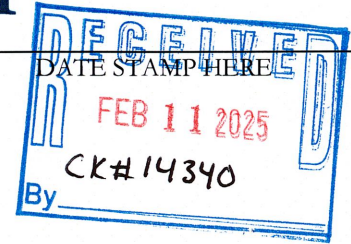




Newport Zoning Application

ZBR-2025-MAR-004

(This box for staff use only)



Date: 2/11/2025

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: 32 Ayrault Street, Newport RI, 02840

Tax Assessor's Plat: 19 Lot: 030 Zoning District: R-10

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

Property Owner: Jeffrey Melillo

Mailing Address: 30 Roseneath Ave, Newport RI, 02840

Email Address: jmelillo@horanbuilding.com

Phone Number: 401-239-9170

How long have you been the owner of the above premise? Just purchased

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: 76.69 ft. Lot Area: 9,193 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 2,583 sq. ft.

Total square footage of the footprint of proposed buildings: 2,252 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	9,145	10,000	9,145
Coverage Area (sq. ft)	2,583	1,993.61	2,252
Lot Coverage (%)	28.1%	20%(21.80%)	24.5%
Dwelling Units	1	1	1
Parking (# of spaces)	4		4
Front Setback (ft.)	30	15 (13.80)	30
Side Setbacks (ft.)	19.9/16	10 (9.2)	19.9/16
Rear Setback (ft.)	17.1	20 (18.40)	28
Height (ft.)	37	30	37



Newport Zoning Application

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

Present use of Premise: Existing single family home with detached garage

Proposed use of Premise: Single family home

Summary of Proposed Alterations

Remove existing non conforming garage
Remove existing non conforming deck, steps, roof and railing
Remove existing bulkhead

Add an addition at back of house with finished 1st and 2nd floor with flat rubber roof above
Addition to be within the current width/depth of the house which meet setbacks and will be below the 30' maximum height



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 proposal is to remove a garage, deck & bulkhead and add a modest two floor addition within the existing and allowed set backs. The addition would be to the rear of the existing single family home which will be used as my primary residence.

The existing lot is non conforming having 9,193sf in the R-10 district with an existing lot coverage of 28.10% & the existing garage encroaches both the rear and side setbacks as well as the existing deck encroaching the rear setback.

The proposal will result in a net decrease of lot coverage by 3.60% and remove the existing non conforming garage and deck.

Notwithstanding the decrease in lot coverage, my proposal still requires a dimensional/regulatory variance and special use permit because the resulting lot coverage would still be over the max allowed of 20% (21.80% proportional). We would be looking for a category 6 special use permit and dimensional/regulatory variance.

The hardship is due to the unique characteristics of the lot being almost 10% undersized. The hardship is not the result of any of my prior actions and granting the variance will not alter the character of the surrounding area or impair the intent or purpose of the zoning ordinance or comprehensive plan because the variance results in a net decrease in lot coverage and removes the existing non conforming conditions making the proposal more conforming.

The addition of the indoor and outdoor living space will increase the functionality of the home to be more consistent with modern family living.



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.

Jeff Melillo

Applicant Signature

2-11-25

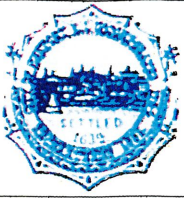
Date

Jeff Melillo

Owner Signature

2-11-25

Date



Newport Zoning Application Submittal Requirements

ZBR 2025 - MAR - 004

☐ Special Use Permit (new)

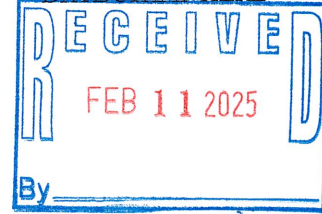
☒ Variance

☒ Special Use Permit (modification)

☐ Modification

(This box for staff use only)

DATE STAMP HERE



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 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 | |

