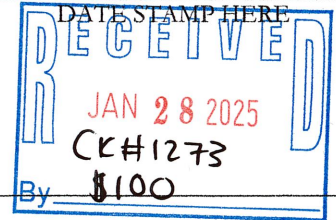




# Newport Zoning Application

**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.**

A handwritten signature in black ink, appearing to be "J. A. [unclear]".

---

Applicant Signature

27-Jan-2025

---

Date

A handwritten signature in black ink, appearing to be "John [unclear]".

---

Owner Signature

27-Jan-2025

---

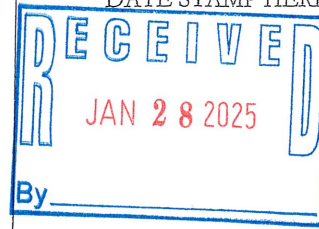
Date



# Newport Zoning Application Submittal Requirements

ZBR 2025 - MAR - 001

DATE STAMP HERE



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 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 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 checked="" type="checkbox"/> Structural Evaluation |   |



# 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:

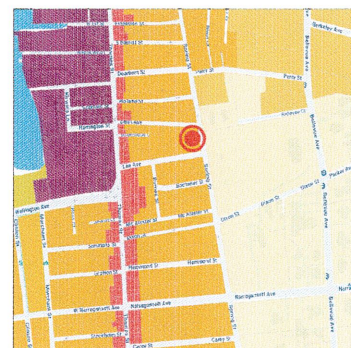
Francisco Pineda  
461 Spring St,  
Newport, RI 02840  
t. ()

GENERAL CONTRACTOR:

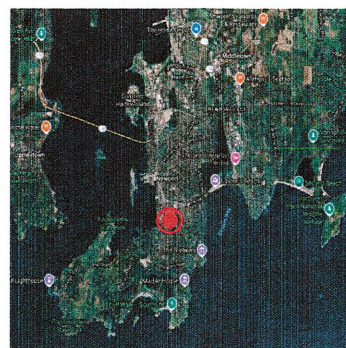
ZONING APPLICATION

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

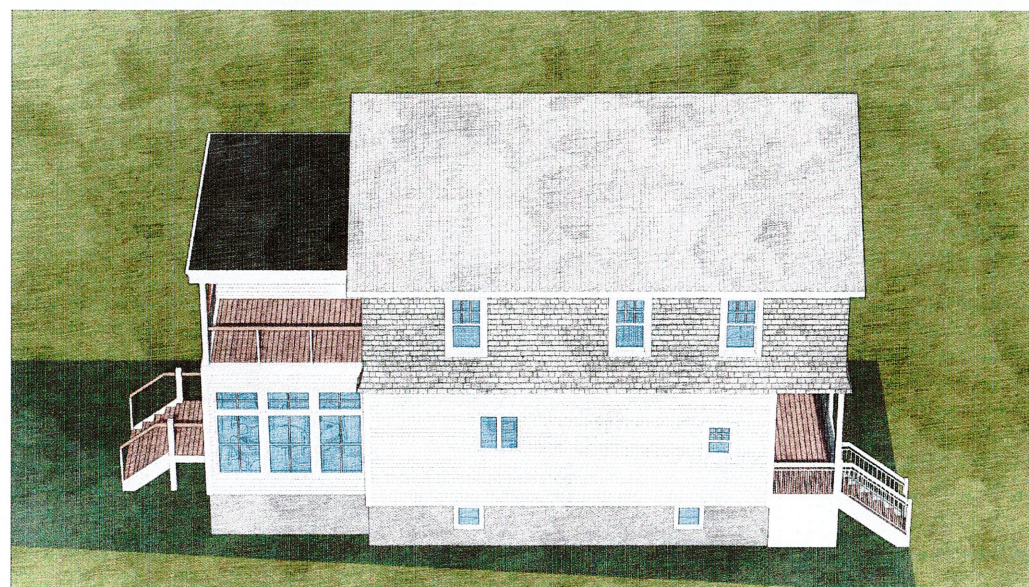
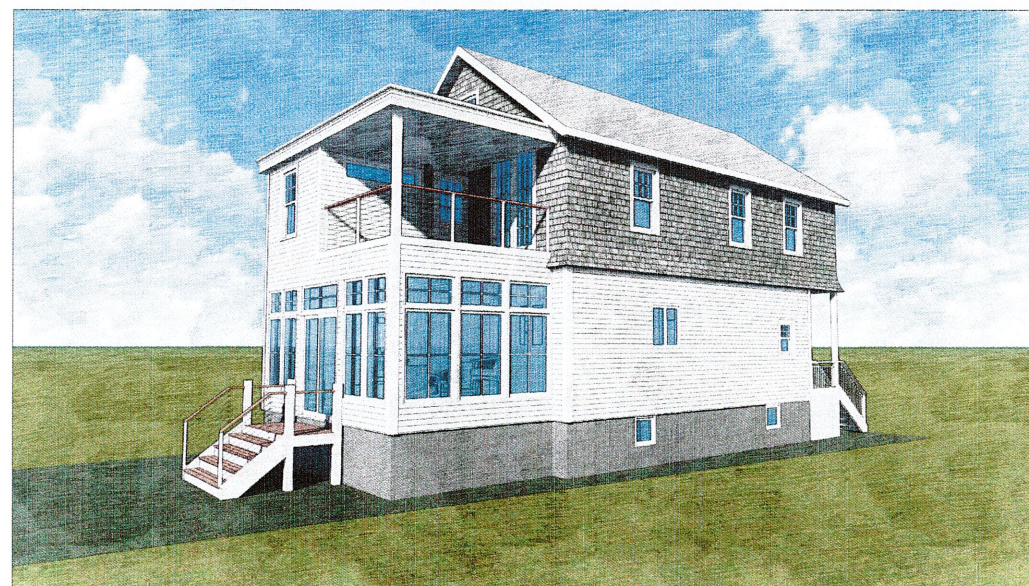
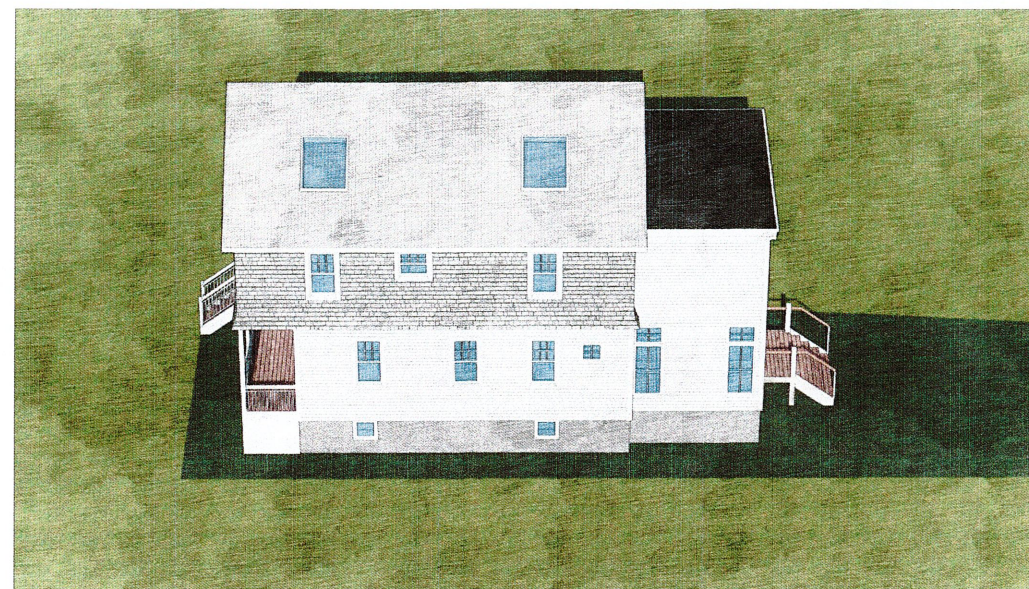


