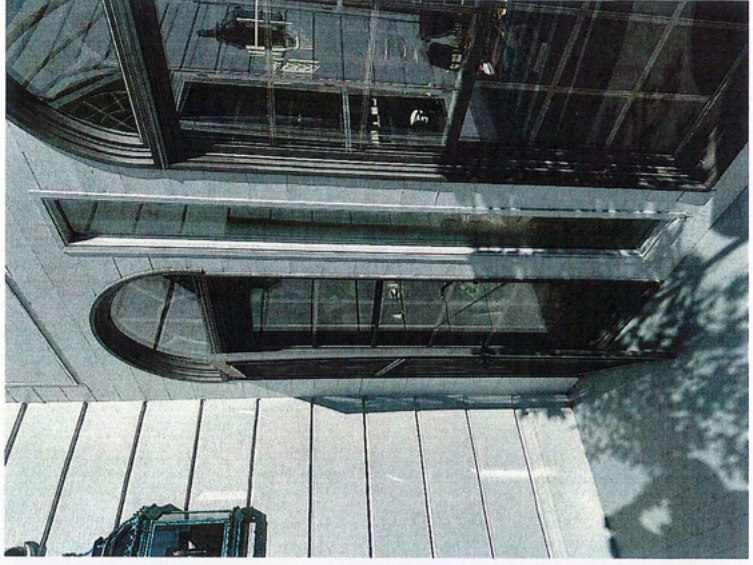
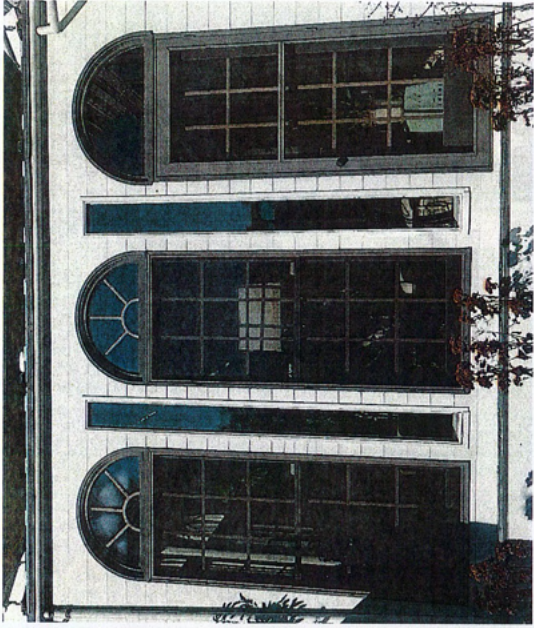
EXISTING PHOTOS	
NO.	DATE

SCALE: 1" = 1'-0"

DATE: 07/15/2024

PROJECT: HDC2

PROJECT: 1000



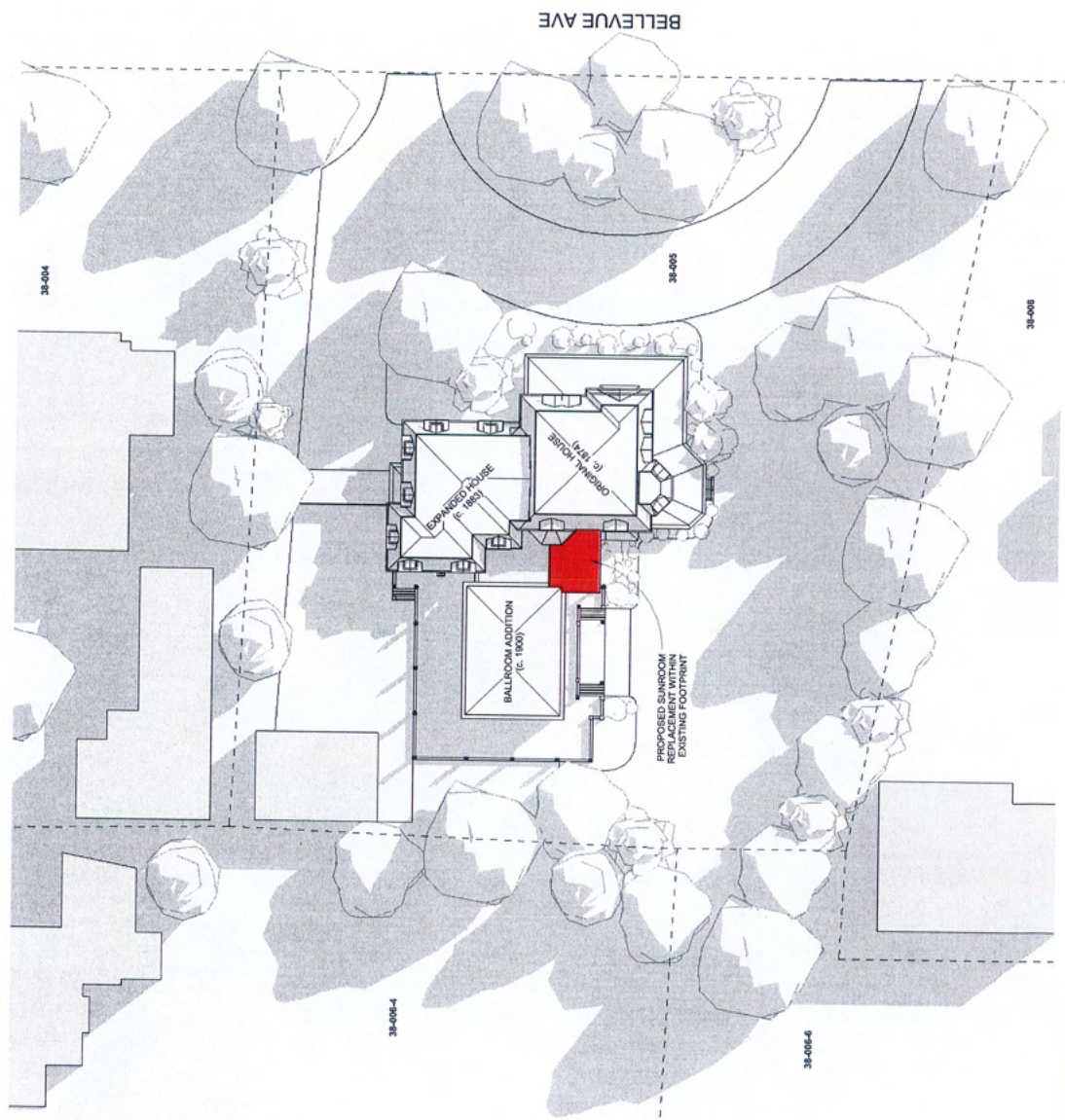


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DRAWING REVISIONS	
NO.	DATE

PROJECT:
 FOUR WINGS
 HARMONIC ROOM
 633 BELLEVUE AVE
 NEWPORT, RHISBAU

SITE PLAN PROPOSED	
DATE	SCALE
01/15/2024	1/16" = 1'-0"



① SITE PLAN - PROPOSED
 1/16" = 1'-0"