NO PROPOSED CHANGES

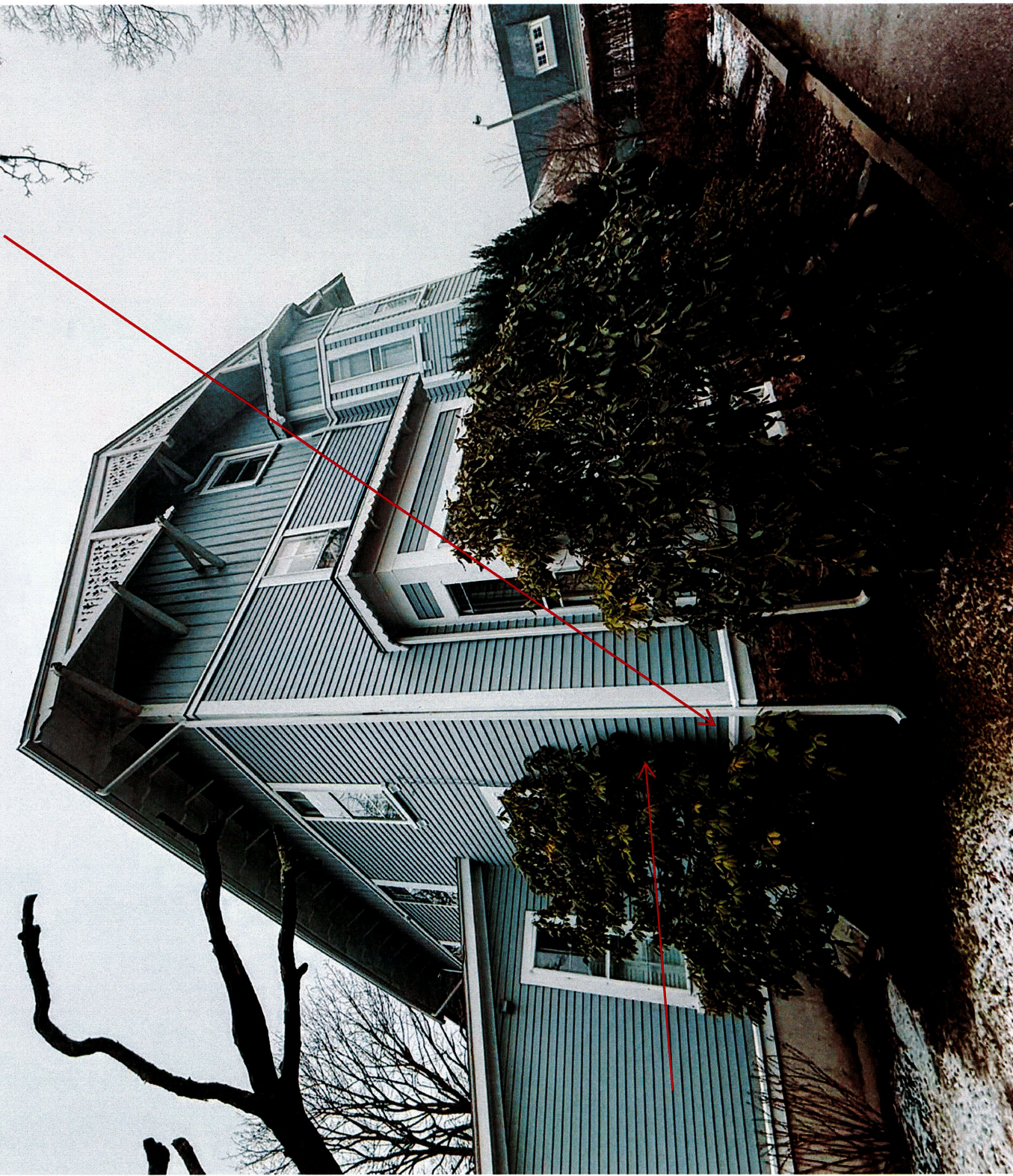


NO PROPOSED CHANGES





ADD ADDITION TO EDGE OF HOUSE



NO PROPOSED CHANGES



REMOVE DECK, STEPS, ROOF AND BULKHEAD



12
REMOVE DECK, STAIRS, ROOF AND BULKHEAD



REMOVE DECK, STEPS AND ROOF
EXTEND EXISTING 1ST FLOOR EXT WALL
TO LINE UP WITH FAR LEFT AND RIGHT
ADD 2ND FLOOR ABOVE WITH FLAT ROOF