Locus Map



DESIGNERS:

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

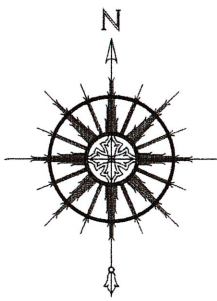


PINEDA RESIDENCE  
461 SPRING STREET, NEWPORT RI

REVISIONS:		
No.	Description	Date
PERMIT SET		
TITLE:	COVER	
DATE:	12/10/2024	
JOB NO.:	2440	
DRAWING NO.:		

A-00





SEE GENERAL NOTES #3

- LEGEND:**
- PROPERTY LINE
  - ABUTTER'S PROPERTY LINE
  - TOPOGRAPHIC CONTOUR
  - PICKET FENCE
  - STOCKADE FENCE
  - CHAIN LINK FENCE
  - OVERHEAD WIRE
  - EDGE OF LANDSCAPING
  - GAS GATE
  - WATER GATE
  - SPOT ELEVATION
  - IRON ROD
  - DRILL HOLE
  - STAKE/SPIKE
  - SURVEY NAIL
  - UTILITY POLE

- GENERAL NOTES:**
- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN DECEMBER 2024.
  - VERTICAL DATUM IS NAVD83.
  - NORTH ARROW AND BASIS OF BEARING BASED ON RTK/GNSS OBSERVATION.

- PLAN REFERENCES:**
- PLAN ENTITLED "PROPOSED SUBDIVISION FOR JAMES T. II & ANTONIA KALLU", 51 & 53 LEE AVENUE PLAT 35 LOT 48 & 272 NEWPORT, RI 02840, PREPARED BY BARKER LAND SURVEYING, INC., SCALE: 1"=20', DATED 5/99, DWG. NO. 990410
  - PLAN ENTITLED "PLAN OF LAND A.P. 35, LOT 9 427 SPRING STREET NEWPORT, RHODE ISLAND", PREPARED FOR DANIEL M. HALLET 2 CLIFF TERRACE NEWPORT, RHODE ISLAND, PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC., SCALE: 1"=10', DATED 15-FEBRUARY-05, PROJECT NO. 05001.1.
  - PLAN ENTITLED "A.P. 36, LOT 161 36 DEAN AVENUE NEWPORT, RHODE ISLAND", PLAN OF LAND, PREPARED FOR JOHN AND LINDA LACEY PO BOX 155 GREENWICH, CT 06836, PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC., SCALE: 1"=10', DATED 09SEP08, PROJECT NUMBER: 08143.0
  - PLAN ENTITLED "A.P. 35, LOT 262 459 SPRING STREET NEWPORT, RHODE ISLAND", LIMITED CONTENT BOUNDARY SURVEY AND ZONING, PREPARED FOR JOHN AND LINDA LACEY 459 SPRING STREET NEWPORT, R.I., PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC., SCALE: 1"=20', DATED APRIL 2024, PROJECT NUMBER: 16090.2

**CERTIFICATION:**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 436-RICR-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

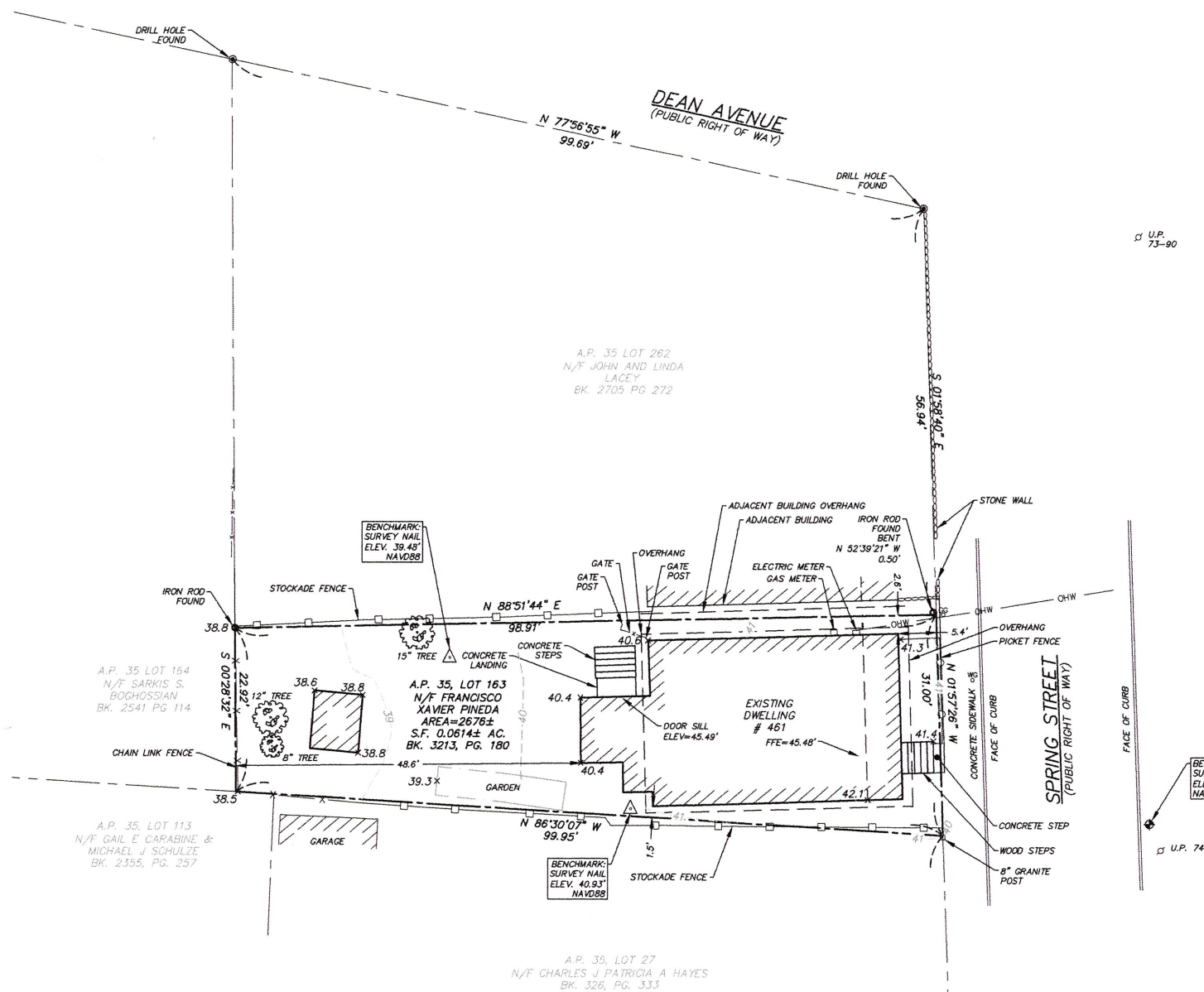
**TYPE OF SURVEY:** LIMITED CONTENT BOUNDARY SURVEY  
**MEASUREMENT SPECIFICATION:** CLASS I  
DATA ACCUMULATION SURVEY CLASS III  
TOPOGRAPHIC SURVEY ACCURACY CLASS T-2