W

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DRAWING REVISIONS	
NO.	DATE

PROJECT:
**FOUR WINDS
HARRISWORTH SUN ROOM
688 BELLEVUE AVE
NEWPORT, RI 02884**

PROPOSED PERSPECTIVES	
NO.	DATE

SCALE: 1/8" = 1'-0"

DATE: 01/15/2024

DRAWN BY: JMC

CHECKED BY: JMC

PROJECT NO: 01152024

DATE: 01/15/2024

SCALE: 1/8" = 1'-0"

HDC4

DATE: 01/15/2024

DRAWN BY: JMC

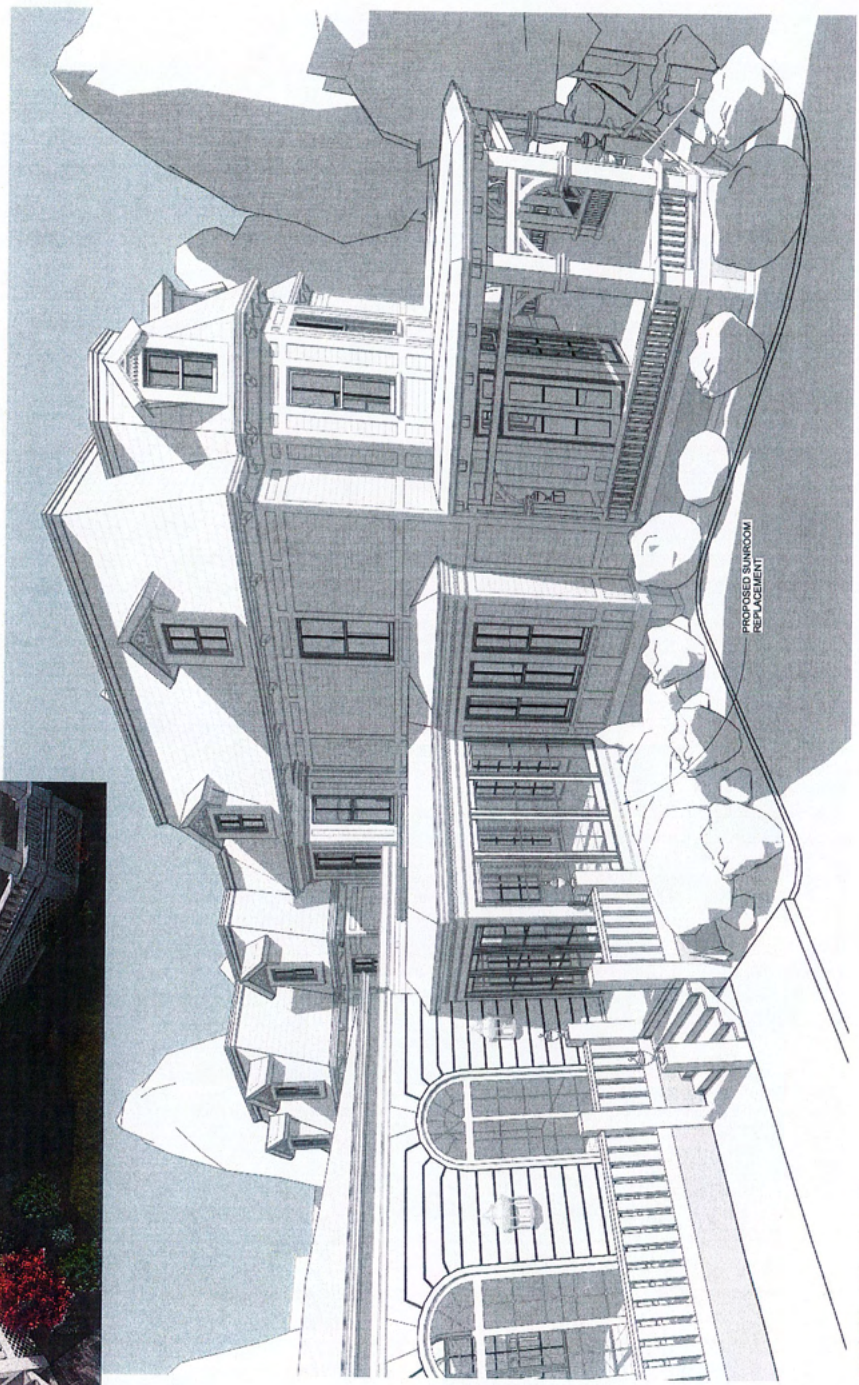
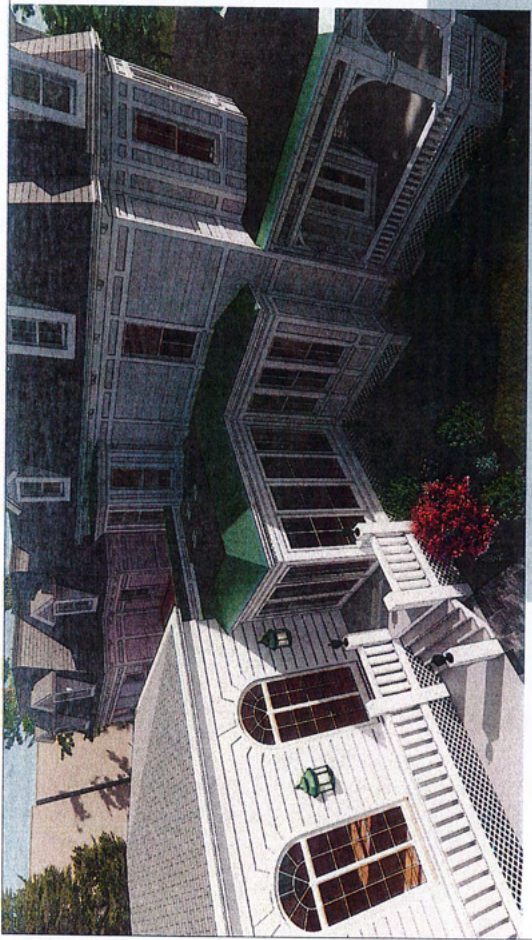
CHECKED BY: JMC

PROJECT NO: 01152024

DATE: 01/15/2024

SCALE: 1/8" = 1'-0"