REMOVE DECK, STEPS AND ROOF
BRING LEFT SIDE 1ST FLOOR OUT TO
LINE UP WITH EDGE OF BUILDING
ADD 2ND FLOOR WITH FLAT ROOF

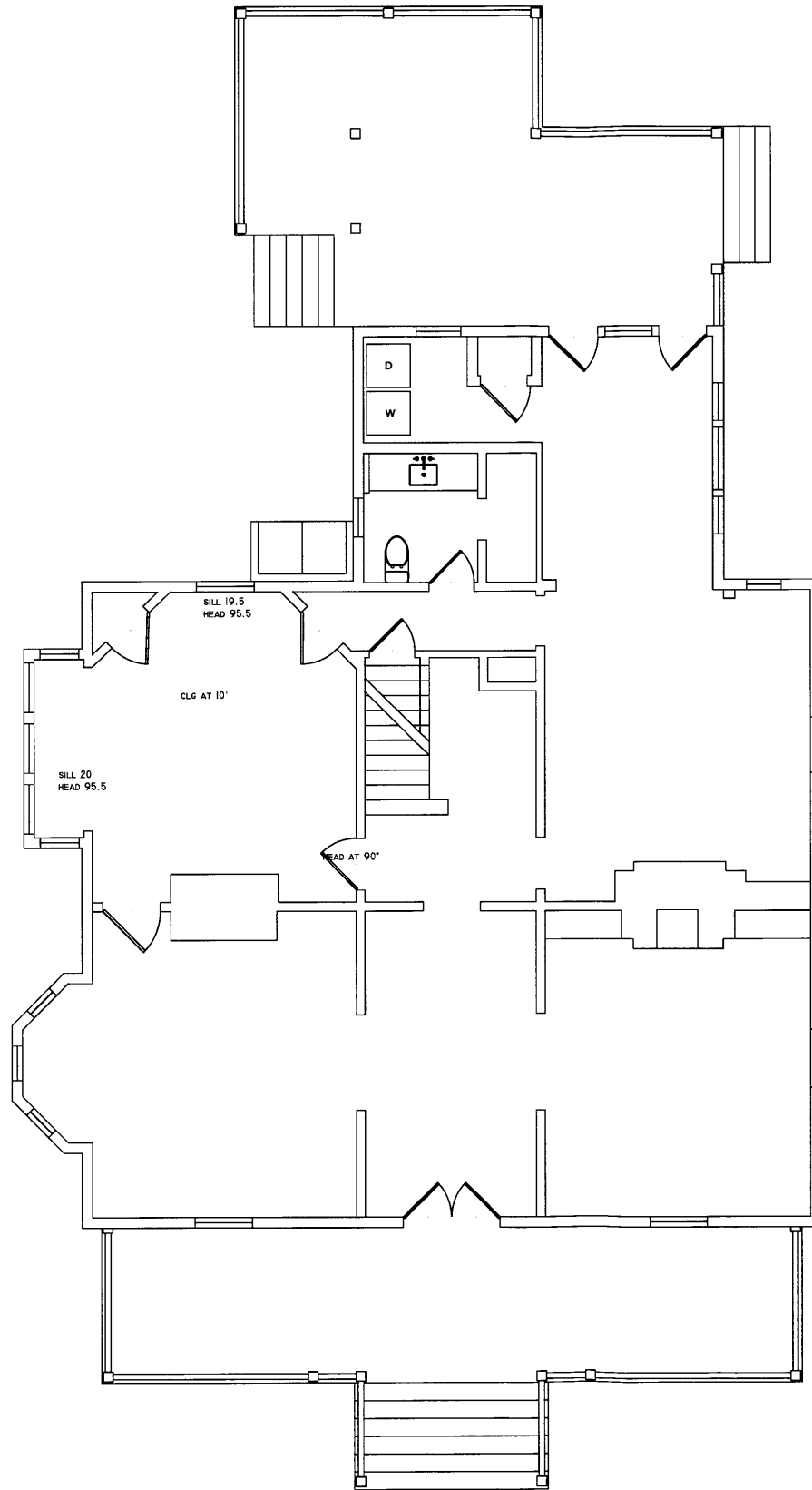


EXTEND 1ST FLOOR TO ALIGN WITH HOUSE
ADD 2ND FLOOR AND FLAT ROOF ABOVE
REMOVE DECK AND BULKHEAD



NEW ADDITION WITH WALL ALIGNING
WITH HOUSE AND 2ND FLOOR WITH
FLAT ROOF ABOVE





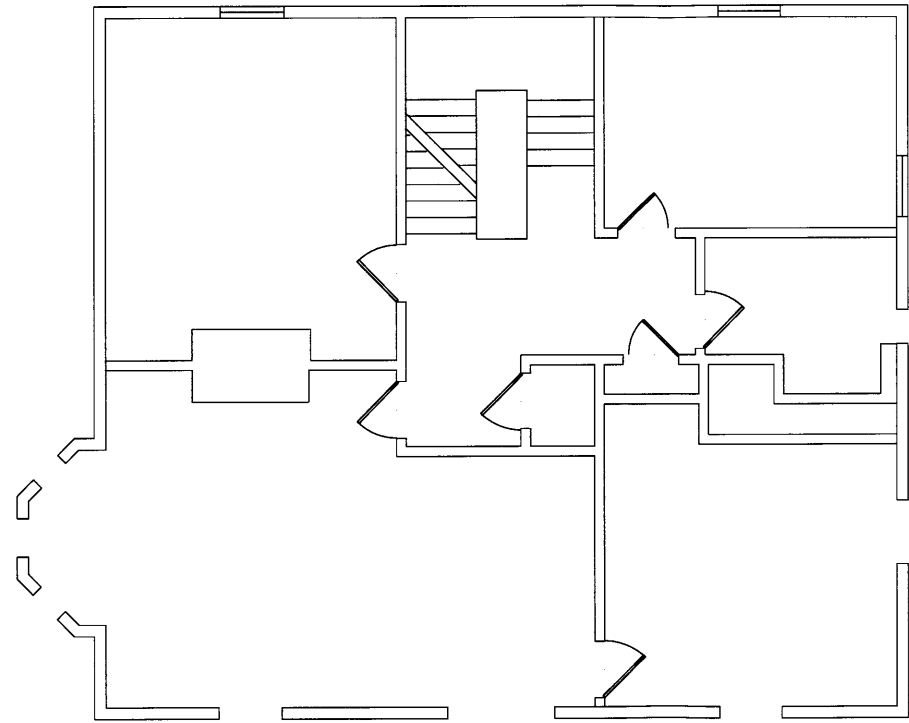
1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PRIVATE RESIDENCE
AYRAULT STREET
NEWPORT, RI

Revision: _____

Description: PERMIT SET
EXISTING 1ST FLOOR PLAN
Date Issued: 02.07.2025
Scale: AS NOTED

