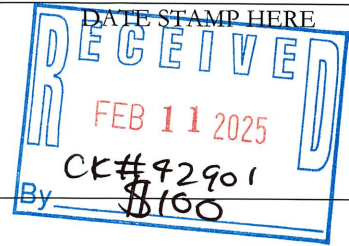




Newport Zoning Application

ZBR 2025 - MAR - 003

(This box for staff use only)



Date: 2.8.2025

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: 26 Greenough Place

Tax Assessor's Plat: 22 Lot: 41 Zoning District: R-10

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

Property Owner: Thomas Nathan Walker and Carrie Theresa Walker Joint Living Trust

Mailing Address: 753 Munson Ave., Traverse City, MI, 49686

Email Address: tjackson@millerscott.com

Phone Number: 401-847-7500

How long have you been the owner of the above premise? 2007

Legally Authorized Representative *if applicable: Tanner L. Jackson, Esq.

Mailing Address: 122 Touro Street, Newport, R.I., 02840

Email Address: tjackson@millerscott.com Phone Number: 401-847-7500

Lessee: N/A

Mailing Address: _____

Email Address: _____ Phone Number: _____



Newport Zoning Application

Property Characteristics

Dimensions of lot-frontage: 44 x 167 ft. Lot Area: 9,908 sq. ft.

Are there buildings on the premises at present? Yes - Single Family & Garage

Total square footage of the footprint of existing buildings: 2673.5 sq. ft.

Total square footage of the footprint of proposed buildings: 2680 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	9,908	10,000	No Change
Coverage Area (sq. ft.)	2,673.5 sq. ft.	2,001 sq. ft.	2,680 sq. ft.
Lot Coverage (%)	26.98%	20.2%	27.04%
Dwelling Units	1	1	No Change
Parking (# of spaces)	>2	1	No Change
Front Setback (ft.)	>0'	0'	No Change
Side Setbacks (ft.)	>3'	3'	>3'
Rear Setback (ft.)	>5'	5'	>5'
Height (ft.)	<30'	30'	No Change

*Note that accessory setback requirements are identical to non-accessory setback requirements. The proposed work will comply with all setback requirements. Proposed accessory setback for outdoor kitchen will be 5'.



Newport Zoning Application

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

Present use of Premise: Single Family

Proposed use of Premise: Single Family

Summary of Proposed Alterations

Applicant proposes to remove existing rear deck and replace with covered porch ingress/egress. Applicant proposes to construct outdoor kitchen upon expanded pre-existing at-grade patio, underneath an open air trellis.

More specifically, the existing structure has an exterior deck that is 171 square feet. Applicant intends to remove this existing deck and replace with a covered porch that will be 102 square feet. The proposed roof eaves will be less than 36".

The Subject Property has a 732 sq. ft. at-grade patio in the rear yard. Applicant intends to expand this bluestone paving to 895 sq. ft., to install an outdoor kitchen and gas-piped fireplace. The outdoor kitchen and fire place will be 72 square feet. The patio and outdoor kitchen will be placed underneath a 21' x 27' outdoor trellis.



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 Subject Property is a slightly substandard lot of record with a pre-existing main structure that already consumes available lot coverage. The present lot size and structural footprint were created at the beginning of the 20th century when this lot underwent subdivision and development. Even absent the accessory garage, the main house and existing deck are at 1,980 sq. ft., thereby precluding any notable alterations to the property without zoning relief.

The proposed work will not alter the general character of the surrounding neighborhood because the Subject Property will continue to be used as a single-family home. Indeed, the present structure already has a rear entrance and outdoor patio; the proposed work simply seeks to modernize and aesthetically improve the property.

The Applicant requests the least relief necessary because the alterations have been designed to minimize lot coverage increase. The variance is only for a 3' increase in lot coverage. The proposed deck will be smaller than that existing in order to afford room for the proposed outdoor kitchen. The proposed work will comply with all setbacks. A special use permit is necessary by virtue of the pre-existing lot coverage, and would be a necessary relief even if lot coverage decreased.

