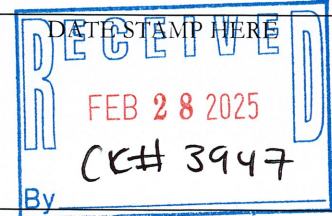




Newport Zoning Application

ZBR 2025 - APR - 002

(This box for staff use only)



Date: 2/27/25

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: 183 Gibbs Avenue

Tax Assessor's Plat: 20 Lot: 149 Zoning District: R-10A

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

Property Owner: Scott & Cheryl Langford

Mailing Address: 183 Gibbs Avenue

Email Address: cheryllangfordartist@gmail.com

Phone Number: 508-344-1868

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: 50' ft. Lot Area: 5,820 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 1,671 sq. ft.

Total square footage of the footprint of proposed buildings: 1,902 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	5,820		
Coverage Area (sq. ft)	1,671	1,653	1902
Lot Coverage (%)	28.7	28.4	32.7
Dwelling Units	1	1	1
Parking (# of spaces)			
Front Setback (ft.)	1.4	0	1.4
Side Setbacks (ft.)	4.4	3	4.4
Rear Setback (ft.)	3.8	5	3.8
Height (ft.)	14	26'	23'5"



Newport Zoning Application

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

Present use of Premise: Residential

Proposed use of Premise: Residential

Summary of Proposed Alterations

Proposing a second story addition to an existing garage and increasing the foot print 260 sqft. The second story will be used as an art studio and storage. The addition will make the current structure more functional. All of the proposed footprint expansions will be within the dimensional setbacks. The current garage does not meet the dimensional requirements in the rear and was conforming at the time of construction.

The Application will require dimensional relief from the rear yard setback. The required is 5' and the proposed is 3.8' for the second floor addition. 1.2' of relief is required

The Application will require dimensional relief from the Lot Coverage requirement . The maximum is 28.4% of the lot area and the proposed is 32.7%. The amount of relief needed is 4.3%



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)

17.108.020.C.2. That the hardship is not the result of any prior action of the applicant because the existing structure was constructed before the dimensional requirements were established.

17.108.020.C.3. That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based. This type of structure is consistent with surrounding structure within the neighborhood

b. In granting a dimensional variance, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The structure would have to be demolished completely and the improvements are minimal.



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.

Ang Lyfrel

Applicant Signature

2/27/2025

Date

Ang Lyfrel

Owner Signature

Date 2/27/25



Newport Zoning Application Submittal Requirements

ZBR 2025 - APR - 002

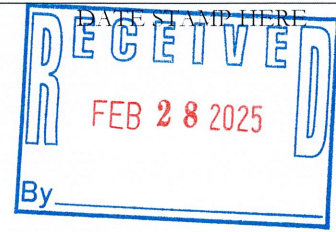
☐ Special Use Permit (new)

☒ 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*

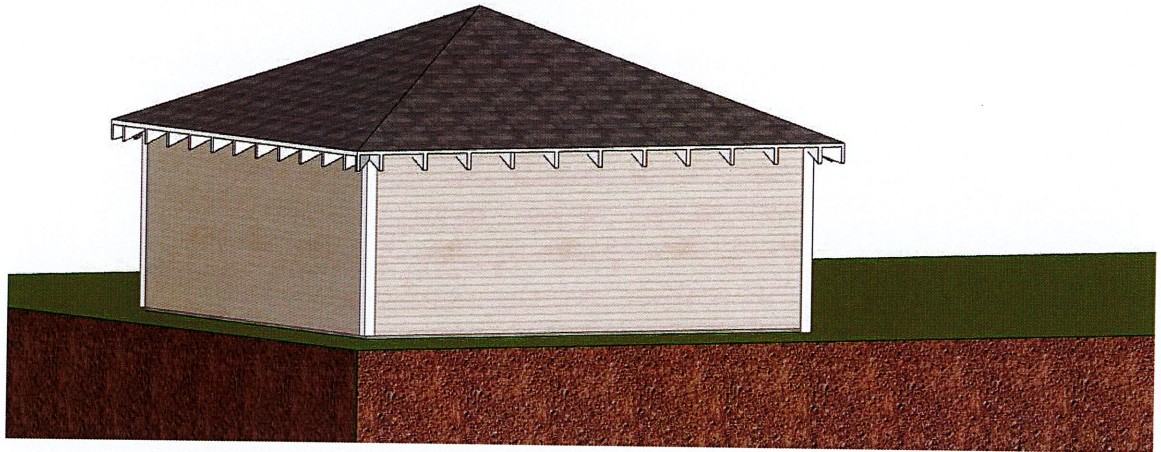
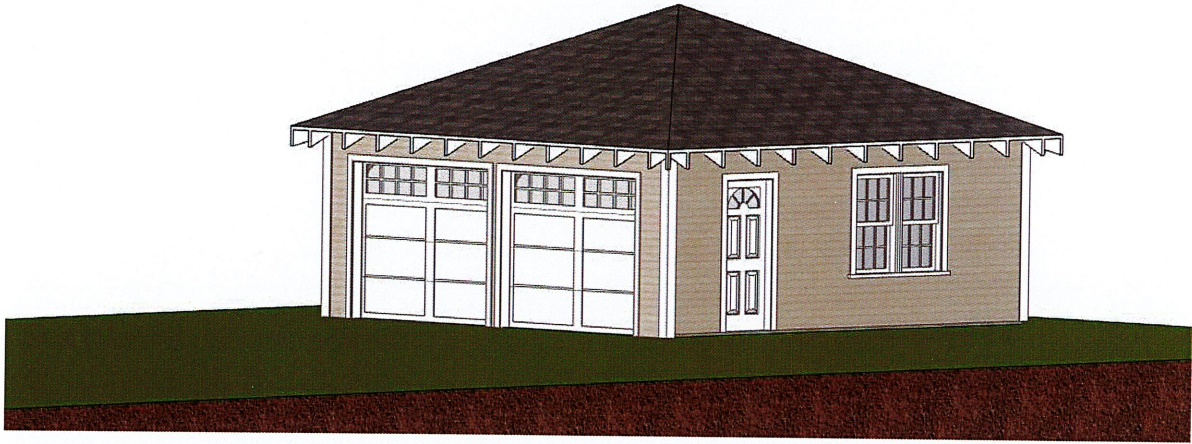
- | | |
|---|--|
| A. <input checked="" type="checkbox"/> Class I Site Survey | E. <input type="checkbox"/> Stormwater Management Plan |
| B. <input checked="" type="checkbox"/> Proposed Site Plan | F. <input type="checkbox"/> Landscape Plan |
| C. <input checked="" type="checkbox"/> Lot Coverage Diagram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