**STATEMENT OF PURPOSE:**

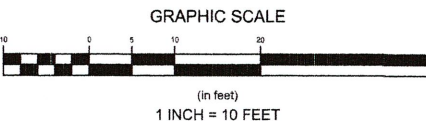
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO DETERMINE AND MONUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 35, LOT 163 AND TO SHOW EXISTING PHYSICAL FEATURES AND TOPOGRAPHY.

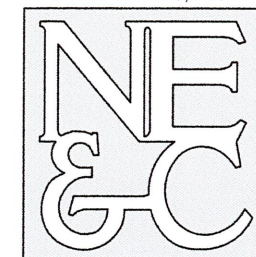
SEAN M. LEACH NO. 1907  
DATE: COA NO. A356



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 DISAFA PRIOR TO CONSTRUCTION AT 1-888-344-7233, AND/OR ALL LOCAL UTILITY COMPANIES)

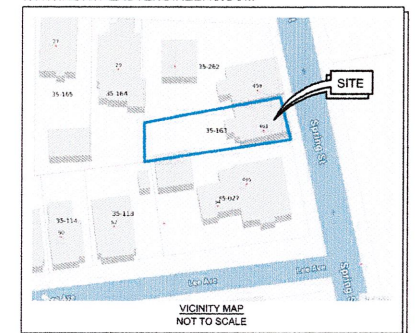


NORTHEAST ENGINEERS  
& CONSULTANTS, INC.



A KNOWLEDGE CORPORATION®

55 JOHN CLARKE ROAD MIDDLETOWN RHODE ISLAND 02842  
PHONE (401) 849-0810 FAX (401) 846-4169  
WWW.NORTHEASTENGINEERS.COM



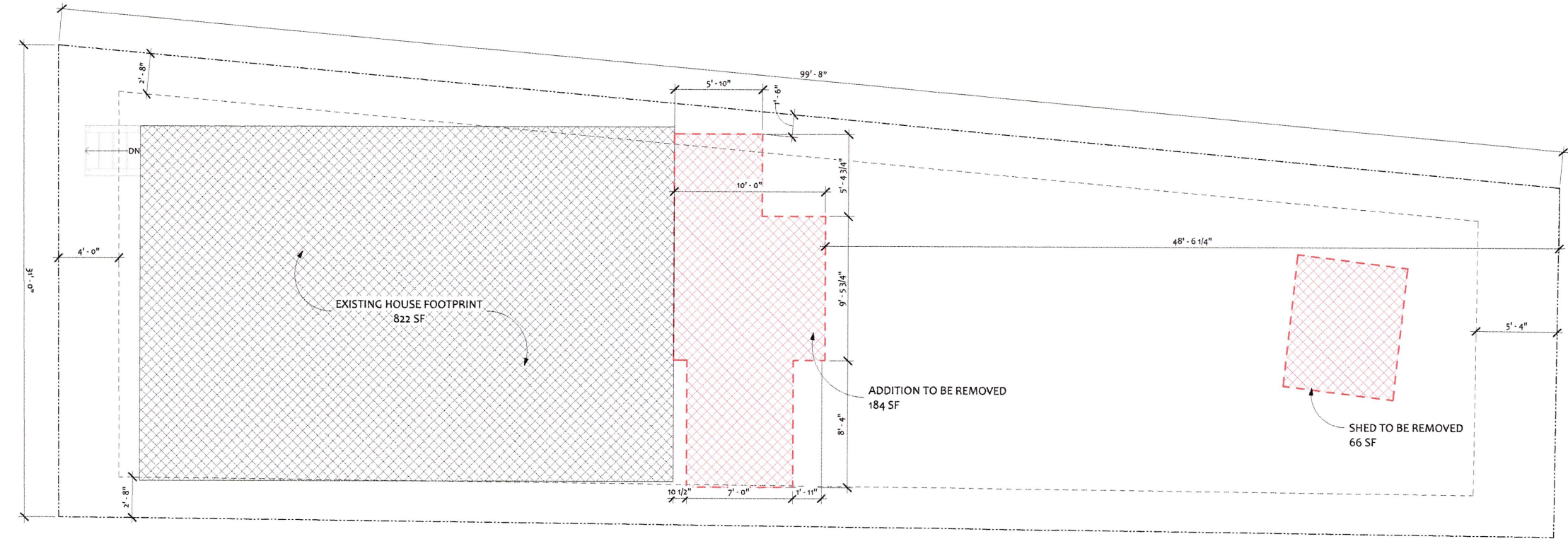
No.	Revision		Date	App.
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Project Title:				
A.P. 35, LOT 163 461 SPRING STREET NEWPORT, RHODE ISLAND				
Client/Owner:				
FRANCISCO PINEDE				
Issued for:				
Drawing Title:				
COMPREHENSIVE BOUNDARY SURVEY & EXISTING CONDITIONS PLAN WITH TOPOGRAPHY				
		Drawing Number:		
		L1		
		Sheet	1	of 1
		Project Number:		
		24273		
		Survey Index:		
		14 - 35 - 163		
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.				





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



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

REVISIONS:		
No.	Description	Date
PERMIT SET		
TITLE: EXISTING SITE PLAN		
DATE: 12/10/2024		
JOB NO.: 2440		
DRAWING NO.:		

