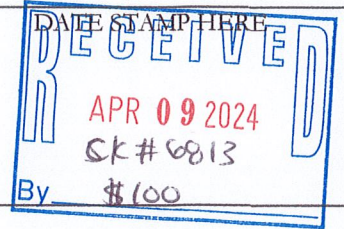




Newport Zoning Application

ZBR 2024 - MAY - 015

(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: 6 Record St

Tax Assessor's Plat: 10 Lot: 007 Zoning District: R10

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

Property Owner: Daniel Herchenroether

Mailing Address: 6 Record St, Newport RI 02840

Email Address: dan@herk-works.com

Phone Number: 401-662-7875

How long have you been the owner of the above premise? 12 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: 57 ft. Lot Area: 4,144 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 1,802 sq. ft.

Total square footage of the footprint of proposed buildings: 1,802 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	4,144	10,000	4,144
Coverage Area (sq. ft)	1,802	1,310	1,802
Lot Coverage (%)	43.5%	31.6%	43.5%
Dwelling Units	1	1	1
Parking (# of spaces)	1	1	1
Front Setback (ft.)	.73'	6.23'	.73'
Side Setbacks (ft.)	2.41	4.15	2.41
Rear Setback (ft.)			
Height (ft.)	37'-6"	30'	32'-9"



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

This is a previously approved application, with no modifications to the application. The applicant missed the 1 year window and is resubmitting to request the same zoning relief that was granted in February of 2023.

Proposed work includes the following:

1. A 2nd floor Laundry room addition, that fits within all of the setbacks, and does not increase the existing lot coverage. There is a small section of roof that was included on the previous application. It was removed on this application, as it was deemed that any overhang less than 36" does not count towards lot coverage.
2. A Third floor shed dormer addition that is 8'-4" wide x 8'-9" deep. This addition is within all setbacks and does not increase the lot coverage. It is however 2'-9" above the height limit. The existing ridge line of the house is 37'-6" in height, whereas the proposed

We are requesting a waiver from any storm water runoff calculations as there is no change to the lot coverage.

We are requesting a waiver for a site survey, as we do not need to take advantage of any modified setback requirements. This is also previously approved application, with no modifications.

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 17.20.060 R-10 Building Height Requirements
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 height variance. The purpose of the 70 SF dormer is to expand the attic storage area. While the proposed height of 32'-9" is above the 30' height limit, it is still 4'-9" below the main 3rd floor roof ridge line (37'-6"). Do to the existing height of the 3rd floor, any dormer of any size would require zoning height relief. This dormer provides the minimum 7' code required head room as stated in the RI Residential Building Code.

As the proposed 3d views show, there is a very small change to the overall massing and scale of the house. Both additions are very modest in size with the purpose of providing a growing family of 5 people a laundry closet and storage space. The existing basement is not conducive to any storage due to high humidity levels, therefore leaving the 3rd floor the only space for storage. 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.



Applicant Signature

4/8/2024

Date



Owner Signature

4/8/2024

Date

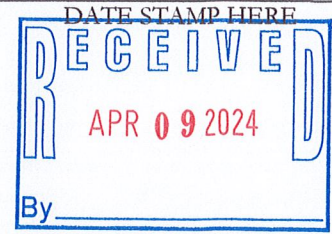


Newport Zoning Application Submittal Requirements

ZBR 2024 - MAY - 015

- 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



04/09/2024

6 Record St zoning waivers

A.

We are requesting a waiver for a site survey, as we do not need to take advantage of any modified setback requirements. This is also a previously approved application with no modifications.

E.

We are requesting a waiver from a stormwater management plan as there is no change to the lot coverage. This is also a previously approved application with no modifications.

F.