BEFORE



LISA CARLISLE
architect

Lisa Carlisle, AIA
RI Reg. # 2043

Bornes Theater Office Suites
34 Narragansett Avenue, Suite 1
Jamestown, RI 02835
401-560-0850
lcarlisle@LisaCarlisleArchitect.com

Addition & Renovations

Scott & Cheryl Langford
183 Gibbs Avenue
Newport RI

MARK	DATE	DESCRIPTION
LMC	9/5/24	Schematic Design
LMC	10/24/24	Schematic Design revisions
LMC	12/12/24	Schematic Design revisions
LMC	12/12/24	zoning application

AFTER



CONSULTANTS:

PROJECT NO: 0277
DATE: 12/12/2024
DRAWN BY: LMC

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SHEET TITLE
COVER SHEET

PROGRESS PRINTS NOT FOR CONSTRUCTION

Addition & Renovations

Scott & Cheryl Langford
183 Gibbs Avenue
Newport RI

MARK	DATE	DESCRIPTION
LMC	9/5/24	Schematic Design
LMC	10/24/24	Schematic Design revisions
LMC	12/12/24	Schematic Design revisions
LMC	12/12/24	zoning application

CONSULTANTS:

PROJECT NO: 0277

DATE: 12/12/2024

DRAWN BY: LMC

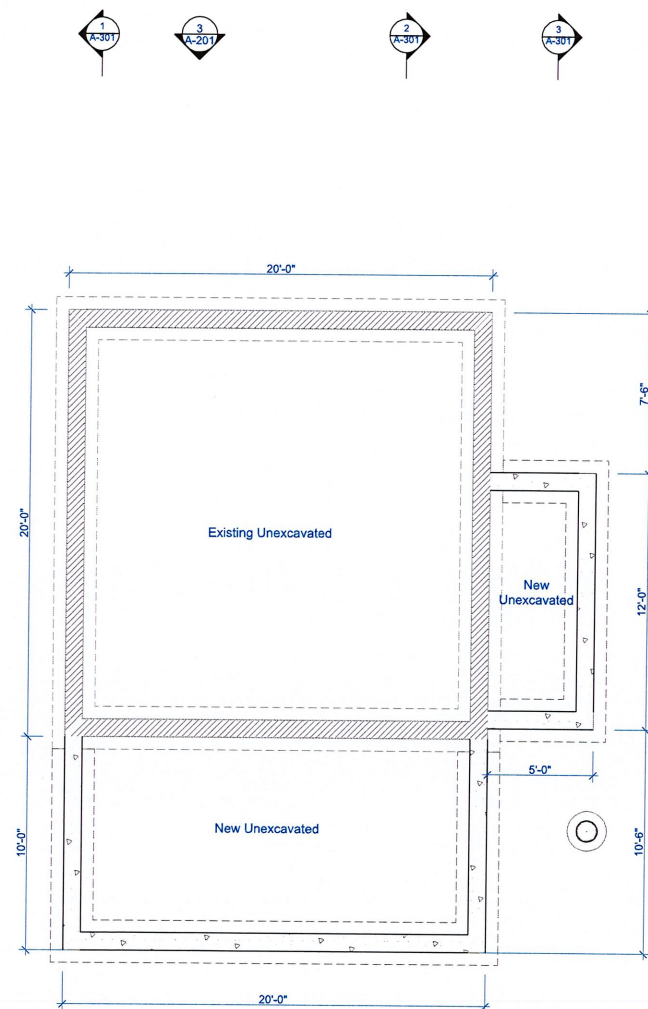
COPYRIGHT

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SHEET TITLE

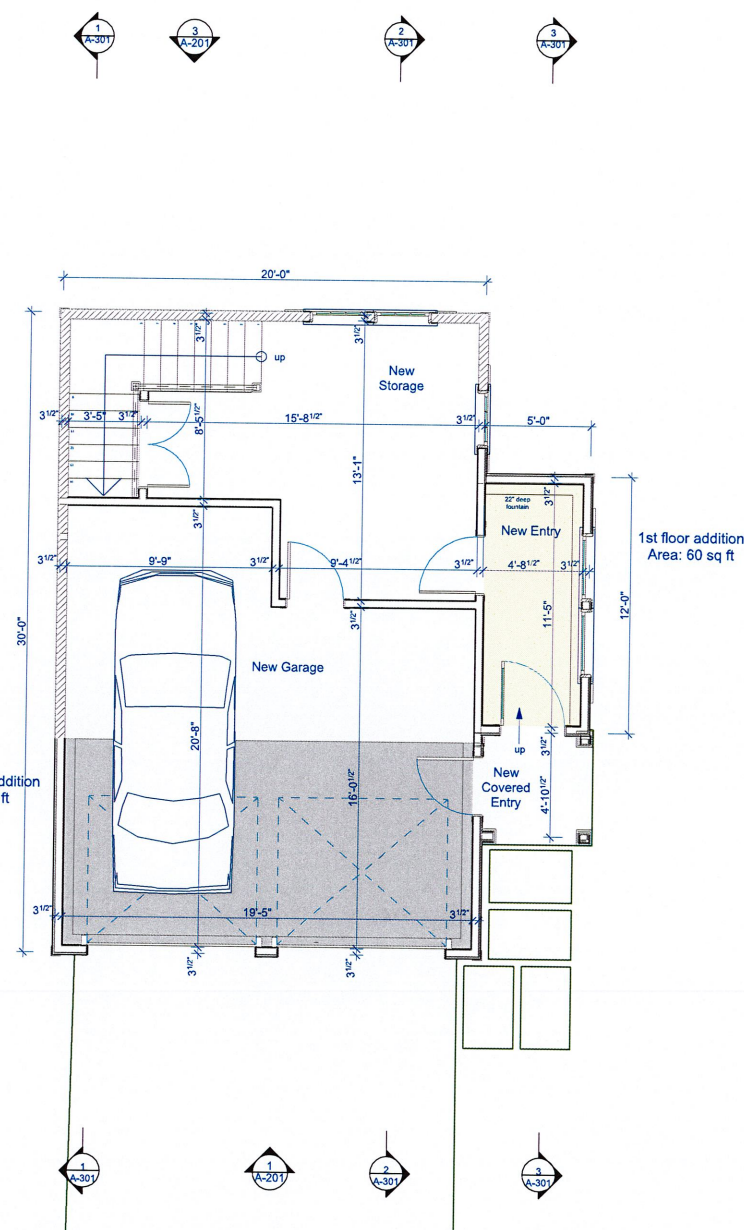
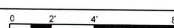
FOUNDATION & FIRST FLOOR PLAN

A-101



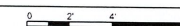
1 Foundation Plan

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

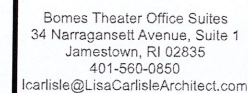


2 1st Floor Plan

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



PROGRESS PRINTS NOT FOR CONSTRUCTION



Addition & Renovations

**Scott & Cheryl
Langford**
183 Gibbs Avenue
Newport RI

[illegible]

CONSULTANTS:

PROJECT NO:	0277
DATE:	12/12/2024
DRAWN BY:	LMC
COPYRIGHT	

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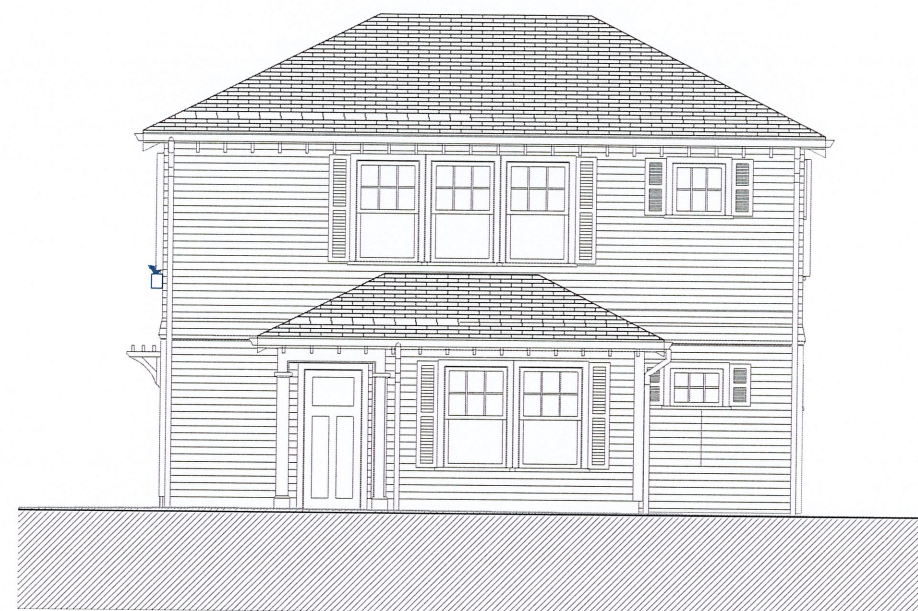
SHEET TITLE

ELEVATIONS

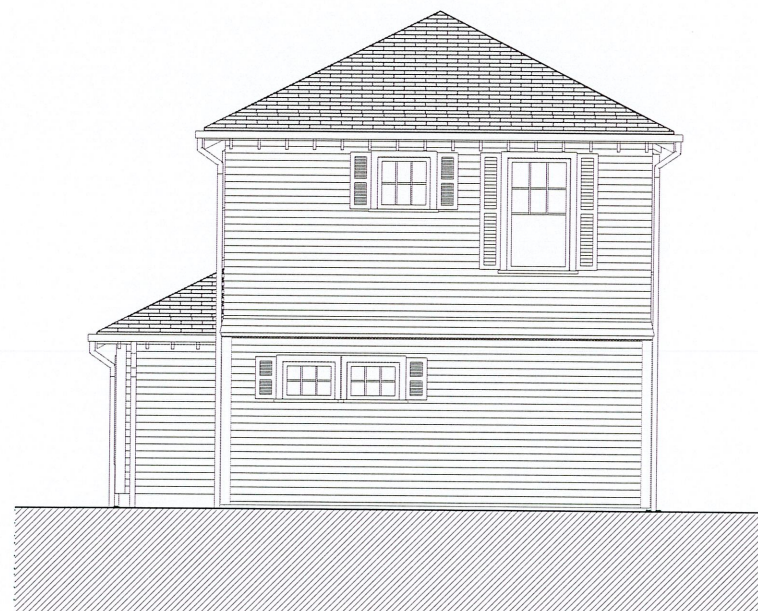
A-201



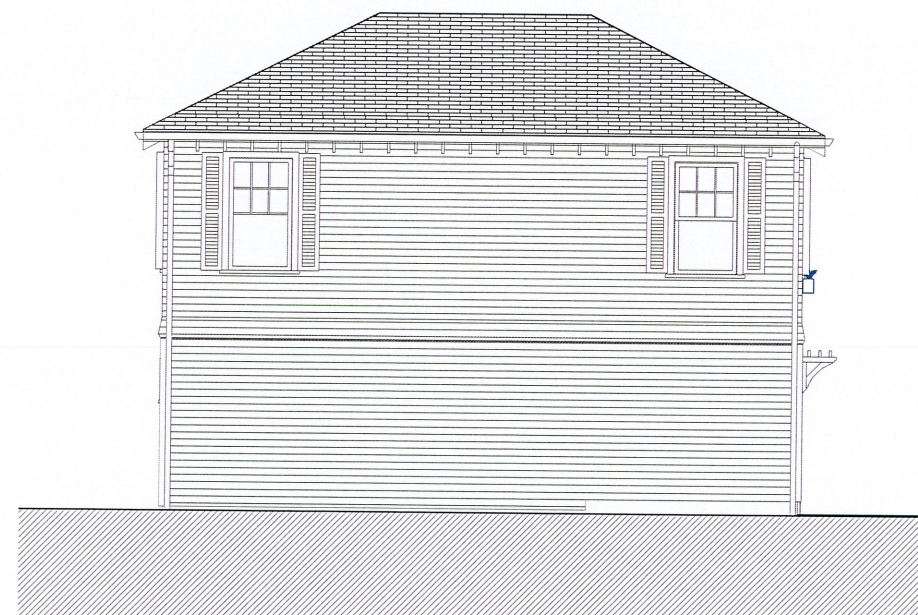
1 East Elevation
SCALE: 1/4" = 1'-0"



2 North Elevation
SCALE: 1/4" = 1'-0"



3 West Elevation
SCALE: 1/4" = 1'-0"



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

PROGRESS PRINTS NOT FOR CONSTRUCTION

**Addition &
Renovations**

**Scott & Cheryl
Langford**
183 Gibbs Avenue
Newport RI

MARK	DATE	DESCRIPTION
LMC	9/5/24	Schematic Design
LMC	10/24/24	Schematic Design revisions