**A-050**



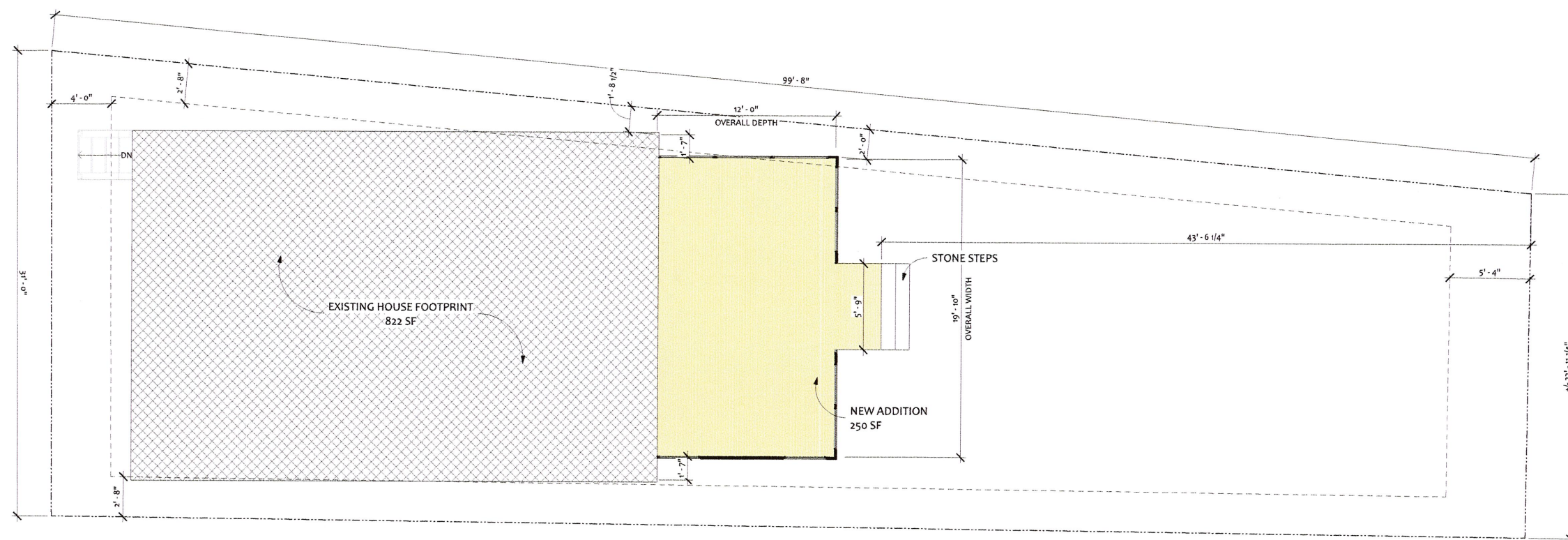


LOT INFORMATION	
ZONE:	R10
MIN. LOT SIZE:	10,000 SF
LOT SIZE:	2,672 SF
ZONING RELIEF:	73.28% (UNDERSIZED LOT)
SETBACKS w/ RELIEF:	FRONT (4.01 FT)
	SIDE (2.67 FT)
	REAR (5.34 FT)
EXISTING COVERAGE:	39.3% (1,072 SF)
PROPOSED COVERAGE:	39.3% (1,072 SF)
MAX COVERAGE w/ ZONING RELIEF:	35%
PROPOSED SOUTH SIDE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

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

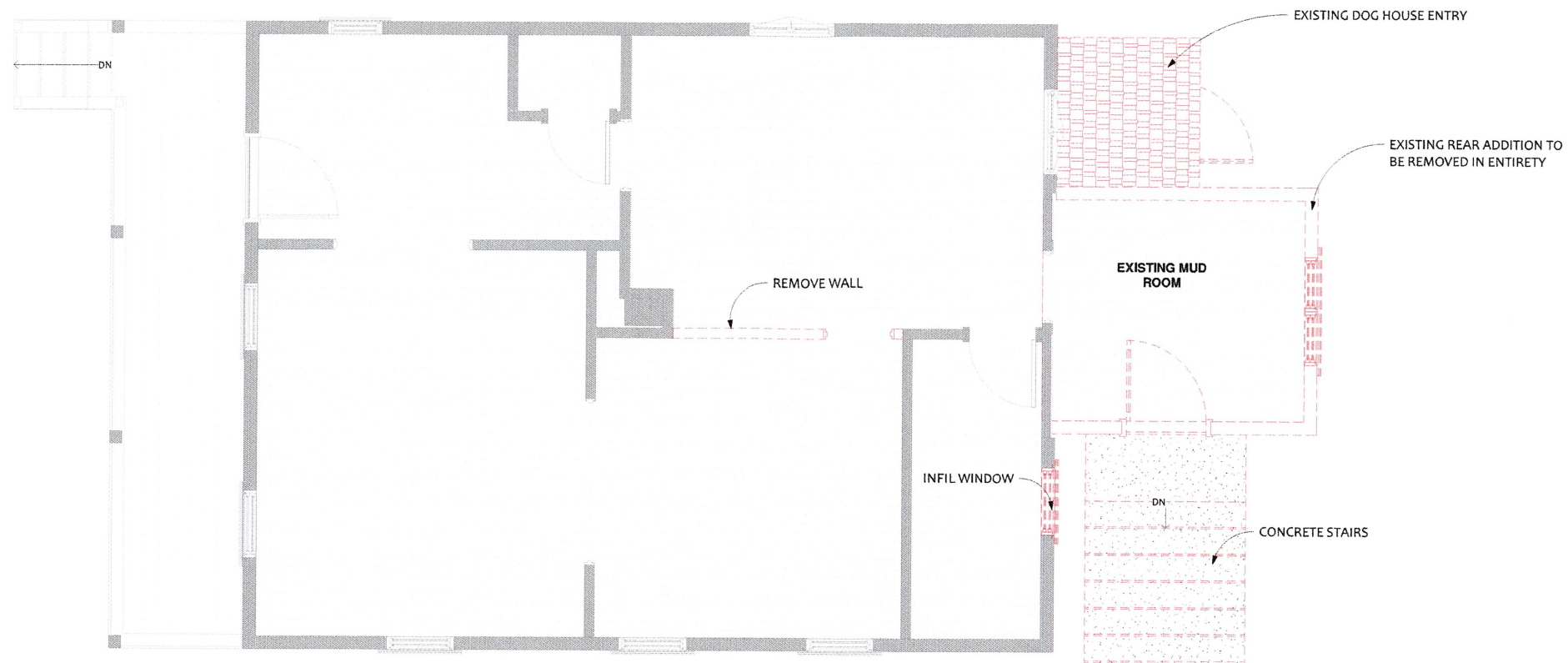
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No.	Description	Date
PERMIT SET		
TITLE: PROPOSED SITE PLAN		
DATE: 12/10/2024		
JOB NO.: 2440		
DRAWING NO.:		

**A-051**



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





Architectural floor plan of the first floor. The plan includes the following rooms and features:

- ENTRY:** Located at the top left, featuring a staircase labeled "DN" (down) and a "BASEMENT STAIR".
- LIVING:** A large open area on the left side of the plan.
- DINING:** Located in the center, containing a dining table and chairs.
- KITCHEN:** Located at the top center, featuring a "36" REF" (refrigerator), a "24" DW" (dishwasher), and a sink.
- BATH:** Located between the dining and sun room areas, containing a toilet, sink, and bathtub.
- SUN ROOM:** Located on the right side, featuring a fireplace labeled "F.P.", a large window, and a "NEW BEAM" indicated by a dashed line.
- CLINICAL (CLIN.):** A small room at the bottom right, containing a toilet and sink.

