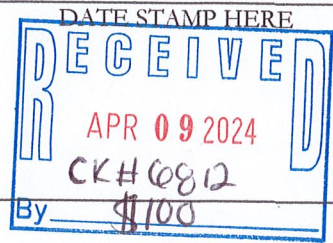




Newport Zoning Application

ZBR 2024 - MAY - 014

(This box for staff use only)



Date: 4/8/2024

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: 10 Harvard St

Tax Assessor's Plat: 07 Lot: 364 Zoning District: R10

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

Property Owner: Mark Marosits & Maureen Cronin Marosits

Mailing Address: 10 Harvard St, Newport RI 02840

Email Address: mcronin@e-worldways.com

Phone Number: 303-638-8988

How long have you been the owner of the above premise? 1 month

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: 46'-8" ft. Lot Area: 4,134 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 1,310 sq. ft.

Total square footage of the footprint of proposed buildings: 1,521 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	4,134	10,000	4,134
Coverage Area (sq. ft.)	1,310	1,310	1,521
Lot Coverage (%)	31.7%	31.7%	36.8%
Dwelling Units	1	1	1
Parking (# of spaces)	2	1	2
Front Setback (ft.)	.73'	6.23'	.73'
Side Setbacks (ft.)	2.41	4.15	2.41
Rear Setback (ft.)			
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: Single Family Residence

Proposed use of Premise: Single Family Residence

Summary of Proposed Alterations

Proposed work includes the following:

1. Two Condenser units located 3.33' from the property line. While the side setback is 4.15', the proposed condensers are set 3.33' from the property line where as the extg house sits 2.41' from the property line. The condensers to not infringe into the setback any more than the existing does.
2. 2 story 37 SF addition. This is to expand and modernize the kitchen at the 1st floor. The 2nd floor 37 SF addition expands the primary bedroom so they can fit a queen size bed.
3. 1 story 174 SF addition. The proposed 1 story addition was sized to only fit 2 chairs and a small table. The interior finish dimensions of this room are 10'x12.3'. This side addition sun room is in keeping with the traditional craftsman house design

We are requesting a waiver from any storm water runoff calculations. The existing impervious driveway will be replaced with a pervious paver driveway. This will add 447 SF of pervious area, where as the additions are only adding 211 SF of impervious, resulting in a net gain of 236 SF for the pervious area.

The existing house is a non conforming structure as it extends into the modified setbacks on 3 of the 4 sides of the property.

The applicant seeks relief under the following provisions of the zoning code:

Section 17.20.050 R-10 Lot Coverage

Section 17.72.030 Alteration to a Non-conforming structure.



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)

The proposed addition comply's with all of the setbacks, and just requires a lot coverage variance. The lot coverage is inflated due to the existing detached garage, which equates to 1/3 of the size of the house. The house footprint is 950 sf, while the proposed footprint of 1,161 sf works out to a 28% lot coverage (not including the detached garage).

The existing lot coverage is already at the max allowed. As a result of the existing conditions and dimensional non-conformities, any addition or expansion to the property will result in the need for lot coverage zoning relief. The resulting lot coverage is not unreasonable given the extremely small size of the lot.

As the proposed 3d views show, there is a very small change to the overall massing and scale of the house. These proposed alterations to the structure will result in a much improved exterior look of the house. The house will remain as a 3 bedroom, with no expansion to the bedrooms. The 211 SF proposed addition will help modernize the kitchen and living area of the house. The proposed plan is harmonious with the surrounding neighborhood and will not be injurious to, or inconsistent with the area or the purpose and intent of the R-10 zone.



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.

Mark Marosits Digitally signed by Mark Marosits
Date: 2024.04.08 19:03:55 -04'00'

Applicant Signature

April 8, 2024

Date

Mark Marosits Digitally signed by Mark Marosits
Date: 2024.04.08 19:03:17 -04'00'

Owner Signature

April 8, 2024

Date



04/09/2024

10 Harvard St zoning waivers

E.

We are requesting a waiver for a stormwater management plan. The existing impervious driveway will be replaced with a pervious paver driveway. This will add 447 SF of pervious area, where as the additions are only adding 211 SF of impervious, resulting in a net gain of 236 SF for the pervious area.

F.

We are requesting a waiver for a landscape plan. The existing impervious driveway will be replaced with a pervious paver driveway. This will add 447 SF of pervious area, where as the additions are only adding 211 SF of impervious, resulting in a net gain of 236 SF for the pervious area.

Sincerely

A handwritten signature in black ink, appearing to read 'Dan Herchenroether', with a long horizontal flourish extending to the right.

Dan Herchenroether
Herkworks Architecture
36 Aquidneck Ave
Middletown RI 02842

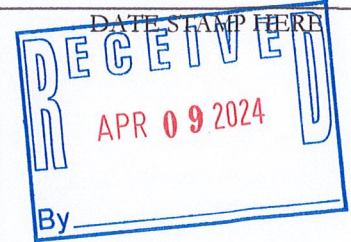


Newport Zoning Application Submittal Requirements

ZBR 2024 - MAY - 014

- 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

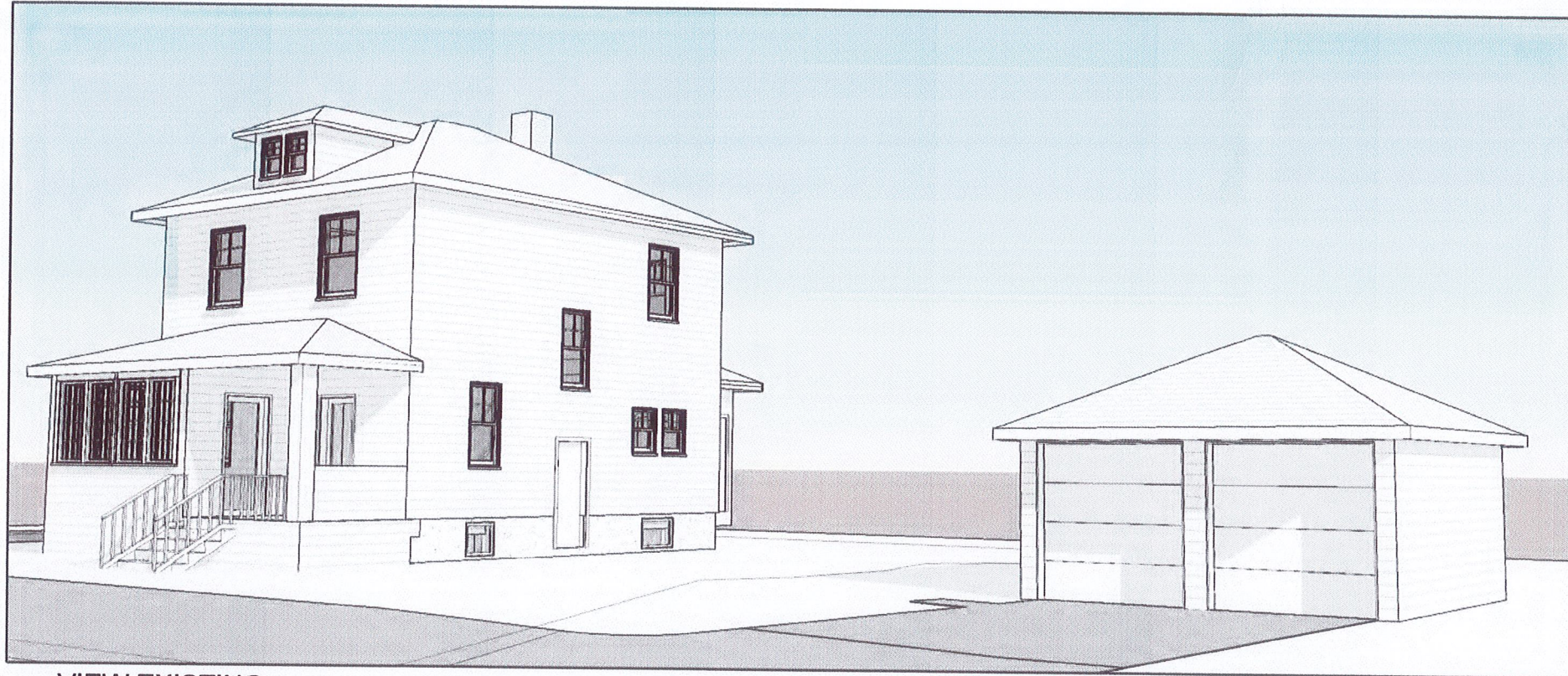
- A. Completed Zoning Project Application Packet comprised of the following individual sections:
 1. Zoning Project Application Form
 2. Completed copy of this Zoning Application Submittal Requirements Checklist (Page 2)
- B. Request to Waive any Submittal Requirements (*if applicable*)
- C. Application 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

