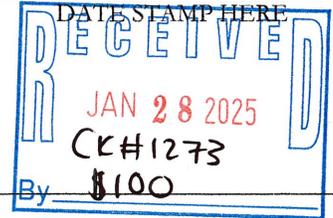




# Newport Zoning Application

**ZBR** 2025 - MAR - 001

*(This box for staff use only)*



Date: 1/24/2025

### 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: 461 SPRING ST.

Tax Assessor's Plat: 35 Lot: 163 Zoning District: R-10

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

Property Owner: Francisco Pineda

Mailing Address: 461 Spring St. Newport, RI 02840

Email Address: franxpin@icloud.com

Phone Number: (917) 301-6338

How long have you been the owner of the above premise? 5 Months

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: 31 ft. Lot Area: 2,676 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 1,072 sq. ft.

Total square footage of the footprint of proposed buildings: 1,072 sq. ft.

## Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	2,676	10,000	2,676
Coverage Area (sq. ft)	1,072sf	937sf	1072sf
Lot Coverage (%)	39.9%	35%	39.9%
Dwelling Units	1	1	1
Parking (# of spaces)	0	2	0
Front Setback (ft.)	5.4ft	4.01ft	5.4ft
Side Setbacks (ft.)	1.5ft	2.67ft	2ft
Rear Setback (ft.)	48'-6.25"	5.34ft	43'-6.25"
Height (ft.)	30'-6"	30ft	24'-7.5" addition



# 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

We propose to demolish an existing single story rear mud room addition and a rear yard shed. This will be replaced with a new 2 story rear addition that will contain an expansion of the living space, ensuite bathroom and small deck. The existing lot coverage will remain and we will improve upon our existing south side setback.



# 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 lot is extremely undersized for it's zone. We inherited a very poorly constructed and not very functional rear addition and would like to improve it. This will not have any adverse affect on the abutting properties. A funeral home is located to the south where the setback variance is required and the addition is in the rear yard and not adjacent to the public entry for the funeral home. The owner will also eliminate a dilapidated shed and improve the overall yard to be more consistent with the neighborhood.



# 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.**

Handwritten signature of the applicant in black ink, written over a horizontal line.

Applicant Signature

27-Jan-2025

Date

Handwritten signature of the owner in black ink, written over a horizontal line.

Owner Signature

27-Jan-2025

Date



# PINEDA RESIDENCE

## Proposed Addition to a Single Family Residence

### Project Information:

Address: 461 Spring Street,  
Newport, RI 02840  
Map/Lot: 35-163  
Owner: Francisco Pineda  
Use Code: 35 - Resident Single Family  
Zone: R-10

Lot Size: 2,725 SF  
MIN. LOT SIZE: 10,000 SF

LOT SIZE: 2,676 SF  
ZONING RELIEF: 73.28% (UNDERSIZED LOT)  
SETBACKS w/ RELIEF: FRONT (4.01 FT)  
SIDE (2.67 FT)  
REAR (5.34 FT)

EXISTING COVERAGE: 39.9% (1,072 SF)  
PROPOSED COVERAGE: 39.9%(1,072 SF)

MAX COVERAGE w/  
ZONING RELIEF: 35%

EXISTING SOUTH SIDE SETBACK: 1'-6"  
Max. Building Height: (30)ft  
Year Built: 1899

### Project Description:

Proposing to rebuild & expand rear addition.

### OWNER CONTACT INFO:

Francisco Pineda  
461 Spring St,  
Newport, RI 02840  
t. ()

### GENERAL CONTRACTOR:

# ZONING APPLICATION

## 01/24/2025

Sheet List	
Sheet Number	Sheet Name
A-00	COVER
A-020	SCHEDULES
A-050	EXISTING SITE PLAN
A-051	PROPOSED SITE PLAN
A-110	FIRST FLOOR PLANS
A-120	SECOND FLOOR PLANS
A-130	THIRD FLOOR & ROOF PLANS
A-140	REFLECTED CEILING PLANS
A-200	3-D VIEWS
A-300	EXISTING ELEVATIONS
A-301	PROPOSED ELEVATIONS
A-400	SECTIONS
A-410	DETAILS



Vicinity Map



Locus Map



**PINEDA RESIDENCE**  
461 SPRING STREET, NEWPORT RI

### REVISIONS:

No.	Description	Date

### PERMIT SET

TITLE: COVER

DATE: 12/10/2024

JOB NO.: 2440

DRAWING NO.:

**A-00**



### DESIGNERS:

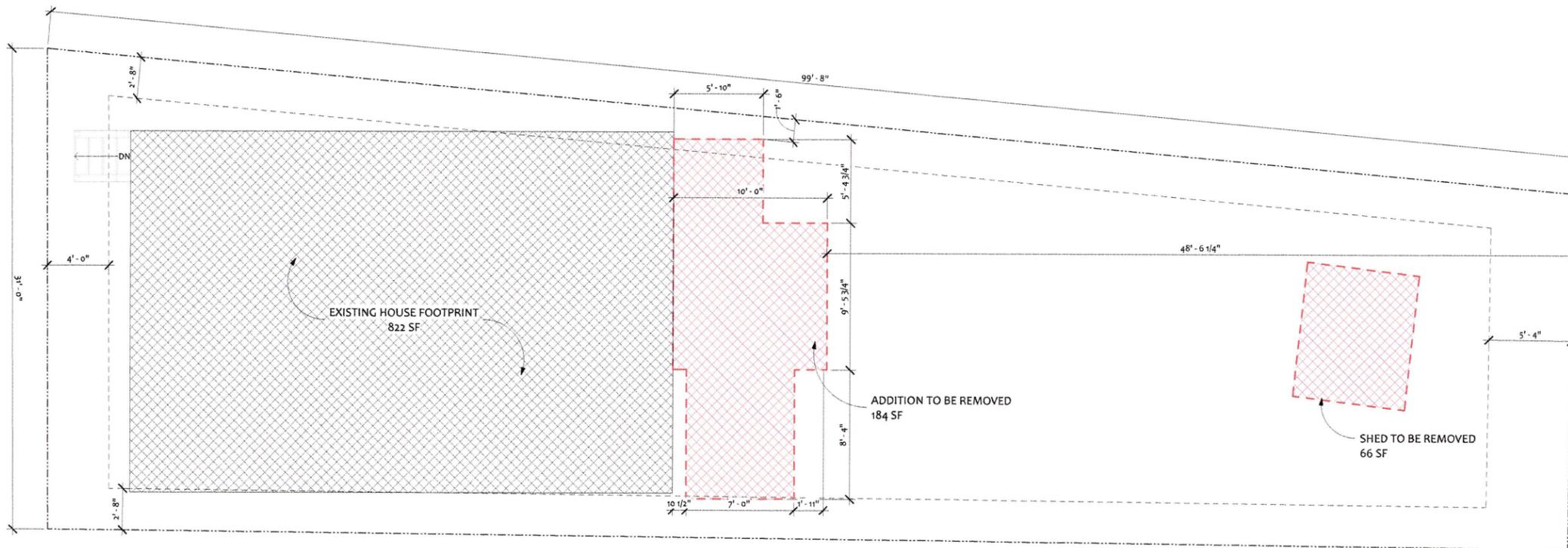
2Hands Studio  
1170 East Main Rd, Suite 6  
Portsmouth, RI 02871  
t. (401) 324-9697





LOT INFORMATION	
ZONE:	R10
MIN. LOT SIZE:	10,000 SF
LOT SIZE:	2,676 SF
ZONING RELIEF:	73.28% (UNDERSIZED LOT)
SETBACKS w/ RELIEF:	FRONT (4.01 FT)
	SIDE (2.67 FT)
	REAR (5.34 FT)
EXISTING COVERAGE:	39.9% (1,072 SF)
PROPOSED COVERAGE:	39.9% (1,072 SF)
MAX COVERAGE w/ ZONING RELIEF:	35%
EXISTING SOUTH SIDE SETBACK:	1'-6"

**PINEDA RESIDENCE**  
461 SPRING STREET, NEWPORT RI



REVISIONS:

No.	Description	Date

PERMIT SET

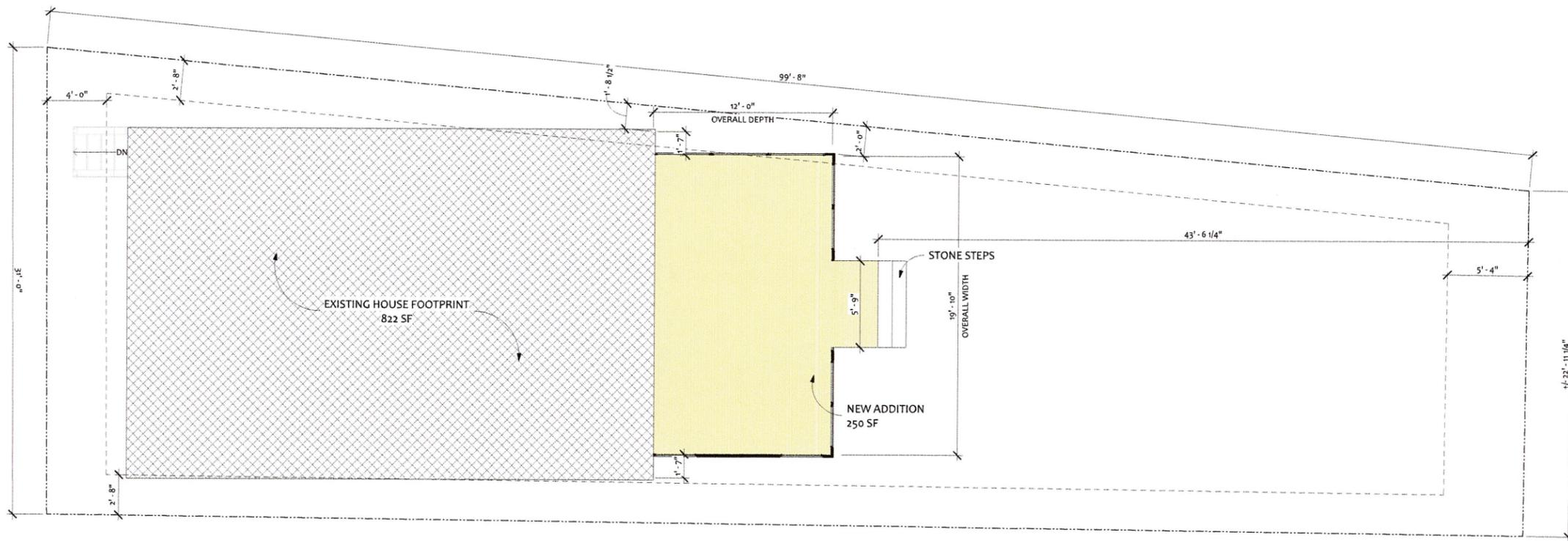
TITLE:	EXISTING SITE PLAN
DATE:	12/10/2024
JOB NO.:	2440
DRAWING NO.:	

**A-050**

① EXISTING / DEMO SITE PLAN  
1/4" = 1'-0"



LOT INFORMATION	
ZONE:	R10
MIN. LOT SIZE:	10,000 SF
LOT SIZE:	2,672 SF
ZONING RELIEF:	73.28% (UNDERSIZED LOT)
SETBACKS w/ RELIEF:	FRONT (4.01 FT) SIDE (2.67 FT) REAR (5.34 FT)
EXISTING COVERAGE:	39.3% (1,072 SF)
PROPOSED COVERAGE:	39.3% (1,072 SF)
MAX COVERAGE w/ ZONING RELIEF:	35%
PROPOSED SOUTH SIDE SETBACK: (TO ADDITION)	2'-0"



1 SITE PLAN  
1/4" = 1'-0"

**PINEDA RESIDENCE**  
461 SPRING STREET, NEWPORT RI

REVISIONS:

No.	Description	Date

PERMIT SET

TITLE: PROPOSED SITE PLAN

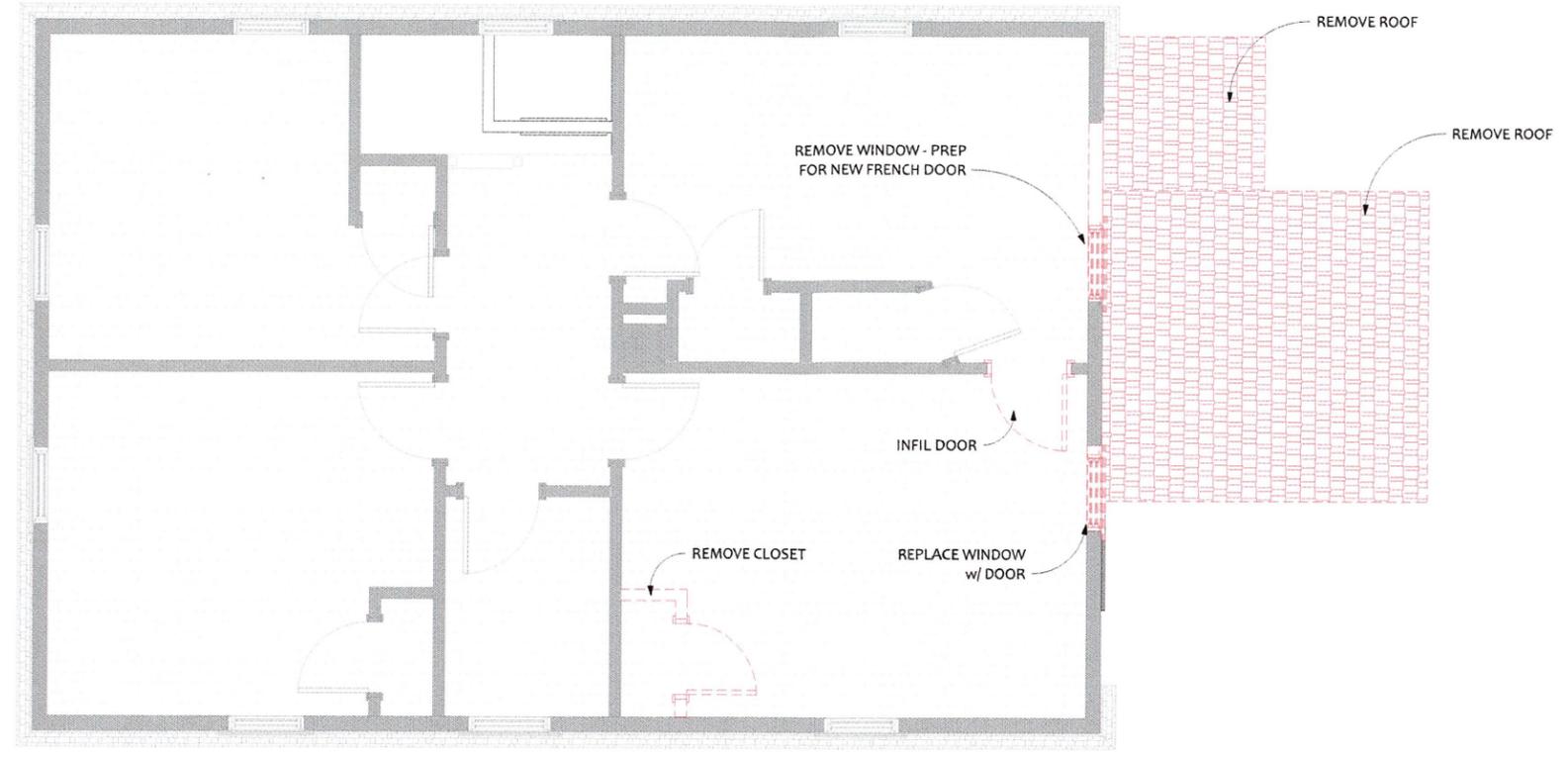
DATE: 12/10/2024

JOB NO.: 2440

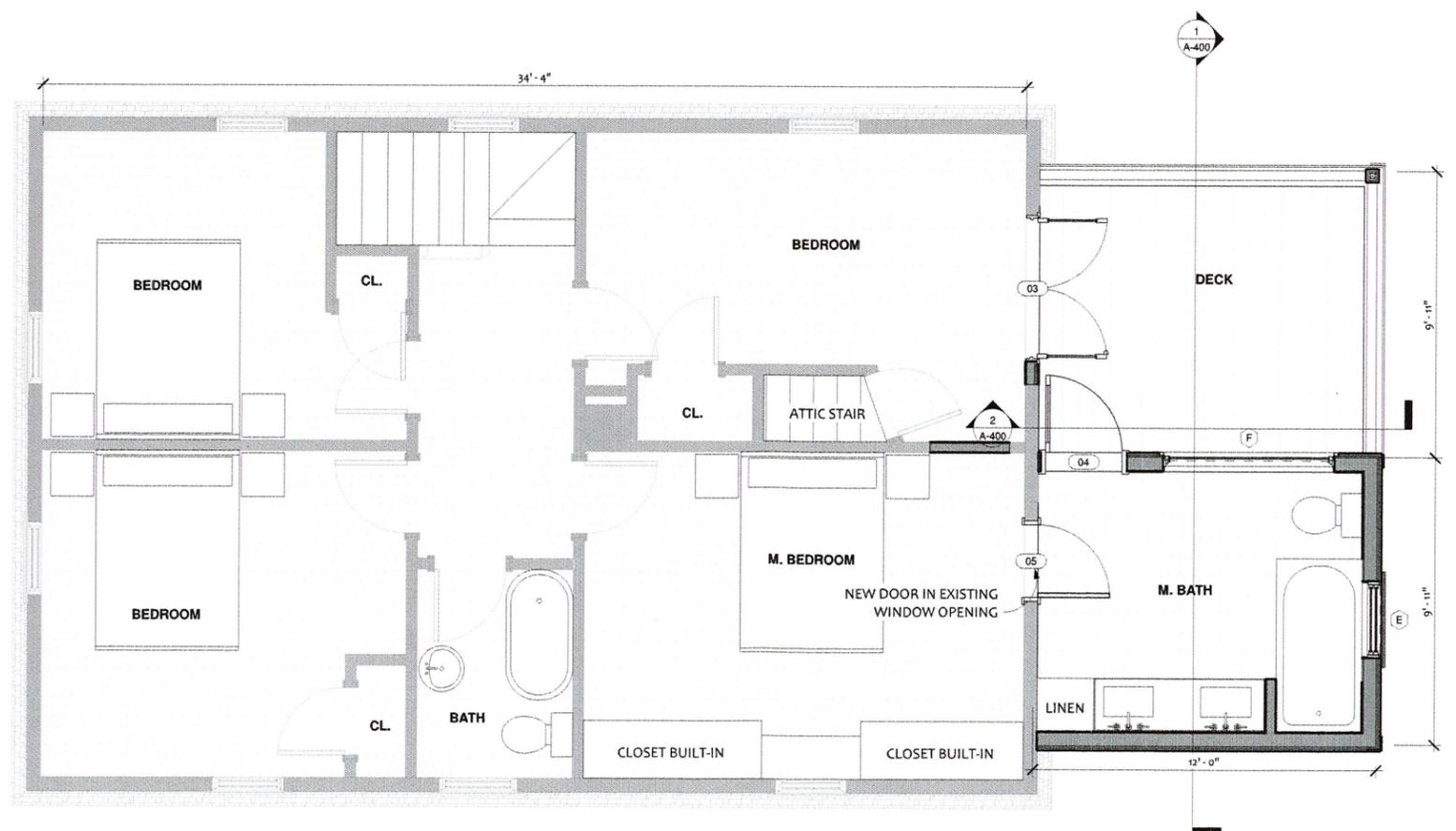
DRAWING NO.:

