



Newport Zoning Application

ZBR 2024 - MAY - 012 <i>(This box for staff use only)</i>	DATE STAMP HERE APR - 9 2024
---	-------------------------------------

Date: 2/28/2024

C# 13703
\$ 300

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: 6 Barney St

Tax Assessor's Plat: 21 Lot: 025 Zoning District: R-3

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

Property Owner: Chris and Charlotte Armstrong

Mailing Address: 6 Barney St Newport, RI

Email Address: cmrarmstrong@gmail.com

Phone Number: 401-835-1698

How long have you been the owner of the above premise? _____

Legally Authorized Representative *if applicable: _____

Mailing Address: _____

Email Address: _____ Phone Number: _____

Lessee: _____

Mailing Address: _____

Email Address: _____ Phone Number: _____



Newport Zoning Application

Property Characteristics

Dimensions of lot-frontage: _____ ft. Lot Area: 2,725 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 1,040 sq. ft.

Total square footage of the footprint of proposed buildings: N/A sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	2,725	Min: 3,000	N/A
Coverage Area (sq. ft)	1,040	1,350	1,040
Lot Coverage (%)	38%	45%	38%
Dwelling Units	3	N/A	N/A
Parking (# of spaces)	2	N/A	2
Front Setback (ft.)	0	0	0
Side Setbacks (ft.)	3	3	1
Rear Setback (ft.)	5	5	5
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: 3 family home

Proposed use of Premise: No change in use

Summary of Proposed Alterations

We propose to install air conditioning and secondary heating to the second and third floor units. Outdoor condenser would be located on the left side of the building adjacent to a parking lot protected by a fence with posts.



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. The hardship is not a result of the applicants prior action
2. This location is the only location where the condenser can be located safely out of the driveway where a vehicle could hit it and meet clearances from existing high voltage services on the backside of the house. Would cost unnecessary expenses to move existing mechanicals for this unit to be located in the back of the home.
3. This location will not disrupt the surrounding property. This unit will be within a fenced in area adjacent to a parking lot. Unit is protected by posts and a curb.
4. Unit will not be visible from Barney St.



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.

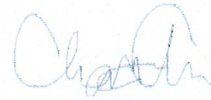
By signing below, I hereby attest that the information provided is accurate and truthful. I also attest that I have read through this application thoroughly and understand what is required to submit a completed application.


