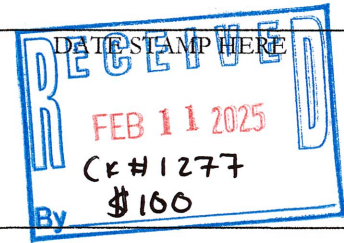




Newport Zoning Application

ZBR 2025 - MAR - 005

(This box for staff use only)



Date: 02/05/2025

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: 131 Ruggles Ave

Tax Assessor's Plat: 40 Lot: 406 Zoning District: R-10A

☐ Special Use Permit (Non-Conforming Alteration) ☒ Regulatory (Dimensional) Variance

☐ Special Use Permit (New Use) ☐ Use Variance ☐ Modification

Property Owner: Raleigh Brennan & Meg Loftus Brennan

Mailing Address: 131 Ruggles Ave

Email Address: raleighbrennan@yahoo.com

Phone Number: 401-855-5284

How long have you been the owner of the above premise? 15 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: 71 ft. Lot Area: 10,018 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 1,943 sq. ft.

Total square footage of the footprint of proposed buildings: 2,424 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	10,018	10000	10,018
Coverage Area (sq. ft.)	1,943	2,003	2,424
Lot Coverage (%)	(20.1%)	(20%)	(24.2%)
Dwelling Units	1	1	1
Parking (# of spaces)	4	2	4
Front Setback (ft.)	39'-5 3/4"	15	39'-5 3/4"
Side Setbacks (ft.)	4'-7 1/2"	10	1 (to porch)
Rear Setback (ft.)	30'-10 1/2"	20	22'-5"
Height (ft.)	27'-2"	30	27'-2"



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

To build a small addition to accommodate Raleigh's father, Robert E. Brennan, to be able to live with them. A current Middletown resident, retired Newport firefighter, Air Force veteran, and lifelong Newport County resident., Robert has been a highly active man for the duration of his life but has encountered health issues as he has entered his eighth decade. Living next to his immediate family at this point in his life would allow them to help him live more comfortably.

In addition, the city-owned property adjacent to the Brennans' (in between A.P. 40 Lot 406 and A.P. 40 Lot 409), is land that Raleigh and his family have maintained since the 1960s (when Raleigh's grandparents, Richard and Pauline White, initially purchased the property at 131 Ruggles Avenue). As Raleigh continues to maintain this area of land today, the Brennans are asking the City of Newport to please take this into consideration with this application and the proximity of where the potential addition can/will exist.



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 hardship is the result of the location of the existing house that was not built by the current owner. The setback hardship has been caused by an unused adjacent city property that has been maintained for many years by Raleigh and his family. The granting of this variance will not alter the general character of the neighborhood as small rear additions are common. The side setback variance is not detrimental to the use or maintenance of the property as the lot next door is not a viable lot for a home to be constructed even if the city wanted to abandon it.



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

Raleigh Brennan

Date

2/10/25

Owner Signature

Raleigh Brennan

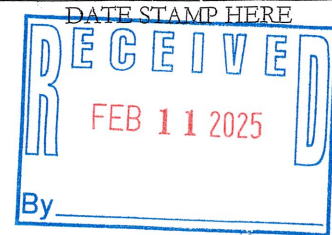
Date

2/10/25



Newport Zoning Application Submittal Requirements

ZBR 2025 - MAR - 005



- ☐ 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. <input checked="" type="checkbox"/> Class I Site Survey | E. <input type="checkbox"/> Stormwater Management Plan |
| B. <input checked="" type="checkbox"/> Proposed Site Plan | F. <input type="checkbox"/> Landscape Plan |
| C. <input type="checkbox"/> Lot Coverage Diagram | G. <input checked="" type="checkbox"/> Building Elevations |
| D. <input type="checkbox"/> Floor Plans | H. <input type="checkbox"/> Change of Use |