**A-051**





2 EXISTING / DEMO SECOND FLOOR PLAN  
3/8" = 1'-0"



1 SECOND FLOOR PLAN  
3/8" = 1'-0"

**PINEDA RESIDENCE**  
461 SPRING STREET, NEWPORT RI

REVISIONS:

No.	Description	Date

PERMIT SET

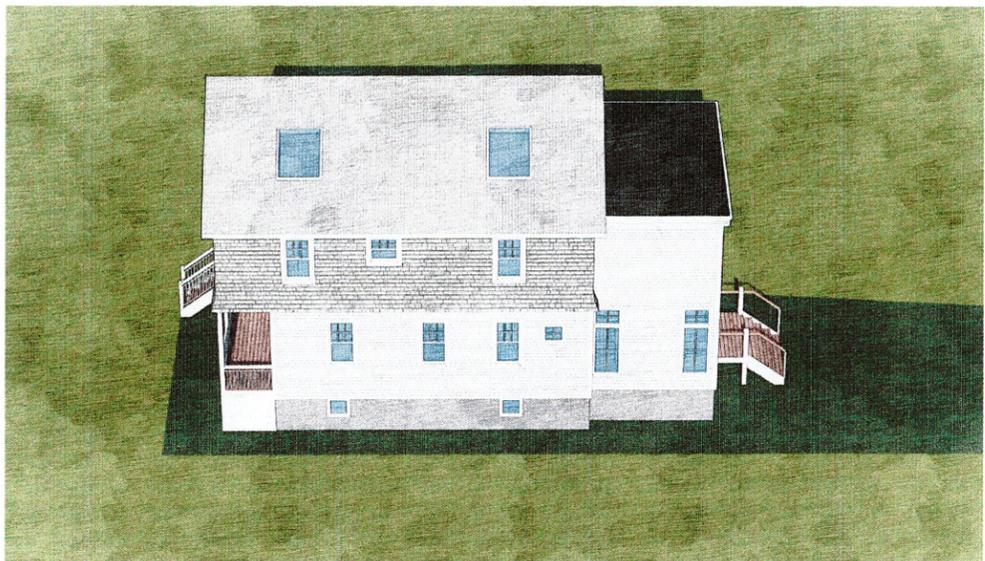
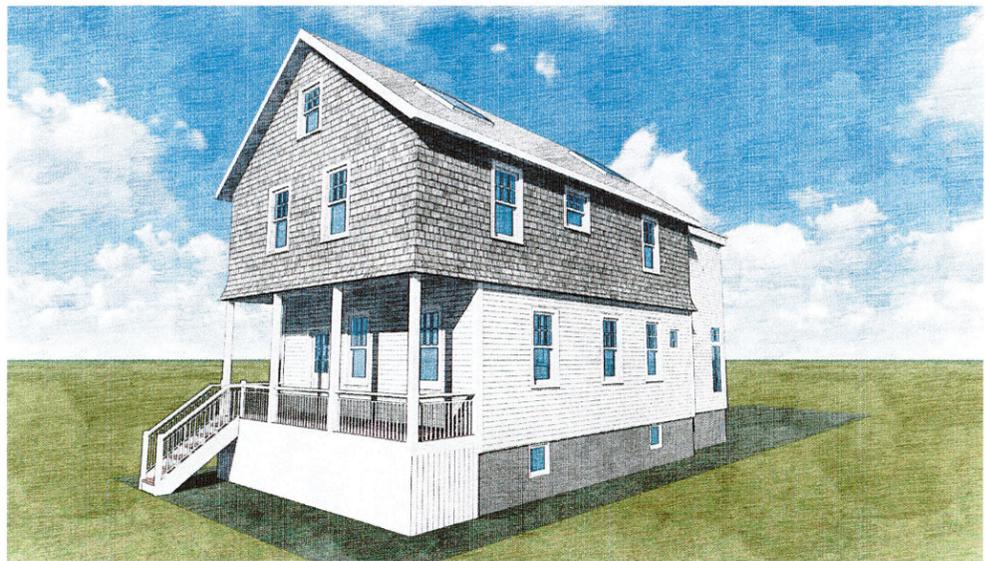
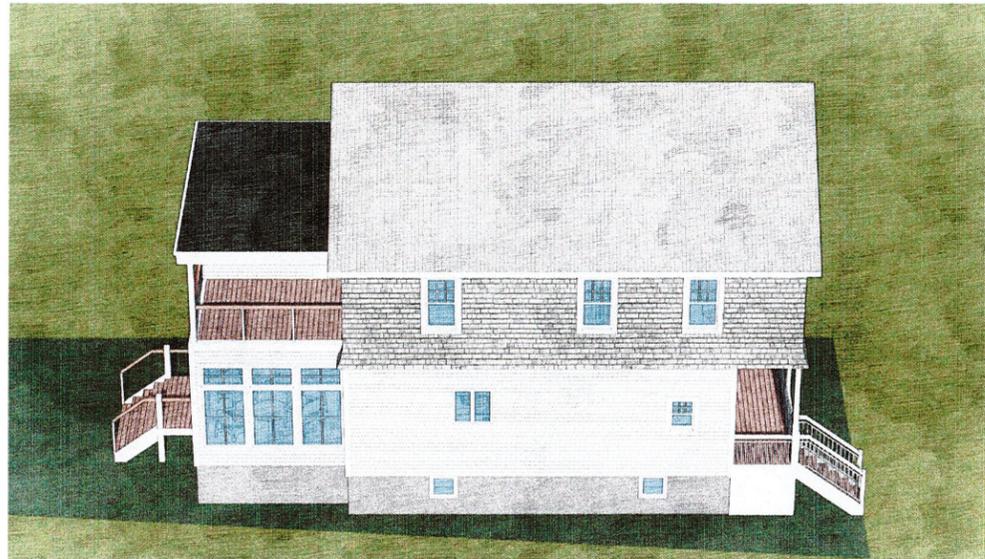
TITLE: SECOND FLOOR PLANS