CONSULTANTS:

PROJECT NO: 0277

DATE: 10/24/2024

DRAWN BY: LMC

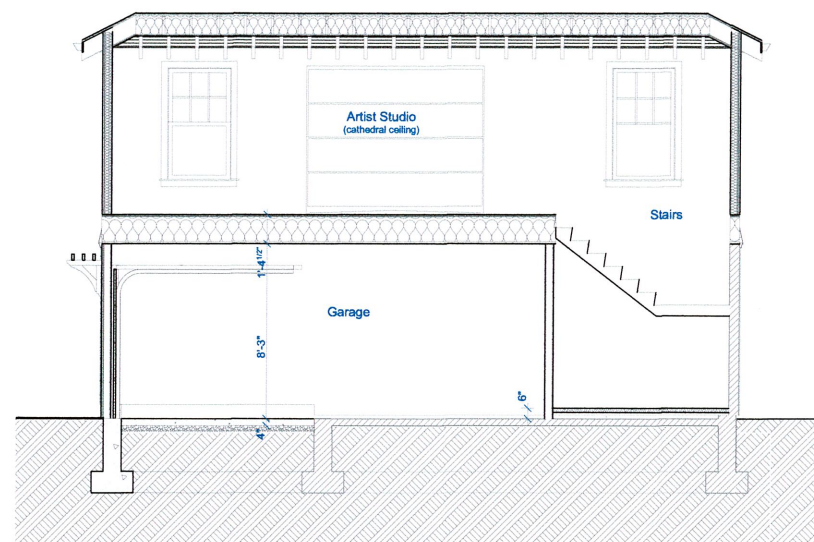
COPYRIGHT

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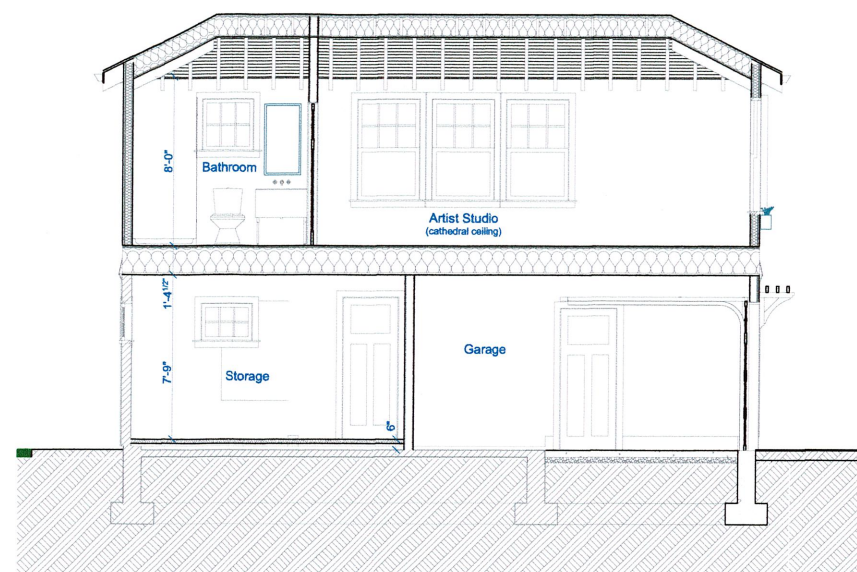
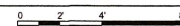
SHEET TITLE

SECTIONS

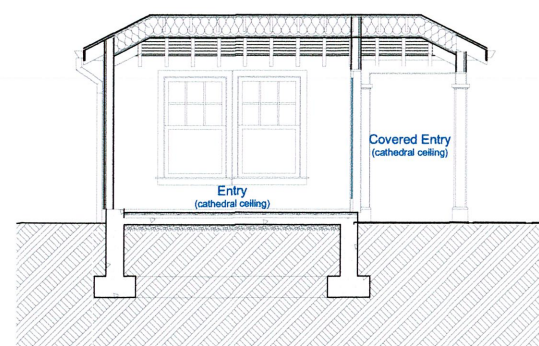
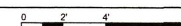
A-301