While there is a pre-existing patio, the Applicant will install an on-site drainage system to ensure that any additional stormwater runoff will be captured and handled on the Subject Property.

The proposed work will not be visible from the public right-of-way. The Applicant will maintain existing fences and vegetative buffering to maintain privacy between neighbors.



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.

c/o Tanner Jackson

Applicant Signature

2/11/25

Date

c/o Tanner Joh

Owner Signature

2/11/25

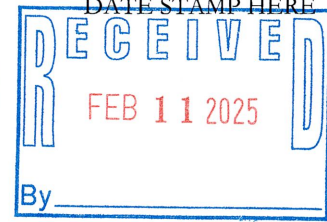
Date



Newport Zoning Application Submittal Requirements

ZBR 2025 - MAR - 063

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 checked="" type="checkbox"/> Stormwater Management Plan |
| B. <input checked="" type="checkbox"/> Proposed Site Plan | F. <input checked="" 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 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 | |

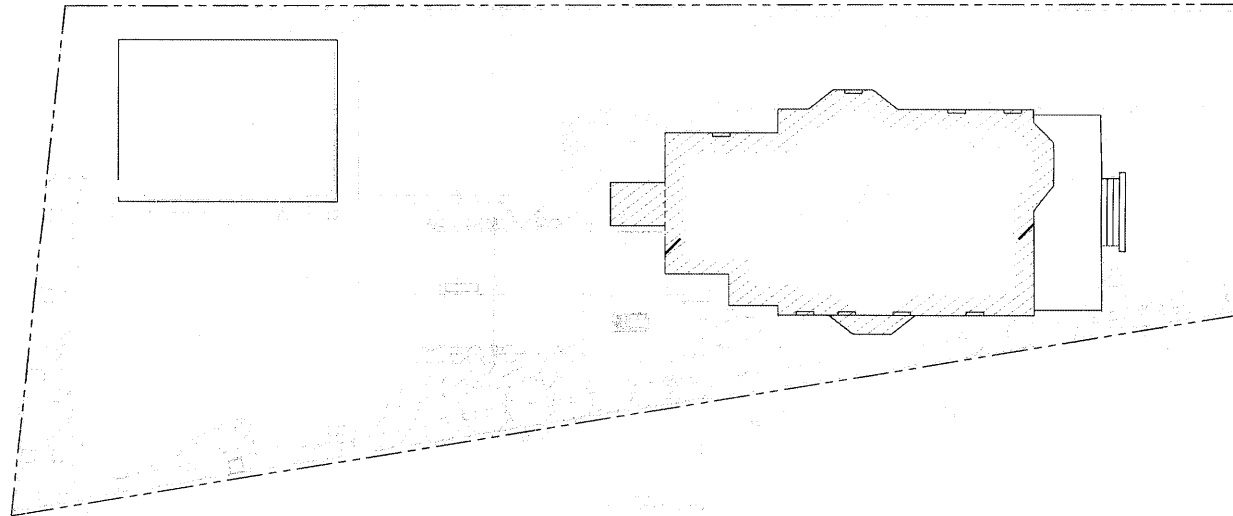
DESIGN PACKAGE



WALKER
NEWPORT, RI

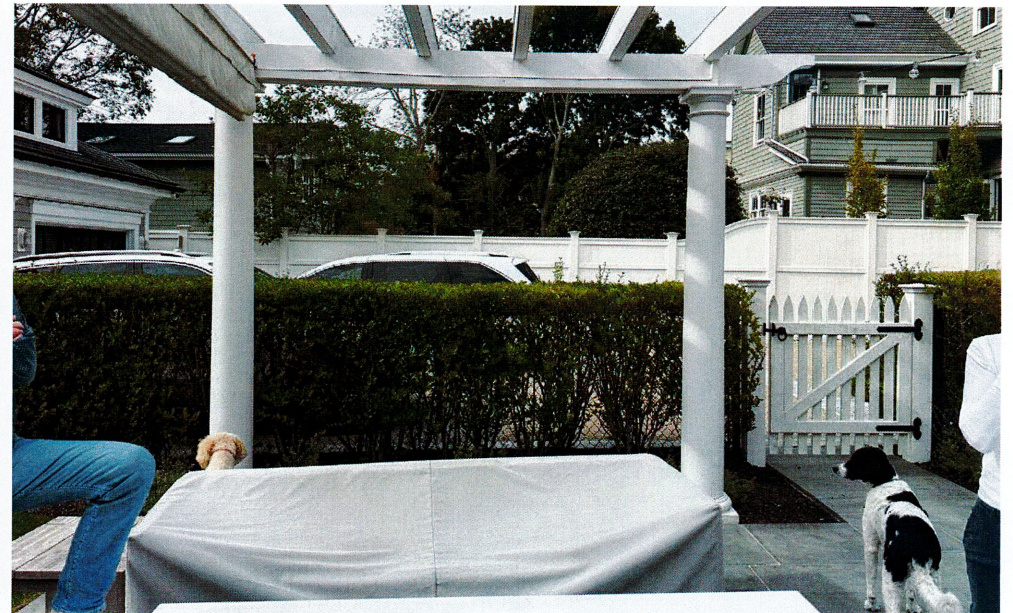
February 7, 2023

TOMPKINS COURT

















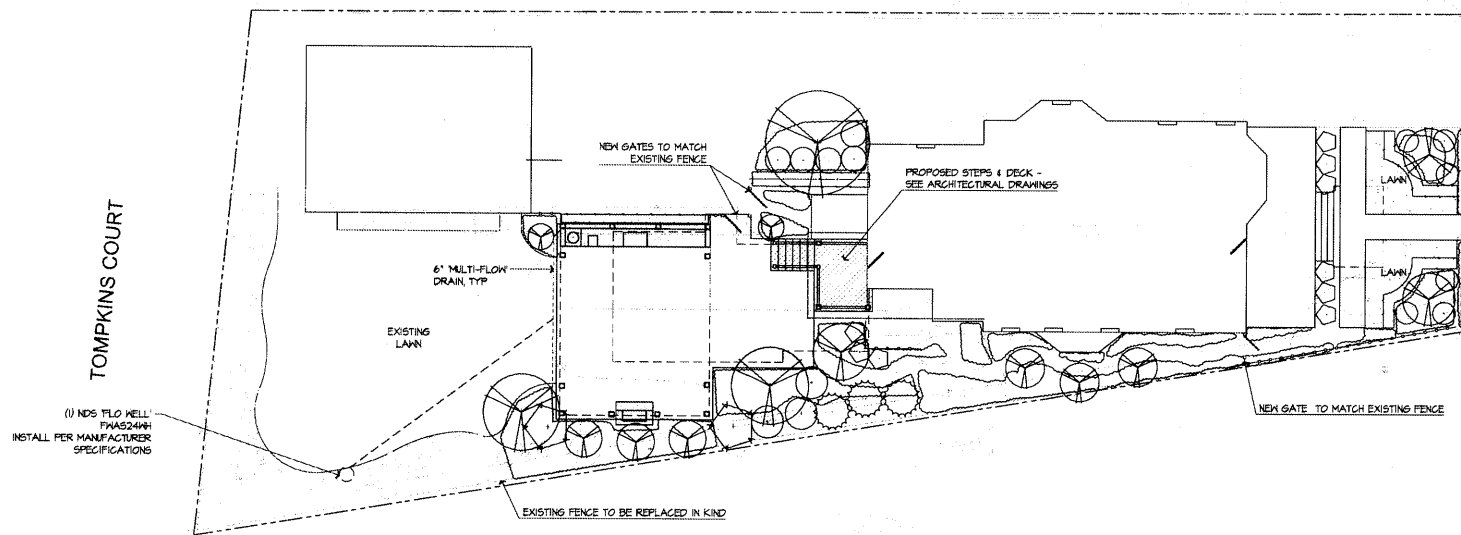
GREENOUGH PLACE

0' 2' 5' 10' 25' 50'
GRAPHIC SCALE
1/8" = 1'-0"