DATE: 12/10/2024

JOB NO.: 2440

DRAWING NO.:

**A-120**



**PINEDA RESIDENCE**  
461 SPRING STREET, NEWPORT RI

REVISIONS:

No.	Description	Date

PERMIT SET

TITLE: 3-D VIEWS

DATE: 12/10/2024

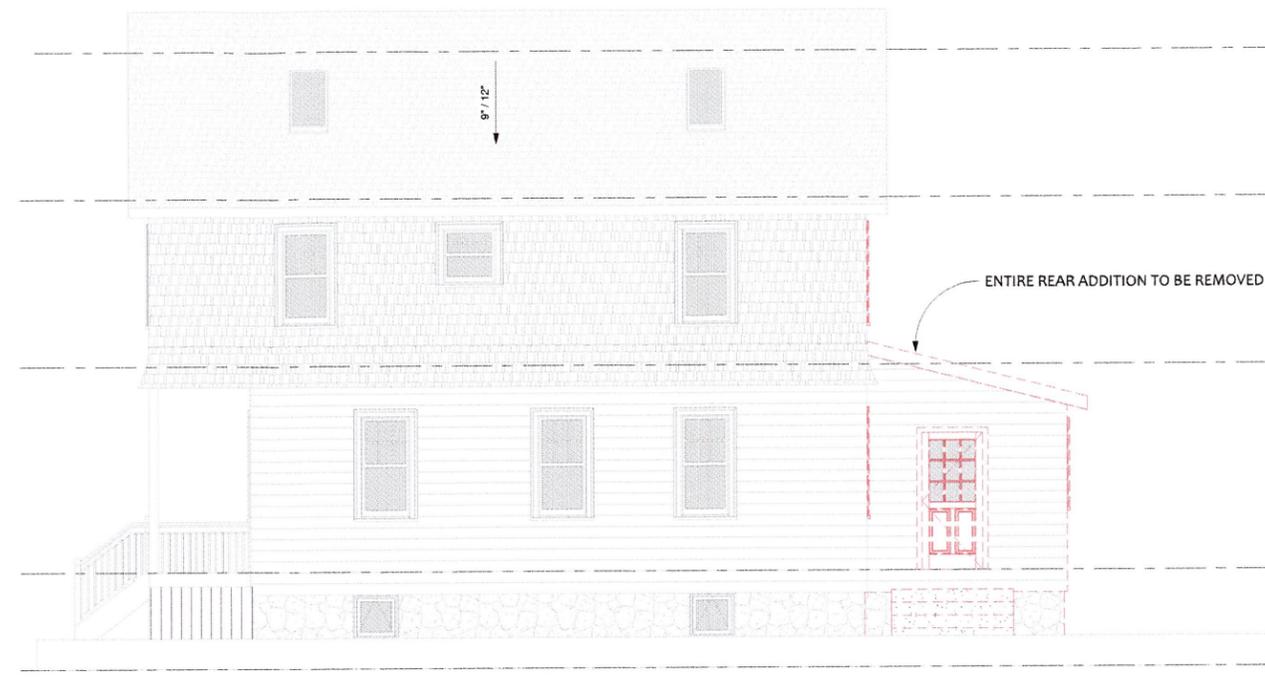
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DRAWING NO.:

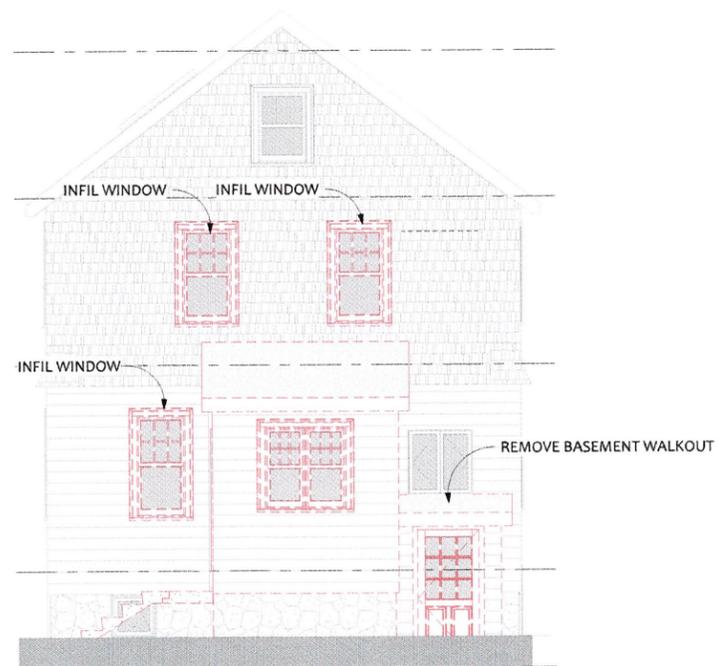
**A-200**



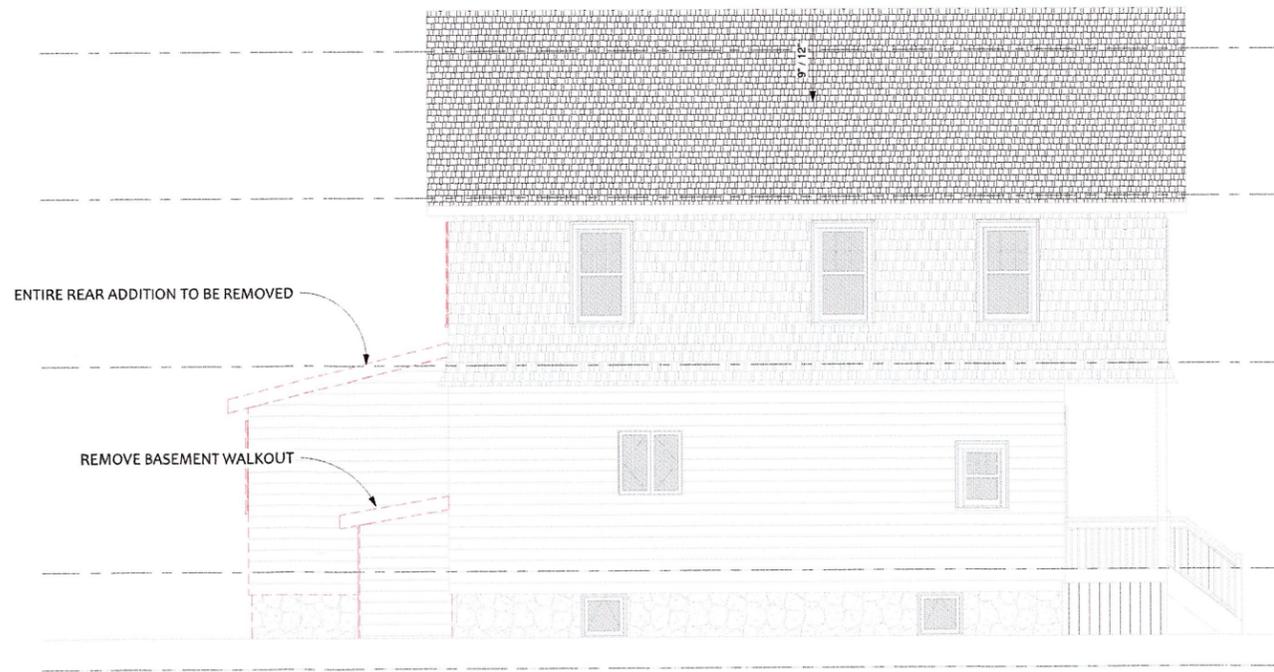
1 EXISTING FRONT ELEVATION  
1/4" = 1'-0"



