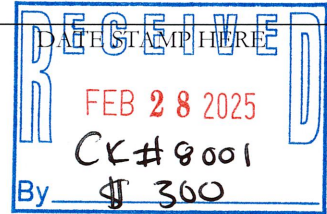




Newport Zoning Application

ZBR 2025 - APR - 003

(This box for staff use only)



Date: _____

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: 17 Bayview Avenue

Tax Assessor's Plat: 14 Lot: 107 Zoning District: R-10

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

Property Owner: NRI 17 Bayview Partnership

Mailing Address: P.O. Box 3129, Newport, RI 02840

Email Address: _____

Phone Number: _____

How long have you been the owner of the above premise? 3 years

Legally Authorized Representative *if applicable: Jeremiah C. Lynch, III

Mailing Address: 97 John Clarke Road, Middletown, RI 02842

Email Address: jlynch@mvlaw.com Phone Number: 846-0120

Lessee: _____

Mailing Address: _____

Email Address: _____ Phone Number: _____



Newport Zoning Application

Property Characteristics

Dimensions of lot-frontage: 60 ft. Lot Area: 4,899 sq. ft.

Are there buildings on the premises at present? yes

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

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

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	4,899	10,000	4,899
Coverage Area (sq. ft)	1,297		1,297
Lot Coverage (%)	26%	30%	26%
Dwelling Units	2	2	3
Parking (# of spaces)	4	6	4
Front Setback (ft.)	N/A	N/A	N/A
Side Setbacks (ft.)	N/A	N/A	N/A
Rear Setback (ft.)	N/A	N/A	N/A
Height (ft.)	32+/-	30	32+/-



Newport Zoning Application

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

Present use of Premise: Two family dwelling

Proposed use of Premise: Multifamily dwelling (3 units)

Summary of Proposed Alterations

The applicant seeks to convert the unfinished third floor space into an additional dwelling unit. The proposed renovations require a special use permit pursuant to 17.20.020 and dimensional relief from 17.20.070. D (Density) and 17.104.040 (Parking design standards) .



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)

1. The hardship from which the applicant seeks relief is due to the unique characteristics of the subject premises not to the general character of the surrounding area. The existing structure has an unfinished attic, which is capable of supporting a third unit. The existing off street parking cannot comply with the current design standards.
2. The hardship is not the result of the applicant. The existing unfinished attic was existing when the applicant purchased the property. The site is capable of supporting 6 off street spaces; however, they do not meet the design standards.
3. The granting of the requested variance will not alter the general character of the surrounding area or impair the intend of the comprehensive plan. There are several multi-family dwellings within the general area and the comprehensive plan encourages the creation of additional housing.
4. The hardship suffered by the owner will amount to more than a mere inconvenience meaning the relief being sought is minimal to a reasonable use of the proposed conditionally permitted use.



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.


Applicant Signature

Date

Owner Signature

Date



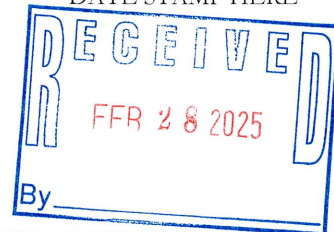
Newport Zoning Application Submittal Requirements

ZBR 2025 - APR - 003

- ☐ 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 checked="" type="checkbox"/> Stormwater Management Plan |
| B. <input type="checkbox"/> Proposed Site Plan | F. <input type="checkbox"/> Landscape Plan |
| C. <input type="checkbox"/> Lot Coverage Diagram | G. <input type="checkbox"/> Building Elevations |
| D. <input 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 type="checkbox"/> Photo Simulations | E. <input type="checkbox"/> Traffic Impact Analysis |
| C. <input type="checkbox"/> Structural Evaluation | |