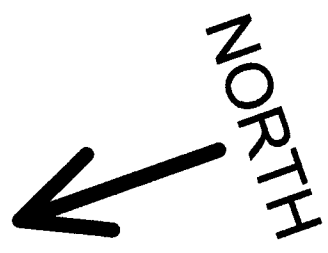
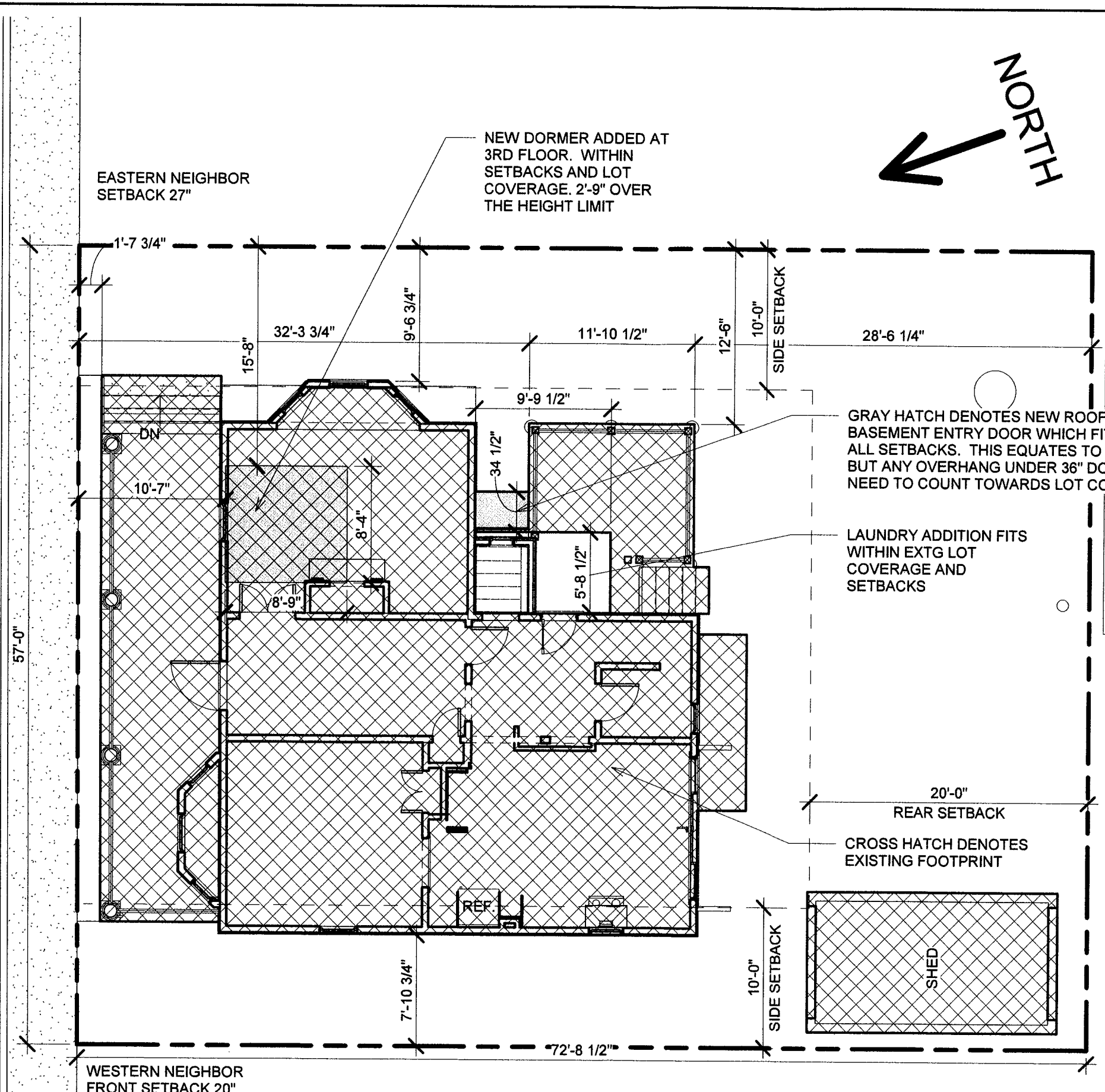
We are requesting a waiver from Landscape plan as there is no change to the lot coverage. This is also a previously approved application with no modifications.

