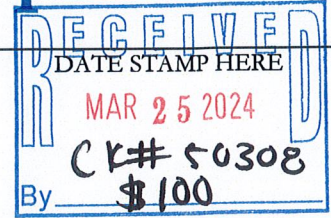




Newport Zoning Application

ZBR 2024 - MAY - 005

(This box for staff use only)



Date: March 25, 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: 147 Harrison Avenue

Tax Assessor's Plat: 41 Lot: 001 Zoning District: R-120

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

Property Owner: Beacon Rock, LLC

Mailing Address: c/o Sayer Regan & Thayer, LLP, 130 Bellevue Avenue, Newport RI 02840

Email Address: pregan@srt-law.com

Phone Number: 401-849-3040

How long have you been the owner of the above premise? 2.25 Years

Legally Authorized Representative *if applicable: Peter Brent Regan, Esq.

Mailing Address: Sayer Regan & Thayer, LLP, 130 Bellevue Avenue, Newport RI 02840

Email Address: pregan@srt-law.com Phone Number: 401-849-3040

Lessee: N/A

Mailing Address: _____

Email Address: _____ Phone Number: _____

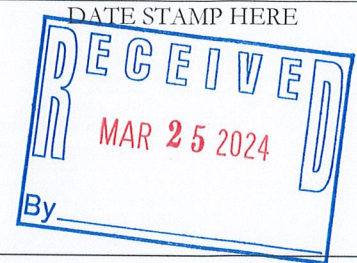


Newport Zoning Application Submittal Requirements

ZBR 2024 - MAY - 005

- Special Use Permit (new)
- Special Use Permit (modification)
- Variance
- 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



Newport Zoning Application

Property Characteristics

Dimensions of lot-frontage: 451.44 ft. Lot Area: 304,774 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 14,440 sq. ft.

Total square footage of the footprint of proposed buildings: 14,209 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	304,774	120,000	No Change
Coverage Area (sq. ft)	14,440 SF	24,283 SF	14,209 SF
Lot Coverage (%)	4.73%	8%	4.66%
Dwelling Units	2	2	No Change
Parking (# of spaces)	>2	2	No Change
Front Setback (ft.)	0'	50'	No Change
Side Setbacks (ft.)	15' & 30'	50'	28.24' & 30'
Rear Setback (ft.)	77'	50'	No Change
Height (ft.)	30.32'	35'	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 Dwelling

Proposed use of Premise: Two Family Dwelling

Summary of Proposed Alterations

Applicant seeks a special use permit and a variance from the dimensional requirements for permission to replace the existing in-ground pool and faux rock installation with a new 375 square foot in-ground pool that will be located 28.24' from the east property line (50' required) and which will reduce lot coverage from 4.73% to 4.66%, applying to the property located at 147 Harrison Avenue and identified as Lot 001 on Plat 41 in the R-120 Zone. All work will be done within the existing 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)

This is a modified version of an application which was approved by the Board on November 28, 2022, which permitted the replacement of the existing in-ground pool and faux rock installation with a new 429 square foot in-ground pool that was to be located 24' from the east property line. At 375 square feet, the pool in this modified plan is 54 square feet smaller than the one approved in 2022, and the proposed setback is 4.24' larger.

The need for relief in this case is due to the very unique characteristics of the subject property. The house is located at the north end of the 7-acre property on a bedrock promontory surrounded on three sides by Brenton Cove. The house is accessed by a 770-foot-long driveway that is routed around and between rock outcrops at its north and south extents. Near the center of the property the driveway traverses a stone bridge spanning a 30-foot depression. The house is located within the side setbacks on the top of the promontory at the north end of the site. As a result, even the modest improvements included in this application require zoning relief.

If this application is approved, there will be a decrease in lot coverage from 4.73% to 4.66%, and an increase in the size of the sideyard setback to 28.24' from the current setback of 15'.

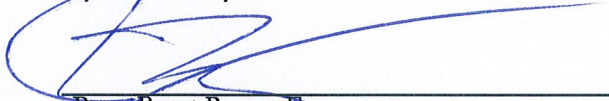


Newport Zoning Application

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.