3 EXISTING SIDE ELEVATION  
1/4" = 1'-0"



2 EXISTING REAR ELEVATION  
1/4" = 1'-0"



4 EXISTING SIDE ELEVATION 1  
1/4" = 1'-0"

**PINEDA RESIDENCE**  
461 SPRING STREET, NEWPORT RI

REVISIONS:

No.	Description	Date

PERMIT SET

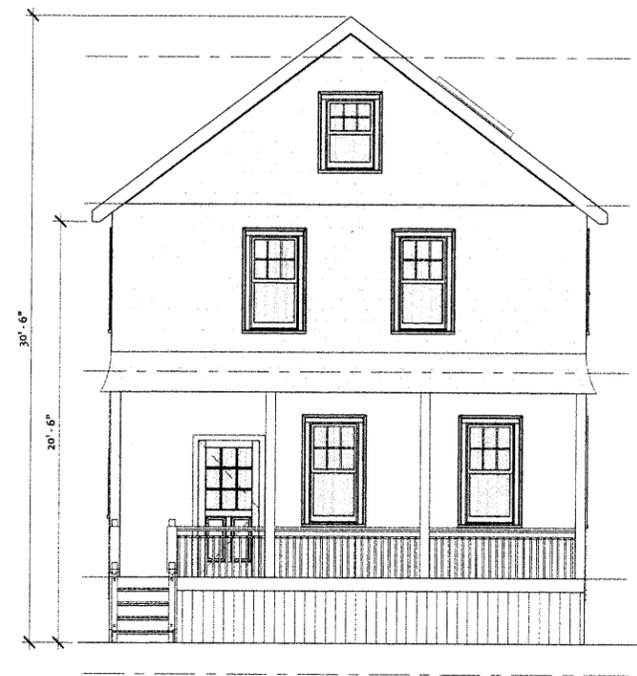
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DATE: 12/10/2024

JOB NO.: 2440

DRAWING NO.:

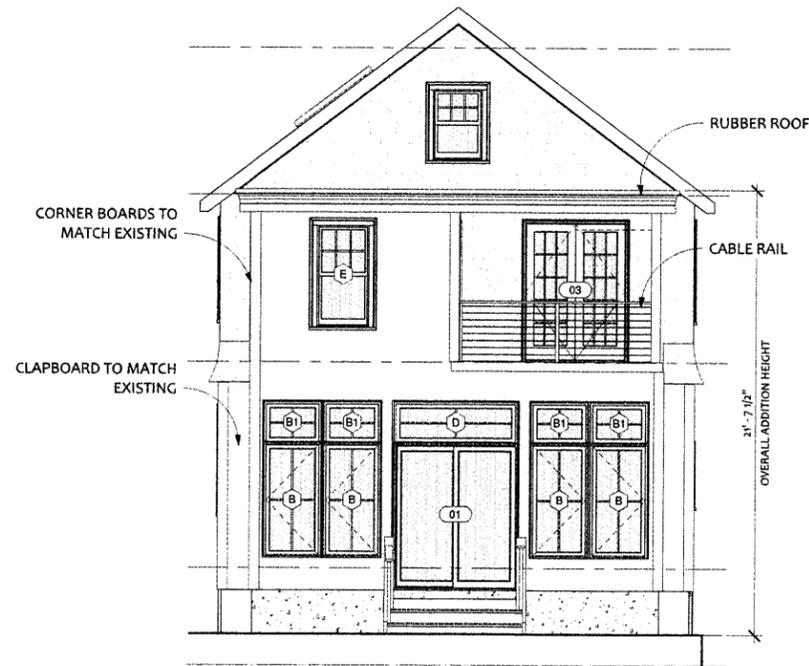
**PINEDA RESIDENCE**  
461 SPRING STREET, NEWPORT RI



1 FRONT ELEVATION  
1/4" = 1'-0"



2 SIDE ELEVATION  
1/4" = 1'-0"



3 REAR ELEVATION  
1/4" = 1'-0"



4 SIDE ELEVATION 1  
1/4" = 1'-0"

REVISIONS:

No.	Description	Date

PERMIT SET

TITLE: PROPOSED ELEVATIONS

DATE: 12/10/2024

JOB NO.: 2440

DRAWING NO.:

**A-301**