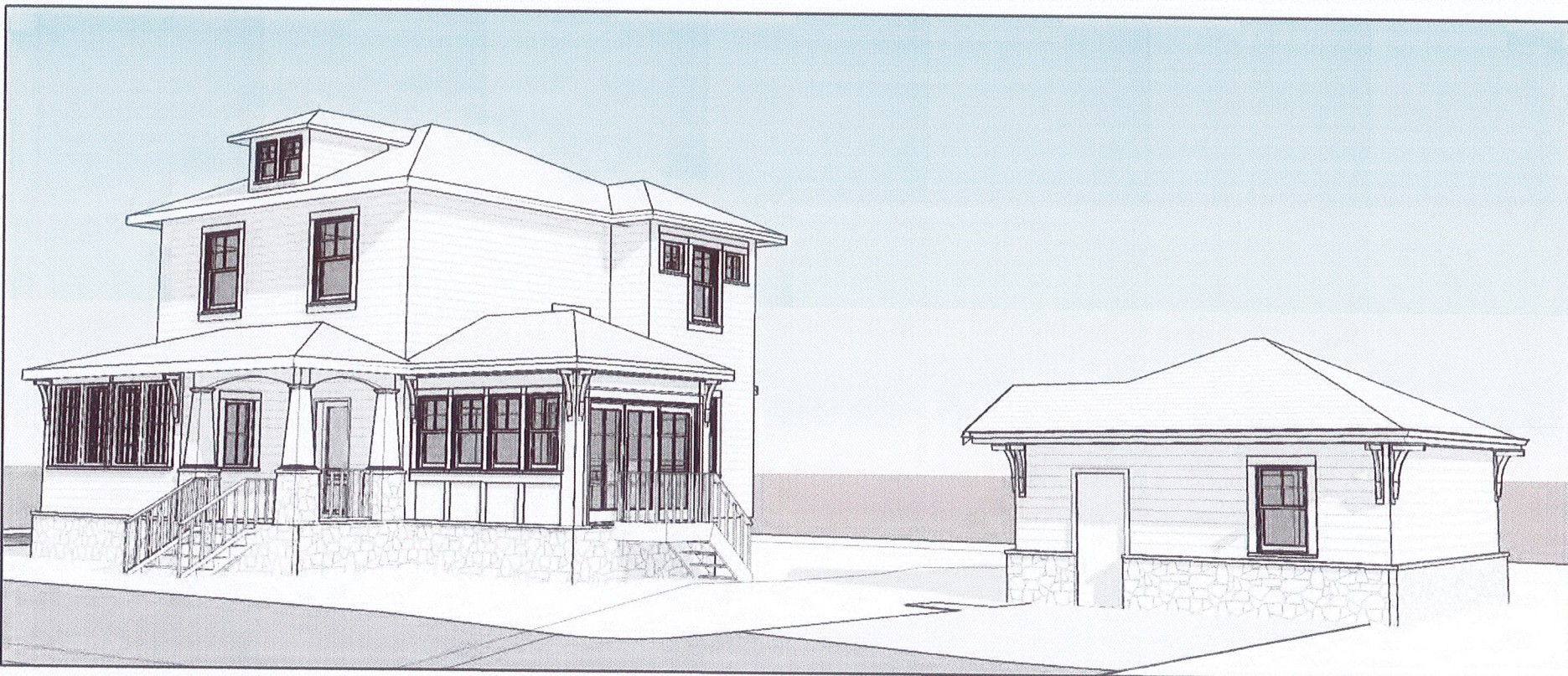
- A. Class I Site Survey
- B. Proposed Site Plan
- C. Lot Coverage Diagram
- D. Floor Plans
- E. Stormwater Management Plan
- F. Landscape Plan
- G. Building Elevations
- H. Change of Use

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



1 VIEW EXISTING



2 VIEW PROPOSED

10 HARVARD ST RENOVATION

10 HARVARD ST
NEWPORT, RI 02840

'ZONING SET'

SHEET LIST (ZONING)	
Sheet Number	Sheet Name
A310	COVER
A311	SITE PLAN
A312	PERMEABLE PAVERS DETAIL, SCHEDULES
A313	EAST ELEVATION EXTG & PROPOSED
A314	NORTH ELEVATION EXTG & PROPOSED
A315	WEST ELEVATION EXTG & PROPOSED
A316	SOUTH ELEVATION EXTG & PROPOSED
A317	FIRST FLOOR PLAN
A318	2ND FLOOR PLAN

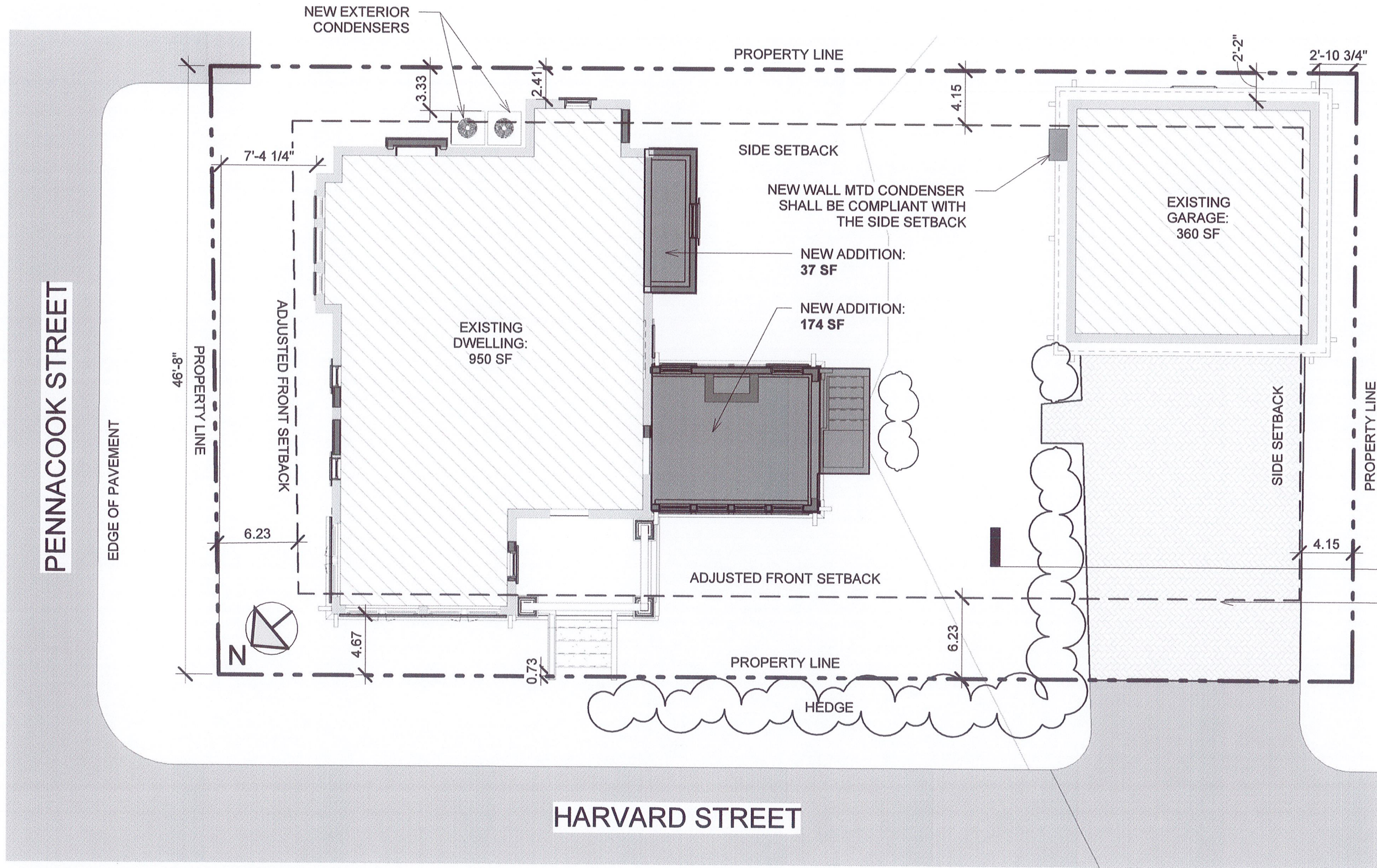


HERK WORKS

ARCHITECTURE

401.662.7875

DAN@HERK-WORKS.COM



PROPOSED SITE INFO:

MAP / LOT	07 / 364
ZONE:	R10
EXTG HOUSE FP:	950 SF
EXTG GARAGE FP:	360 SF
TOTAL EXTG FP:	1,310 SF
NEW ADDITIONS FP:	211 SF
PROPOSED TOTAL FP:	1,521 SF
LOT SIZE:	4,134 SF
ALLOWED COVERAGE:	31.7%
EXTG COVERAGE:	31.7%
PROPOSED COVERAGE:	36.8%

NEW 'UNILOCK' PERMEABLE
PAVER DRIVEWAY - REFER TO
'A312' FOR SECTION / DETAIL:
TOTAL SF: 447 SF



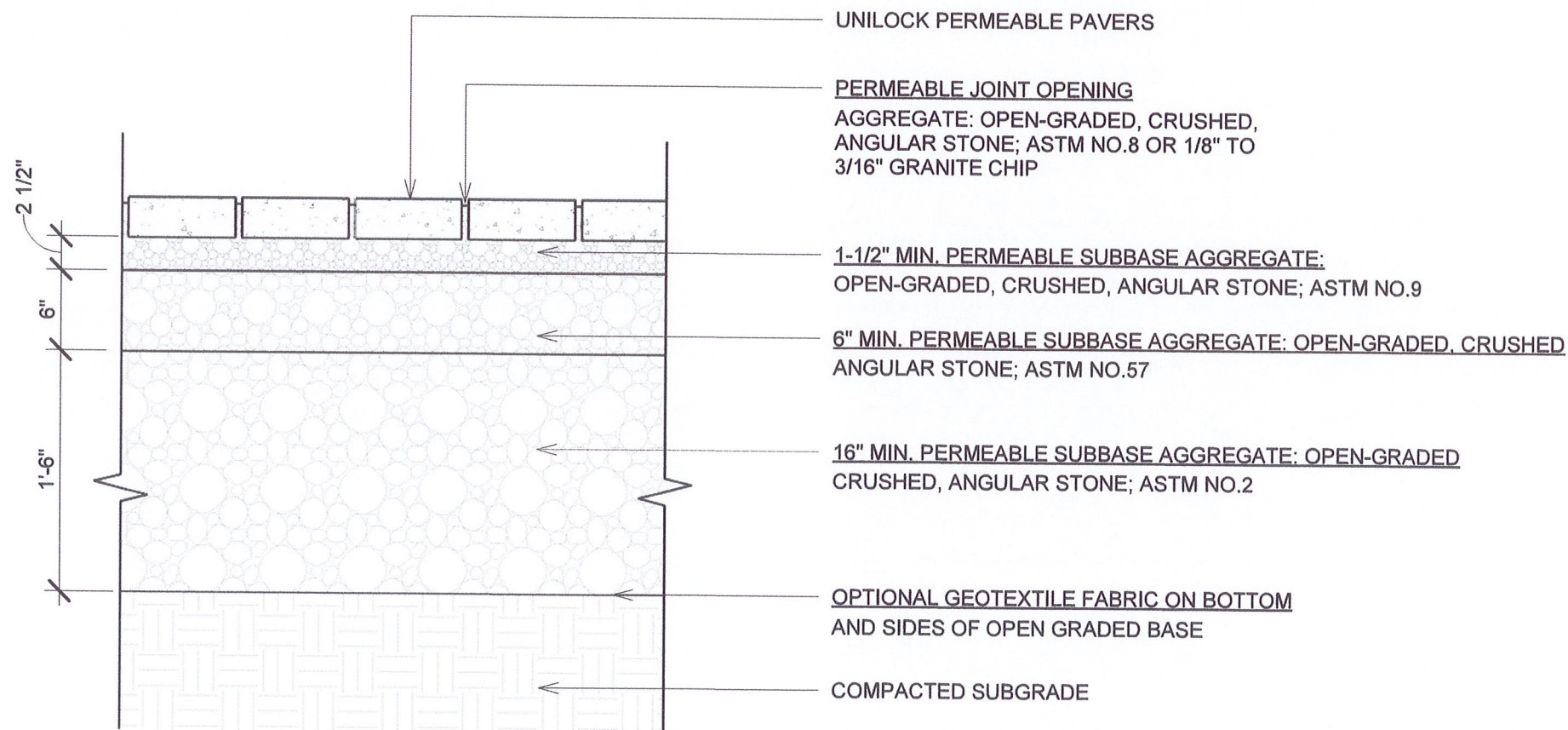
① SITE PLAN PROPOSED (ZONING)
1/8" = 1'-0"

WINDOW SCHEDULE PROPOSED

Type Mark	Count	Width	Height	Sill Height	Description	Comments
A	2	2' - 0"	2' - 0"	6' - 0"	CASEMENT (PRAIRIE STYLE MUTTINS)	MAIN HOUSE, 2ND FL
B	1	6' - 10"	4' - 0"	3' - 0"	CASEMENT BAY	COTTAGE
C	3	2' - 6"	4' - 2"	3' - 0"	DOUBLEHUNG	COTTAGE