Beacon Rock, LLC,
By Its Attorney:

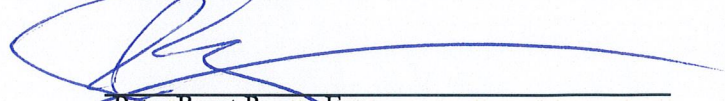


Peter Brent Regan, Esq.
Applicant Signature

March 25, 2024

Date

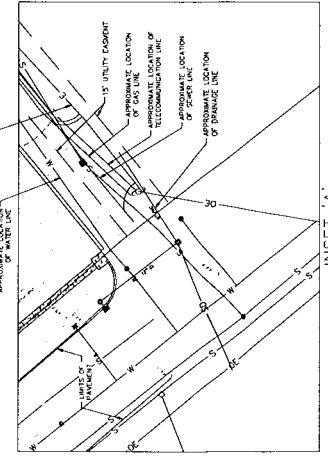
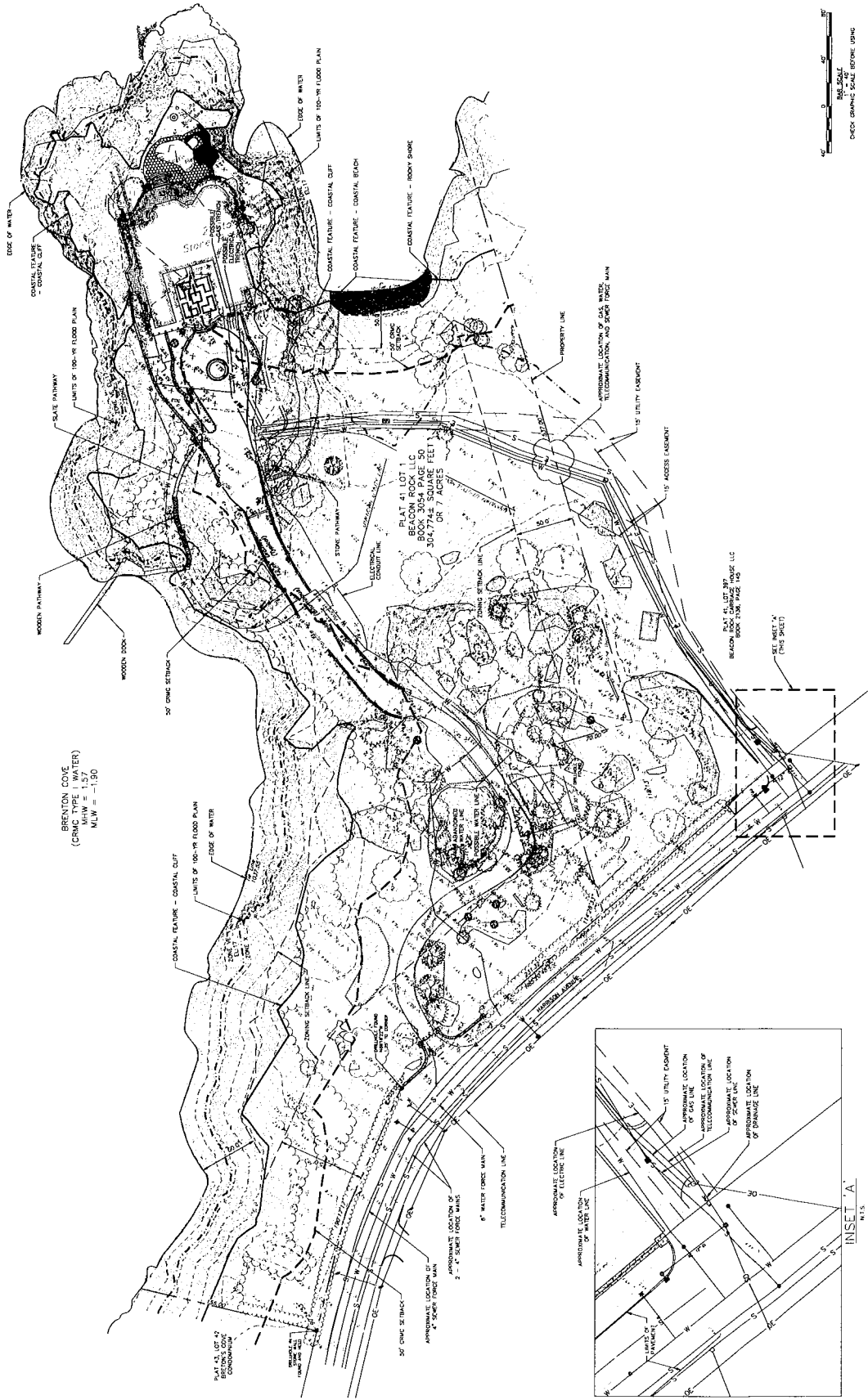
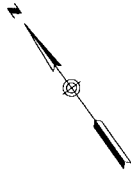
Beacon Rock, LLC,
By Its Attorney:



Peter Brent Regan, Esq.
Owner Signature

March 25, 2024

Date



Woodard & Curran
 147 Harrison Ave
 Newport, Rhode Island
 Existing Conditions Plan

DATE	1/11
PROJECT	Beacon Rock
SCALE	As Shown, 2010
DESIGNER	W&C
CHECKER	W&C

C-100
 SHEET NO. 01
 CHECK GRAPHIC SCALE BEFORE USING



**Woodard
& Curran**

ARCHITECTS

100 WATER STREET

NEWPORT, RHODE ISLAND 02840

PHONE: 401.781.1100

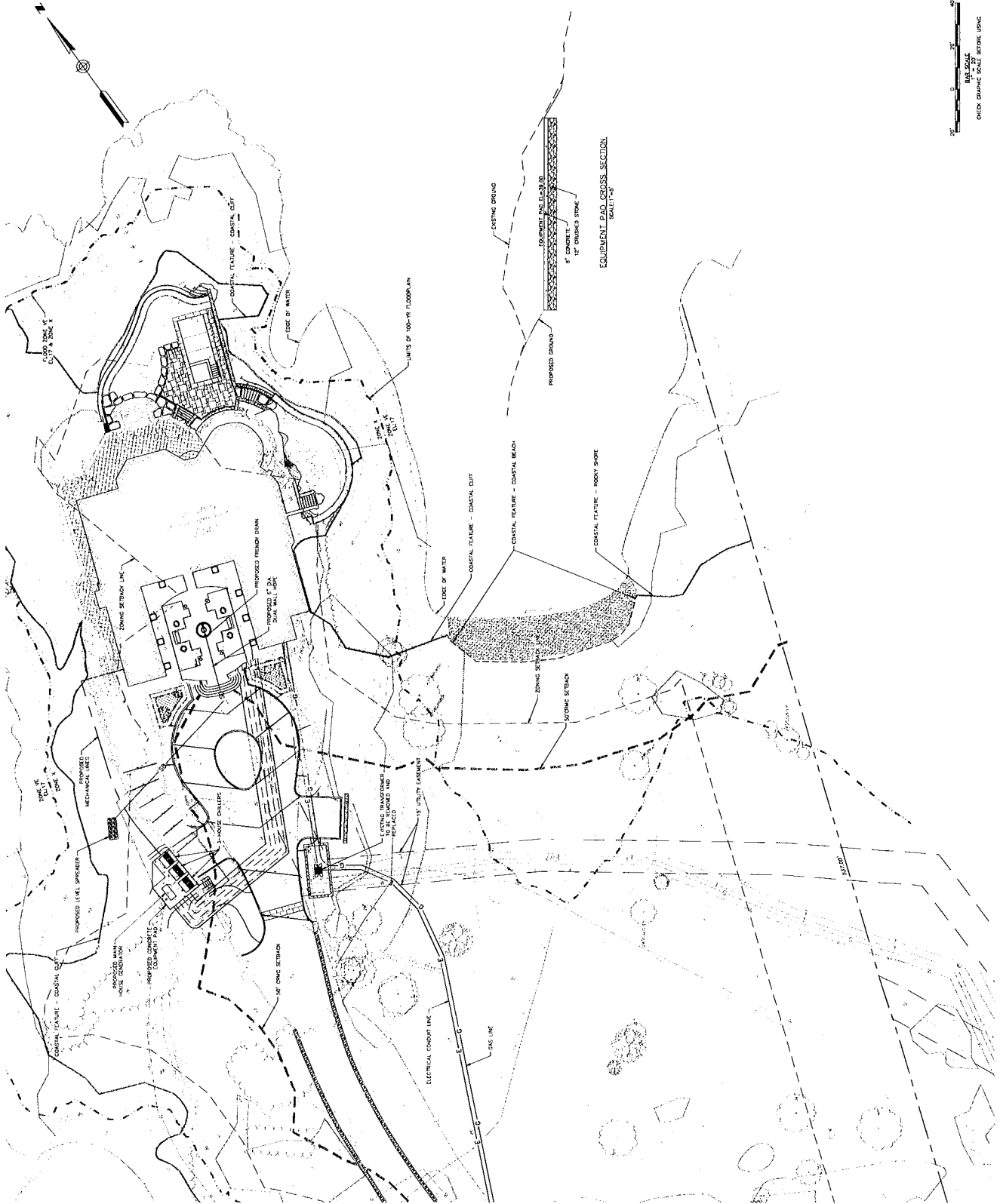
FAX: 401.781.1101

WWW.WOODARD-CURRAN.COM

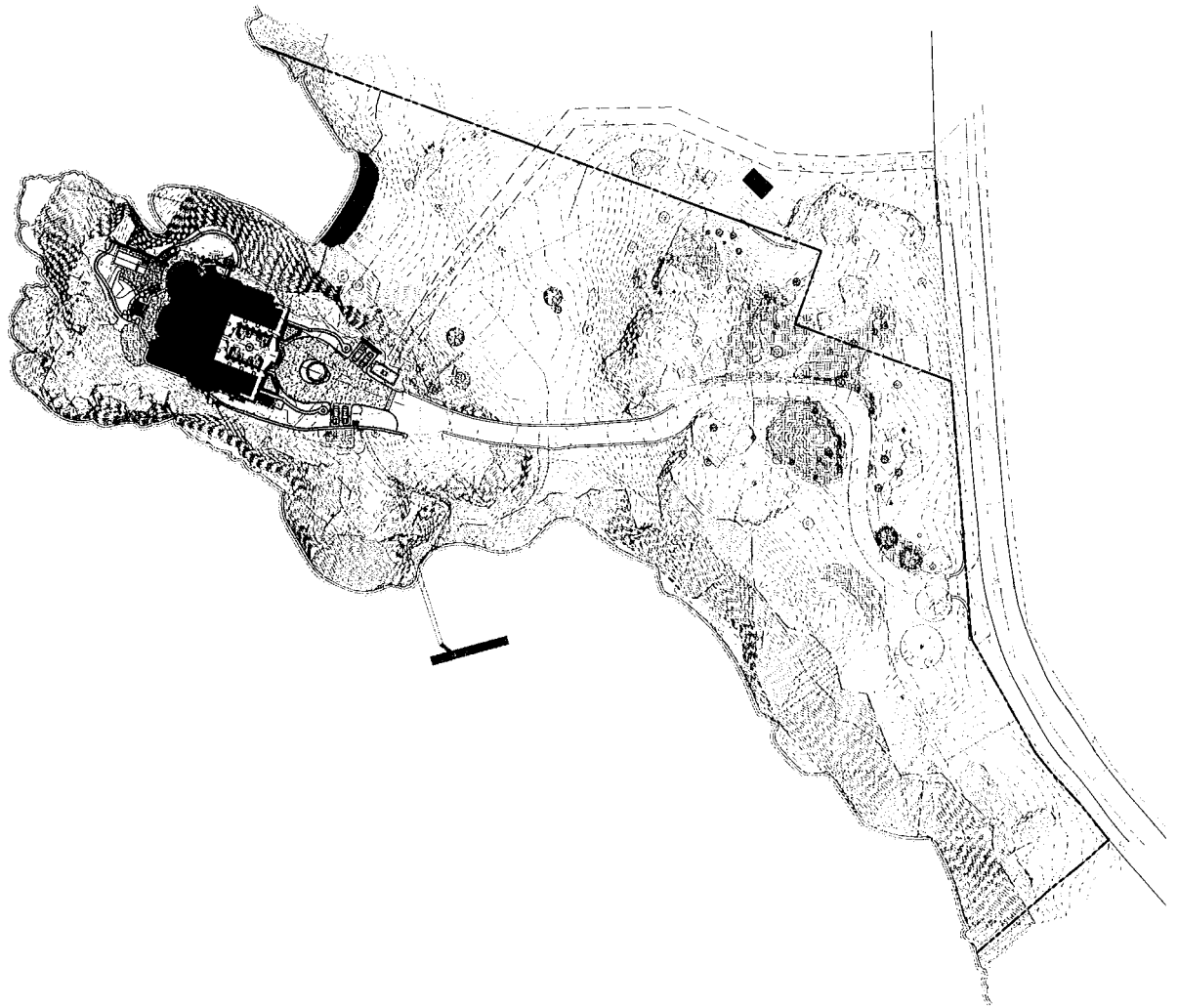
Beacon Rock
147 Harrison Ave
Newport, Rhode Island
Enlarged Site Plan - Main
House

