

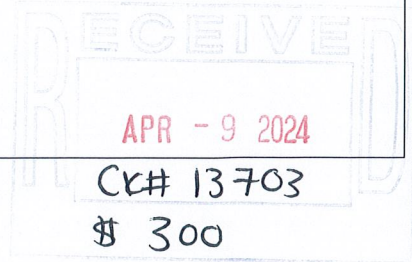


# Newport Zoning Application

ZBR 2024 - MAY - 011

*(This box for staff use only)*

DATE STAMP HERE



Date: 4/5/2024

### 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: 0 Spring St

Tax Assessor's Plat: 32 Lot: 182 Zoning District: R-10

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

Property Owner: Emmanuel Episcopal Church

Mailing Address: 42 Dearborn St

Email Address: rector@emmanuelnewport.org

Phone Number: 401847-0675

How long have you been the owner of the above premise? \_\_\_\_\_

Legally Authorized Representative \*if applicable: Jim Kaul

Mailing Address: 42 Dearborn St

Email Address: juniorwarden@emmanuelnewport.org Phone Number: (401)847-0675

Lessee: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_



# Newport Zoning Application

## Property Characteristics

Dimensions of lot-frontage: \_\_\_\_\_ ft. Lot Area: 18243 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 15,026 sq. ft.

Total square footage of the footprint of proposed buildings: 15,026 sq. ft.

## Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	18,243	Min: 10,000	N/A
Coverage Area (sq. ft.)	15,026	3,648	N/A
Lot Coverage (%)	82%	20%	N/A
Dwelling Units	1	N/A	N/A
Parking (# of spaces)	N/A	N/A	N/A
Front Setback (ft.)	15	15	5' (S. Baptist)
Side Setbacks (ft.)	10	10	10
Rear Setback (ft.)	20	20	20
Height (ft.)	30+	30	30



# Newport Zoning Application

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

Present use of Premise: Episcopal Church

Proposed use of Premise: No Change of Use

## Summary of Proposed Alterations

Proposing to install (9) outdoor condensers on the South Baptist side of the church. Condensers will be 8' from the edge of the sidewalk so we are asking for a 5' setback approval. We will install plantings to hide condensers for visual appearance. Units will only run during summer months.

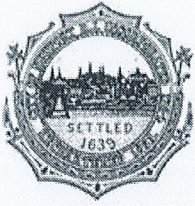


# Newport Zoning Application

## 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)*

1. This property has (3) Front setbacks making it restrictive to locate equipment within any available set back.
2. This is the only location where equipment can be safely located to avoid disruption of services, parishioners and pedestrians.
3. The hardship of this application is not the result of any prior action of the applicant.
4. The granting of this request will not alter the general character of the surrounding area. We will install plantings to hide the equipment and is within an alcove of the existing church building.
5. The granting of this request will provide the relief sought to enjoy weddings, ceremonies and masses comfortably during the summer months.