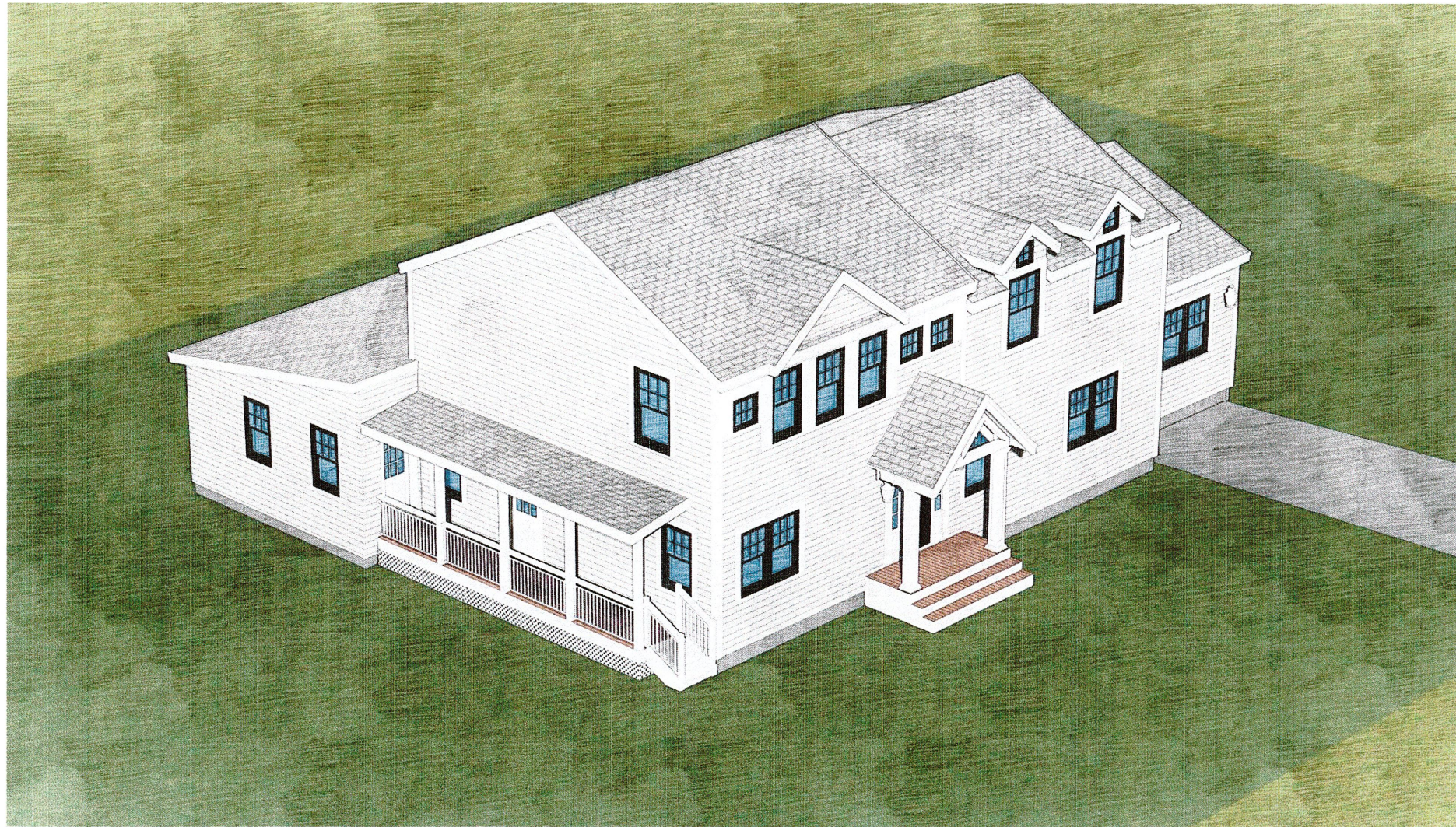
Section 3 – Supporting Documents, Studies, Graphics, and Depictions – Page 8 of the Guide May be required for certain Development Projects

- | | |
|--|---|
| A. <input checked="" type="checkbox"/> Site Photographs | D. <input type="checkbox"/> Parking Survey |
| B. <input checked="" type="checkbox"/> Photo Simulations | E. <input type="checkbox"/> Traffic Impact Analysis |
| C. <input type="checkbox"/> Structural Evaluation | |

BRENNAN RESIDENCE

ZONING APPLICATION

FEBRUARY 05, 2025



Sheet List	
Sheet Number	Sheet Name
A-00	COVER
A-050	SITE PLAN
A-100	FIRST FLOOR PLAN
A-110	ROOF PLAN
A-200	3-D VIEWS
A-300	ELEVATIONS