Dimensions and annotations include:

- Overall dimensions: 19' - 10" (width) x 12' - 0" (depth).
- Room dimensions: 12' - 0" (width of sun room), 7' - 0" (depth of sun room), 3' - 0" (depth of living area), 3' - 0" (depth of dining area), 1' - 7" (depth of kitchen area), 1' - 7" (depth of bath area), 1' - 7" (depth of clinical area).
- Annotations: "NEW BEAM", "NEW SMALLER AWNING WINDOW", "DN" (down), "UP" (up), "01", "02", "03", "04", "05", "06", "07", "08", "09", "10", "11", "12", "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55", "56", "57", "58", "59", "60", "61", "62", "63", "64", "65", "66", "67", "68", "69", "70", "71", "72", "73", "74", "75", "76", "77", "78", "79", "80", "81", "82", "83", "84", "85", "86", "87", "88", "89", "90", "91", "92", "93", "94", "95", "96", "97", "98", "99", "100".

## A-110





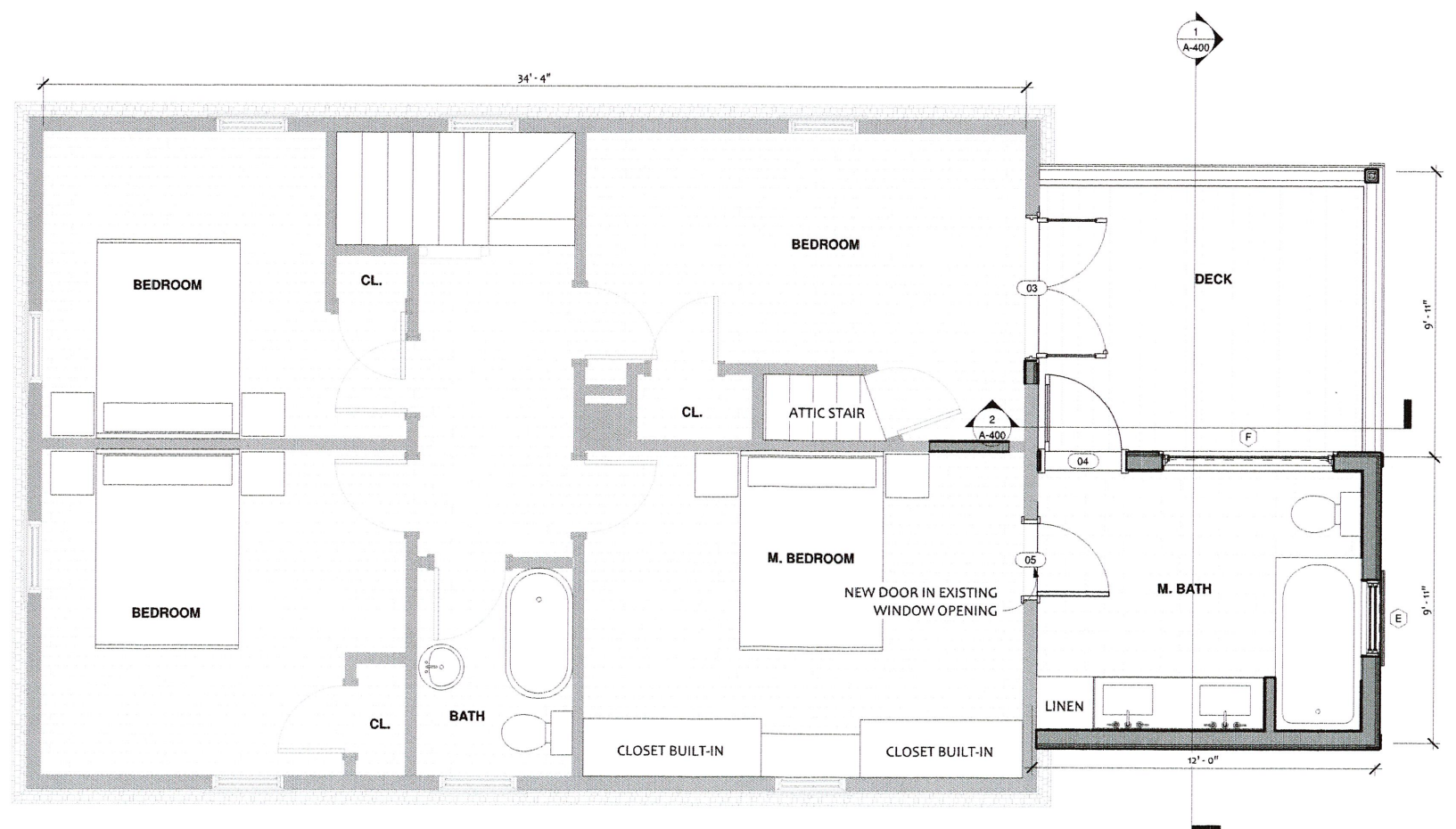
**PINEDA RESIDENCE**  
461 SPRING STREET, NEWPORT RI

REVISIONS:		
No.	Description	Date
PERMIT SET		
TITLE: SECOND FLOOR PLANS		
DATE: 12/10/2024		
JOB NO.: 2440		
DRAWING NO.:		