# 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.

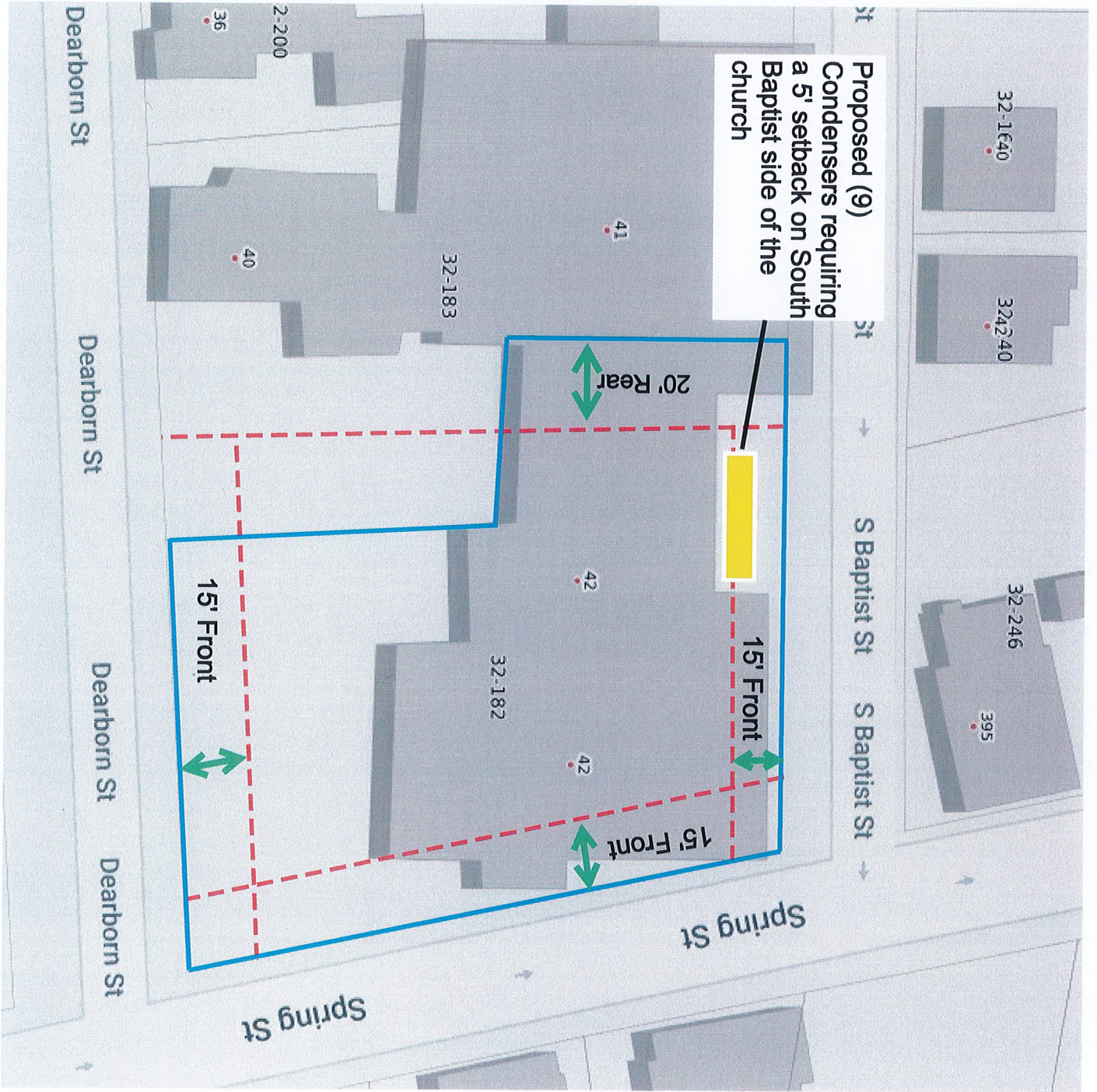
*Jan T. Faull*  
\_\_\_\_\_  
Applicant Signature  
*Junior warden*

*Jan T. Faull*  
\_\_\_\_\_  
Owner Signature  
*Junior warden*

Date *4/5/2024*

Date *4/5/2024*

Proposed (9)  
Condensers requiring  
a 5' setback on South  
Baptist side of the  
church

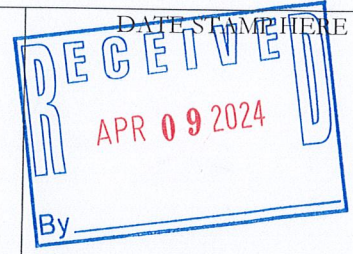




# Newport Zoning Application Submittal Requirements

ZBR 2024 - MAY - 011

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 E.  Stormwater Management Plan
- B.  Proposed Site Plan F.  Landscape Plan
- C.  Lot Coverage Diagram G.  Building Elevations
- D.  Floor Plans 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 D.  Parking Survey
- B.  Photo Simulations E.  Traffic Impact Analysis
- C.  Structural Evaluation