EX101



1 EXISTING 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PRIVATE RESIDENCE
AYRAULT STREET
NEWPORT, RI

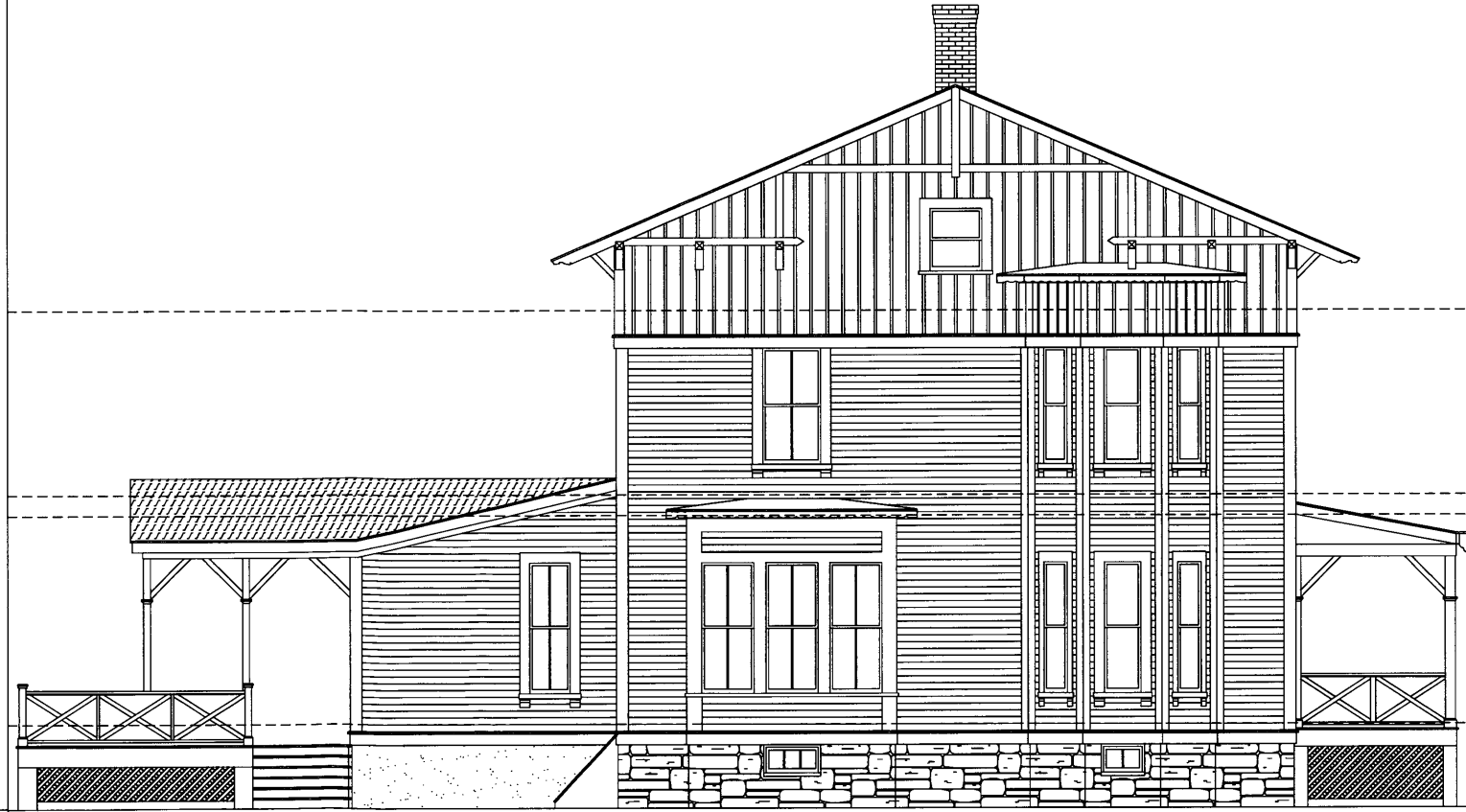
Revision:

Description: PERMIT SET
EXISTING 2ND FLOOR PLAN
Date Issued: 02.07.2025
Scale: AS NOTED

EX102



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



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



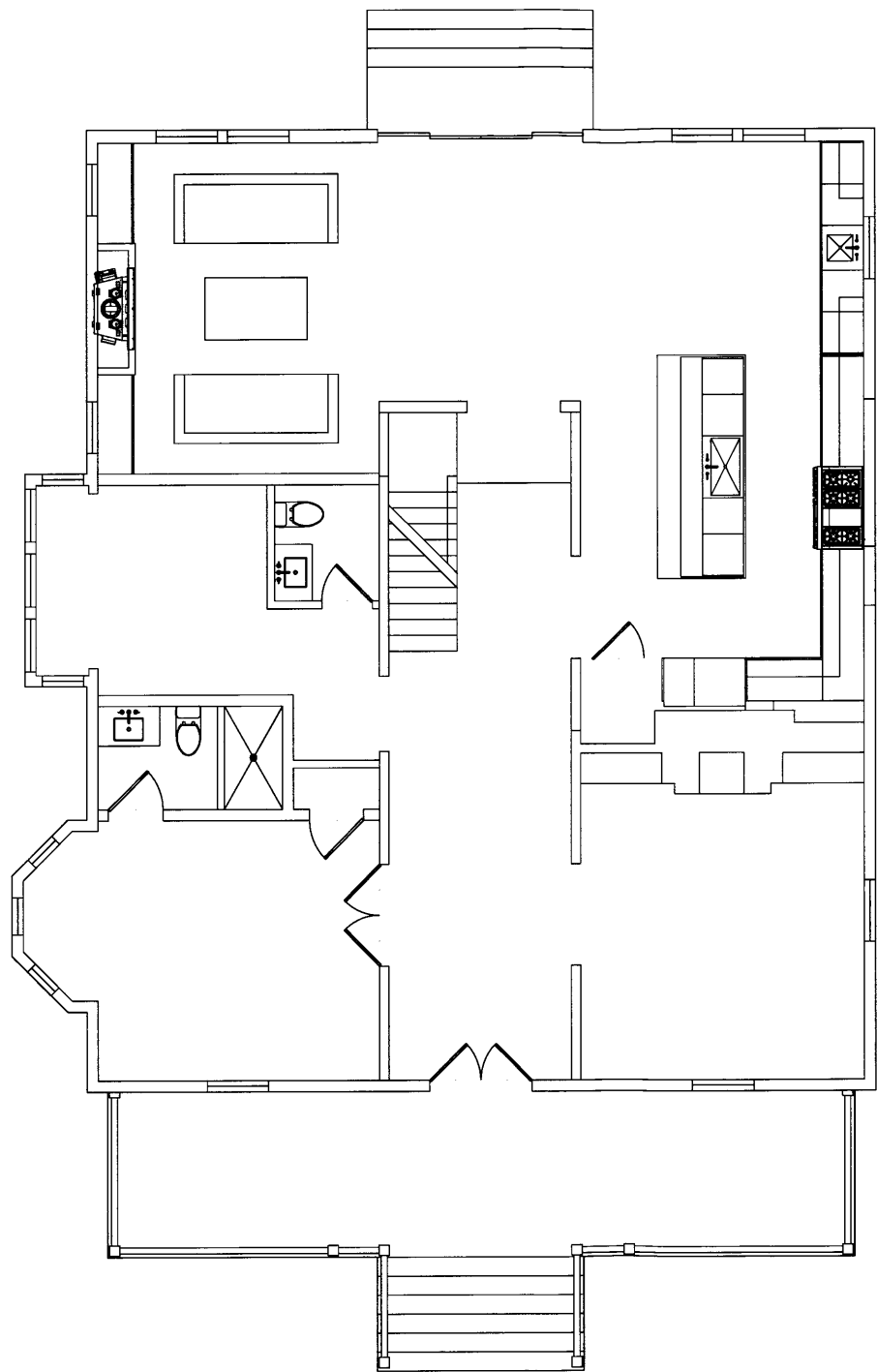
3 EAST ELEVATION
1/4" = 1'-0"