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

RECORD ST



PLAT 10 LOT 07	
ZONE	R10
LOT SIZE=	4144 SF
EXISTING FOOTPRINT =	1622 SF
EXISTING SHED=	180 SF
EXISTING FOOTPRINT =	1802 SF
PROPOSED FOOTPRINT=	1802 SF
MAX LOT COVERAGE=	31.6%
EXISTING LOT COVERAGE =	43.5%
PROPOSED LOT COVERAGE=	43.5%

① ZONING SITE PLAN
1/8" = 1'-0"

6 RECORD ST

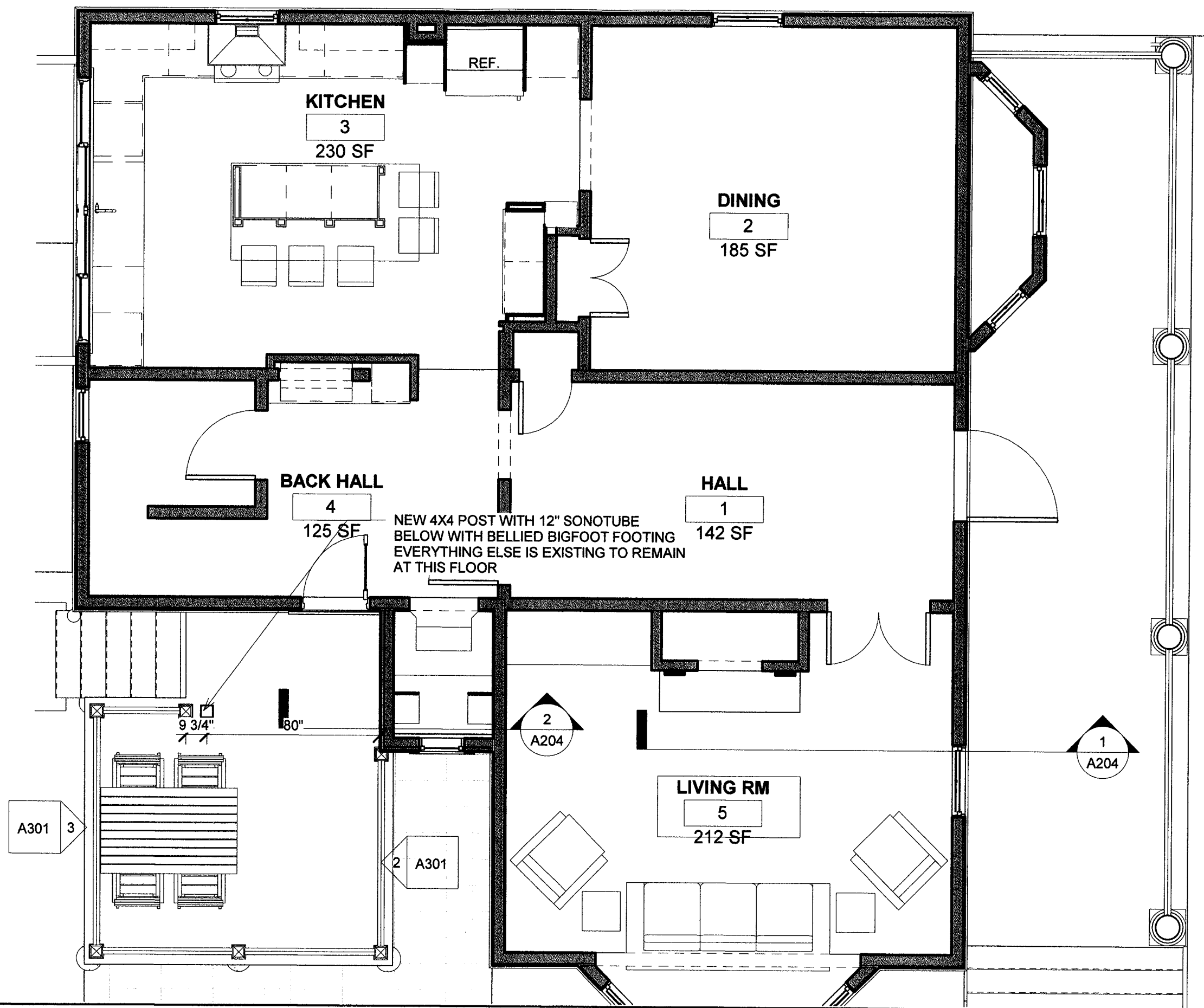
NEWPORT, RI

DESCRIPTION: SITE PLAN

SCALE: 1/8" = 1'-0"