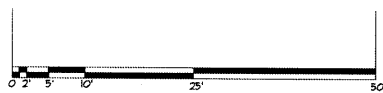


LEGEND:

-  BLUESTONE PAVING (1245 SF)
-  OUTDOOR KITCHEN & FIREPLACE (12 SF)
-  NEW LAWN (1140 SF)
-  EDGE OF EXISTING PAVING (1132 SF)
-  PROPOSED LOUVERED PERGOLA (121' x 121')
-  PROPOSED STEPS & DECK - SEE ARCHITECTURAL DRAWINGS
-  6" MULTI-FLOW DRAIN
-  NDS FLO WELL: FNA524HH
-  PROPOSED DECIDUOUS TREE
-  PROPOSED EVERGREEN TREES
-  PROPOSED DECIDUOUS SHRUB
-  PROPOSED EVERGREEN SHRUB
-  PROPOSED EVERGREEN HEDGE
-  PROPOSED LOW PLANTING



GREENOUGH PLACE



















PROPOSED MATERIAL SELECTIONS

1. **Paving:** Bluestone to Match Existing
2. **Countertops:** Granite
3. **Kitchen Surround:** Painted Wood/Azek
4. **Fireplace:** Whitewash Brick

Existing North Elevation



Existing West Elevation



Existing South Elevation



26 Greenough Place
Newport, Rhode Island

Burgin Lambert Architects
Newport, Rhode Island
2/5/25

Scale = $\frac{1}{8}" = 1'-0"$



Proposed North Elevation



Proposed West Elevation



Proposed South Elevation

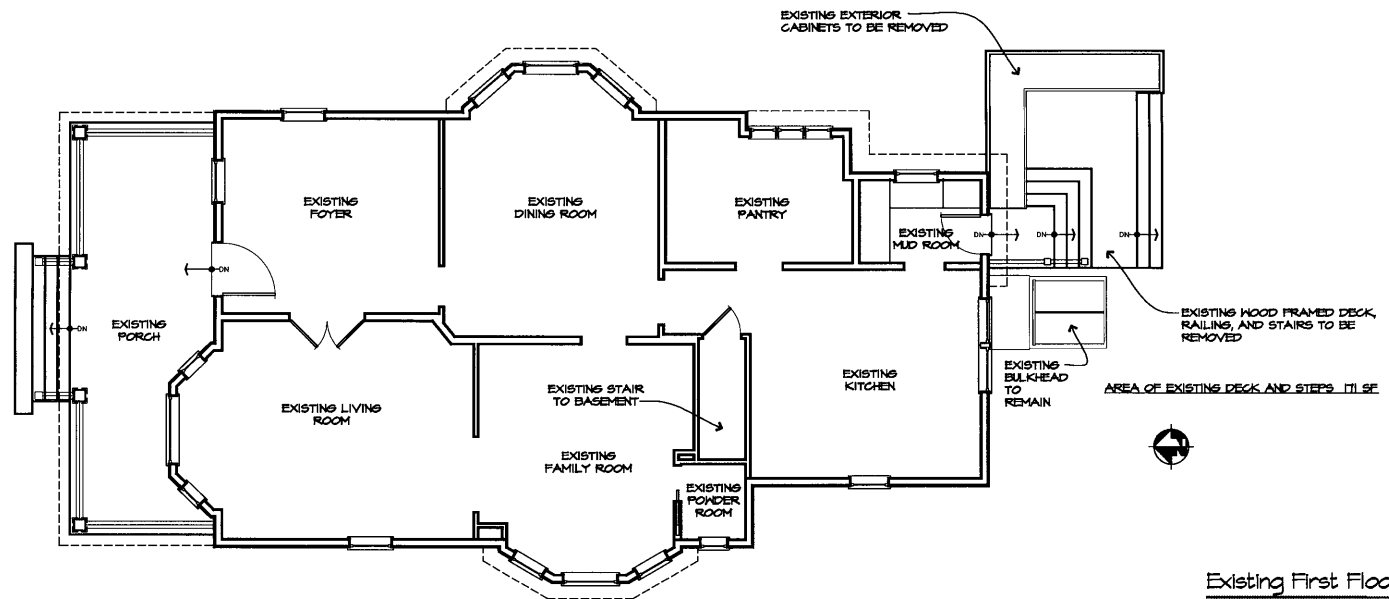


26 Greenough Place
Newport, Rhode Island

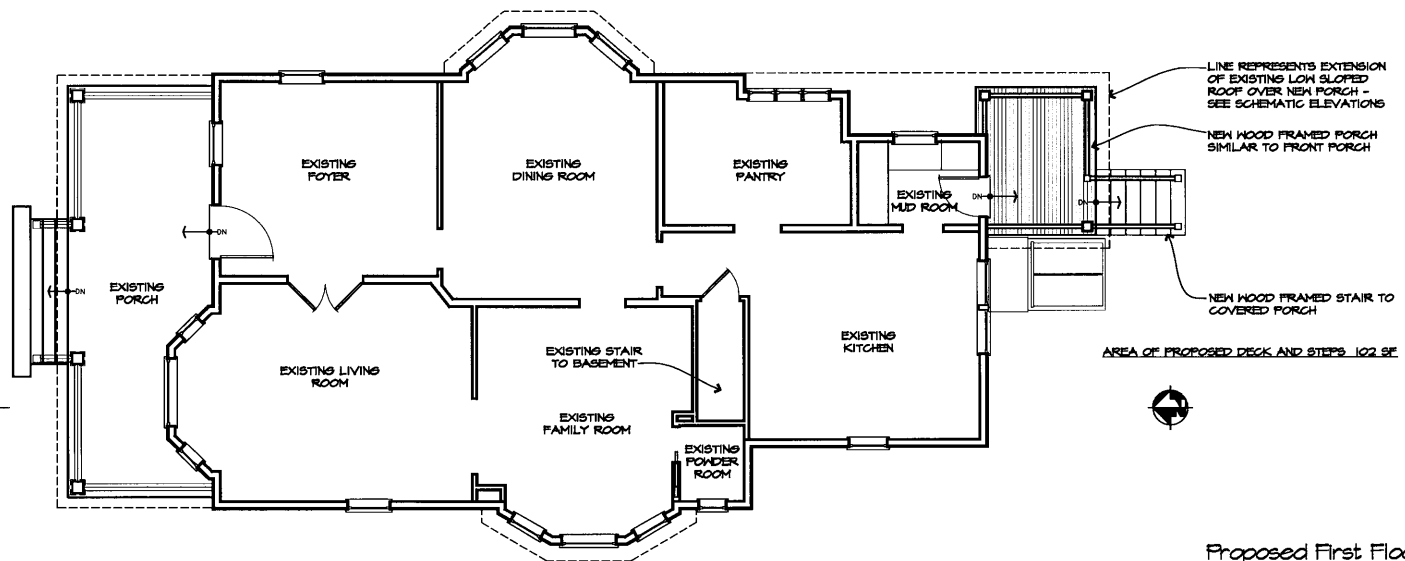
Burgin Lambert Architects
Newport, Rhode Island
2/5/25