**A-120**



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



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

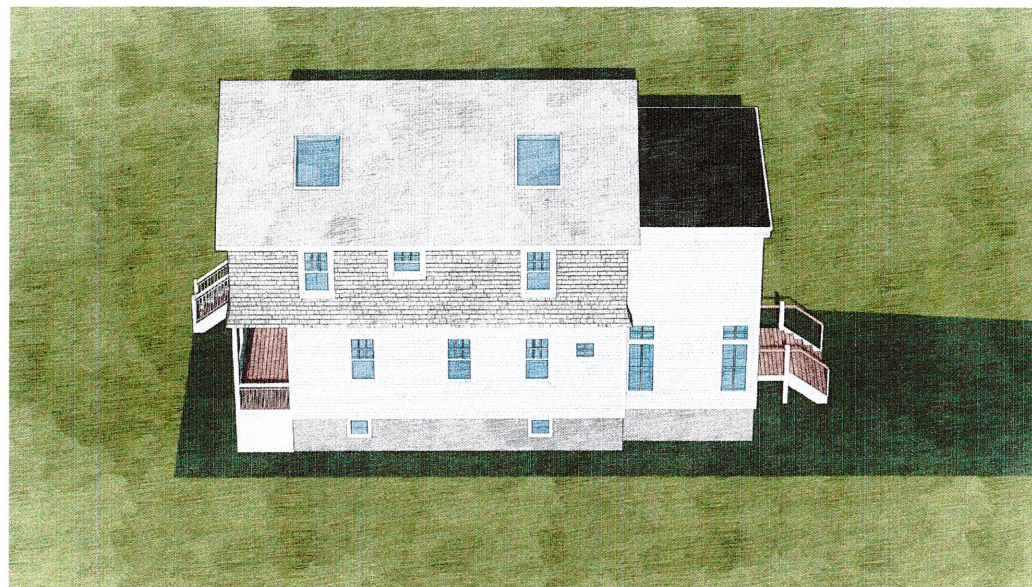
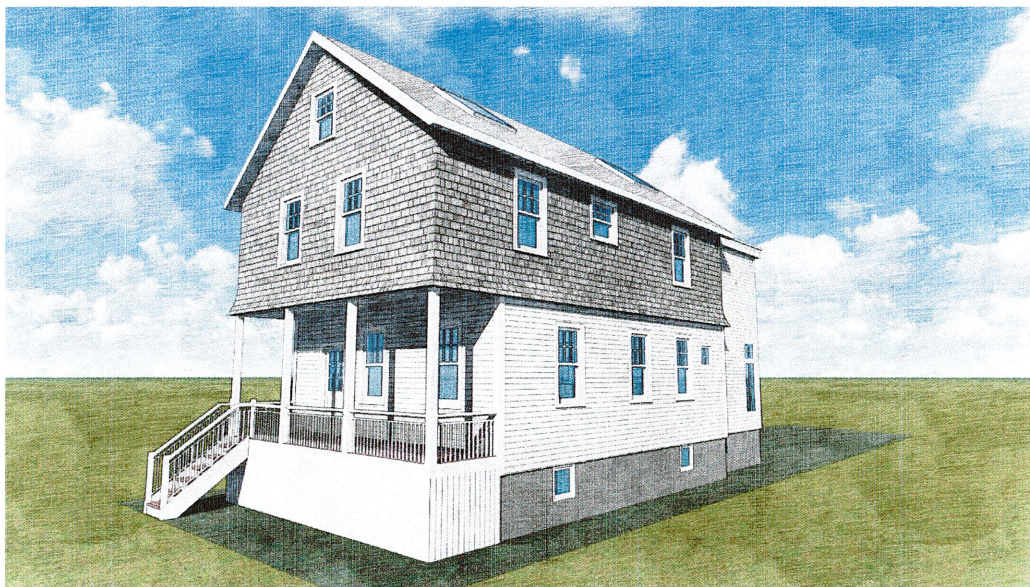
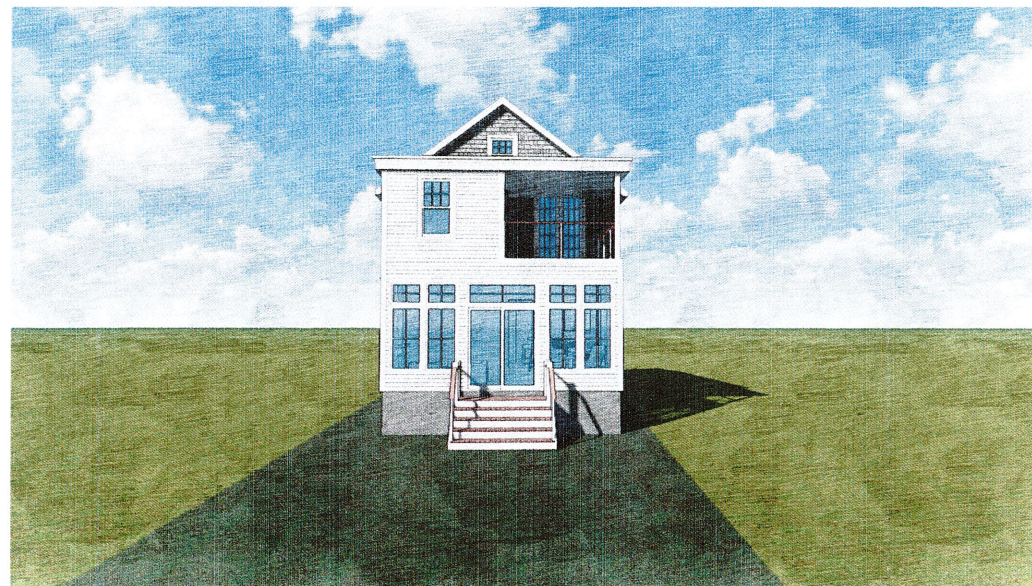
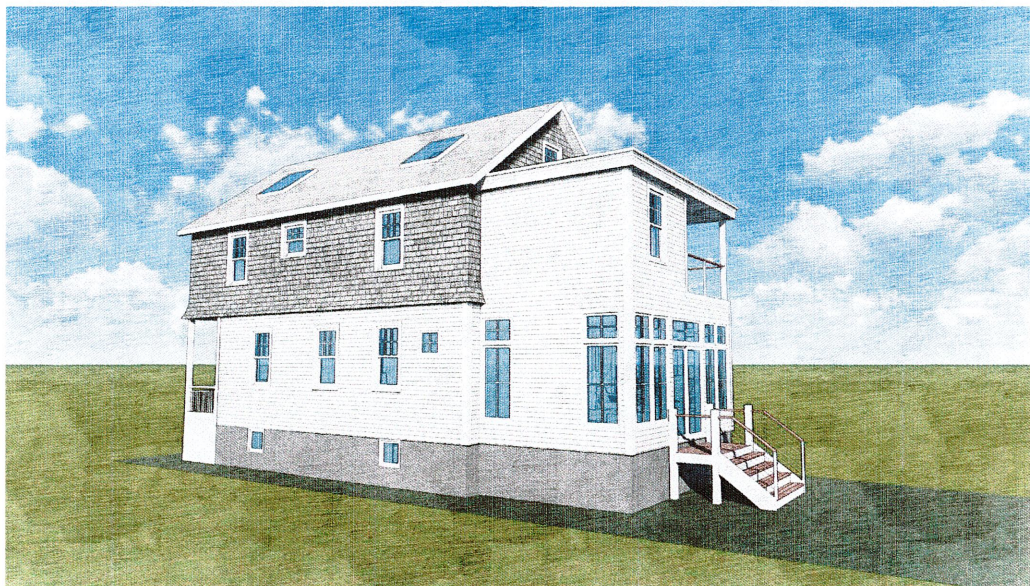
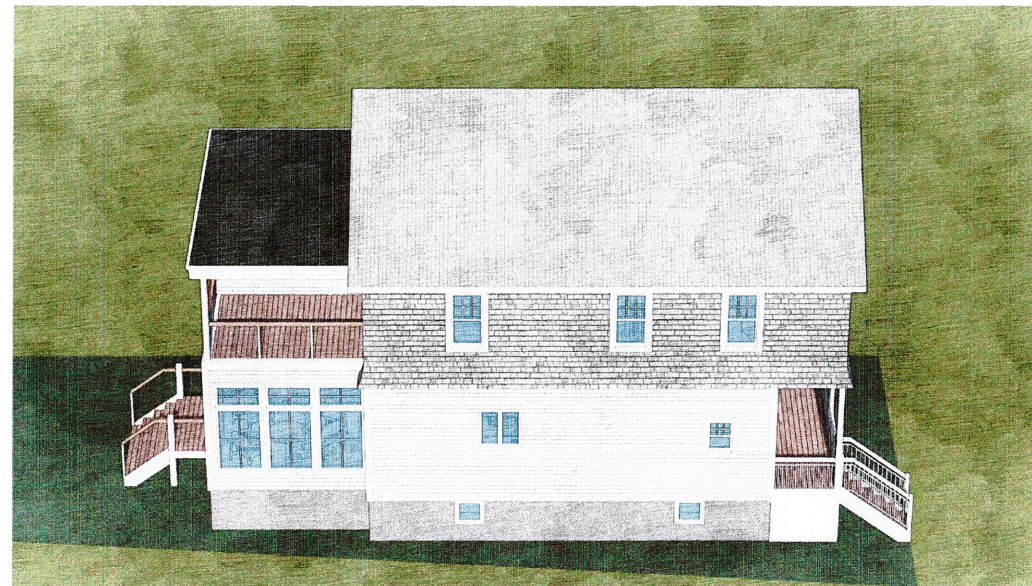
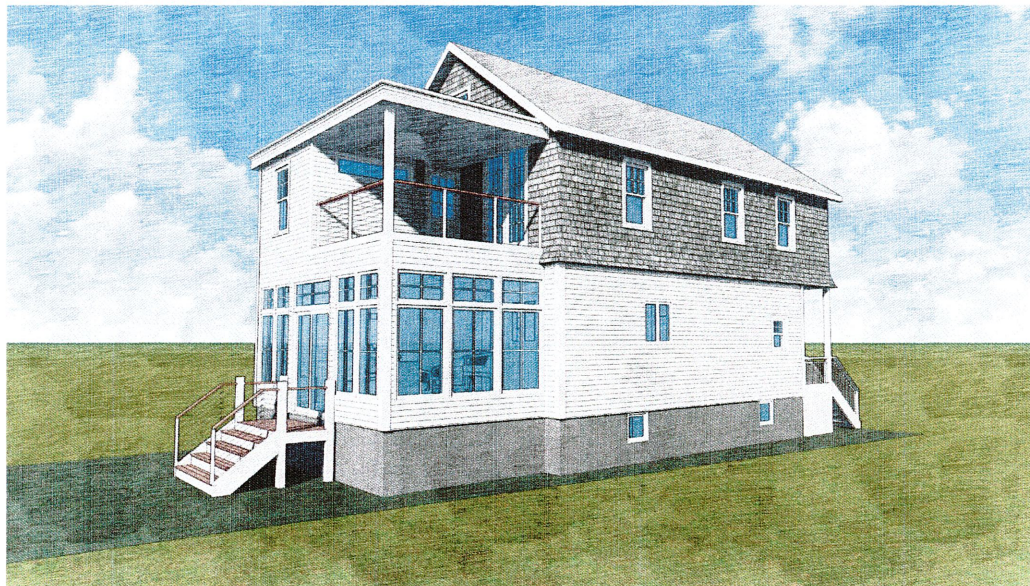