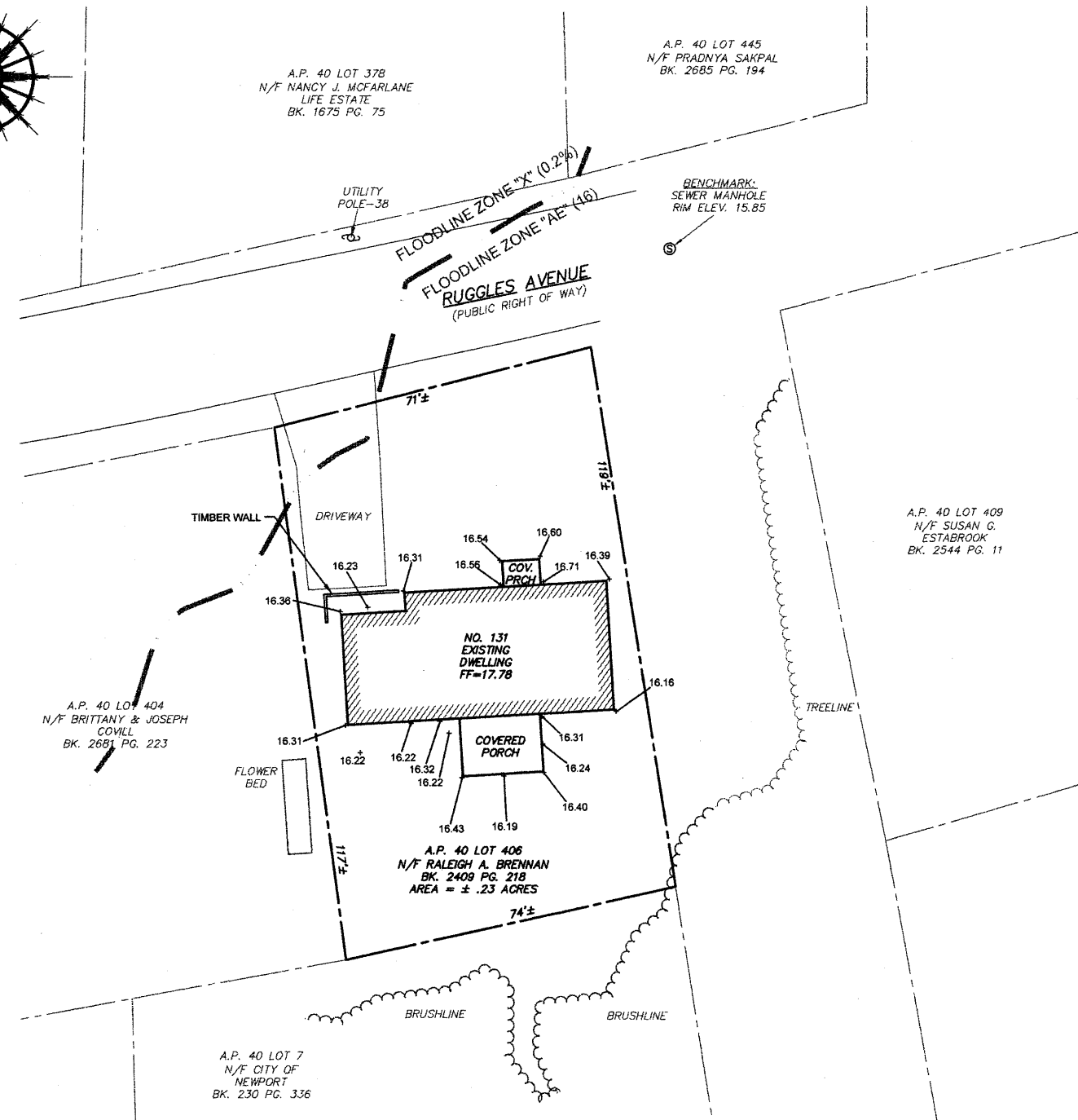


THE BRENNAN RESIDENCE
131 RUGGLES AVE., NEWPORT, RI

COVER

2/11/2025 2:49:13 PM

A-00



1. EXISTING SPOT ELEVATIONS ADJACENT TO RESIDENCE ARE THE RESULT OF GROUND SURVEYS PERFORMED BY NE&C IN AUGUST OF 2019.
2. PROPERTY LINES SHOWN SCALED FROM TAX ASSESSOR'S PLAT MAP.
3. ELEVATION DATA PROVIDED IN NAV88 DATUM.
4. NORTH ARROW SCALED FROM TAX MAP.
5. STRUCTURE IS LOCATED IN A FEMA "AE" FLOOD ZONE PER FIRM 44005C0183J, EFFECTIVE 9/4/2013. THE BASE FLOOD ELEVATION ASSOCIATED WITH THIS ZONE IS ELEVATION 16.