SCALE	1" = 20'
DATE	January 26, 2009
TITLE	ENLARGED SITE PLAN
NO.	10
PROJECT NO.	C-301

C-301
ARCHITECTS



BASE SCALE
CHECK CHANGE SCALE BEFORE USING



JAMES DOYLE DESIGN ASSOCIATES
 ARCHITECTS & LANDSCAPE ARCHITECTS
 122 CORKLEWICK AVENUE
 NEWPORT, RHODE ISLAND 02840
 TEL: 401-863-2000 FAX: 401-863-2001

PROJECT TITLE

Beacon Rock
 147 Harrison Ave
 Newport, Rhode Island

SHEET TITLE

OVERALL LANDSCAPE
 PLAN

SCALE

1"=50'-0"

DATE

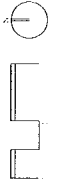
1/26/23

AUTHOR

JAMES DOYLE DESIGN ASSOCIATES

SHEET NUMBER

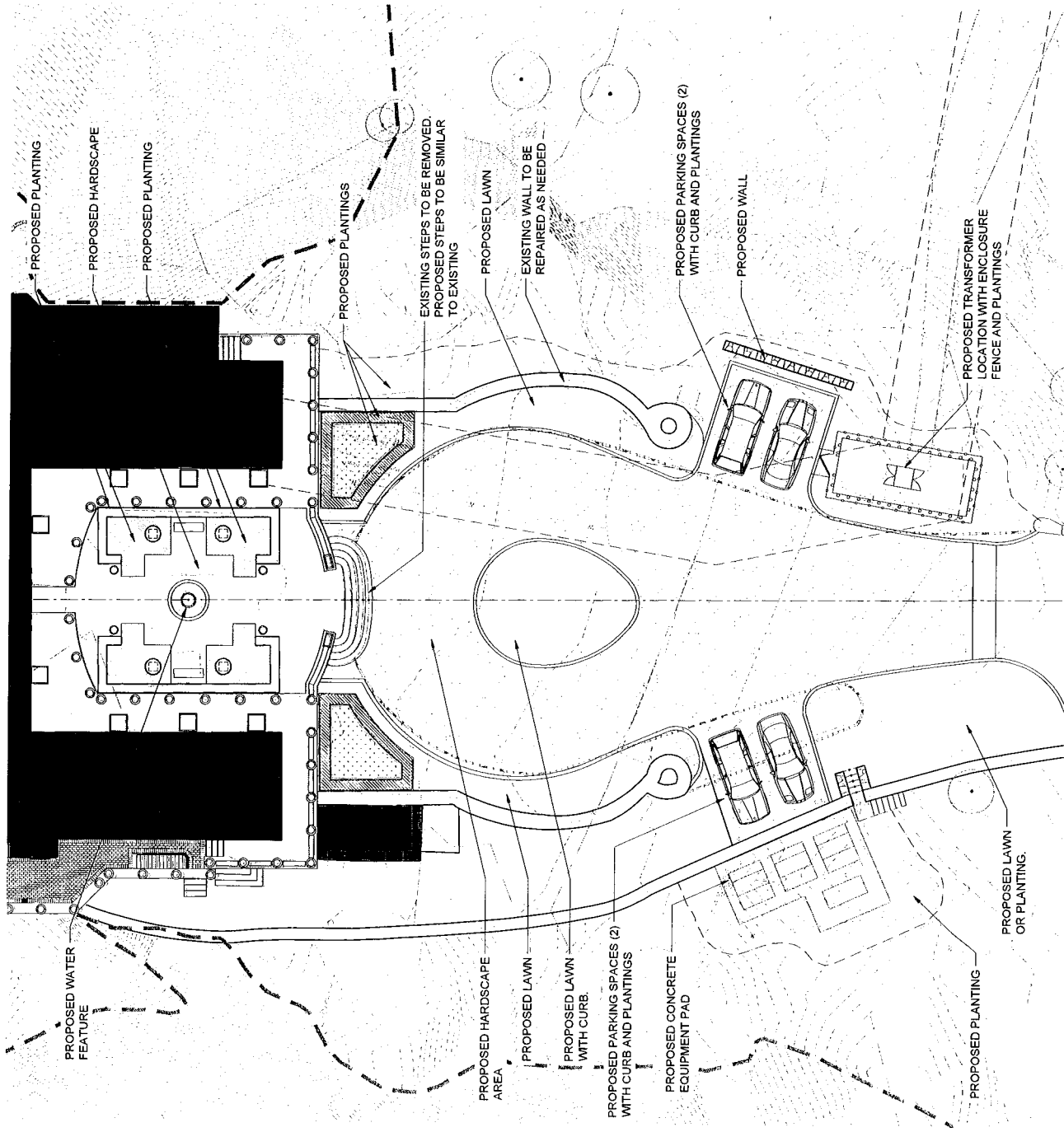
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1/26/23

147 HARRISON AVE

NEWPORT, RI 02840

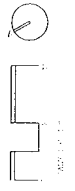


JAMES DOYLE DESIGN ASSOCIATES
 INTERIOR & LANDSCAPE ARCHITECTS
 125 GREENWICH AVE