12/21/2022

A100



6 RECORD ST

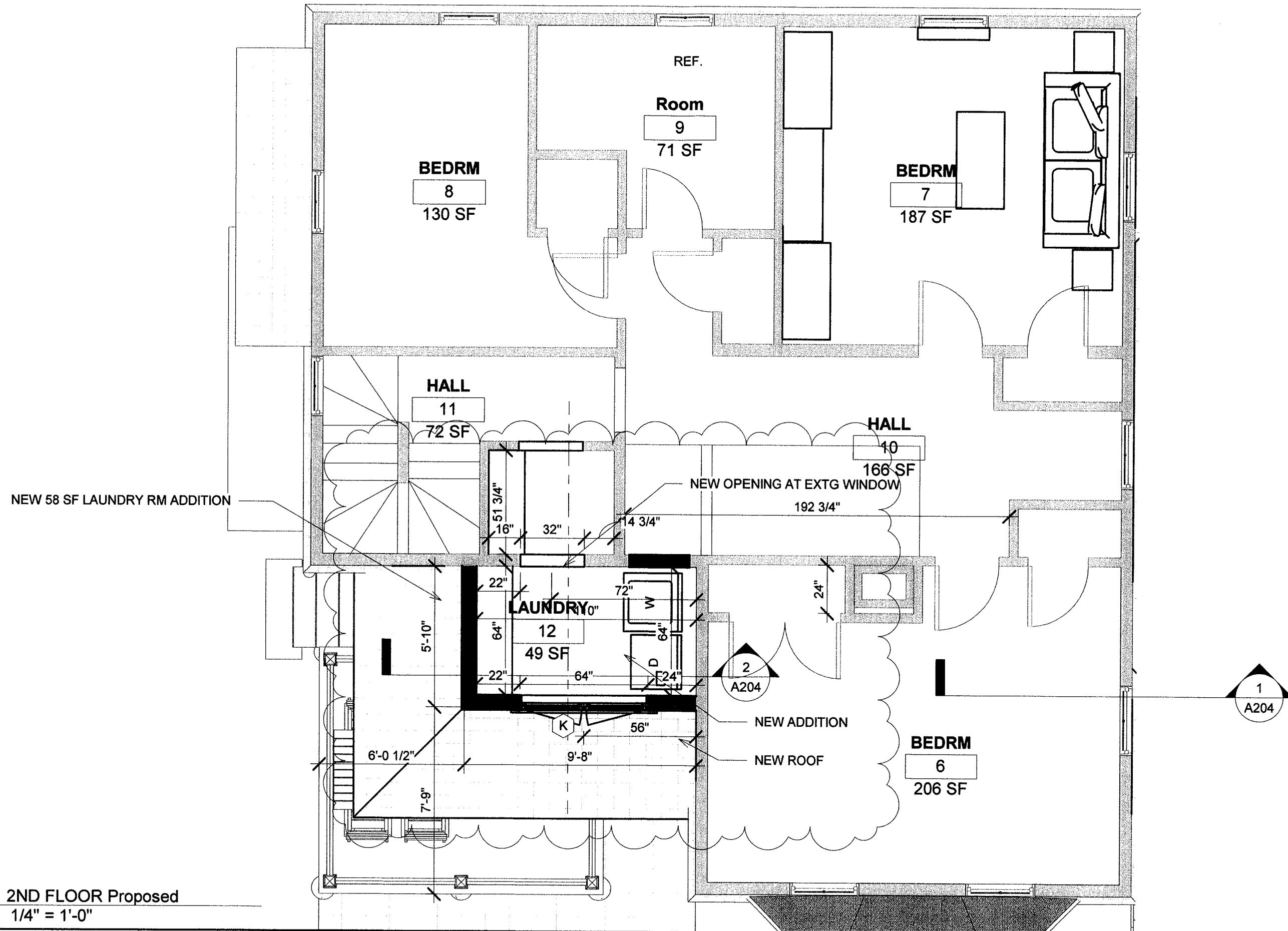
NEWPORT, RI

DESCRIPTION: 1ST FL PLAN PROPOSED

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

12/21/2022

A111



1 2ND FLOOR Proposed
 1/4" = 1'-0"