MARC S. THAYER

No. 1869

PROFESSIONAL
LAND SURVEYOR

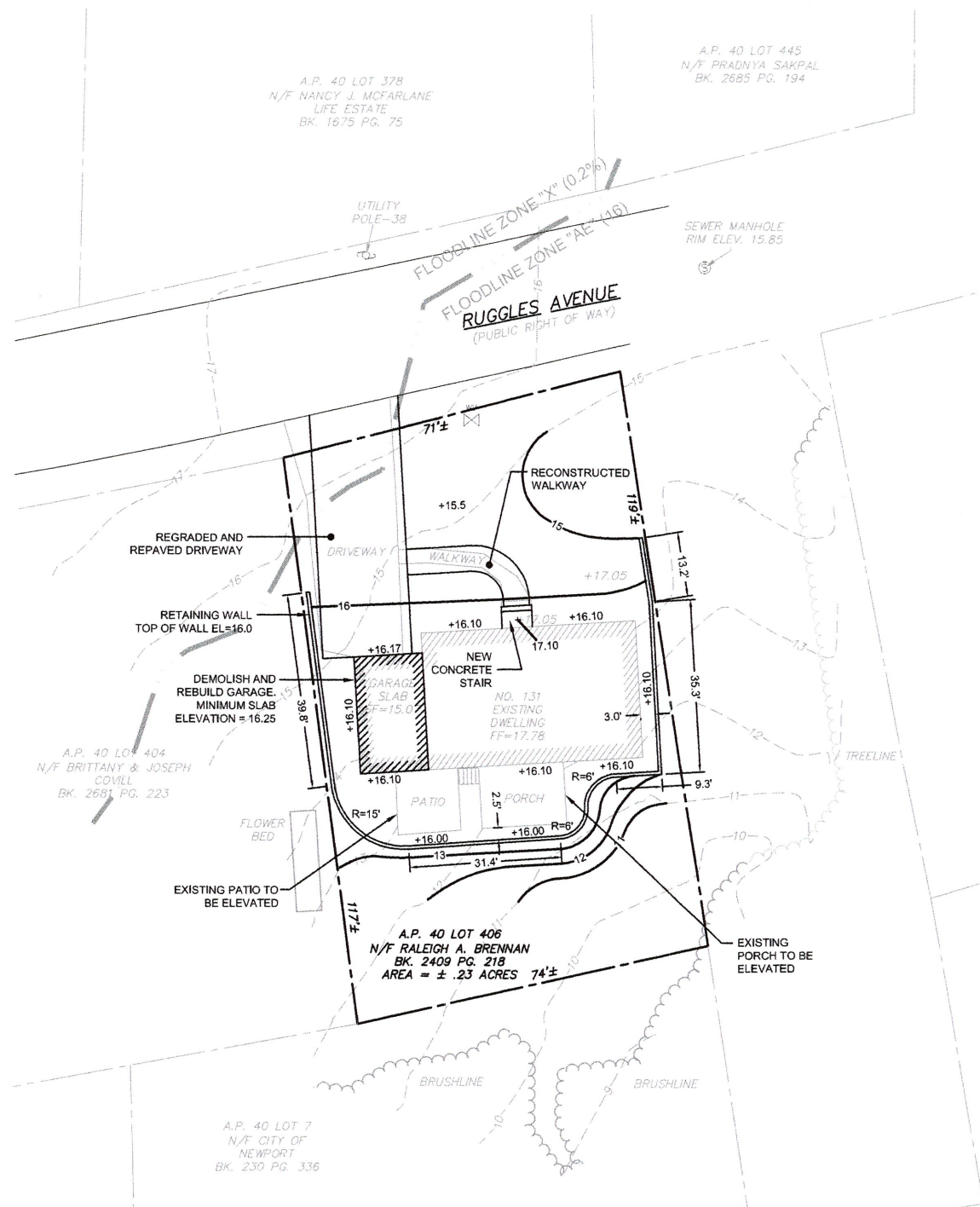
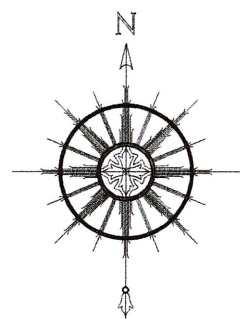
 PROPERTY LINE
 ABUTTER PROPERTY LINE
 FEMA FLOOD LINE
 BRUSH LINE
16.22+ EXISTING SPOT ELEVATION