Scale = $\frac{1}{8}" = 1'-0"$





Existing First Floor Plan



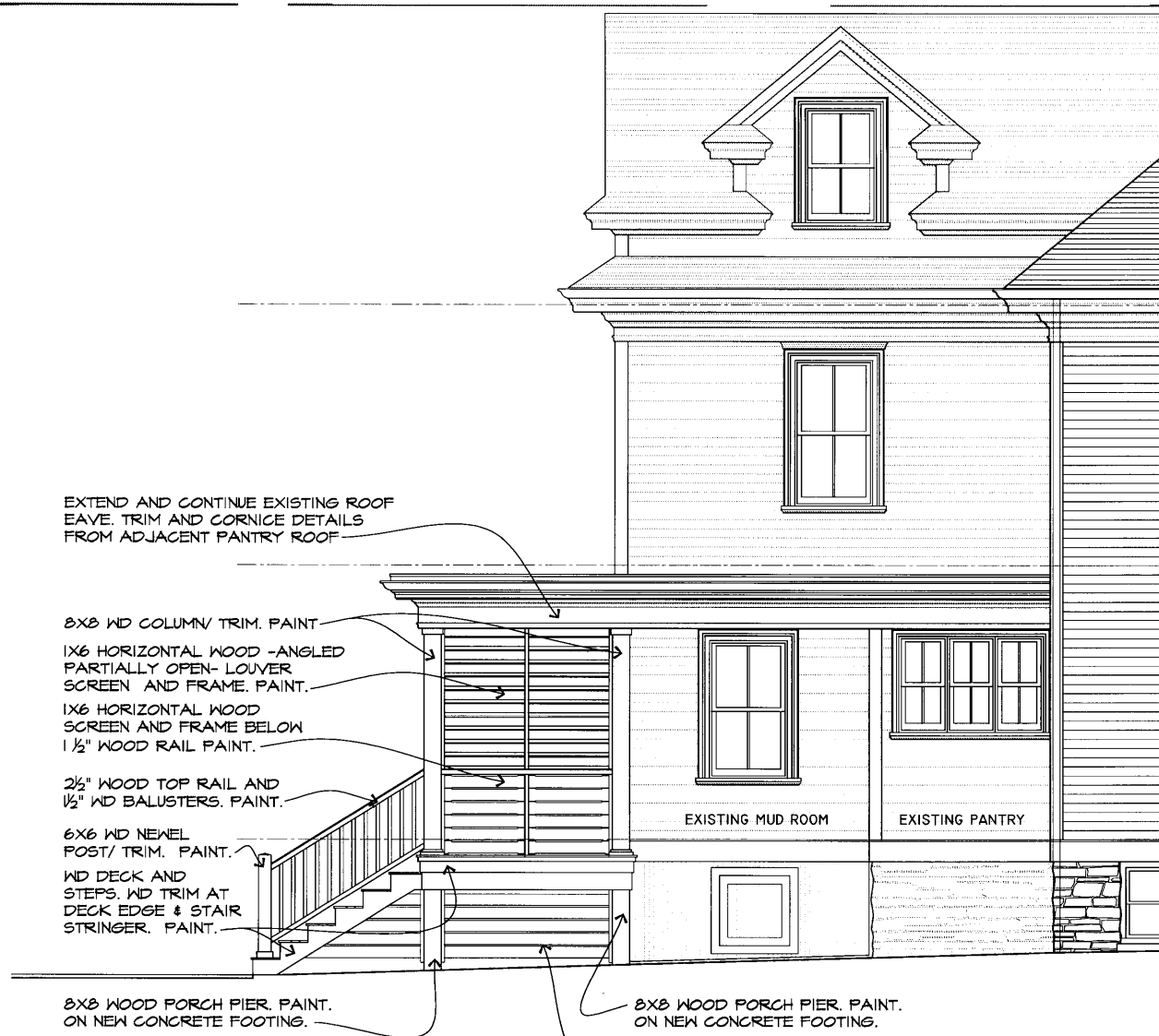
Proposed First Floor Plan

26 Greenough Place
Newport, Rhode Island

Burgin Lambert Architects
Newport, Rhode Island
2/5/25

Scale = $\frac{1}{8}" = 1'-0"$



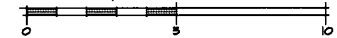


① ELEVATION DETAIL
SCALE: 1/4" = 1'-0"

26 Greenough Place
Newport, Rhode Island

Burgin Lambert Architects
Newport, Rhode Island
2/5/25

Scale = 1/4" = 1'-0"





26 Greenough Place
Newport, Rhode Island

Burgin Lambert Architects
Newport, Rhode Island
2/5/25

Exterior Rendering Proposed