N



① PERSPECTIVE - SUN ROOM PROPOSED 1



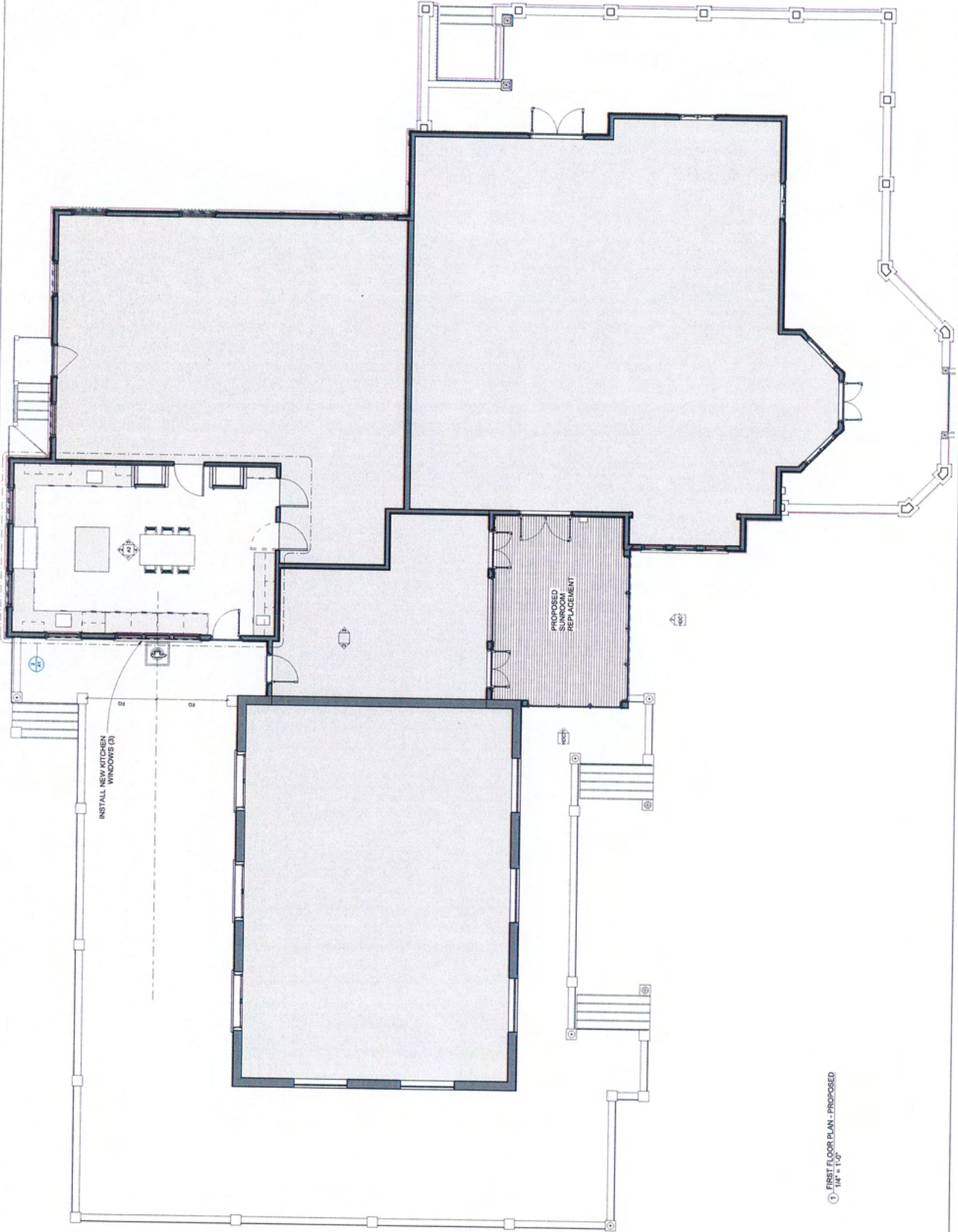
WOODMEISTER MASTER BUILDERS
890 ST. LOUIS ST. - NEW BRUNSWICK, NJ 08901
TEL: 908.764.1234

DRAWING BY/SCALE	
NO.	DATE
1	

PROJECT
FOUR WINDS
HARBORVIEW SUN ROOM
1000 HARBORVIEW BLVD
NEWSPORT, VIRGINIA

PROPOSED FIRST FLOOR PLAN	
SCALE	DATE
1/4" = 1'-0"	01/15/2024
DESIGNER	ARCHITECT
JMC	JMC
PROJECT NO.	DATE
HRW0101	01/15/2024
SCALE	DATE
1/4" = 1'-0"	01/15/2024

HDC5



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



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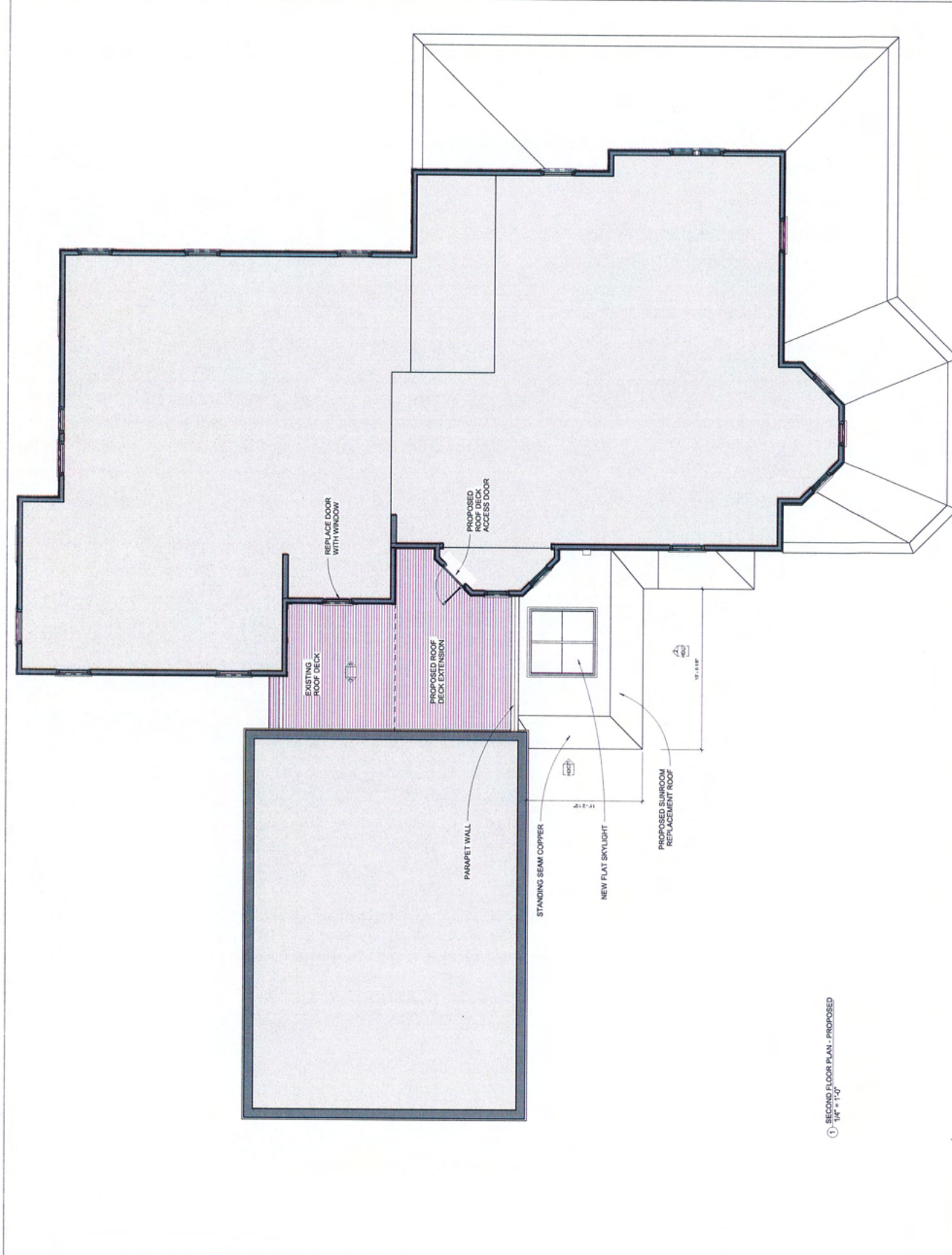
NO.	DATE	DRAWING REVISIONS	ISSUED FOR