Age Group	No	Yes	Don't know	No answer	Other
20	~15%	~10%	~15%	~10%	~1%
0	~10%	~15%	~15%	~10%	~1%
10	~5%	~20%	~15%	~10%	~1%
20	~5%	~25%	~15%	~10%	~1%
40	~5%	~30%	~15%	~10%	~1%

(in feet)
inch = 20 feet

VICINITY MAP
NOT TO SCALE

No.	Revision			Date	App.
Designed By:		Drawn by:	JJR	Checked by:	GES
Scale:		1"=20'	Date:	21AUG2019	
Project Title:					
A.P. 40 LOT 406 131 RUGGLES AVENUE NEWPORT RHODE ISLAND					
Client/Owner:					
RALEIGH & MEG BRENNAN 131 RUGGLES AVENUE NEWPORT, RI 02840					
Drawing Title:					
AS-BUILT ELEVATIONS					
			Drawing Number:		
			C-1		
			Sheet 1 of 1		
			Project Number:		
			18127.0		
			Survey Index:		
			13 - 40 - 406		
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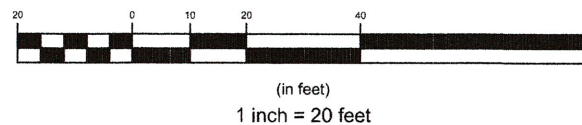
NOTES:

1. EXISTING CONDITIONS SHOWN ARE THE RESULT OF A GROUND SURVEY PERFORMED BY NE&C ON JUNE 29, 2018.
2. PROPERTY LINES SHOWN SCALED FROM TAX ASSESSOR'S PLAT MAP.
3. ELEVATION DATA PROVIDED IN NAV88 DATUM.
4. NORTH ARROW SCALED FROM TAX MAP.
5. STRUCTURE IS LOCATED IN A FEMA "AE" FLOOD ZONE PER FIRM 44005C0183J, EFFECTIVE 9/4/2013. THE BASE FLOOD ELEVATION ASSOCIATED WITH THIS ZONE IS ELEVATION 16.

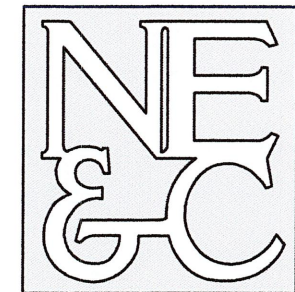
LEGEND

- PROPERTY LINE
- ABUTTER PROPERTY LINE
- TOPOGRAPHIC CONTOUR
- FEMA FLOOD LINE
- BRUSH LINE
- PROPOSED TOPOGRAPHIC CONTOUR
- PROPOSED SPOT ELEVATION

GRAPHIC SCALE



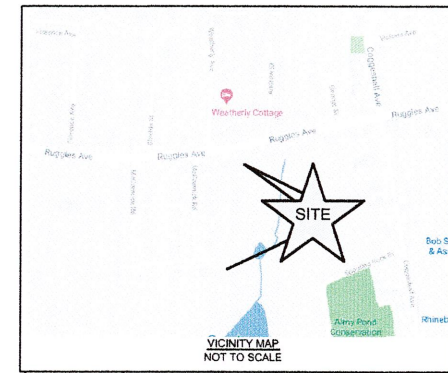
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& CONSULTANTS, INC.**