Applicant Signature

2/28/24

Date

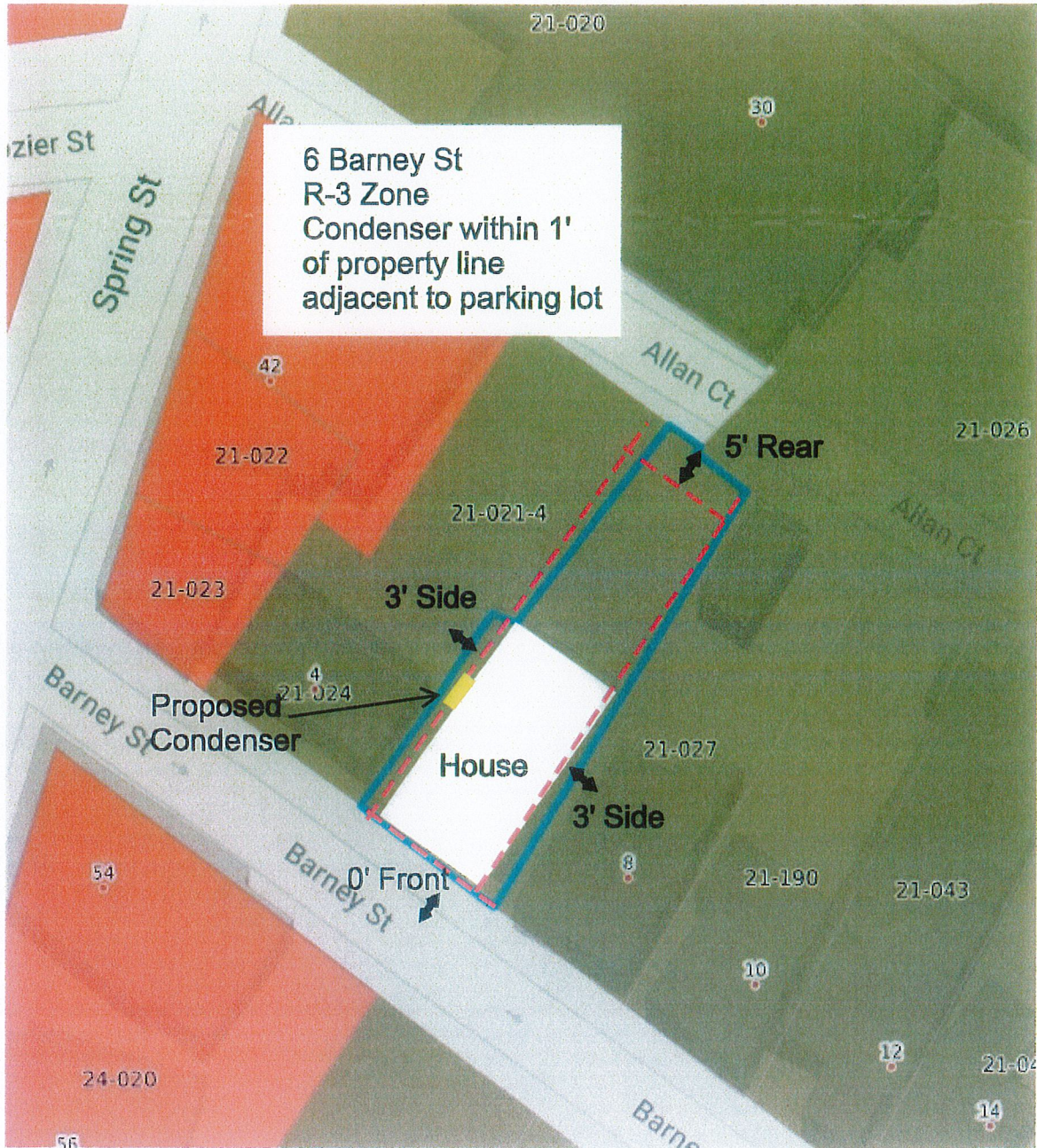
Jameson Haraliny
UGr Nasons Inc.
305b Oliphant Ln.
401. 847. 2447
jameson@ugnasons.com



Owner Signature

2/28/24

Date







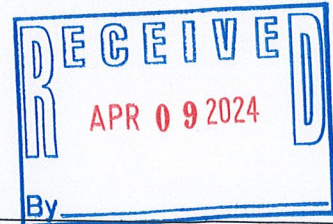




Newport Zoning Application Submittal Requirements

ZBR 2024 - MAY - 012

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

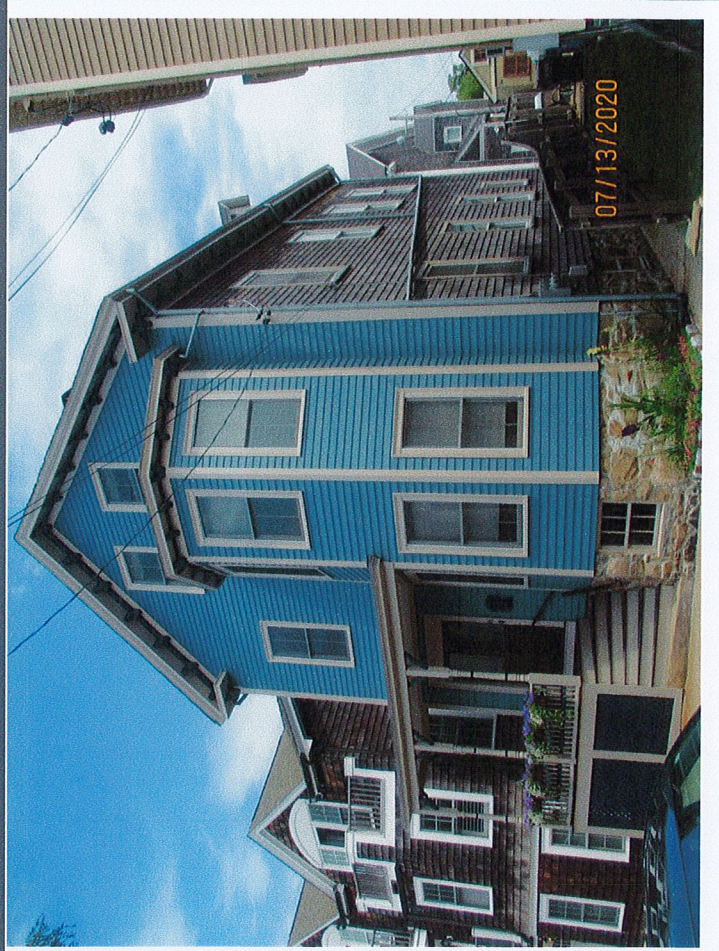
Section 3 – Supporting Documents, Studies, Graphics, and Depictions – Page 8 of the Guide May be required for certain Development Projects