6 RECORD ST

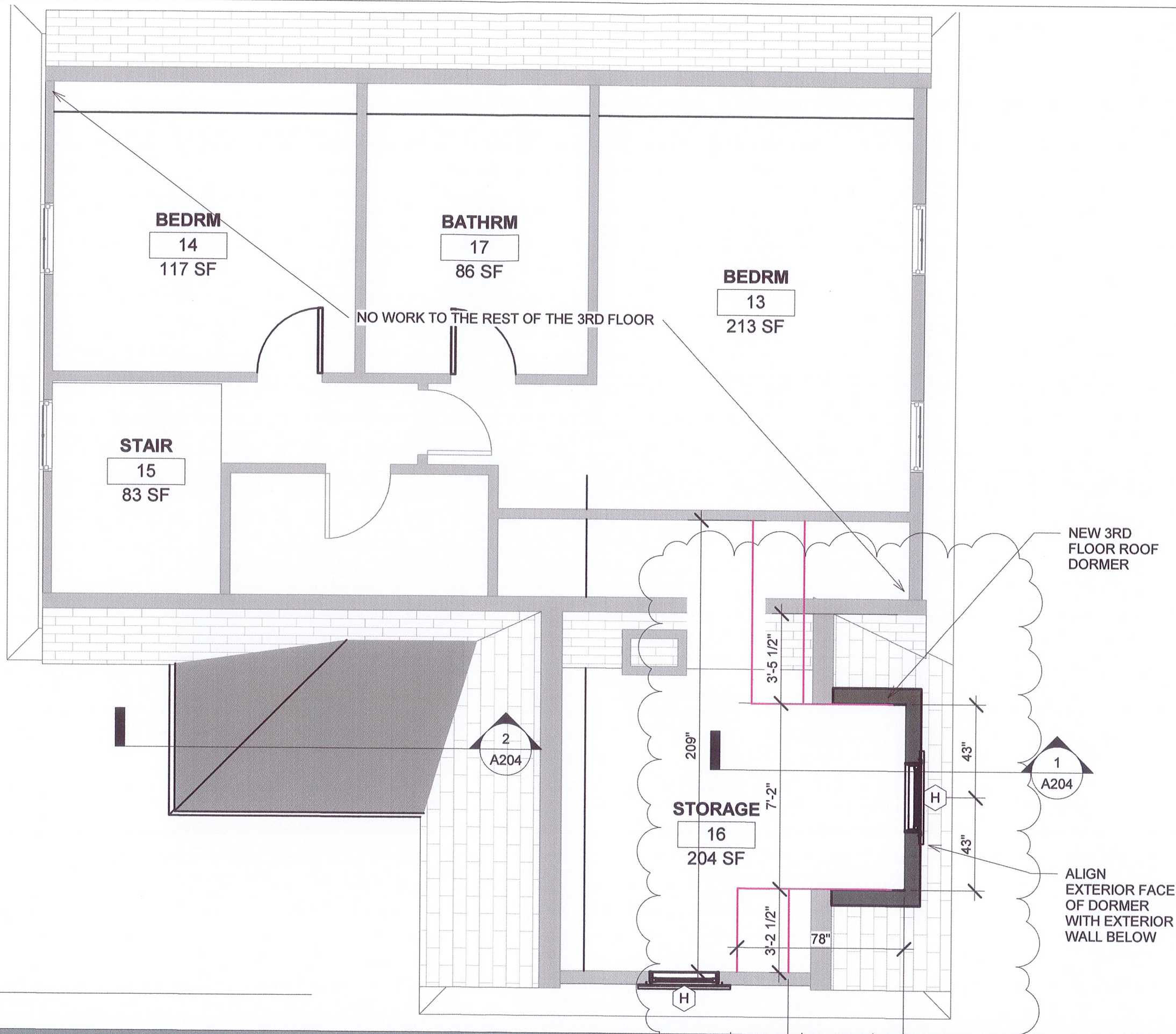
NEWPORT, RI

DESCRIPTION: 2ND FL PLAN PROPOSED

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

12/21/2022

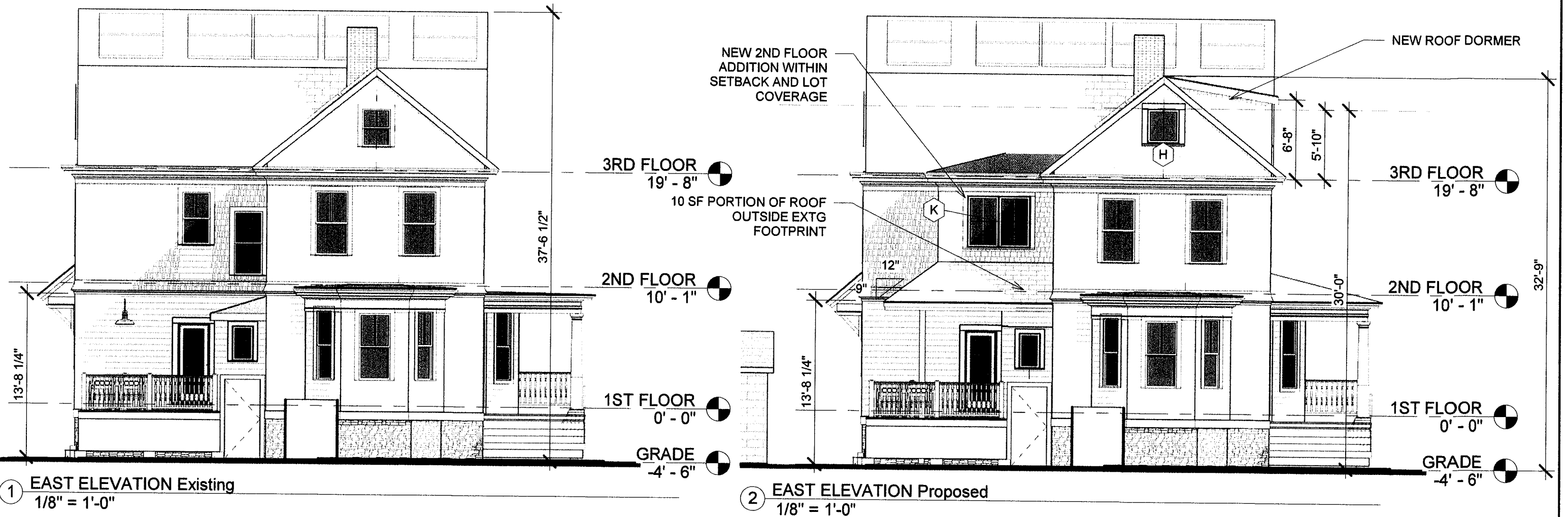
A122



1 3RD FLOOR Proposed
1/4" = 1'-0"

Window Schedule

Type Mark	Level	Width	Height	Sill Height	Type	Description	Comments
H	3RD FLOOR	2' - 8"	2' - 11"	2' - 9"	PELLA 3235	4836 AWNG	
H	3RD FLOOR	2' - 8"	2' - 11"	2' - 9"	PELLA 3235	4836 AWNG	
K	2ND FLOOR	5' - 4"	4' - 4"	3' - 8"	CUCA3648	3648 CSMT	