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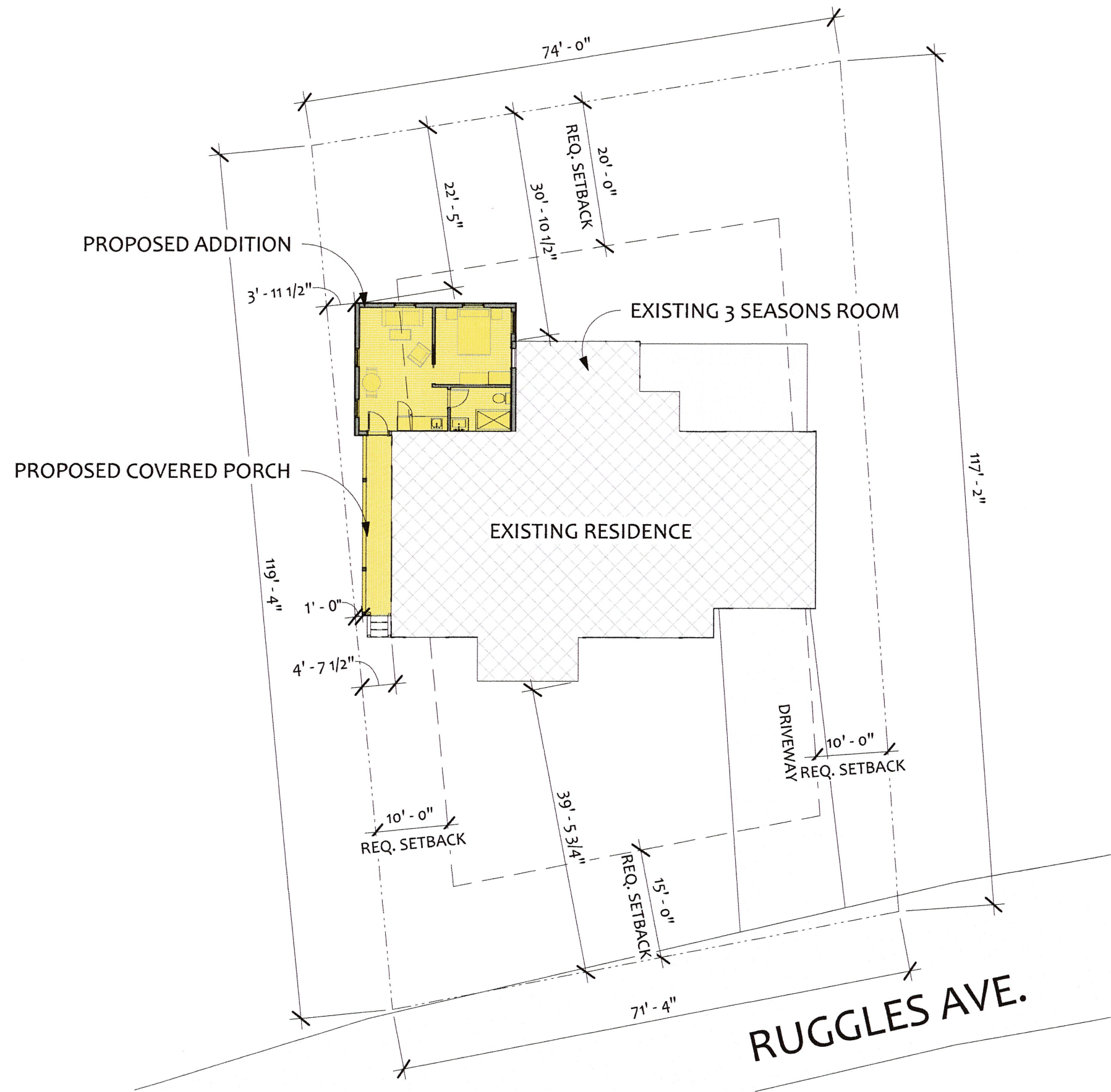


No.	Revision	Date	App.
Designed By:	Drawn by: JJR	Checked by: GES	
Scale:	1"=20'	Date:	20SEP18
Project Title:			
A.P. 40 LOT 406 131 RUGGLES AVENUE NEWPORT RHODE ISLAND			
Client/Owner:			
RALEIGH AND MEG BRENNAN 131 RUGGLES AVENUE NEWPORT, RHODE ISLAND			
Drawing Title:			
PROPOSED SITE PLAN			
Drawing Number:		C-1	
Sheet		1 of 1	
Project Number:		18127.0	
Survey Index:		13 - 40 - 406	
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ZONING INFO:	
ZONE:	R10A
MAX LOT COVERAGE:	20%