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



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

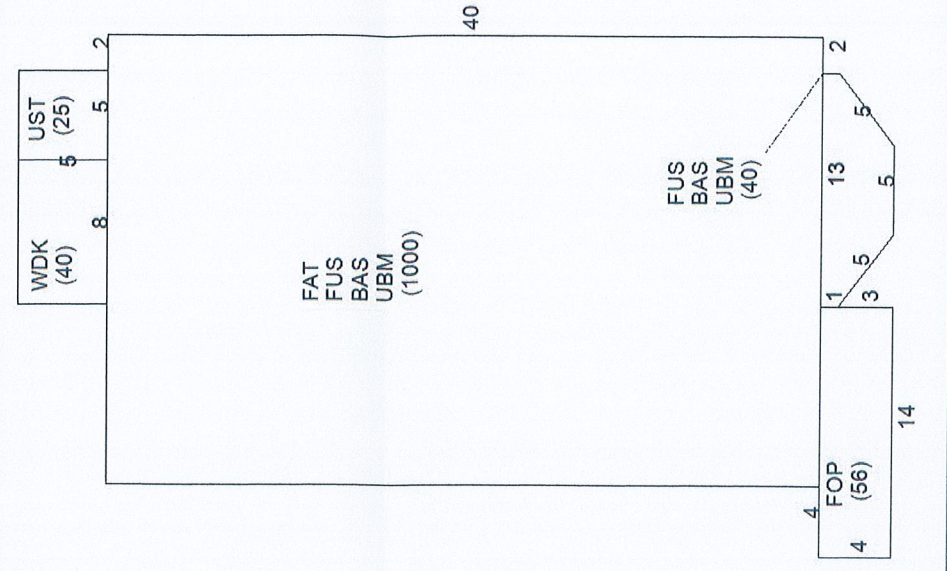
Parcel Identification		Assessment	
Map/Lot	21-025	Land	\$504,200
Account	3809	Building	\$634,900
State Code	02 - 2-3 Family	Card Total	\$1,139,100
Card	1/1	Parcel Total	\$1,139,100
User Account	R04010		



Prior Assessments				
Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2023	\$287,400	\$392,100	\$0	\$679,500
2022	\$287,400	\$392,100	\$0	\$679,500
2021	\$287,400	\$392,100	\$0	\$679,500
2020	\$279,700	\$250,500	\$0	\$530,200

Location and Owner	
Location	6 BARNEY ST
Owner	ARMSTRONG CHARLOTE M &
Owner2	ARMSTRONG CHRISTOPHER M
Owner3	
Address	6 BARNEY ST
Address2	
Address3	Newport RI 02840

Building Information	
Design	Three Family
Year Built	1880
Heat	Hot Water
Fireplaces	0
Rooms	13
Bedrooms	5
Bathrooms	3 Full Bath
Above Grade Living Area	2,280 SF



Sale Information			
Sale Date	Sale Price	Legal Reference	Instrument
05/31/2011	\$320,000	2175-133	
01/25/1994	\$0	629-25	

[Click To Open Google Maps](#)

Building Sub Areas		Net Area
Attic, Finished		200 SF
Basement, Unfinished		1,040 SF
Deck, Wood		40 SF
First Floor		1,040 SF
Porch, Open, Finished		56 SF
Upper Story, Finished		1,040 SF
Utility, Storage, Unfinis		25 SF

Land Information	
Land Area	2,725 SF
Zoning	R3
View	-
Neighborhood	0900

Yard Item(s)