PRIVATE RESIDENCE
AYRAULT STREET
NEWPORT, RI

Revision: _____

Description: PERMIT SET
EXISTING BUILDING ELEVATIONS
Date Issued: 02.07.2025
Scale: AS NOTED

EX200



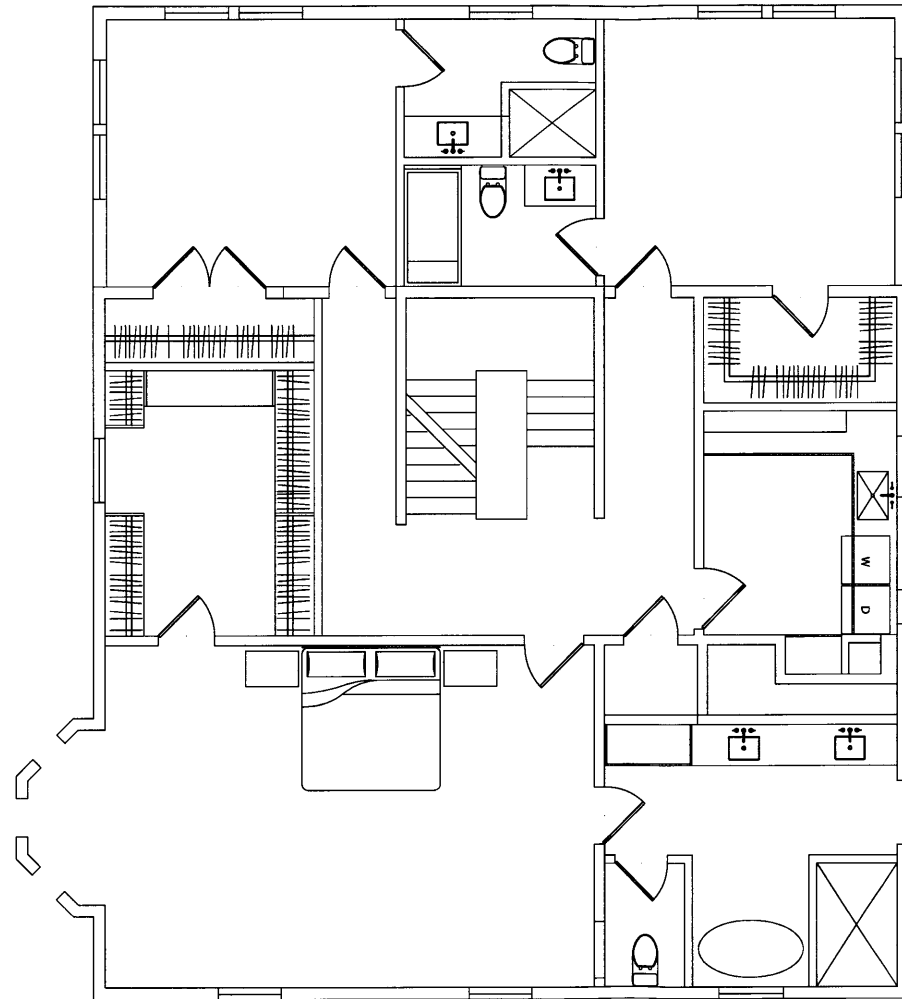
1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PRIVATE RESIDENCE
AYRAULT STREET
NEWPORT, RI

Revision:

Description: PERMIT SET
1ST FLOOR PLAN
Date Issued: 02.07.2025
Scale: AS NOTED

A101



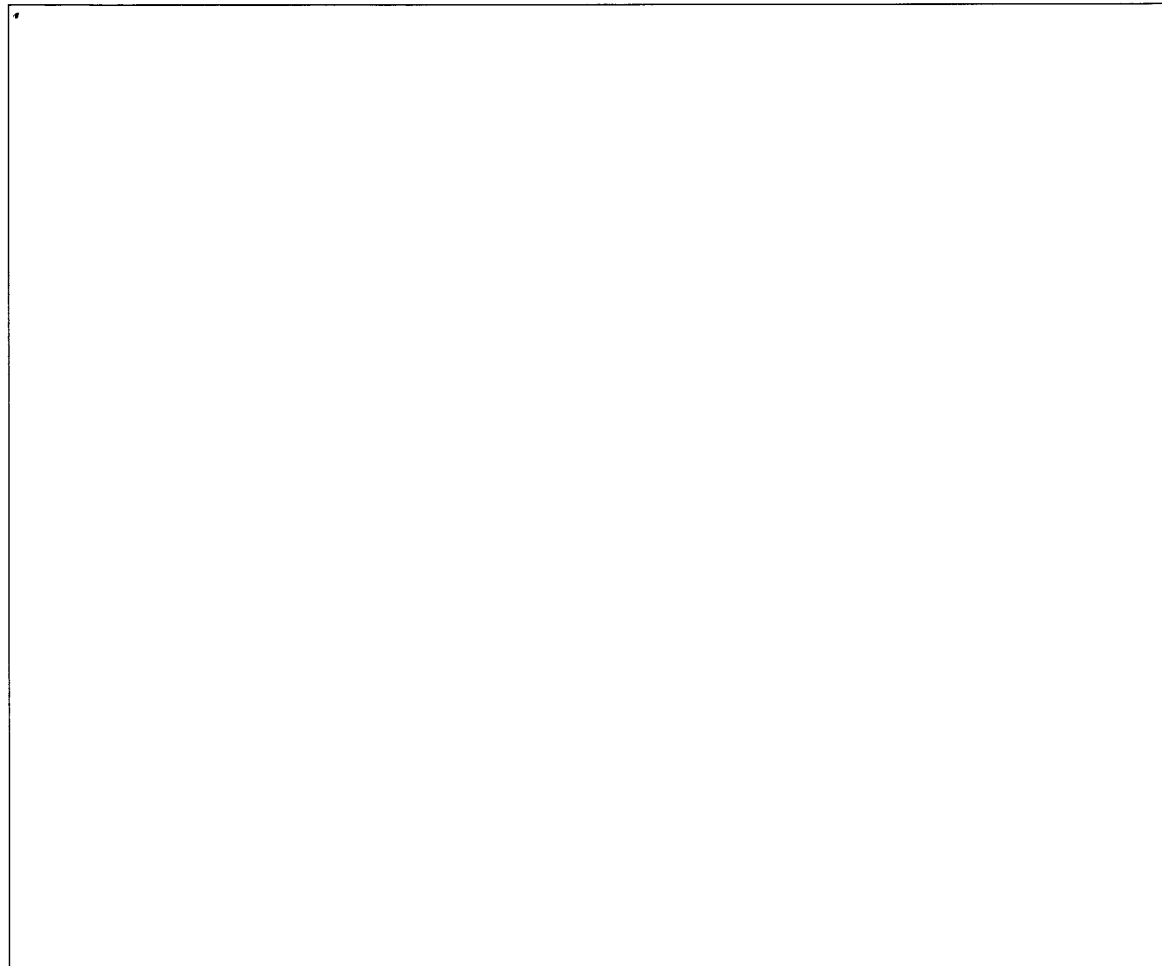
1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PRIVATE RESIDENCE
AYRAULT STREET
NEWPORT, RI

Revision:

Description: PERMIT SET
2ND FLOOR PLAN
Date Issued: 02.07.2025
Scale: AS NOTED

A102



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



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



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

PRIVATE RESIDENCE
AYRAULT STREET
NEWPORT, RI

Revision: _____

Description: PERMIT SET
BUILDING ELEVATIONS
Date Issued: 02.07.2025
Scale: AS NOTED

A200

EXISTING LOT COVERAGE
 -LOT SIZE---9,145SF +-
 -MAX LOT COVERAGE: 20%
 -MAX LOT COVERAGE WITH DEFICIENCY RELIEF: 21.71%
 -EXISTING LOT COVERAGE---2,620SF
 -HOUSE, GARAGE, DECK, STEPS, BULKHEAD
 -NO OVERHANGS--LESS THAN 36"
 -CURRENT LOT COVERAGE---28.65%

-MAX LOT COVERAGE: 20%

-MAX LOT COVERAGE: 20%

-MAX LOT COVERAGE WITH DEFICIENCY RELIEF: 21.71%

-EXISTING LOT COVERAGE---2,620SF

-HOUSE, GARAGE, DECK, STEPS, BULKHEAD

-NO OVERHANGS--LESS THAN 36"

-CURRENT LOT COVERAGE---28.65%

PROPOSED LOT COVERAGE %: 24.76%

-RED---REMOVING

-GREEN--ADDING

FRONT SETBACK--24'-6"

LEFT SIDE SETBACK---19'

RIGHT SIDE SET BACK---16'

REAR SETBACK---17'

GARAGE--ON PROPERTY LINE

FRONT SETBACK---24'-6"

LEFT SIDE SETBACK---19'

RIGHT SIDE SET BACK---16'