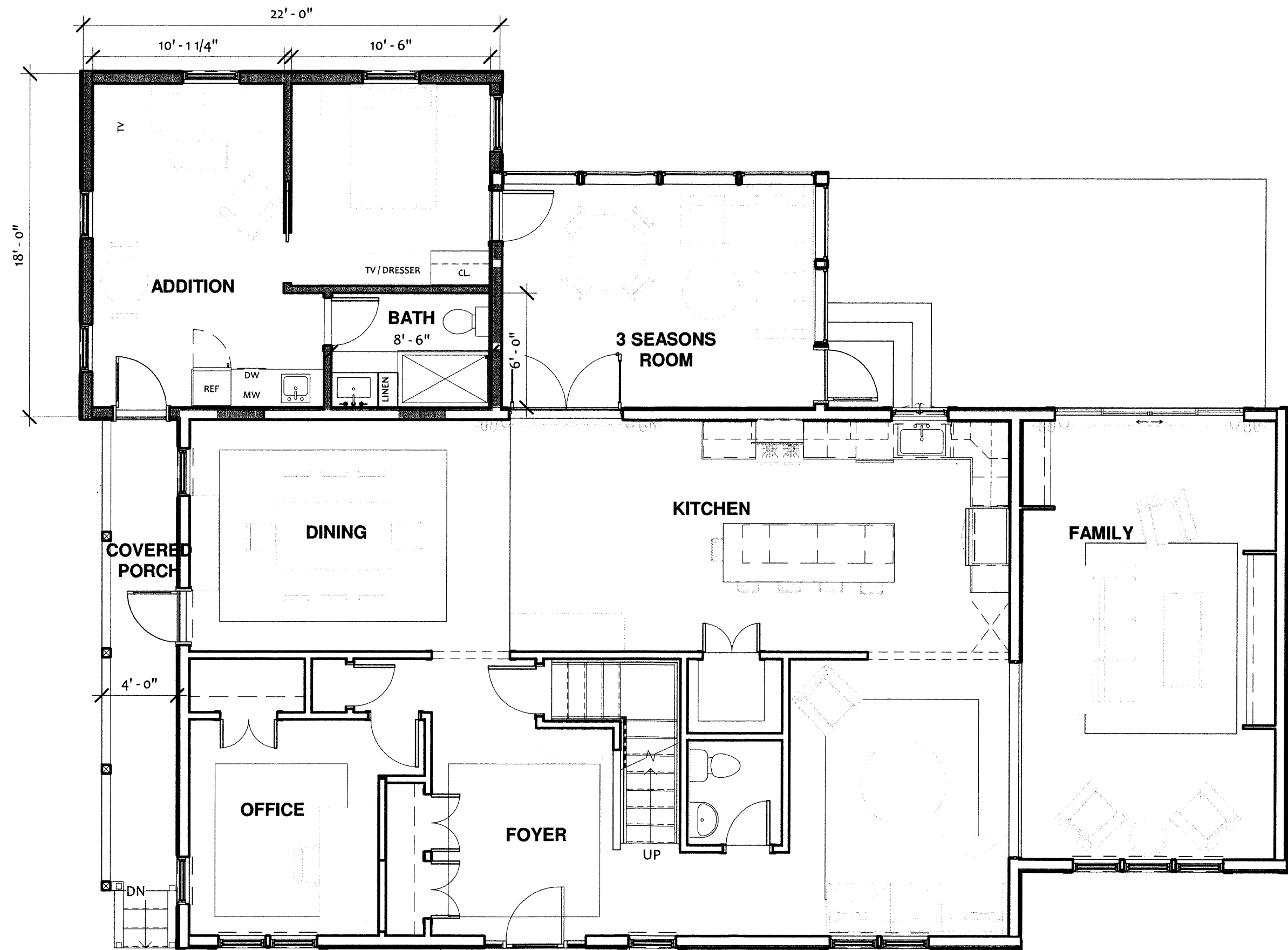
LOT INFO:	
EXISTING LOT SIZE:	10,018 SF
EXISTING FOOTPRINT:	1,943 SF
EXISTING COVERAGE:	20.1%
ADDITION FOOTPRINT:	+481sf
TOTAL PROPOSED FOOTPRINT:	2,424sf
	24.2%