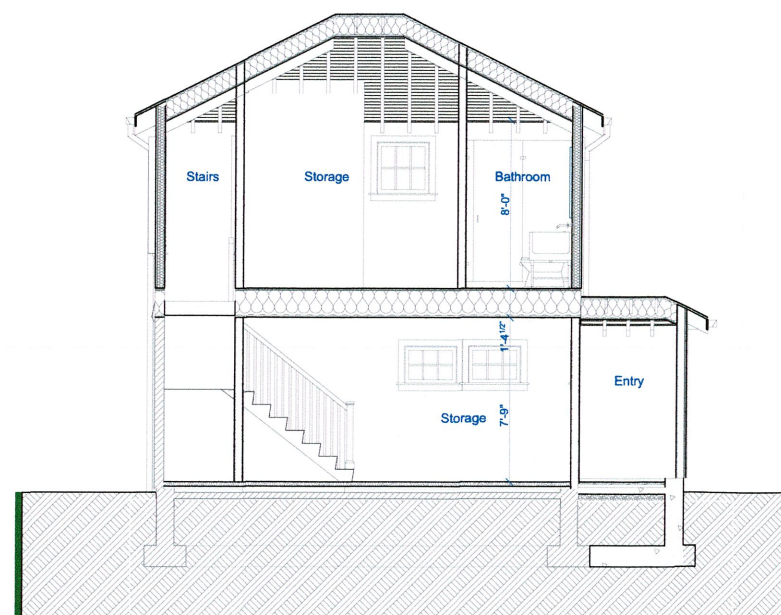
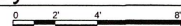
1 Section A-A Garage Stairs
SCALE: 1/4" = 1'-0"



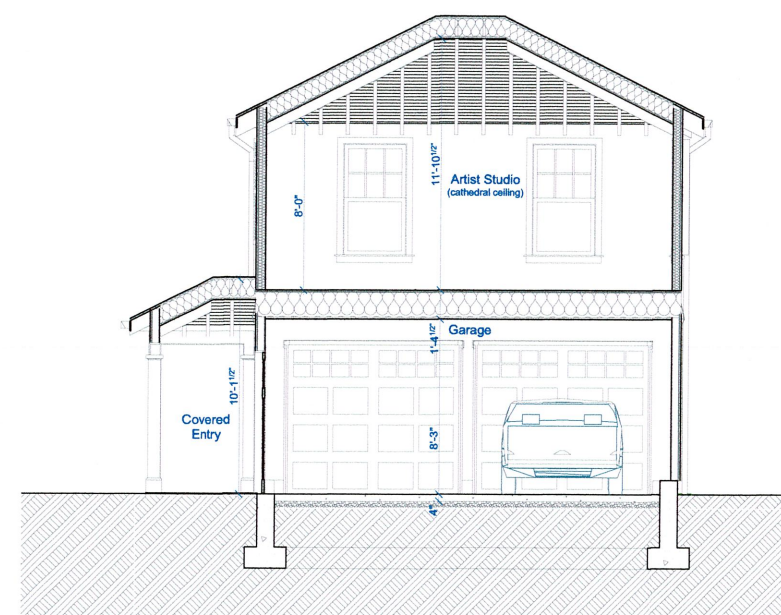
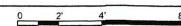
2 Section B-B Storage Garage
SCALE: 1/4" = 1'-0"



3 Section C-C Entry
SCALE: 1/4" = 1'-0"



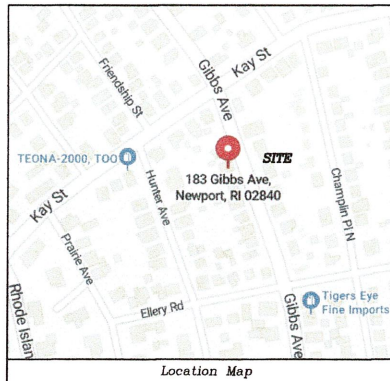
4 Section D-D Stairs Storage Entry
SCALE: 1/4" = 1'-0"








5 Section E-E Covered Entry Garage
SCALE: 1/4" = 1'-0"



PROGRESS PRINTS NOT FOR CONSTRUCTION



RIGL 34-13-1 INDEX
ABUTTING STREETS
Gibbs Avenue

LEGEND	
	EDGE OF WOODS
	STOCKADE FENCE
	EDGE OF PAVEMENT
	UTILITY POLE
	CONCRETE

Zoning R-10A Use R-3

Min. Area 10,000 sqft 3,000 (5,820 existing)
Min. Frontage 150'

Dimensional Setback Requirements Calc.

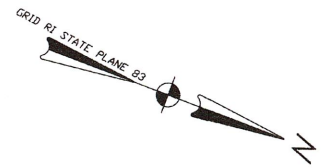
Front Yard	15'	(0')
Side Yard	10'	(3')
Rear Yard	20'	(5')
Lot Coverage	20%	(28.4%)

State Law §45-24-38 Setback Calculations Ratio

Lot Coverage Calculations

Existing Lot Coverage	
House, Deck & Stairs	1,268 sqft
Garage	403 sqft
Total	1,671 sqft 28.7%

Proposed Lot Coverage	
House, Deck & Stairs	1,268 sqft
Garage	834 sqft
Total	1,902 sqft 32.7%



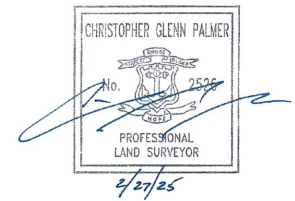
Christopher G. Palmer, PLS
66 Falcon Ridge Drive
Exeter, Rhode Island 02822
PH: 401-474-5233
Email: palmerc6@gmail.com