PROJECT:
 FOUR WINDS
 HARMONWORTH SUN ROOM
 638 BELLEVUE AVE
 NEWPORT, RI 02840

TITLE: PROPOSED SECOND FLOOR PLAN

PROJECT NO.	DATE	SCALE	DESIGNER

DATE: 01/15/2024
 SCALE: 1/8" = 1'-0"
 PROJECT NO.: HDC6

1 SECOND FLOOR PLAN - PROPOSED
 1/8" = 1'-0"



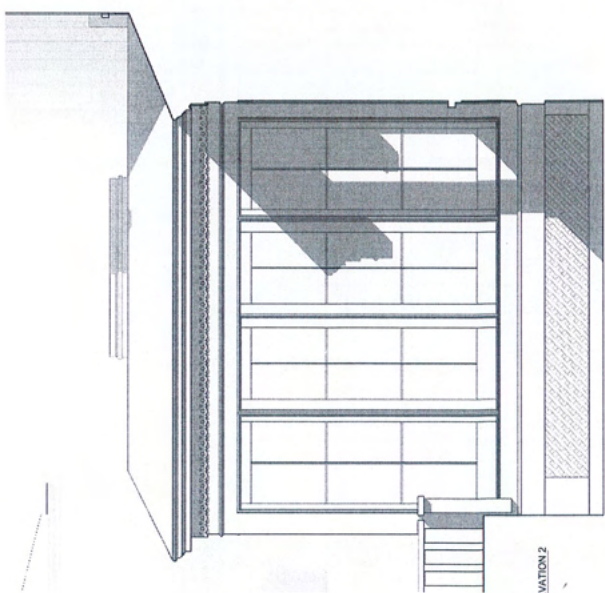
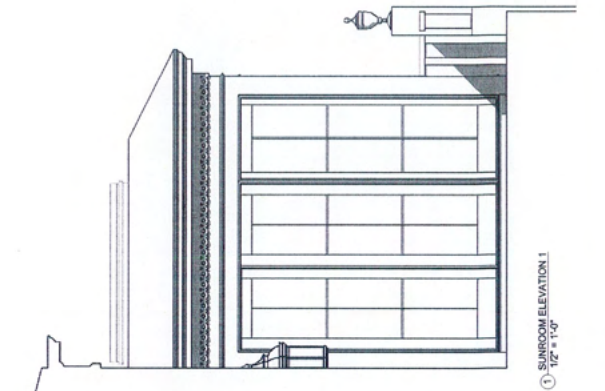
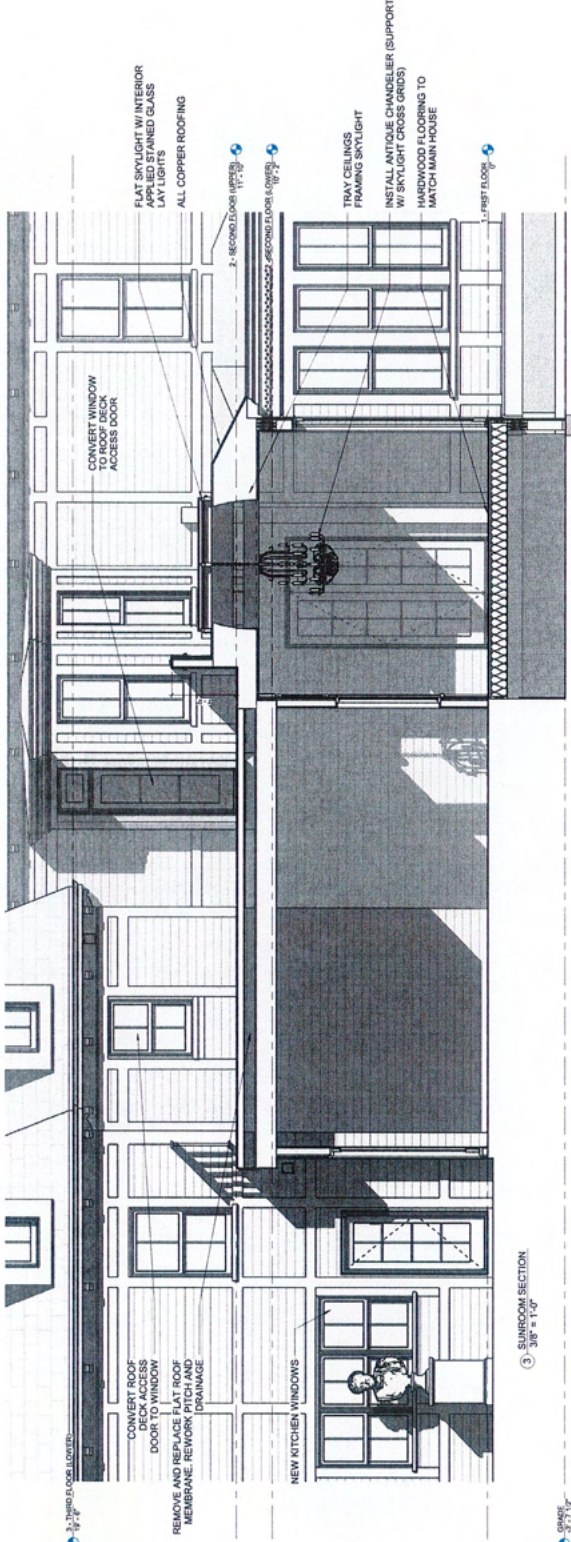
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DRAWING REVISIONS	
NO.	DATE / ISSUED FOR