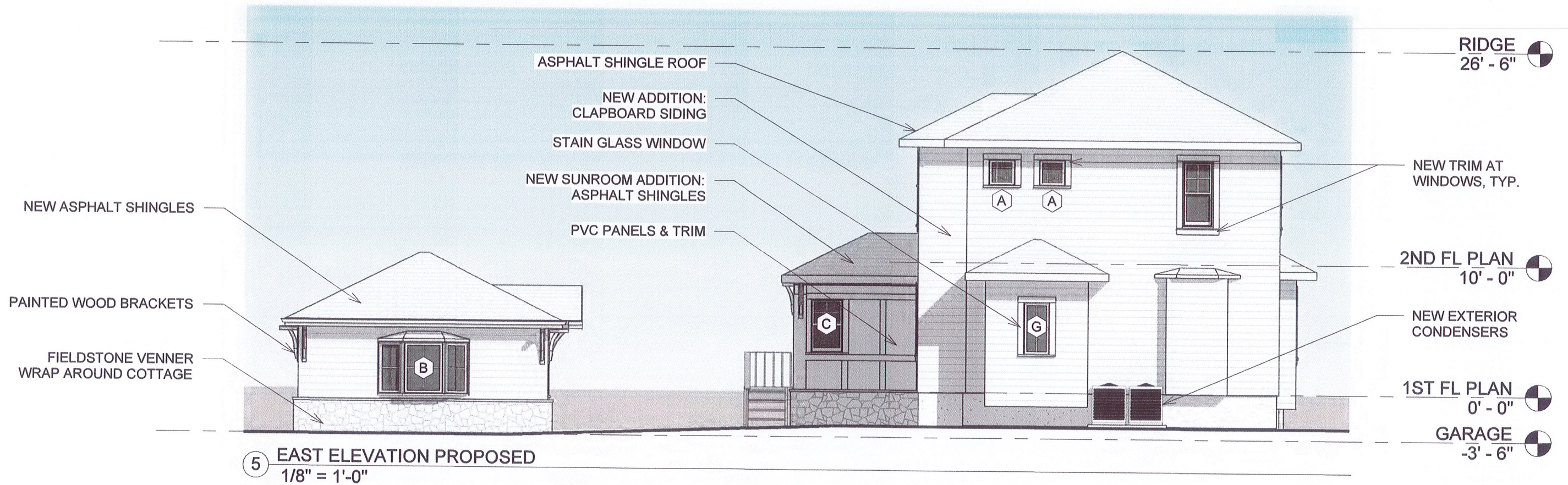
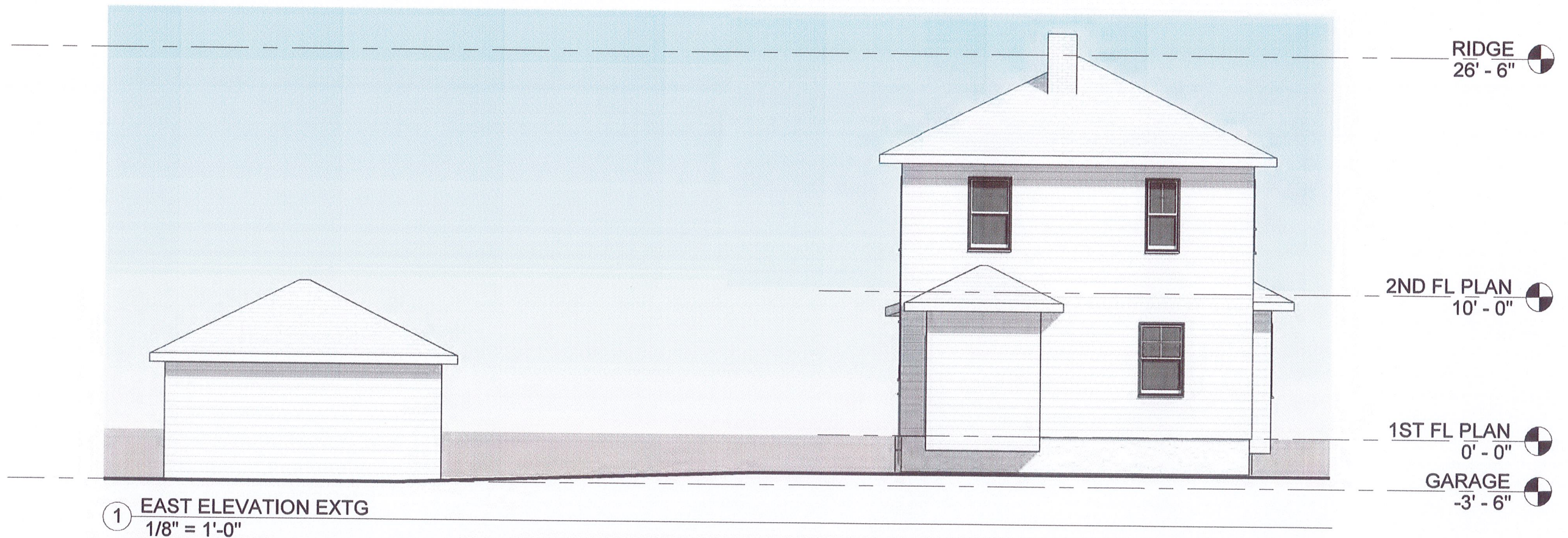
WINDOW SCHEDULE PROPOSED (PHASE 2)

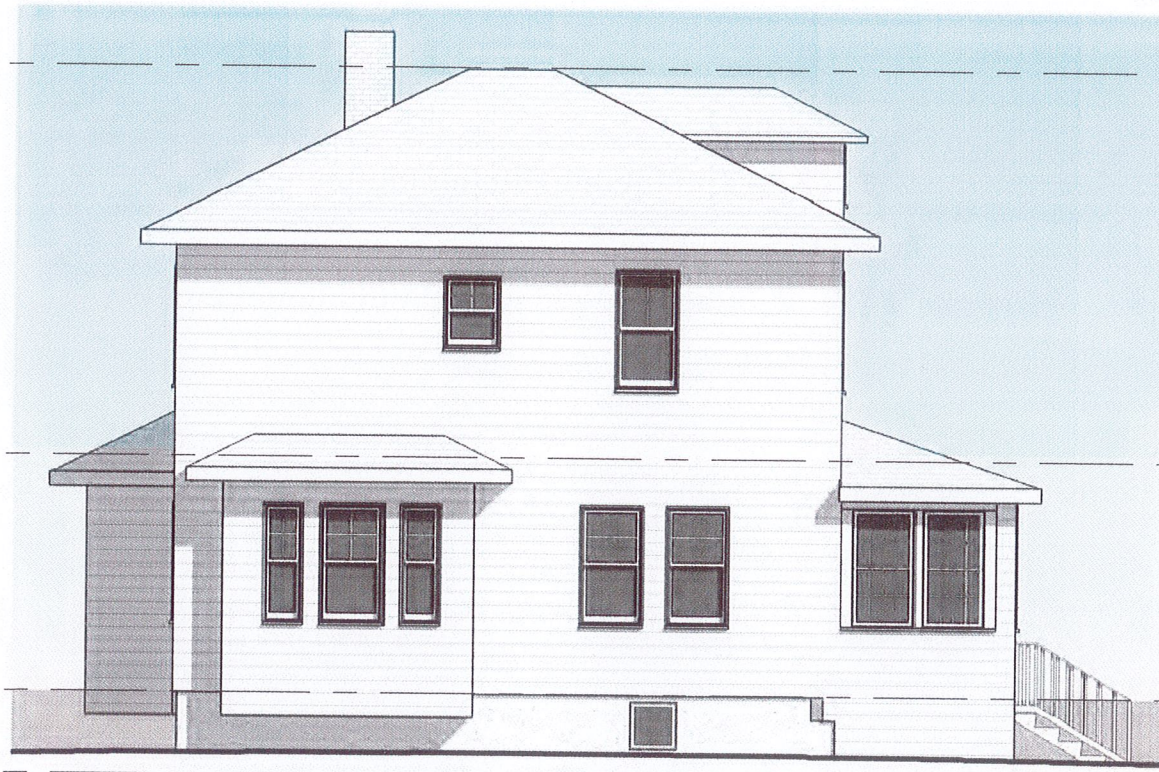
Type Mark	Count	Width	Height	Sill Height	Description	Comments
C	6	2' - 6"	4' - 2"	3' - 0"	DOUBLEHUNG	
E	2	2' - 8"	5' - 0"	3' - 0"	DOUBLEHUNG	
F	2	1' - 8"	5' - 0"	3' - 0"	DOUBLEHUNG	
G	2	2' - 0"	4' - 0"	3' - 0"	FIXED	STAINED GLASS WINDOW
H	2	2' - 0"	2' - 0"	6' - 0"	CASEMENT	



① **UNILOCK PERMEABLE PAVERS DRIVEWAY SECTION**
1" = 1'-0"

NOT FOR CONSTRUCTION..YET





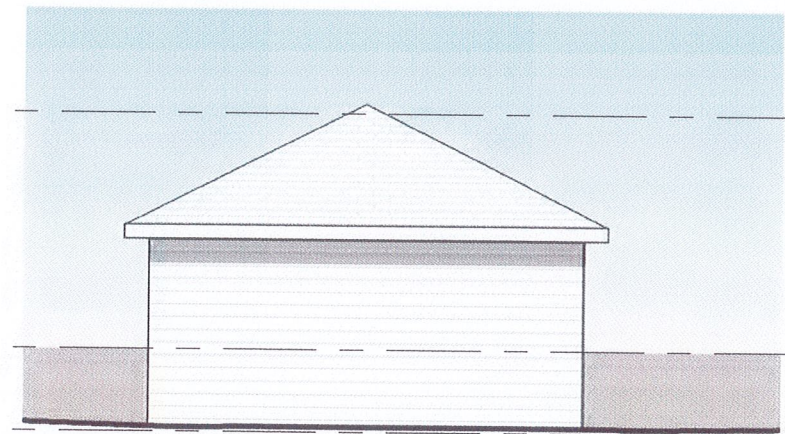
RIDGE
26' - 6"

2ND FL PLAN
10' - 0"

1ST FL PLAN
0' - 0"

GARAGE
-3' - 6"