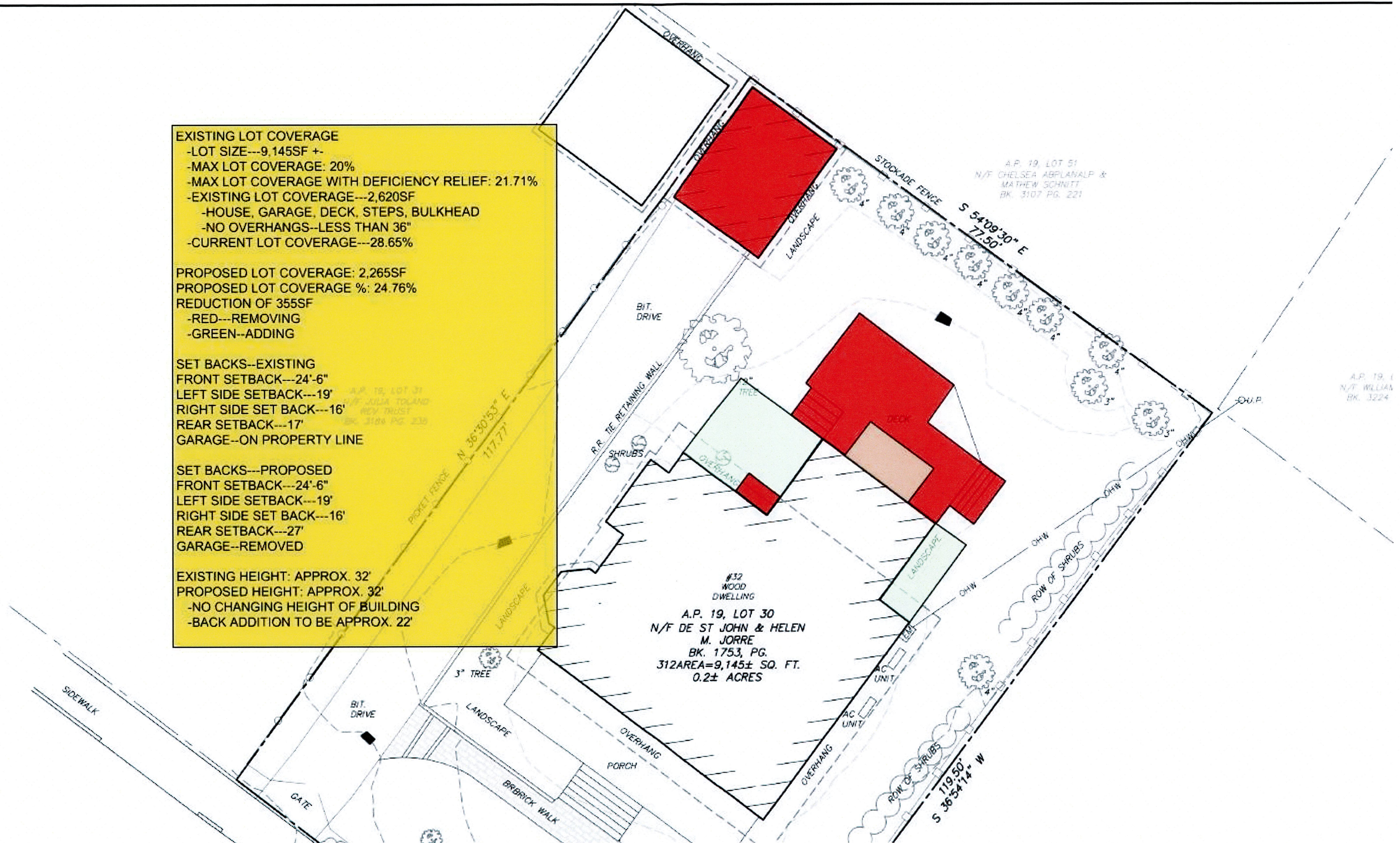
REAR SETBACK---27'

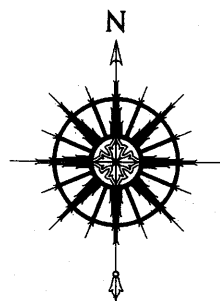
GARAGE--REMOVED

PROPOSED HEIGHT: APPROX. 32'

-NO CHANGING HEIGHT OF BUILDING

-BACK ADDITION TO BE APPROX. 22'





SEE GENERAL NOTES #3

A.P. 19, LOT 31
N/F JULIA R. TOLAND
REV TRUST
BK. 3184, PG. 236
(ZONE R-10)

A.P. 19, LOT 51
N/F CHELSEA ABPLANALP &
MATHEW SCHMITT
BK. 3707, PG. 221
(ZONE R-10)

A.P. 19, LOT 170
N/F WILLIAM B. LAND
33 EVERETT PERSONAL
RESIDENCE TRUST
BK. 3224, PG. 254
(ZONE R-10)

A.P. 19, LOT 30
N/F JOHN & HELEN M.
DE ST JORRE
BK. 1753, PG. 312
AREA=9,193 ± S.F.
0.2 ± ACRES
(ZONE R-10)

A.P. 19, LOT 29
N/F LEWIS AND LORNA CHANTRE
RUTHERFORD LEWIS TRUST
BK. 2738, PG. 110
(ZONE R-10)

BENCHMARK
LIGHT POST BASE
WEST CORNER
ELEV. = 89.2'

BENCHMARK
DRILL HOLE SET IN
SIDEWALK
ELEV. = 68.8'

CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 438-RICR-00-05-1.8 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2016, AS FOLLOWS:

TYPE OF SURVEY:

LIMITED CONTENT BOUNDARY SURVEY
DATA ACCUMULATION SURVEY
TOPOGRAPHIC SURVEY ACCURACY

MEASUREMENT SPECIFICATION:

CLASS I
CLASS II
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. 19, LOT 30 AND TO SHOW EXISTING PHYSICAL FEATURES AND TOPOGRAPHY.

SEAN M. LEACH

PROFESSIONAL
LAND SURVEYOR

STATE OF RHODE ISLAND
DATE: 02/15/2025
COA NO. 12345

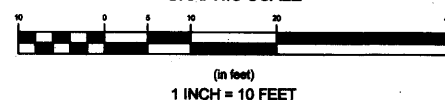
GENERAL NOTES:

- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN FEBRUARY 2025.
- VERTICAL DATUM IS NAVD83.
- NORTH ARROW AND BASIS OF BEARING BASED ON NAD83 STATE PLANE COORDINATES AS ESTABLISHED BY GPS SURVEY.
- SUBJECT PARCEL FALLS WITHIN THE R-10 ZONING DISTRICT.

LEGEND:

- PROPERTY LINE
- ADJUTER'S PROPERTY LINE
- TOPOGRAPHIC CONTOUR
- PICKET FENCE
- STOCKADE FENCE
- CHAINLINK FENCE
- OVERHEAD WIRE
- ELECTRIC MANHOLE
- GAS VALVE
- WATER VALVE
- UTILITY POLE
- IRON ROD
- NAIL

GRAPHIC SCALE



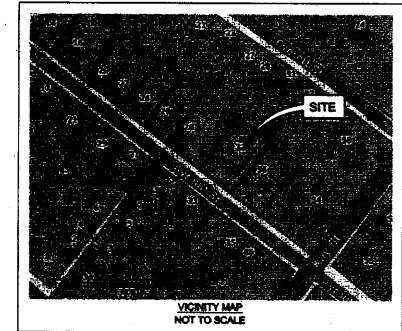
NORTHEAST ENGINEERS
& CONSULTANTS, INC.