6 RECORD ST

NEWPORT, RI

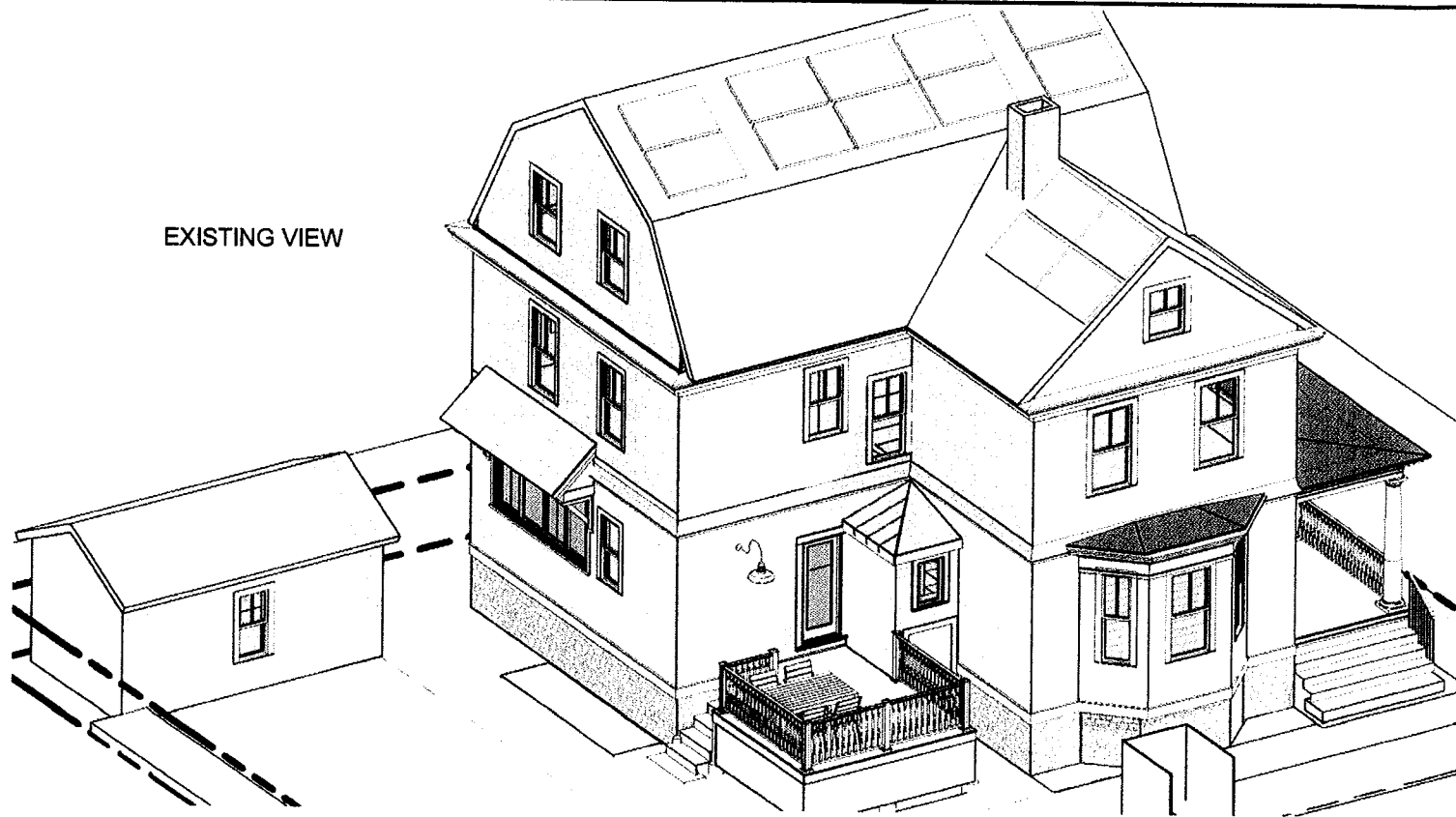
DESCRIPTION: SIDE ELEVATION

SCALE: 1/8" = 1'-0"