FOUR WINDS
 HARMONORTH SUN ROOM
 838 BELLEVUE AVE
 NEWPORT, RI 02881

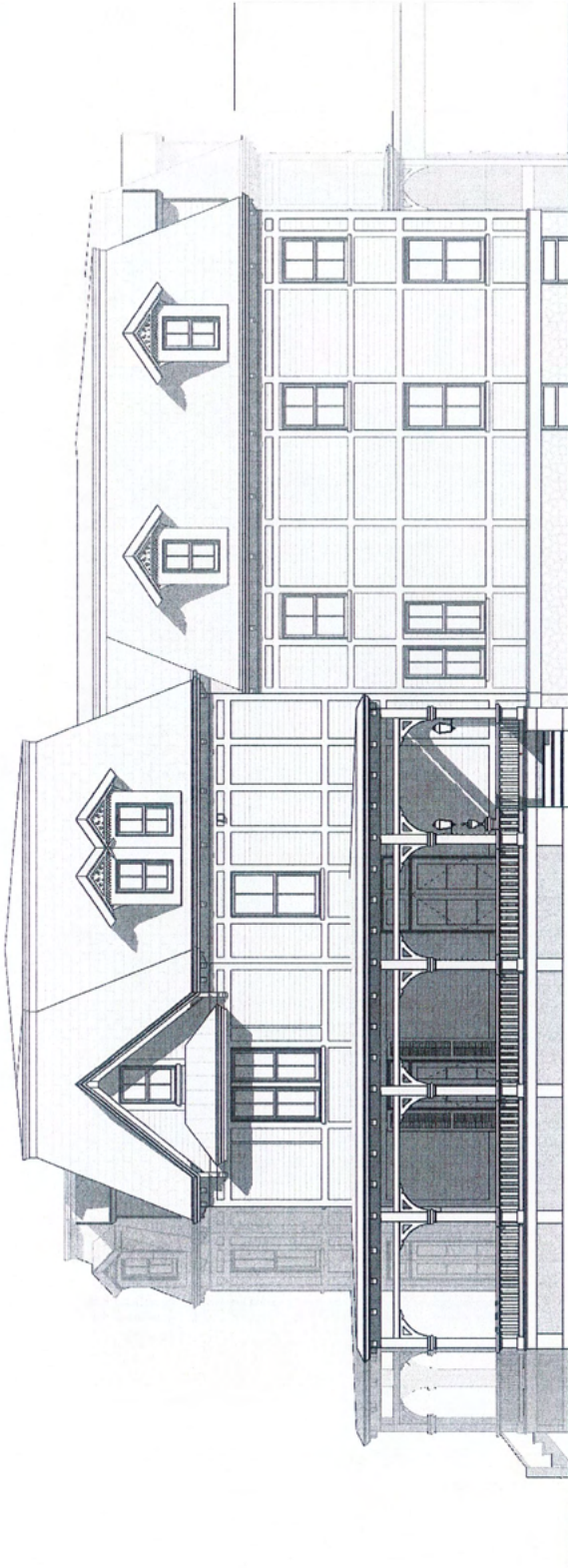
PROGRESS SUNROOM ELEVATIONS AND SECTION
 PROJECT NO: 011522024
 DATE: 01/15/2024
 DRAWN BY: EJC
 CHECKED BY: JMC
 AS NOTED

HDC7

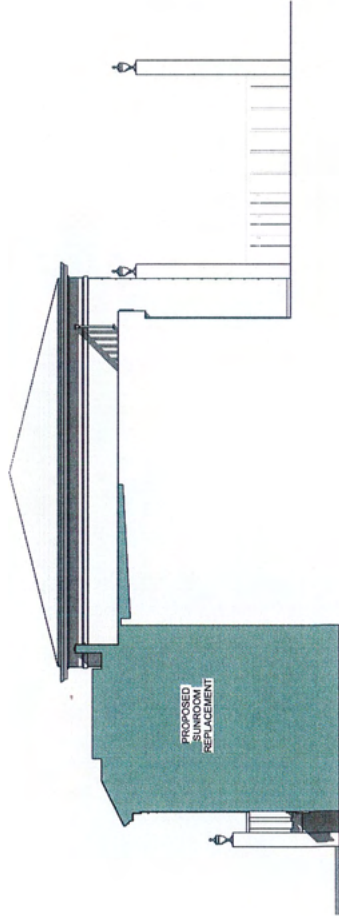


W

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



2 EXTERIOR ELEVATION - BALLROOM EAST
1/4" = 1'-0"

DRAWING REVISIONS	
NO.	DATE

PROJECT:
 FOUR WINDS
 HARMSWORTH SUN ROOM
 839 BELLEVUE AVE
 NEWPORT, RI 02840

EXTERIOR ELEVATIONS - FRONT (EAST)

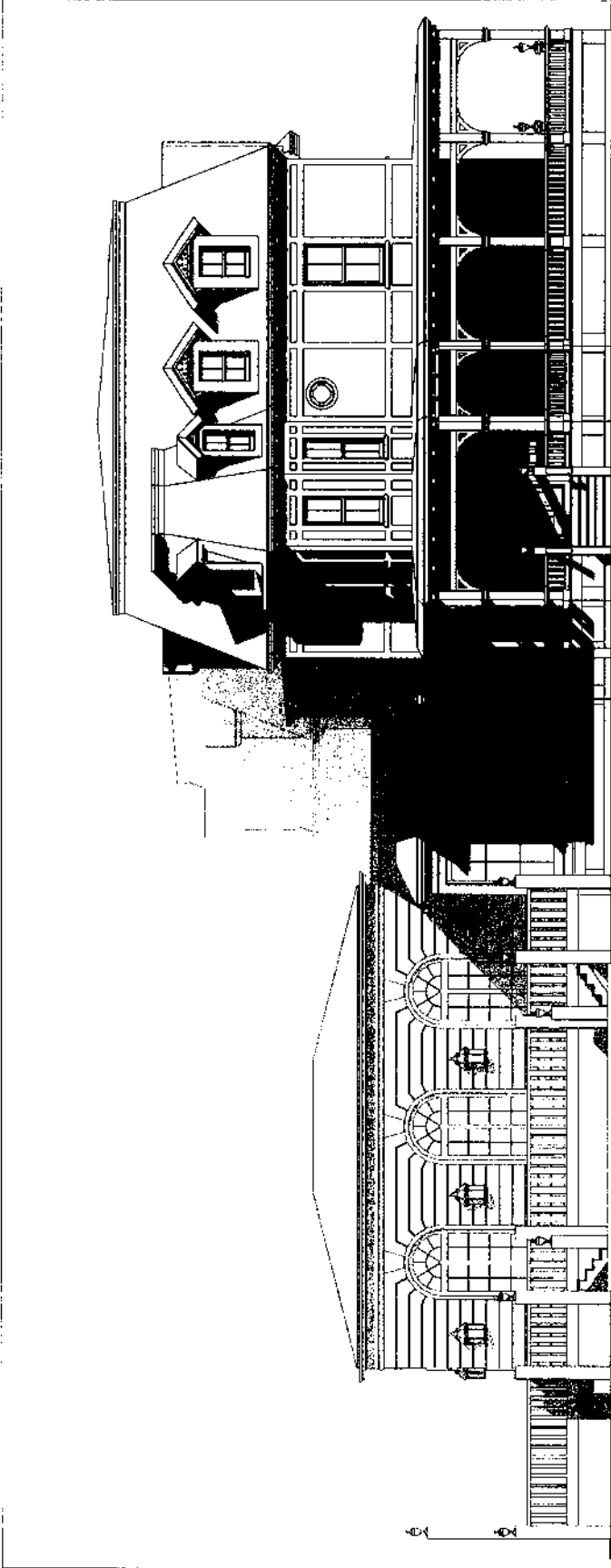
DESIGNED BY	EJ	JAC
DATE	01/15/2024	
SCALE	1/4" = 1'-0"	

HDC8

N

W

WOODMASTER MARTIN BUILDERS
 601 271 0771 - 1000 WOODMASTER DR.