1 NORTH ELEVATION EXTG
1/8" = 1'-0"

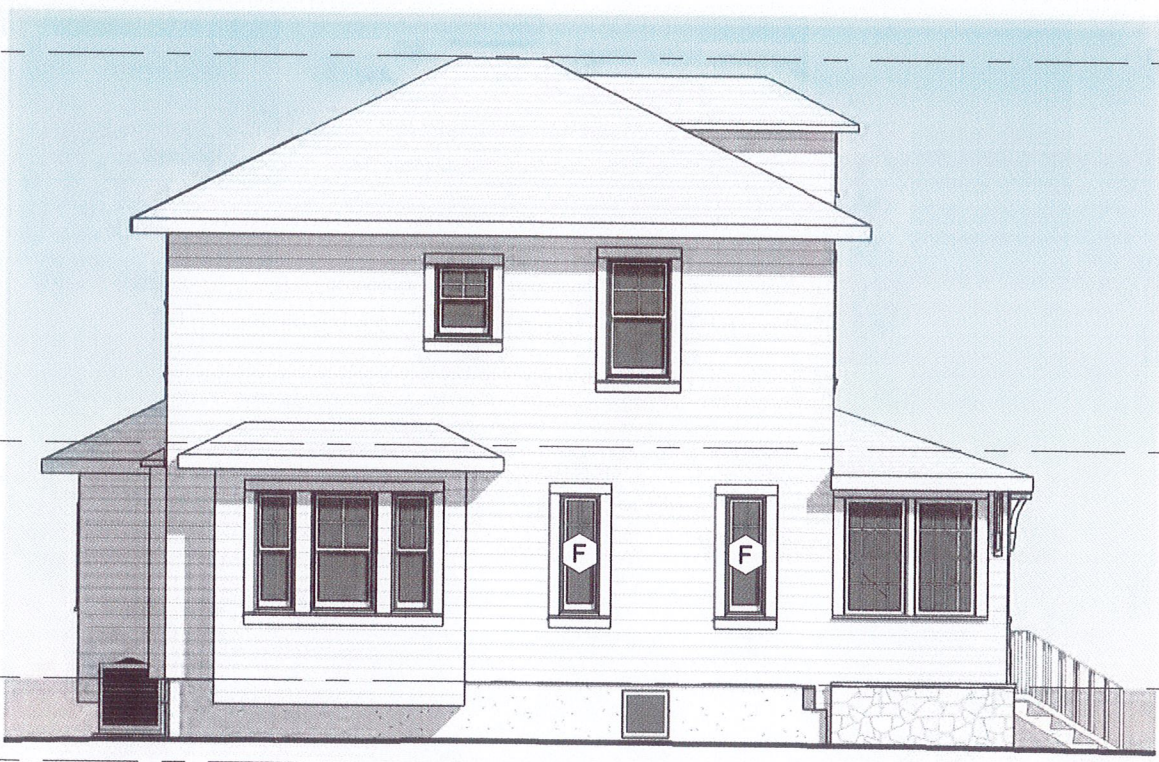


2ND FL PLAN
10' - 0"

1ST FL PLAN
0' - 0"

GARAGE
-3' - 6"

2 COTTAGE NORTH ELEVATION EXTG
1/8" = 1'-0"



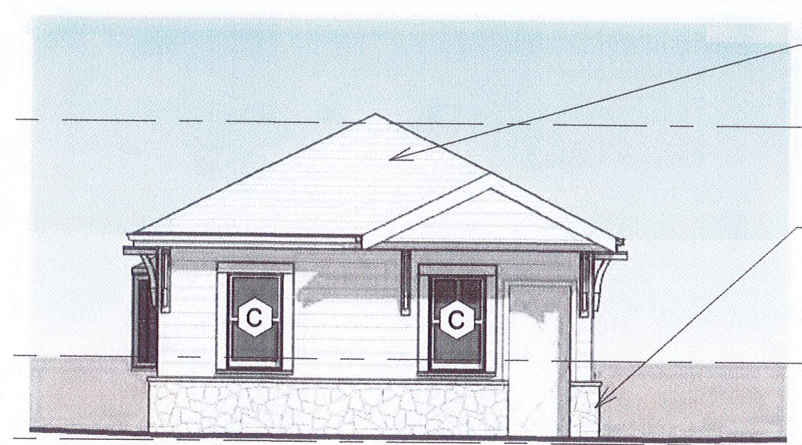
RIDGE
26' - 6"

2ND FL PLAN
10' - 0"

1ST FL PLAN
0' - 0"

GARAGE
-3' - 6"

3 NORTH ELEVATION PROPOSED
1/8" = 1'-0"



NEW ASPHALT
SHINGLES

2ND FL PLAN
10' - 0"

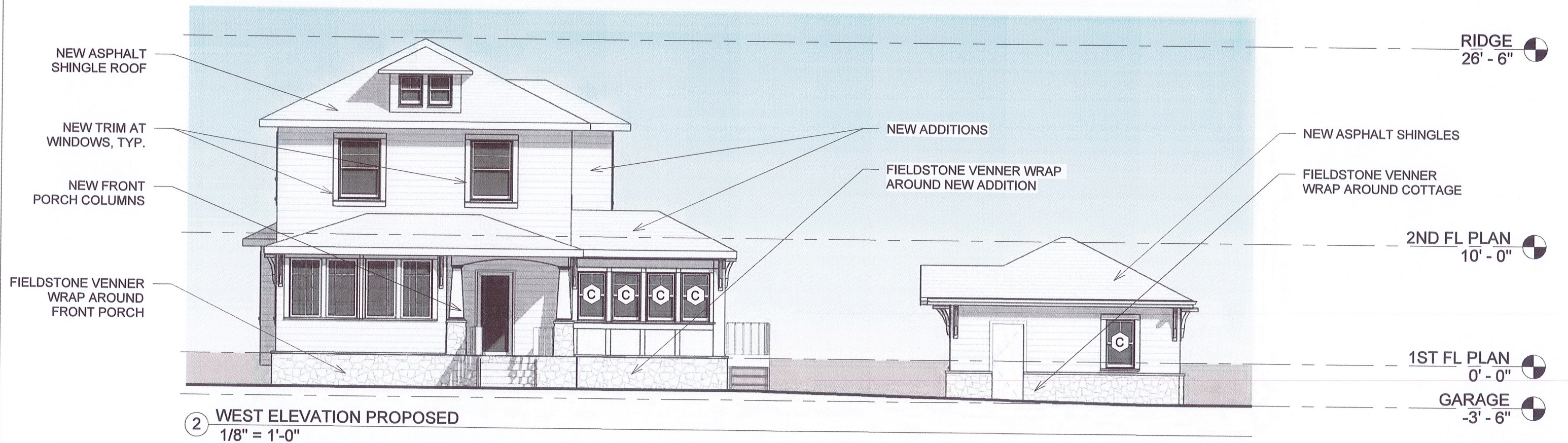
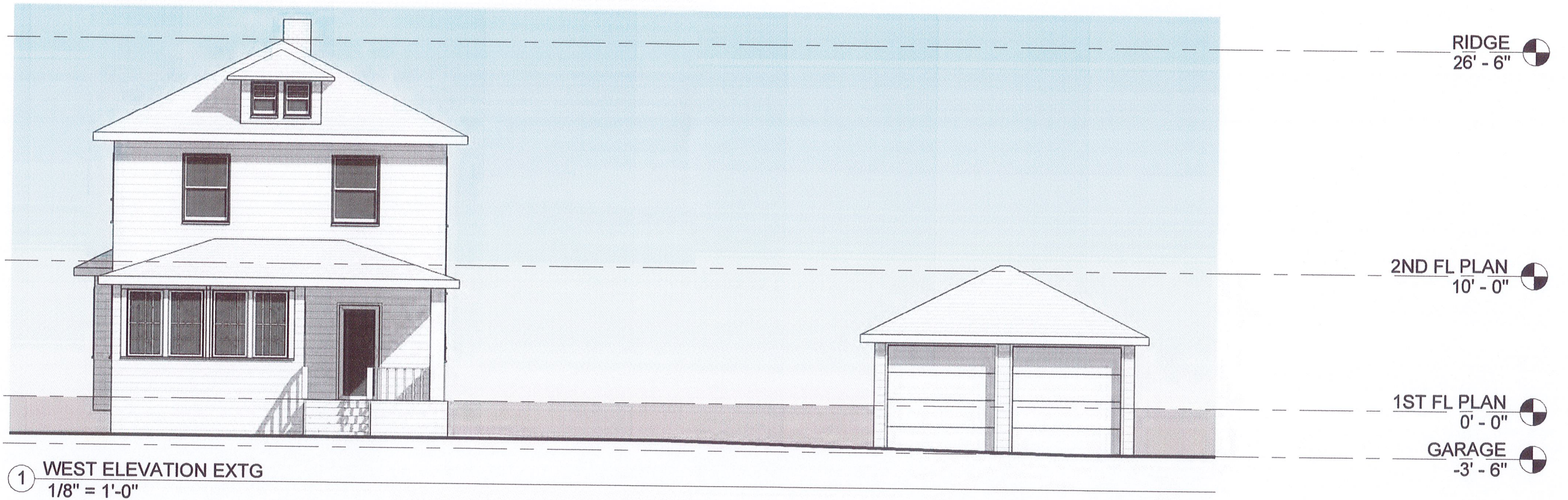
FIELDSTONE VANNER
WRAP AROUND COTTAGE