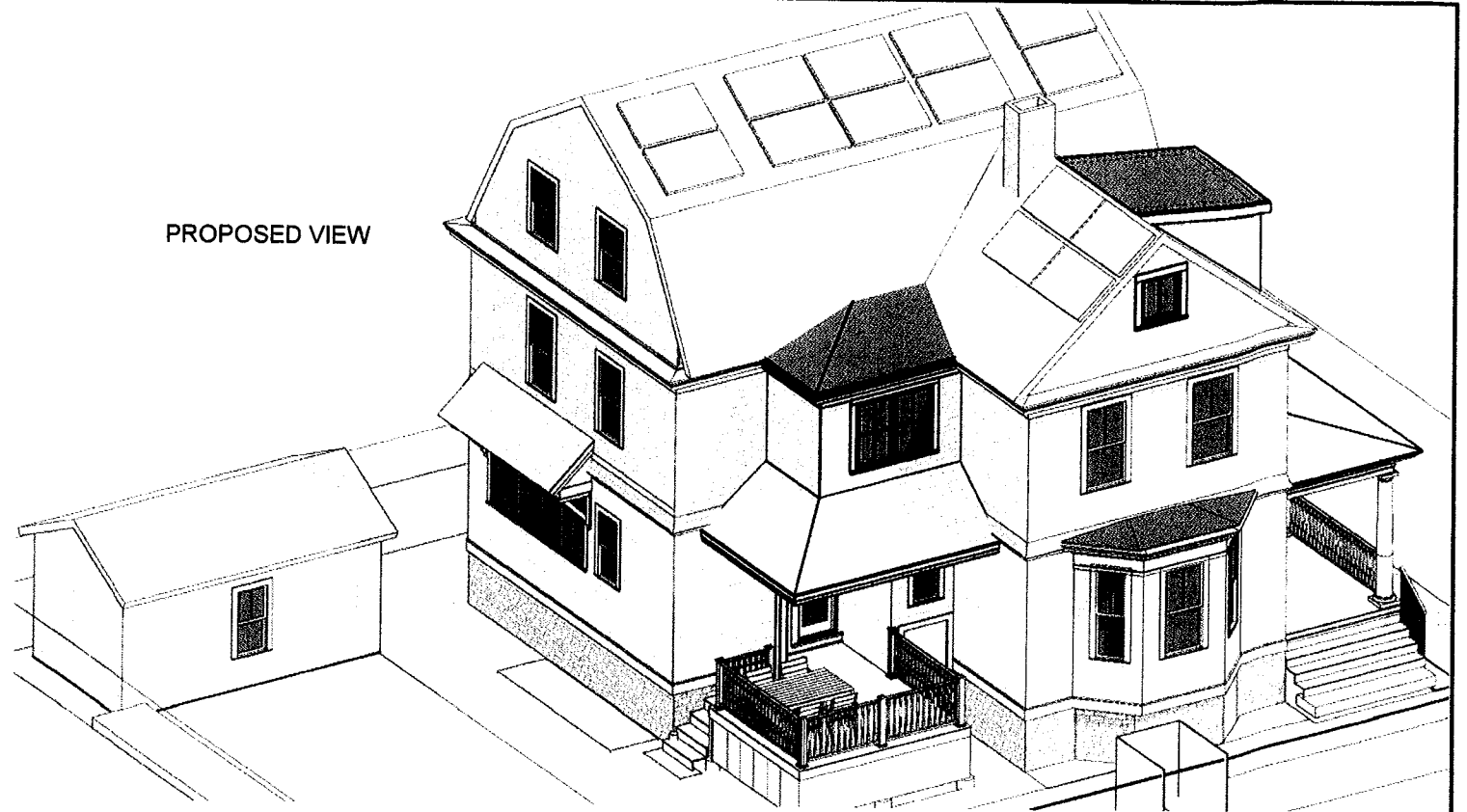
12/21/2022

A201

EXISTING VIEW



PROPOSED VIEW



ATTIC VENT
BORAL 1X3's installed on an
angle with Screen behind.



① SOUTH ELEVATION Existing
1/8" = 1'-0"



② SOUTH ELEVATION Proposed
1/8" = 1'-0"

6 RECORD ST

NEWPORT, RI

DESCRIPTION: REAR ELEVATION

SCALE: 1/8" = 1'-0"

12/21/2022

A202



4 FRONT VIEW EXISTING



3 FRONT VIEW PROPOSED



2 NORTH ELEVATION Existing
1/8" = 1'-0"



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

6 RECORD ST

NEWPORT, RI

DESCRIPTION: FRONT ELEVATION

SCALE: 1/8" = 1'-0"

12/21/2022

A203