0.3.147
 POSSIBLE EXTERIOR FINISHES

EXTERIOR ELEVATION, SOUTH

NO.	DATE	DESCRIPTION

FOUR WINES
 HANNAH SUHROO
 69 BELLEVUE AVE
 NEWPORT, ARIZONA

EXTENSIVE CONSULTANTS - L.L.F.
 (SOUTH)

NO.	DATE	DESCRIPTION

01/15/2024
 PERMIT
 100-147

HDC9

W

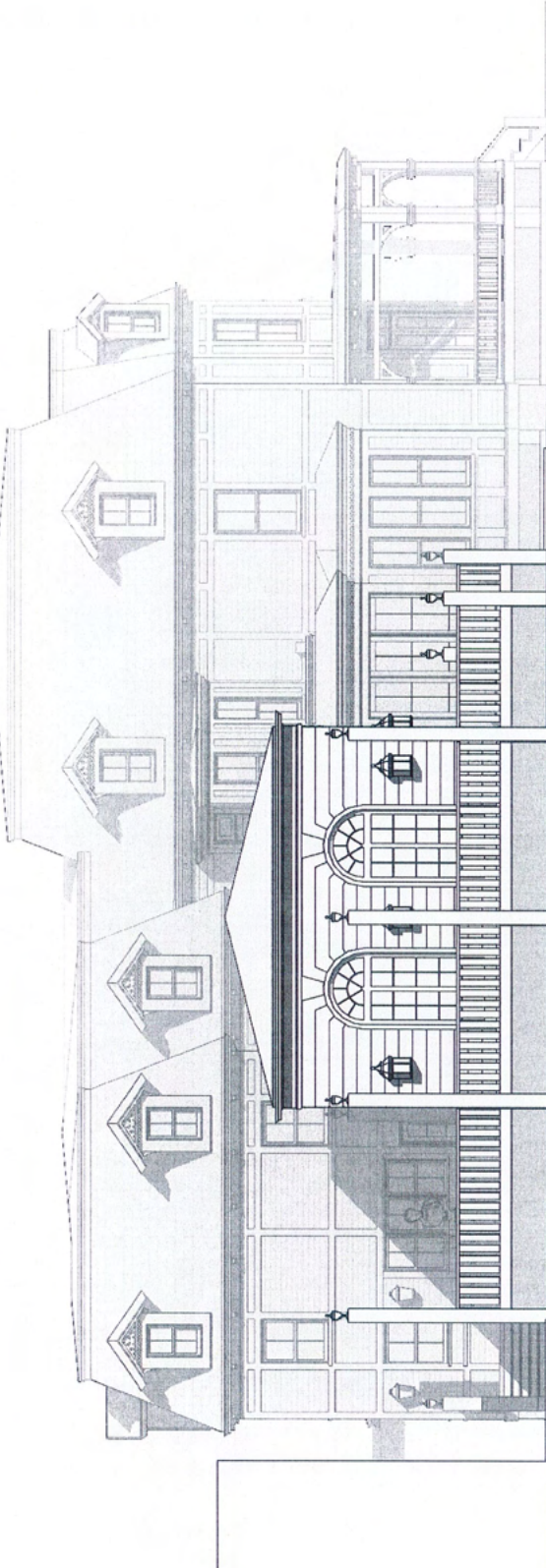
WOODMASTER MASTER BUILDERS
800.221.0217 • WWW.WOODMASTER.COM

DRAWING REVISIONS	
NO.	DATE

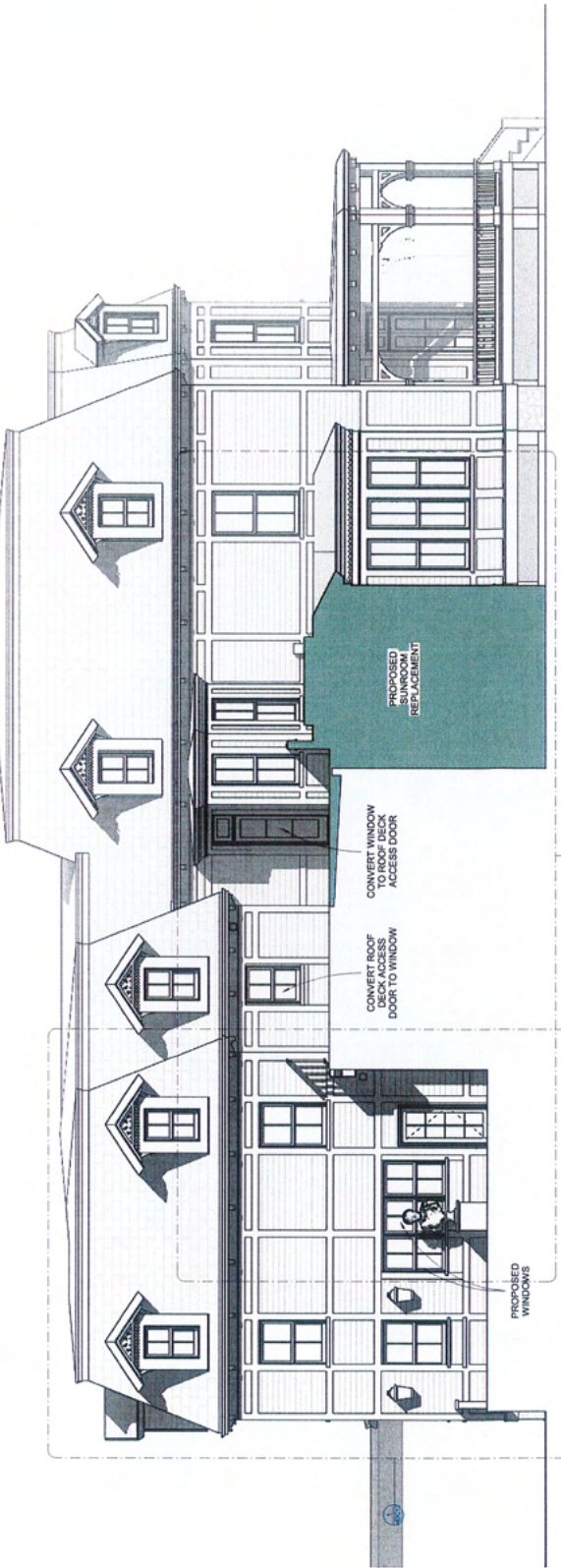
PROJECT: FOUR WINDS
HARMSWORTH SUN ROOM
508 BELLEVUE AVE
NEWPORT, RI 02840

EXTERIOR ELEVATIONS - WEST
ARCHITECT: E.J. JMC
DATE: 01/15/2024
SCALE: 1/4" = 1'-0"