1ST FL PLAN
0' - 0"

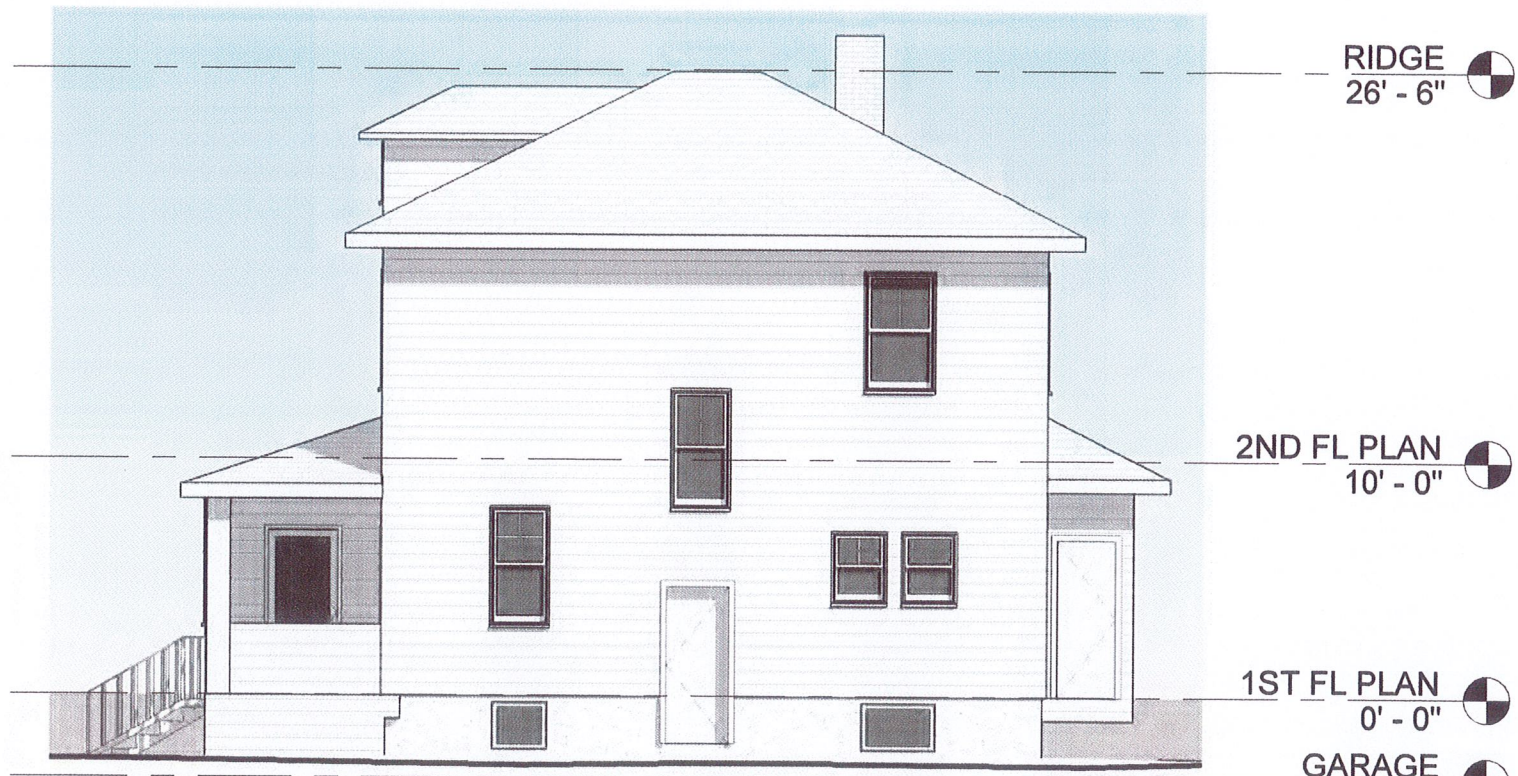
GARAGE
-3' - 6"

4 COTTAGE NORTH ELEVATION PROPOSED
1/8" = 1'-0"

NOT FOR CONSTRUCTION..YET



NOT FOR CONSTRUCTION..YET



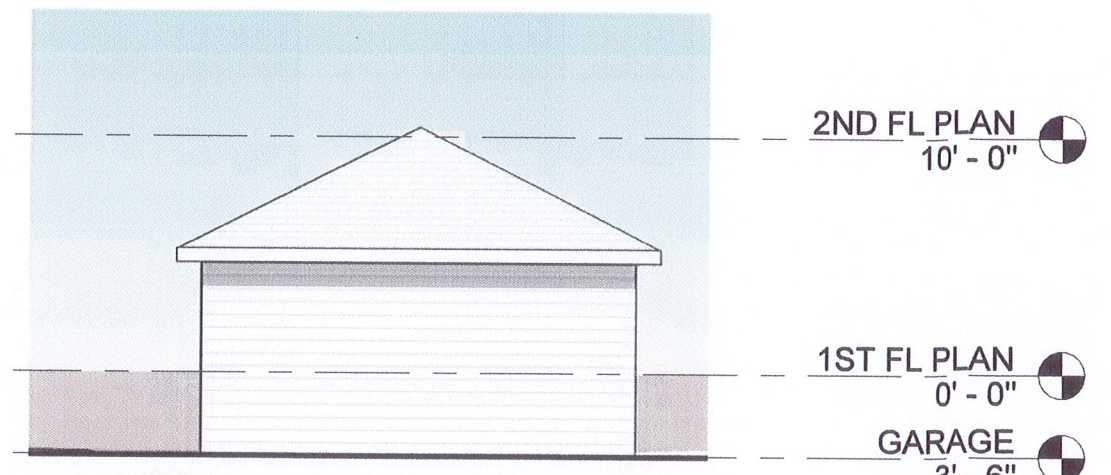
RIDGE
26' - 6"

2ND FL PLAN
10' - 0"

1ST FL PLAN
0' - 0"

GARAGE
-3' - 6"

① SOUTH ELEVATION EXTG
1/8" = 1'-0"