 GREENWICH, CT 06830
 203.661.7506 JDDA/CTD

PROJECT TITLE
 Beacon Rock
 147 Harrison Ave
 Newport, Rhode Island
 SHEET TITLE
 FRONT HARDSCAPE
 AND PLANTINGS

SCALE
 1/8" = 1'-0"
 DATE
 1/26/23
 ARCHITECT
 JAMES DOYLE DESIGN ASSOCIATES
 SHEET NUMBER

L-1.10





FERGUSON &
SHAMAMIAN
ARCHITECTS

EXISTING SOUTH ELEVATION

SEPTEMBER 20, 2022

A RESIDENCE AT
BEACON ROCK
NEWPORT, RHODE ISLAND



FERGUSON &
SHAMAMIAN
ARCHITECTS

EXISTING EAST ELEVATION

SEPTEMBER 20, 2022

A RESIDENCE AT
BEACON ROCK
NEWPORT, RHODE ISLAND



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SHAMAMIAN
ARCHITECTS

EXISTING NORTH ELEVATION

SEPTEMBER 20, 2022

A RESIDENCE AT
BEACON ROCK
NEWPORT, RHODE ISLAND



FERGUSON &
SHAMAMIAN
ARCHITECTS

EXISTING WEST ELEVATION

SEPTEMBER 20, 2022

A RESIDENCE AT
BEACON ROCK
NEWPORT, RHODE ISLAND