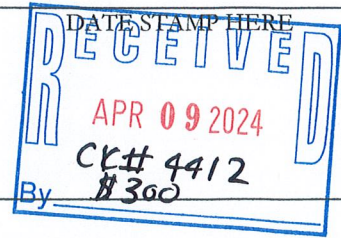




Newport Zoning Application

ZBR 2024 - MAY - 013

(This box for staff use only)



Date: 04/05/2024

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: 719 Bellevue Ave

Tax Assessor's Plat: 38 Lot: 020 Zoning District: R60

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

Property Owner: Bruce & Janine Broussard

Mailing Address: 719 Bellevue Ave. Newport, RI 02840 Unit#1

Email Address: janinebroussard@mac.com

Phone Number: 713-859-9293

How long have you been the owner of the above premise? 10 years

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: _____ sq. ft.

Are there buildings on the premises at present? _____

Total square footage of the footprint of existing buildings: _____ sq. ft.

Total square footage of the footprint of proposed buildings: _____ sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)			
Coverage Area (sq. ft.)			
Lot Coverage (%)			
Dwelling Units			
Parking (# of spaces)			
Front Setback (ft.)			
Side Setbacks (ft.)			
Rear Setback (ft.)			
Height (ft.)			



Newport Zoning Application

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

Present use of Premise: _____

Proposed use of Premise: _____

Summary of Proposed Alterations



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.

Janine Brousal

Applicant Signature

4/9/24

Date

Janine Brousal

Owner Signature

4/9/24

Date

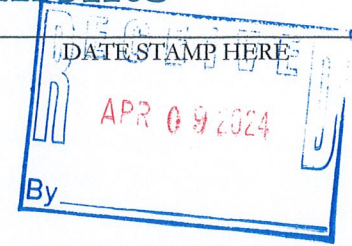


Newport Zoning Application Submittal Requirements

ZBR 2024 - MAY - 013

- 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



Landscape Design & Construction
350 Boyds Lane
Portsmouth, RI 02871
401.849.4040
www.aquidnecklandworks.com

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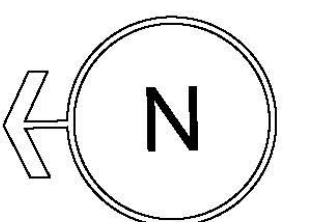
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3/1/24

BROUSSARD RESIDENCE
719 BELLEVUE AVENUE
NEWPORT, RHODE ISLAND

DATE:
2/9/24

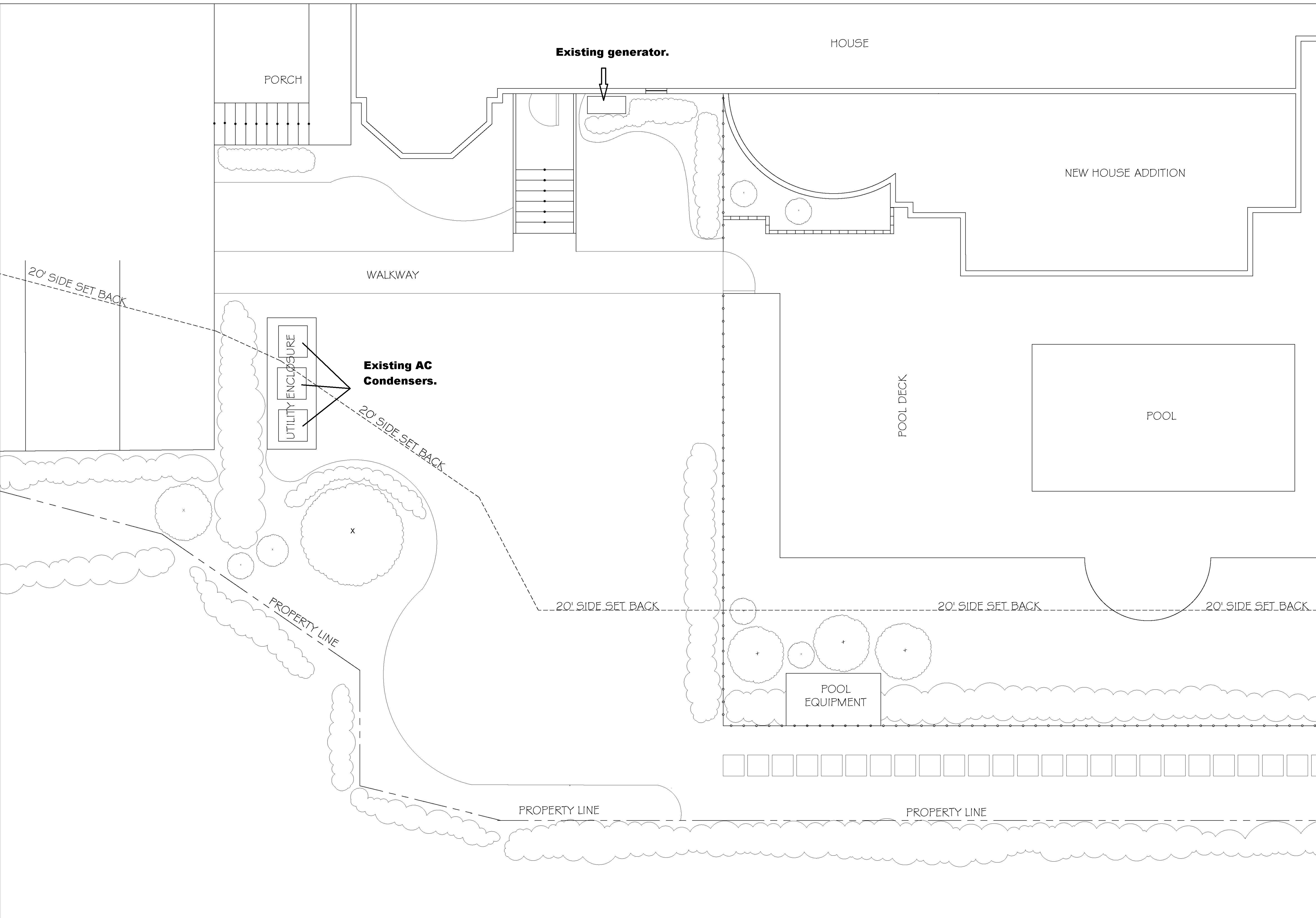
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SCALE:
1/4"=1'-0"



SITE PLAN
EXISTING CONDITIONS

L1.0



Inchiquin Estate
719 Bellevue Ave.
Newport, RI 02840
04/09/2024

**Proposed new location for
generator & AC condensers**



Existing location of AC condensers

Existing location of generator





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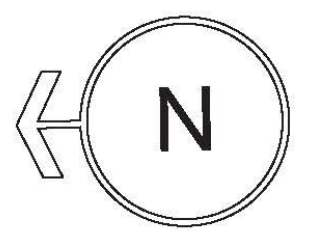
BROSSARD RESIDENCE

719 BELLEVUE AVENUE
NEWPORT, RHODE ISLAND

DATE: 3/21/24

DRAWN BY: HB CHECKED BY: RM

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



LANDSCAPE DESIGN

L1.0