HDC10
1/4" = 1'-0"
DATE PLOTTED: 01/15/2024



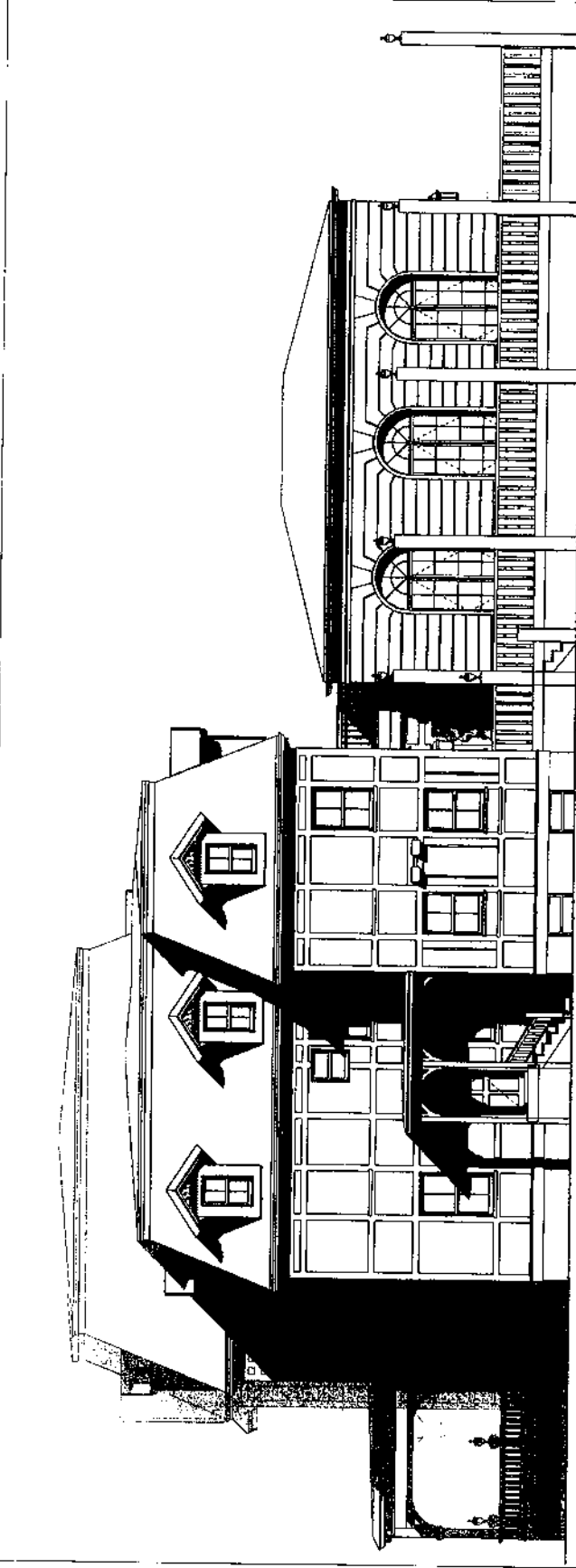
1 EXTERIOR ELEVATION - BALDROOM WEST
1/4" = 1'-0"



2 EXTERIOR ELEVATION - MAIN HOUSE WEST
1/4" = 1'-0"

W

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1. EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

DRAWING REVISIONS	
NO.	DATE

FOR WINDS
HANDLING IN ROOM
ASSEMBLY AND
NEW YORK BUILDING

EXTERIOR ELEVATION - NORTH

DATE	NOV 11 2011
BY	EJ
CHECKED	JAC
PROJECT	01-120208
SCALE	1/8" = 1'-0"

HDC11

DATE	NOV 11 2011
BY	EJ
CHECKED	JAC
PROJECT	01-120208
SCALE	1/8" = 1'-0"

W

WOODMEISTER MASTER BUILDERS
801 221 2023 • www.woodmeister.com

DRAWING REVISIONS	
NO.	DATE

PROJECT: FOUR WINDS
HARGREAVES SUN ROOM
638 BELLEVUE AVE
NEWPORT, RI 02840

KITCHEN WALL ELEVATION	
DATE	BY

SCALE: 3/8" = 1'-0"

HDC12

DATE:

BY:

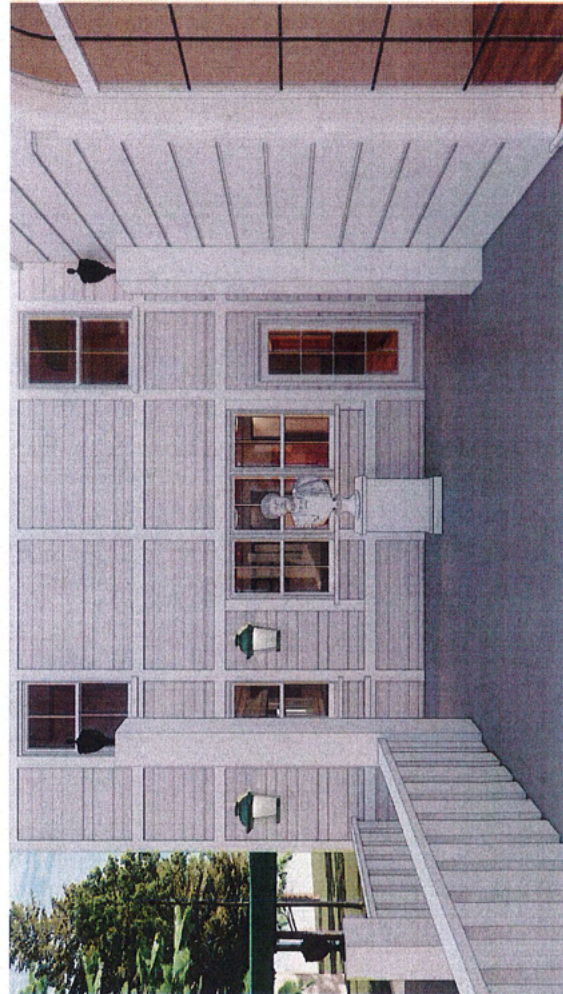
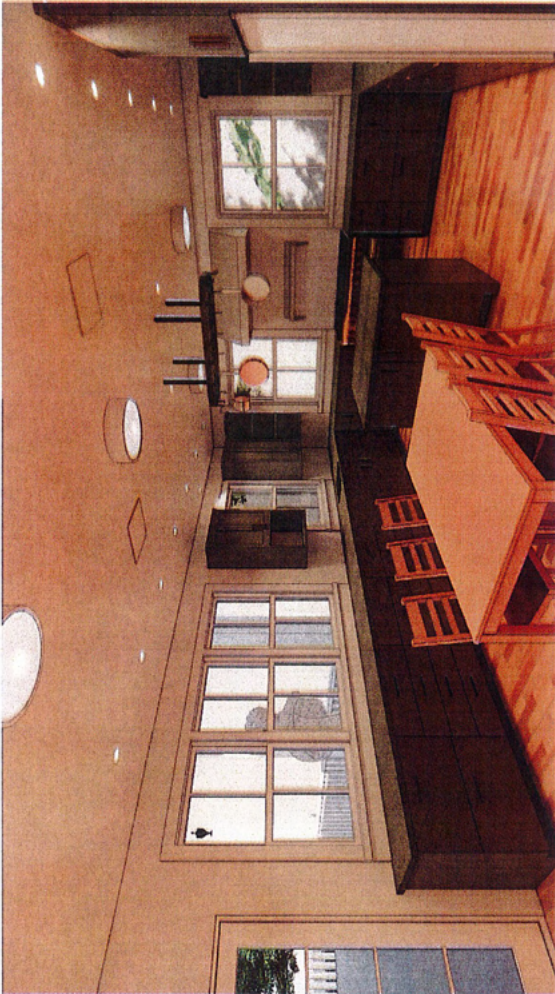