[Next](#)
[Previous](#)
[Print](#)
[Search](#)
[Home](#)

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

Parcel Identification		Assessment	
Map/Lot	32-182	Land	\$795,700
Account	5692	Building	\$6,385,400
State Code	72 - Church	Card Total	\$7,181,100
Card	1/1	Parcel Total	\$7,181,100
User Account	R06069		

### Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2023	\$520,100	\$5,282,000	\$0	\$5,802,100
2022	\$520,100	\$5,282,000	\$0	\$5,802,100
2021	\$520,100	\$5,282,000	\$0	\$5,802,100
2020	\$1,097,100	\$4,339,600	\$0	\$5,436,700

### Location and Owner

Location: 0 SPRING ST  
 Owner: EMMANUEL EPISCOPAL CHURCH  
 Owner2:  
 Owner3:  
 Address: SPRING ST  
 Address2:  
 Address3: NEWPORT RI 02840

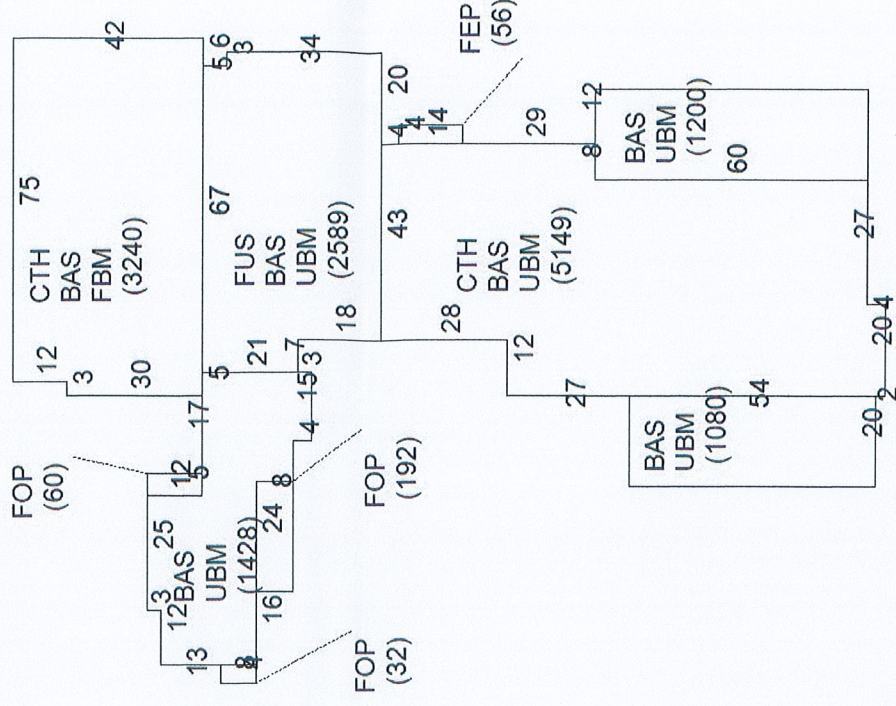
### Building Information

Design: Churches  
 Year Built: 1900  
 Heat: Hot Water  
 Fireplaces: 0  
 Rooms: 0  
 Bedrooms: 0  
 Bathrooms: 1 Half Bath  
 Above Grade Living Area: 20,515 SF

### Sale Information

Sale Date: 01/01/1900  
 Sale Price: \$0  
 Legal Reference: -  
 Instrument:

[Click To Open Google Maps](#)



### Building Sub Areas

Sub Area	Net Area
Basement, Finished	3,240 SF
Basement, Unfinished	11,446 SF
Cathedral Ceiling	8,389 SF
First Floor	14,686 SF
Porch, Enclosed, Finished	56 SF
Porch, Open, Finished	284 SF
Upper Story, Finished	2,589 SF

### Land Information

Land Area: 18,243 SF  
 Zoning: R10  
 View: -  
 Neighborhood: 0800

### Yard Item(s)

Description	Quantity	Size	Year
MANUAL	1	1	1981