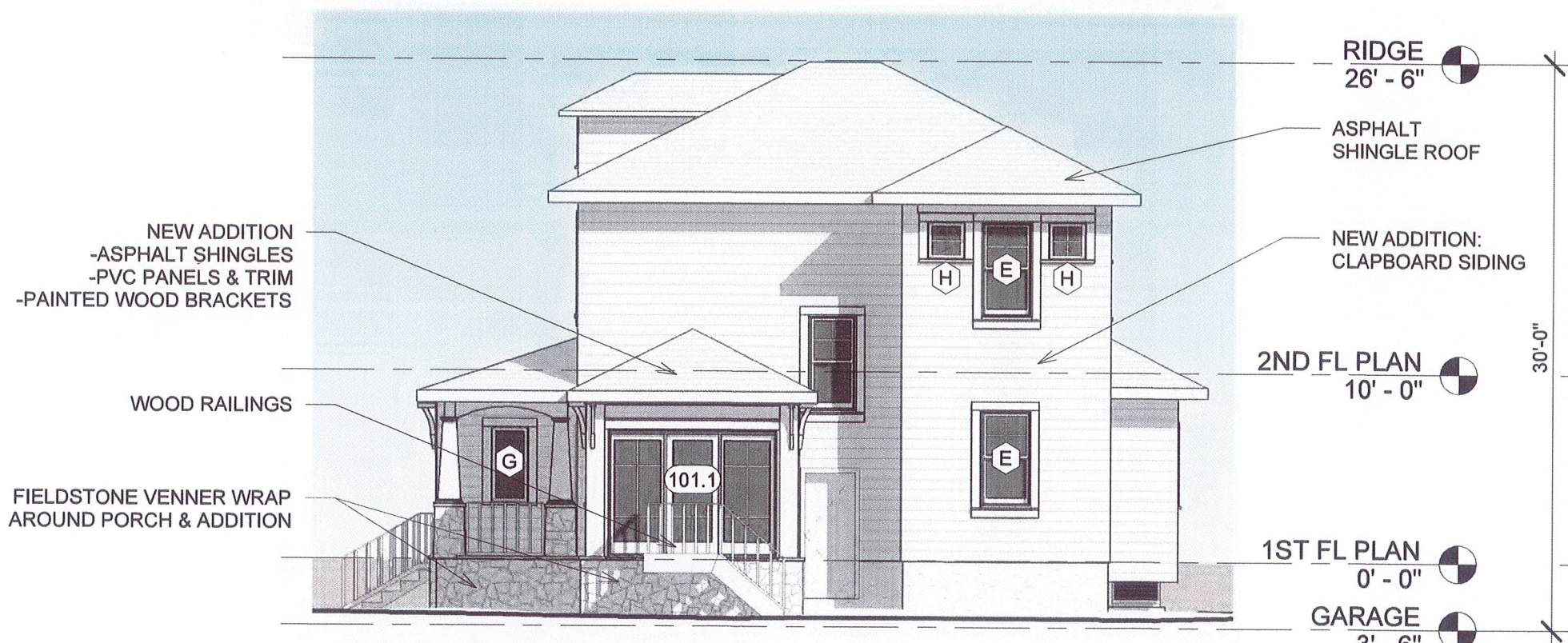


2ND FL PLAN
10' - 0"

1ST FL PLAN
0' - 0"

GARAGE
-3' - 6"

② COTTAGE SOUTH ELEVATION EXTG
1/8" = 1'-0"



RIDGE
26' - 6"

ASPHALT SHINGLE ROOF

NEW ADDITION: CLAPBOARD SIDING

2ND FL PLAN
10' - 0"

1ST FL PLAN
0' - 0"

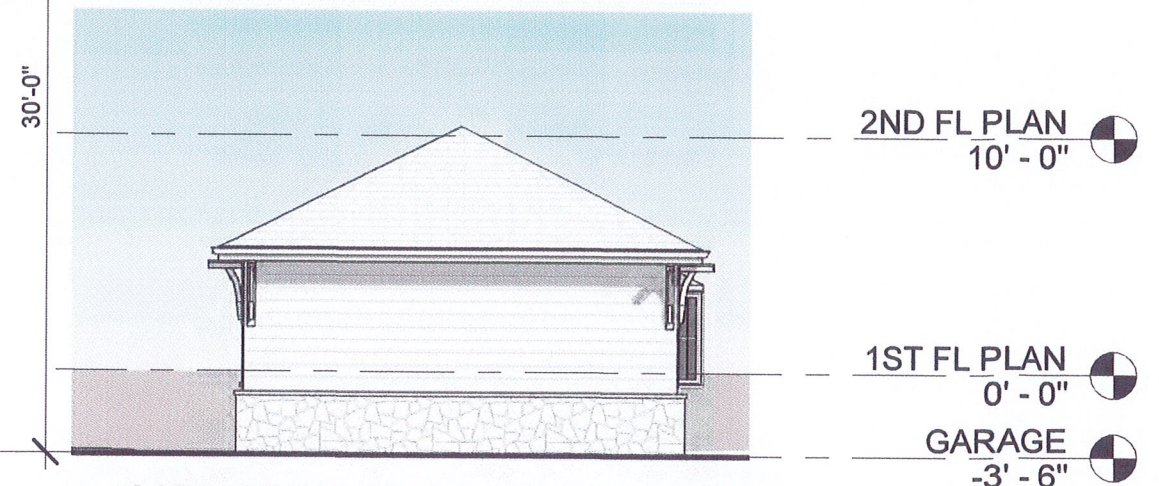
GARAGE
-3' - 6"

NEW ADDITION
- ASPHALT SHINGLES
- PVC PANELS & TRIM
- PAINTED WOOD BRACKETS

WOOD RAILINGS

FIELDSTONE VANNER WRAP
AROUND PORCH & ADDITION

④ SOUTH ELEVATION PROPOSED
1/8" = 1'-0"



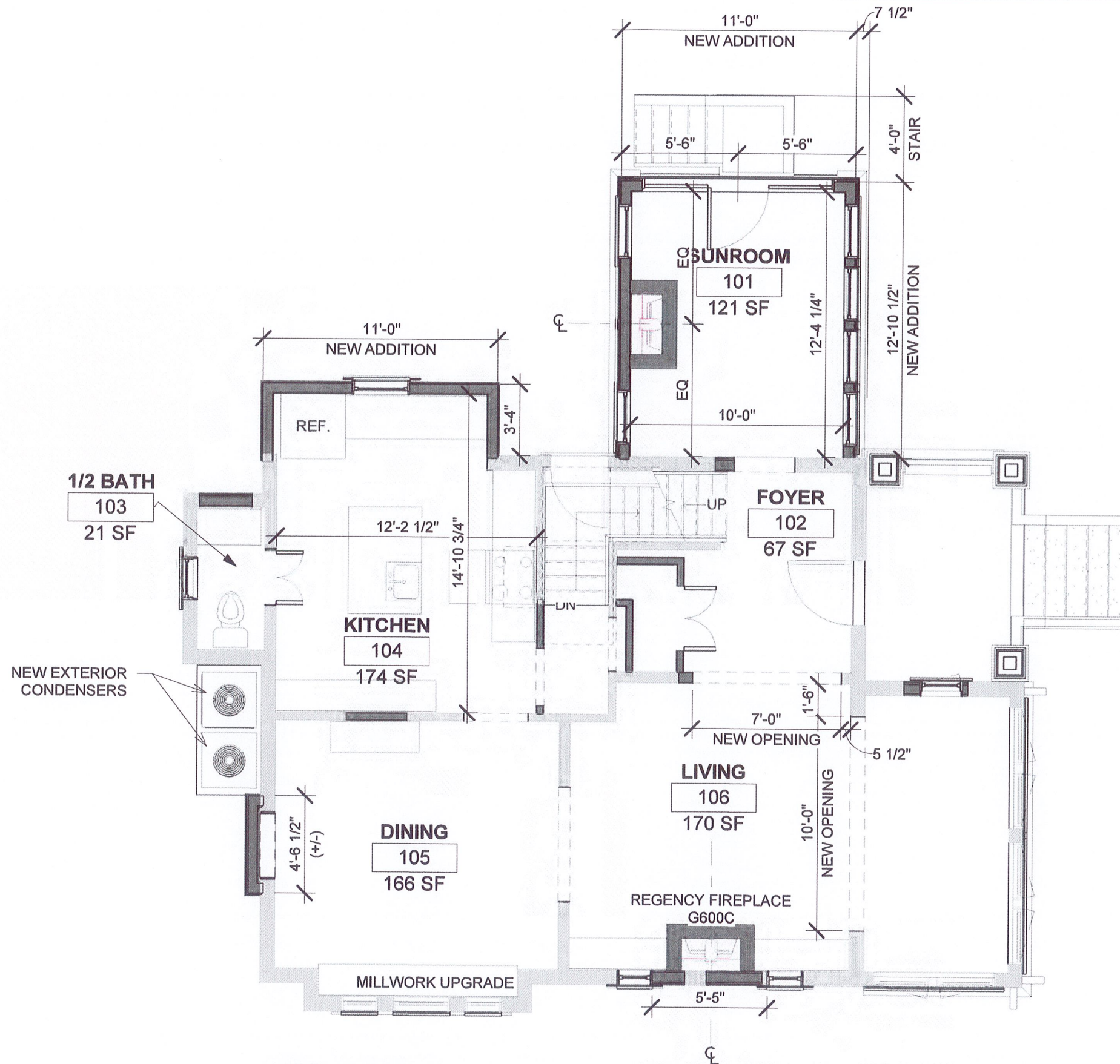
2ND FL PLAN
10' - 0"