EXHIBIT B

Rooftop Photos











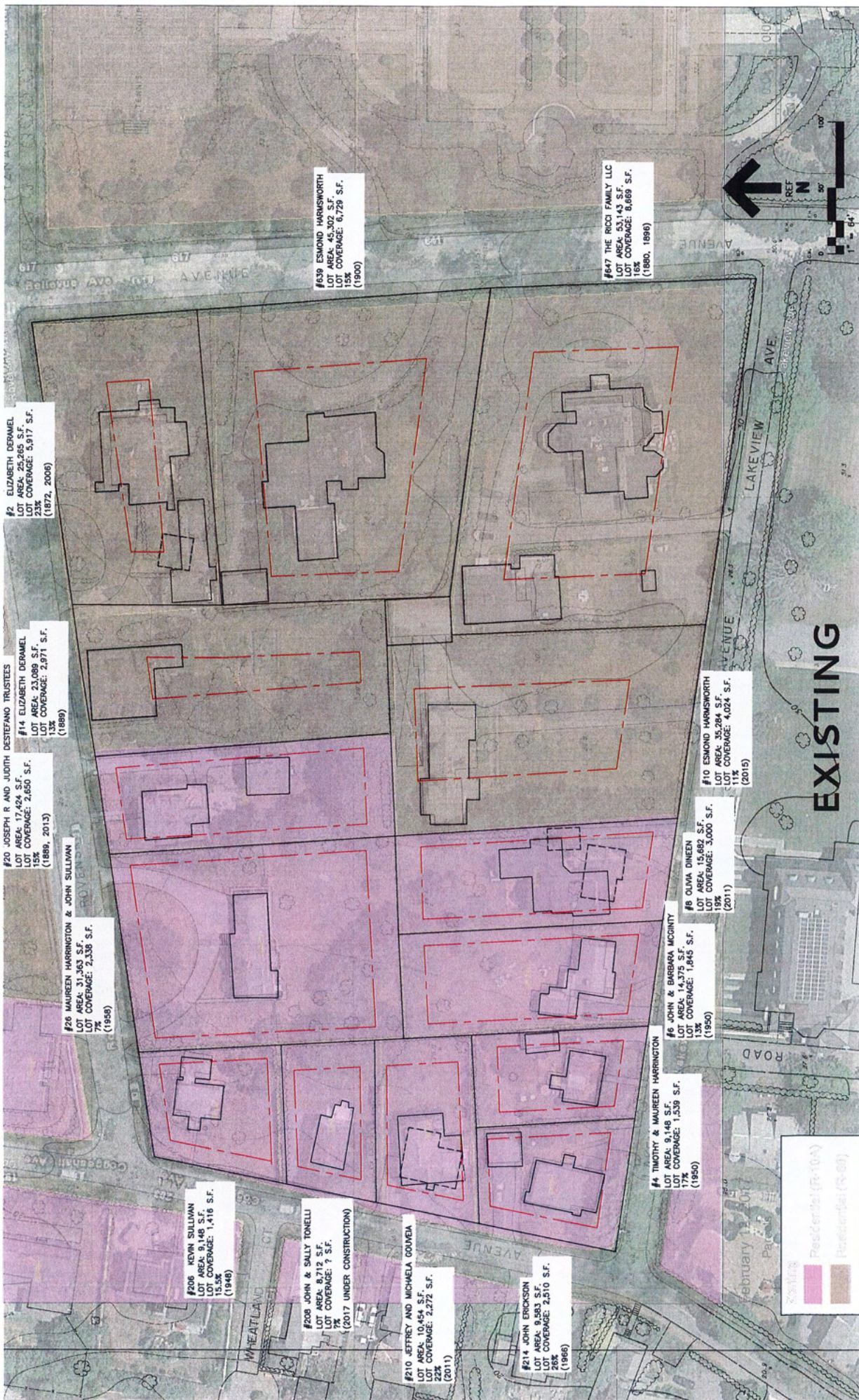
EXHIBIT C

Proposed Kitchen Window Placement



EXHIBIT D

Plat Map



#2 ELIZABETH DERAMEL
 LOT AREA: 9,143 S.F.
 LOT COVERAGE: 9,917 S.F.
 23%
 (1872, 2006)

#14 ELIZABETH DERAMEL
 LOT AREA: 23,089 S.F.
 LOT COVERAGE: 2,971 S.F.
 13%
 (1889)

#20 JOSEPH R. AND JUDITH DESTEFANO TRUSTEES
 LOT AREA: 17,424 S.F.
 LOT COVERAGE: 2,650 S.F.
 15%
 (1889, 2013)

#26 MAUREEN HARRINGTON & JOHN SULLIVAN
 LOT AREA: 31,503 S.F.
 LOT COVERAGE: 2,338 S.F.
 7%
 (1998)

#6 JOHN & BARBARA MCCORTY
 LOT AREA: 14,375 S.F.
 LOT COVERAGE: 1,845 S.F.
 13%
 (1950)

#4 TIMOTHY & MAUREEN HARRINGTON
 LOT AREA: 9,148 S.F.
 LOT COVERAGE: 1,539 S.F.
 17%
 (1990)

#206 KEVIN SULLIVAN
 LOT AREA: 9,148 S.F.
 LOT COVERAGE: 1,410 S.F.
 15.5%
 (1948)

#208 JOHN & SALLY TONELLI
 LOT AREA: 8,712 S.F.
 LOT COVERAGE: ? S.F.
 1%
 (2017 UNDER CONSTRUCTION)

#210 JEFFREY AND MICHAELA GOUVEA
 LOT AREA: 10,454 S.F.
 LOT COVERAGE: 2,272 S.F.
 22%
 (2011)

#214 JOHN ERICKSON
 LOT AREA: 9,563 S.F.
 LOT COVERAGE: 2,510 S.F.
 26%
 (1966)

#639 ESMOND HARNSWORTH
 LOT AREA: 45,302 S.F.
 LOT COVERAGE: 6,729 S.F.
 15%
 (1900)

#647 THE RICCI FAMILY LLC
 LOT AREA: 53,143 S.F.
 LOT COVERAGE: 8,669 S.F.
 (1880, 1896)

#10 ESMOND HARNSWORTH
 LOT AREA: 35,284 S.F.
 LOT COVERAGE: 4,024 S.F.
 11%
 (2015)

#8 OLIVA DINEEN
 LOT AREA: 15,682 S.F.
 LOT COVERAGE: 3,000 S.F.
 19%
 (2011)

EXISTING

Residential (R-10A)
 Residential (R-08)