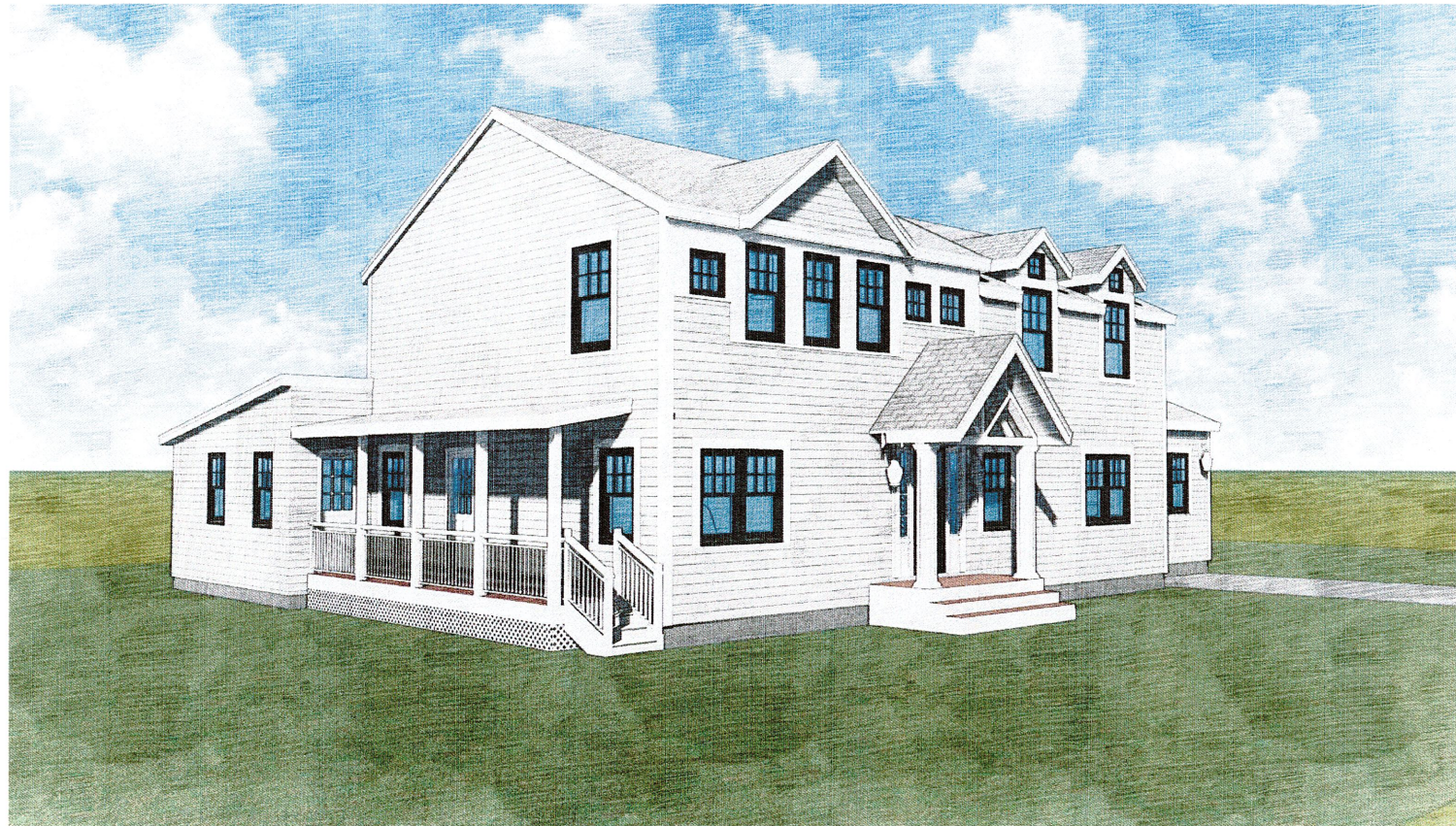
* DIMENSIONS BASED OFF
NORTHEAST ENGINEERS SURVEY
FROM 2018.



1 SITE PLAN
1/16" = 1'-0"







THE BRENNAN RESIDENCE
131 RUGGLES AVE., NEWPORT, RI

3-D VIEWS

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A-200



① PROPOSED FRONT ELEVATION
1/8" = 1'-0"



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



② PROPOSED REAR ELEVATION
1/8" = 1'-0"



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