A KNOWLEDGE CORPORATION

6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 848-4189
WWW.NORTHEASTENGINEERS.COM

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING



ZONING DATA TABLE R-10 RESIDENTIAL DISTRICT SINGLE-FAMILY DWELLING

	REQUIRED	PROPORTIONAL DIMENSIONAL REQUIREMENTS	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SQ. FT.	9,193 SQ. FT.	9,193 SQ. FT.	9,193 SQ. FT.
MINIMUM LOT WIDTH/FRONTAGE	80 FT.	73.16 FT.	78.99 FT.	78.99 FT.
MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED	20%	21.8%	28.1%	24.5%
MAXIMUM HEIGHT OF PRINCIPAL BUILDING	30 FT.	30 FT.	37 FT.	37 FT.
MAXIMUM HEIGHT OF ACCESSORY BUILDING	15 FT.	15 FT.	NM	NM
MINIMUM YARD DIMENSIONS				
FRONT	15 FT.	13.8 FT.	30.0 FT.	30.0 FT.
SIDE	10 FT.	8.2 FT.	18.9 FT./16.0 FT.	18.9 FT./16.0 FT.
REAR	20 FT.	18.4 FT.	17.1 FT.	28.0 FT.
ACCESSORY BUILDINGS MINIMUM DISTANCE				
SIDE LOT LINES	10 FT.	8.2 FT.	1.0 FT.	N/A FT.
REAR LOT LINES	10 FT.	9.2 FT.	0.9 FT.	N/A FT.

PLAN REFERENCES:

- PLAN ENTITLED "A.P. 21, LOT 216, 18 AYRAULT STREET NEWPORT RHODE ISLAND", CLIENT: MIKE ALBRIGHT 18 AYRAULT STREET NEWPORT, RI, DRAWING TITLE: LIMITED CONTENT BOUNDARY SURVEY, DRAWN BY: NORTH EAST ENGINEERS & CONSULTANTS, INC., PROJECT NO.: 18112.0, SCALE: 1"=20', DATED: 04/02/2018.
- PLAN ENTITLED "A.P. 21, LOTS 1 & 198 105 BROADWAY NEWPORT RHODE ISLAND", CLIENT: BRAD CHEREVATY, DRAWING TITLE: LIMITED CONTENT BOUNDARY SURVEY WITH EXISTING CONDITIONS AND TOPOGRAPHY, DRAWN BY: NORTH EAST ENGINEERS & CONSULTANTS, INC., PROJECT NO.: 18214.0, SCALE: 1"=20', DATED: 08/01/18.
- PLAN ENTITLED "A.P. 21, LOT 152, 27 AYRAULT STREET NEWPORT RHODE ISLAND", CLIENT: PAMELA & CHRISTOPHER THOMAS 27 AYRAULT STREET NEWPORT, RI, DRAWING TITLE: PLAN OF LAND, DRAWN BY: NORTH EAST ENGINEERS & CONSULTANTS, INC., PROJECT NO.: 18138, SCALE: 1"=10', DATED: AUG 2016.
- PLAN ENTITLED "A.P. 21, LOT 52, 15 AYRAULT STREET NEWPORT RHODE ISLAND", CLIENT: MIKE BLANK 15 AYRAULT STREET NEWPORT, RI, DRAWING TITLE: PLAN OF LAND, DRAWN BY: NORTH EAST ENGINEERS & CONSULTANTS, INC., PROJECT NO.: 18077.0, SCALE: 1"=10', DATED: AUG 2012.
- PLAN ENTITLED "A.P. 21, LOT 7, AYRAULT HOLDINGS, LLC", CLIENT: AYRAULT HOLDINGS, LLC NEWPORT, RI, DRAWING TITLE: PROPERTY LINE SURVEY, ISSUED: DARRELL HALLETT 2 CLIFF TERRACE NEWPORT RHODE ISLAND, DRAWN BY: NORTH EAST ENGINEERS & CONSULTANTS, INC., PROJECT NO.: 04344.0, SCALE: 1"=10', DATED: 2025-06-30.
- PLAN ENTITLED "CONDOMINIUM SITE PLAN" OF A.P. 19, LOT 41 SALTY BEACHES CONDOMINIUM SITUATED ON 6 AYRAULT STREET NEWPORT, RHODE ISLAND PREPARED FOR KONA SUNDANCE PROPERTIES, LLC, DRAWN BY: GAROFALO & ASSOCIATES, INC., SCALE: 1"=10' / 1"=40', DATED: APRIL 18, 2008.

1 REVISED ZONING TABLE		2-13-2025	
No.	Revision	Date	App.
Designed By:	Drawn by: VAL JDC	Checked by: SML	
Scale:	1"=10'	Date:	11FEB2025
Project Title:			
A.P. 19, LOT 30 32 AYRAULT STREET NEWPORT, RHODE ISLAND			
Client/Owner:			
JEFF MELILLO 174 BEELEVUE AVENUE SUITE 204 NEWPORT, RI 02840			
Issued for:			
Drawing Title:			
ZONING PLAN			
Drawing Number:		L-2	
Sheet		1 of 1	
Project Number:			
Survey Index:		14 - 19 - 30	
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.			