References:

- Subdivision of Land Belonging to Hon. Seth Padelford situated in the City of Newport Surveyed by H.H. Swinburne Nov. 1876 and recorded in Plat Book 2 Page 21
- LE 107 Page 77 (Reference to Lot on Plat)

NOTES:

- The utilities shown hereon are the result of field locations of visible structures at the time of the field survey and record plans acquired from the utility companies. We accept no responsibility for the accuracy or completeness of the distribution lines shown hereon. Call DIG-SAFE prior to start of any construction or improvements for the exact locations of the utilities servicing this property.
- This project is based and referenced upon the Rhode Island State Plane Coordinate System (currently NAD 83 and NAVD 88) as determined by data transmitted from Smartnet reference stations using the SmartNet RTK Reference Network.



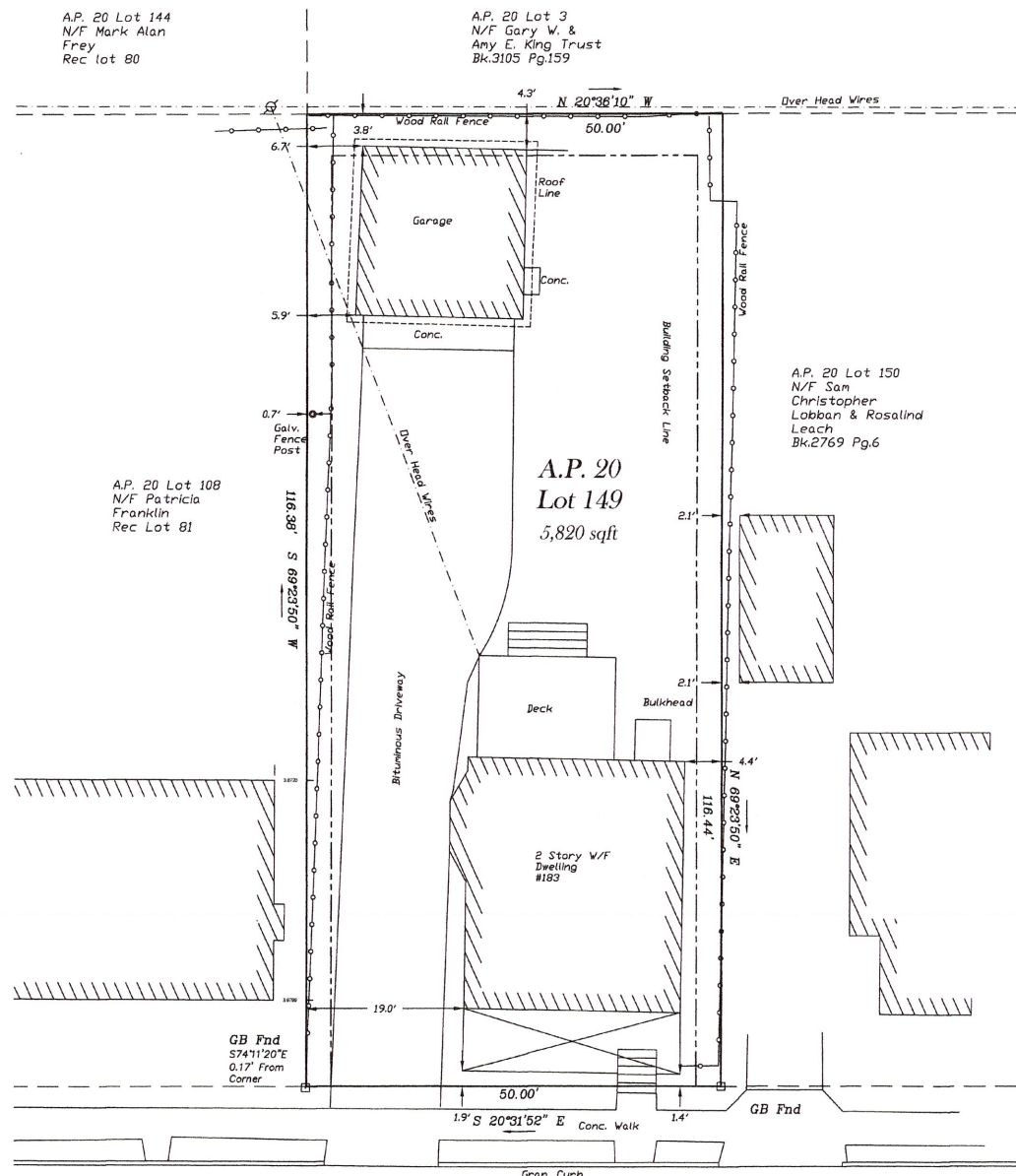
This survey has been conducted and the plan has been prepared pursuant to 43B-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors on November 25, 2015, as follows:
Type of Boundary Survey Measurement
Specification: Limited Content Boundary Survey I
Type of Survey Data Accumulation Survey III
The purpose for the conduct of the survey and for the preparation of this plan is as follows: To show the existing conditions for possible site improvements.