**PINEDA RESIDENCE**  
461 SPRING STREET, NEWPORT RI

REVISIONS:		
No.	Description	Date
PERMIT SET		
TITLE: 3-D VIEWS		
DATE: 12/10/2024		
JOB NO.: 2440		
DRAWING NO.:		

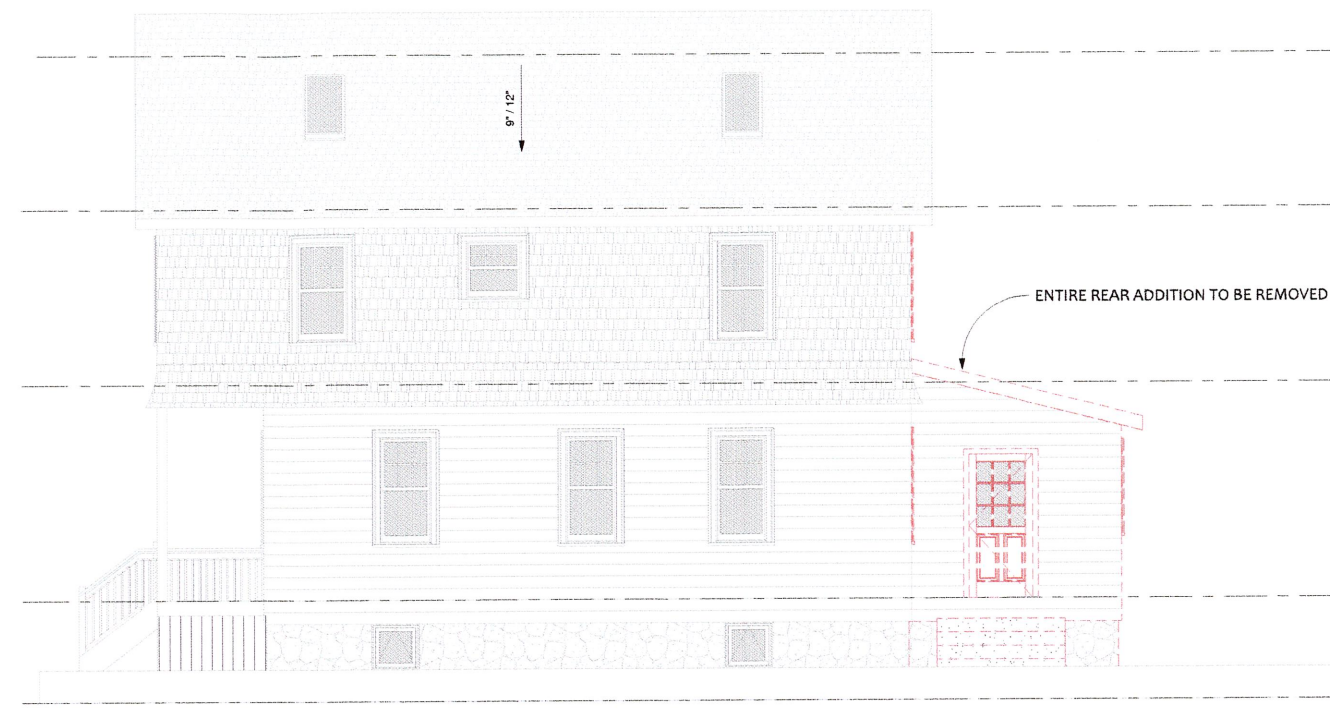
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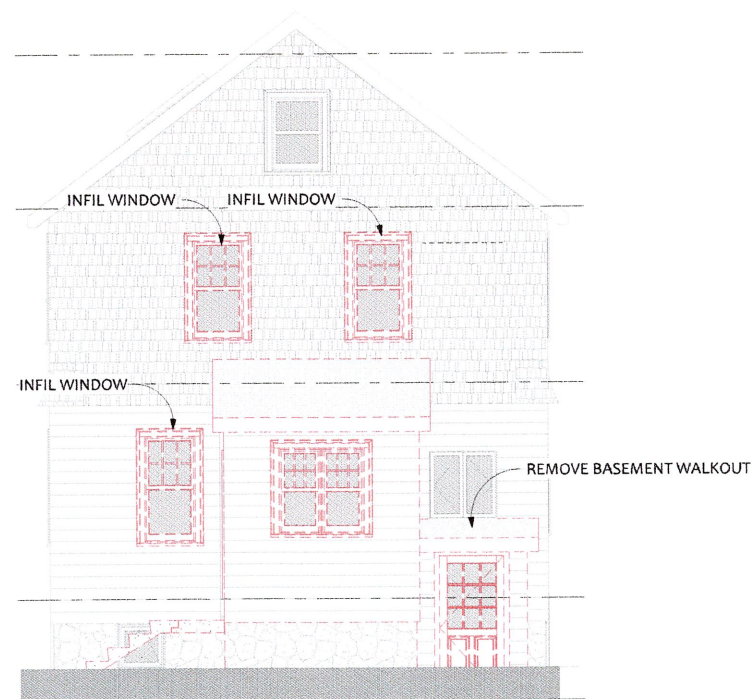