1ST FL PLAN
0' - 0"

GARAGE
-3' - 6"

③ COTTAGE SOUTH ELEVATION PROPOSED
1/8" = 1'-0"

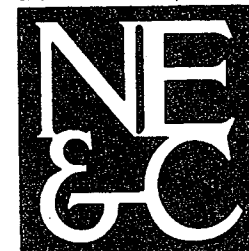
NOT FOR CONSTRUCTION..YET



① 1ST FL PLAN Zoning
 3/16" = 1'-0"

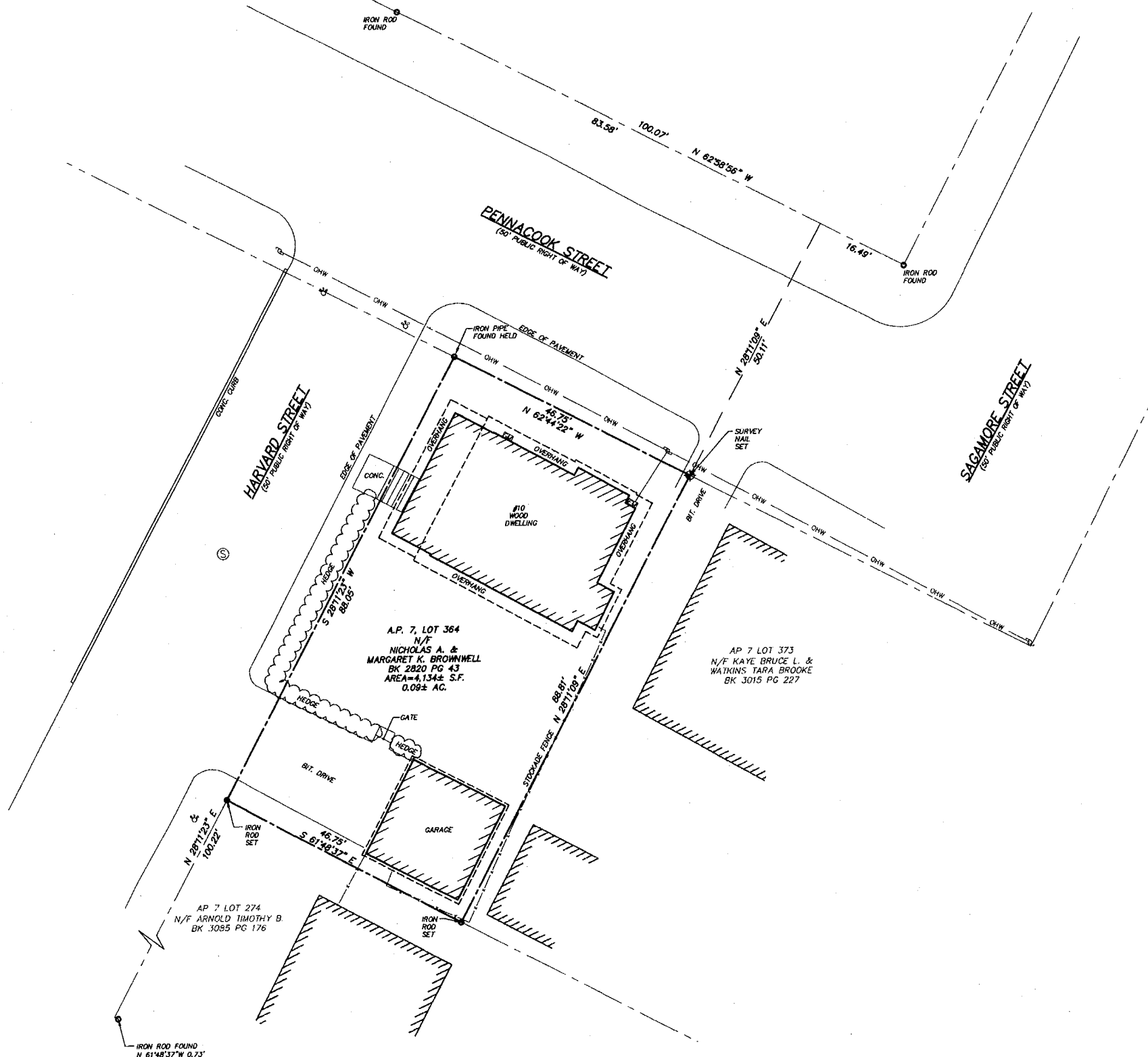
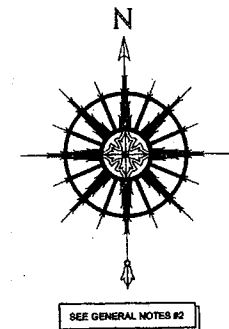


① 2ND FL PLAN PROPOSED zoning
3/16" = 1'-0"



A KNOWLEDGE CORPORATION®

8 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM



No.	Revision	Date	App.
Designed By:	Drawn by: GT/JB	Checked by: SML	
Scale:	1" = 10'	Date:	MARCH 2024
Project Title:			
A.P. 7, LOT 364 10 HARVARD STREET NEWPORT, RHODE ISLAND			
Client/Owner:			
MAUREEN MAROSITS 10 HARVARD STREET NEWPORT, RHODE ISLAND			
Issued for:			
Drawing Title:			
LIMITED CONTENT BOUNDARY SURVEY			
Drawing Number:			
L1			
Sheet 1 of 1			
Project Number:			
24054			
Survey Index:			
14 - 7 - 364			
OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.			

SURVEYOR'S CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.8 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2016, AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY CLASS 1

MEASUREMENT SPECIFICATION:

STATEMENT OF PURPOSE:

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO DETERMINE AND MONUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 7, LOT 364.

SEAN M. LEACH
No. 1907
PROFESSIONAL LAND SURVEYOR
DATE: 03/22/24
COA NO: 4359

GENERAL NOTES:

- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN MARCH 2024
- NORTH ARROW AND BASIS OF BEARINGS BASED ON RTKGNSS OBSERVATION.

- PLAN REFERENCES:**
- PLAN ENTITLED "PLAN OF DEBLOS PARK FRONTING ON BEDLOW AVE, HILLBOK AVE. AND PENNACOOK ST., NEWPORT, RI. C.R.L.V.N.C.H., C.E. SEPT. 10, 1916. SCALE 1/8" = 40 FT."
 - PLAN ENTITLED "MANTONOMA PARK, NEWPORT, RI. SCALE 1" = 50' R.L. EASTON & SON C.E. NEWPORT, RI., OCTOBER 16, 1916."
 - PLAN ENTITLED "PLAN OF LAND, AP 7 LOT 400, 8 YALE STREET, NEWPORT, RI." BY NORTHEAST ENGINEERS & CONSULTANTS, INC. DATED JANUARY 28, 2013. PROJECT NUMBER: 19000
 - PLAN ENTITLED "PLAN OF LAND, AP 7 LOT 358, 2 YALE STREET, NEWPORT, RI." BY NORTHEAST ENGINEERS & CONSULTANTS, INC. DATED JULY 2015. PROJECT NUMBER: 19079

LEGEND:

	PROPERTY LINE
	ABUTTER'S PROPERTY LINE
	HEDGES
	CHAIN LINK FENCE
	GAS SHUT OFF
	WATER SHUT OFF
	UTILITY POLE
	IRON ROD/PIN
	ELECTRICAL METER
	GAS METER

ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION AT 1-888-344-7233, AND/OR ALL LOCAL UTILITY COMPANIES)