By Christopher G. Palmer, PLS #2526
COA# 745

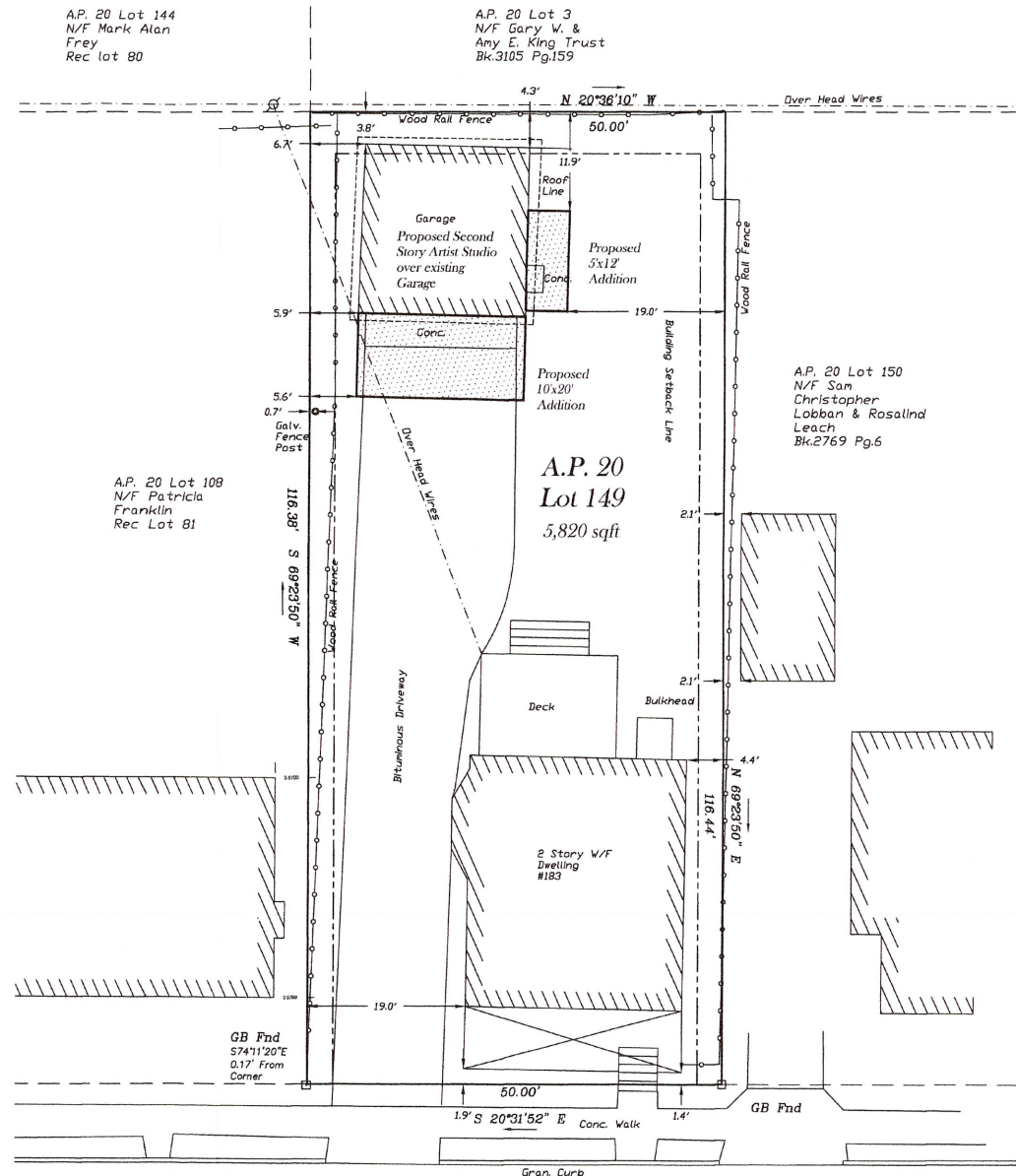
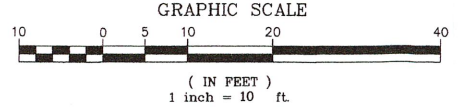
Proposed Site Plan
Limited Content Boundary Survey
183 Gibbs Avenue
Newport, Rhode Island
Assessor's Plat 20 Lot No. 149

PREPARED FOR:
Scott & Cheryl Langford
183 Gibbs Avenue
Newport, RI 02840
REVISIONS

DATE	2/27/2025
SCALE	1"=10'
PROJECT NO.	24-041
DRAWN BY	C.G.P.
CHECKED BY:	C.G.P.
SHEET NO.	1



Gibbs Avenue
Public 49.60' wide
Existing Conditions



Gibbs Avenue
Public 49.60' wide
Proposed Conditions