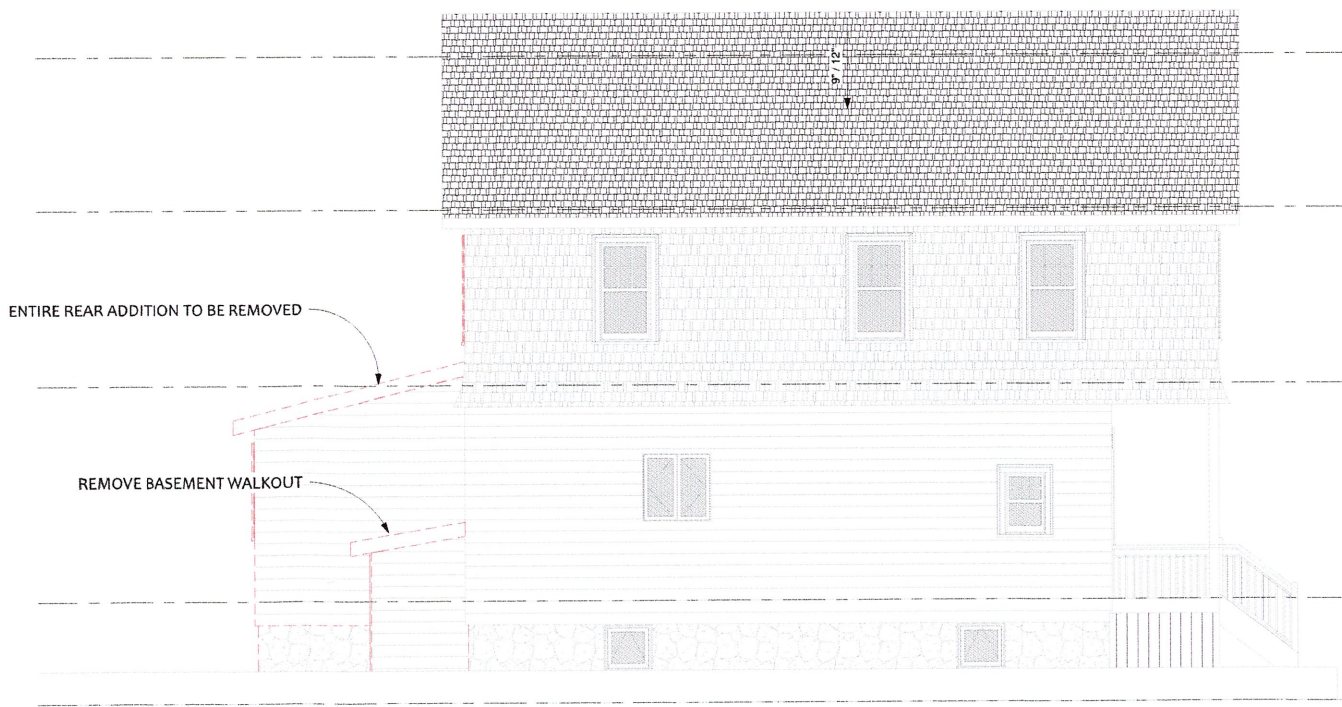
1 EXISTING FRONT ELEVATION  
1/4" = 1'-0"



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

TITLE: EXISTING ELEVATIONS

DATE: 12/10/2024

JOB NO.: 2440

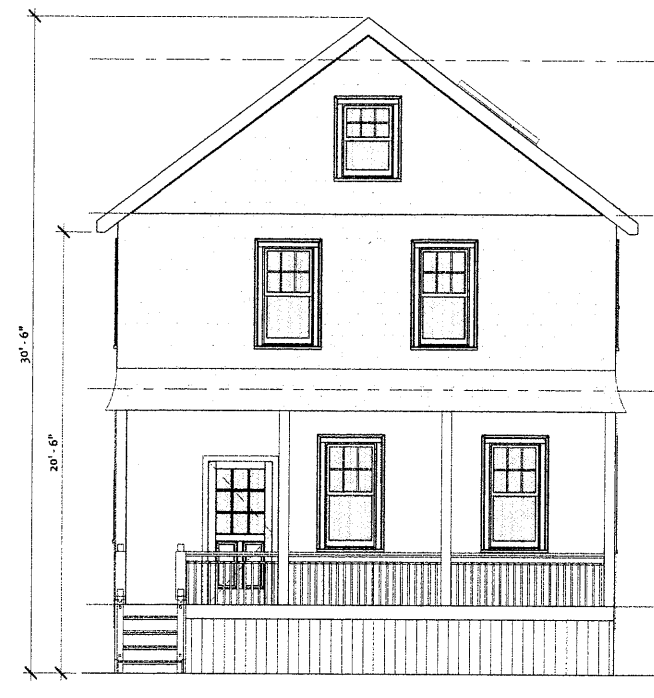
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**A-300**

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

REVISIONS:		
No.	Description	Date
PERMIT SET		
TITLE: PROPOSED ELEVATIONS		
DATE:	12/10/2024	
JOB NO.:	2440	
DRAWING NO.:		

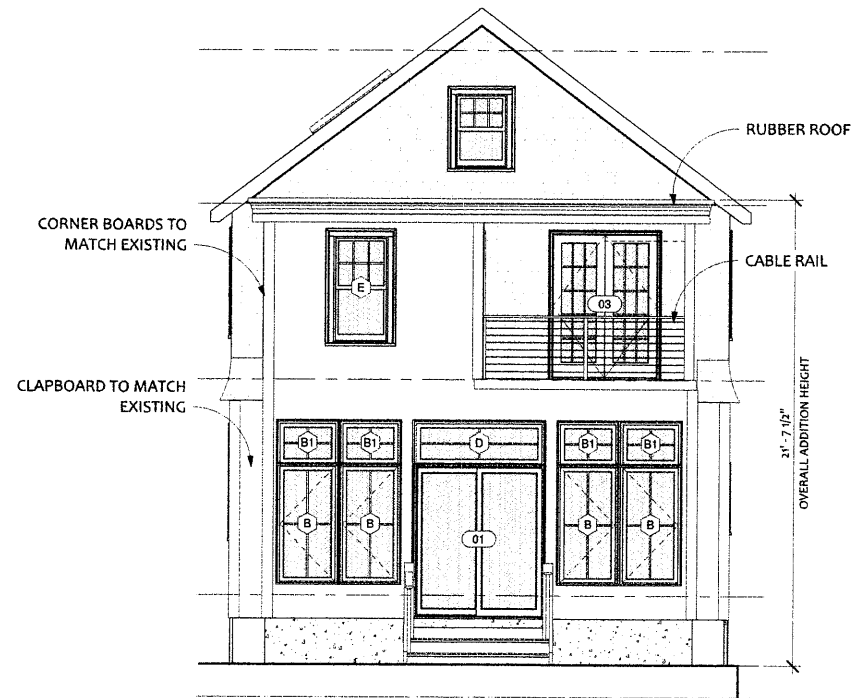
**A-301**



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"