ZONING

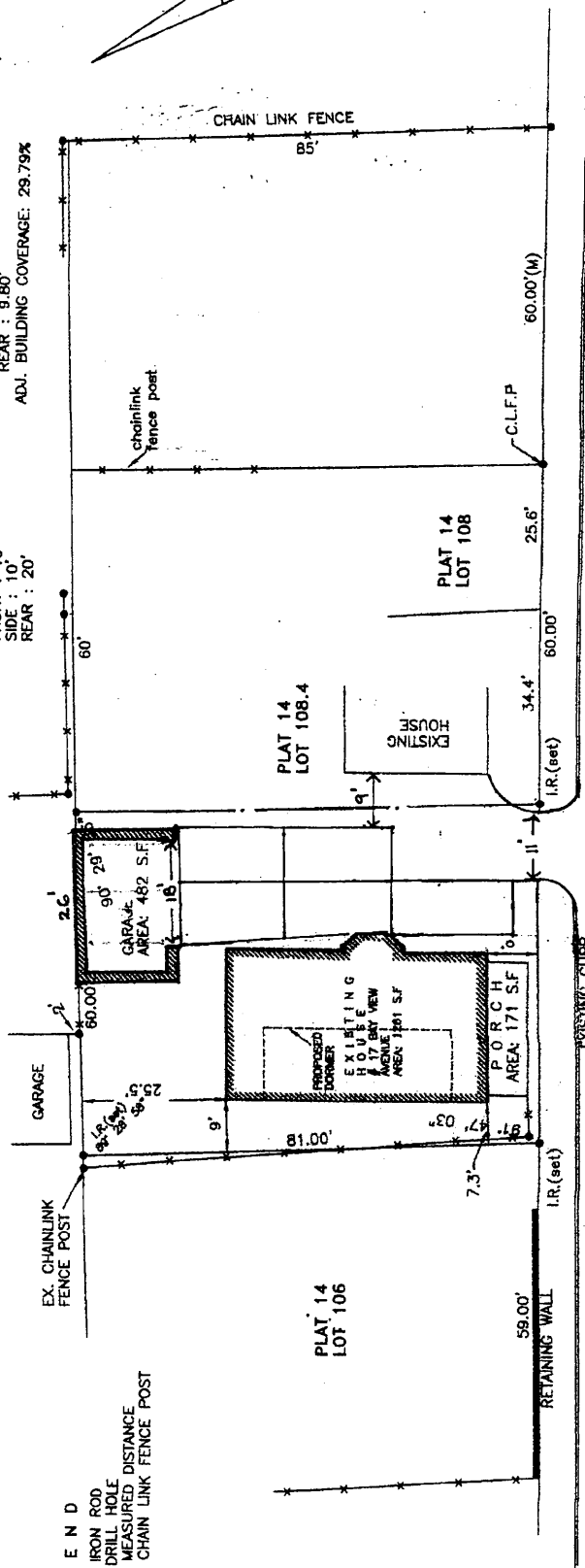
R-10 ZONE
MIN. LOT AREA : 10,000 S.F.
MIN. LOT WIDTH : 80'
BUILDING SETBACKS
FRONT : 15'
SIDE : 10'
REAR : 20'

ADJUSTED ZONING
4899/10,000 = 0.4899
ADJUSTED SETBACKS
FRONT : 7.35'
SIDE : 4.90'
REAR : 9.80'

ADJ. BUILDING COVERAGE: 29.79%

LEGEND

I.R. IRON ROD
D.H. DRILL HOLE
M. MEASURED DISTANCE
CLFP CHAIN LINK FENCE POST



BAY VIEW AVENUE

LAND EVIDENCE REFERENCE
LOT 107 : LAND EVIDENCE BOOK 457 PAGE 149

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED
PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS
ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR
PROFESSIONAL LAND SURVEYORS ON 11/25/2015 AS FOLLOWS:
TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION

COMPREHENSIVE BOUNDARY SURVEY

CLASS 1 STANDARD

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF
THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY WITHIN
THE SURVEYED PERIMETER.

SITE PLAN

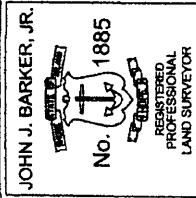
for

ALPHA MGMT LLC.

PLAT 14 LOT 107 17 BAY VIEW AVENUE NEWPORT R.I.

JOHN J. BARKER, JR. PLS #1885
C.O.A. # LS-A302

SCALE: 1"=20' DATE 11/30/2020 DWN BY: JJB DWG # 201107-214



17 Bayview Ave, Newport, RI

1st Floor Unfinished Area 1295.04 sq ft



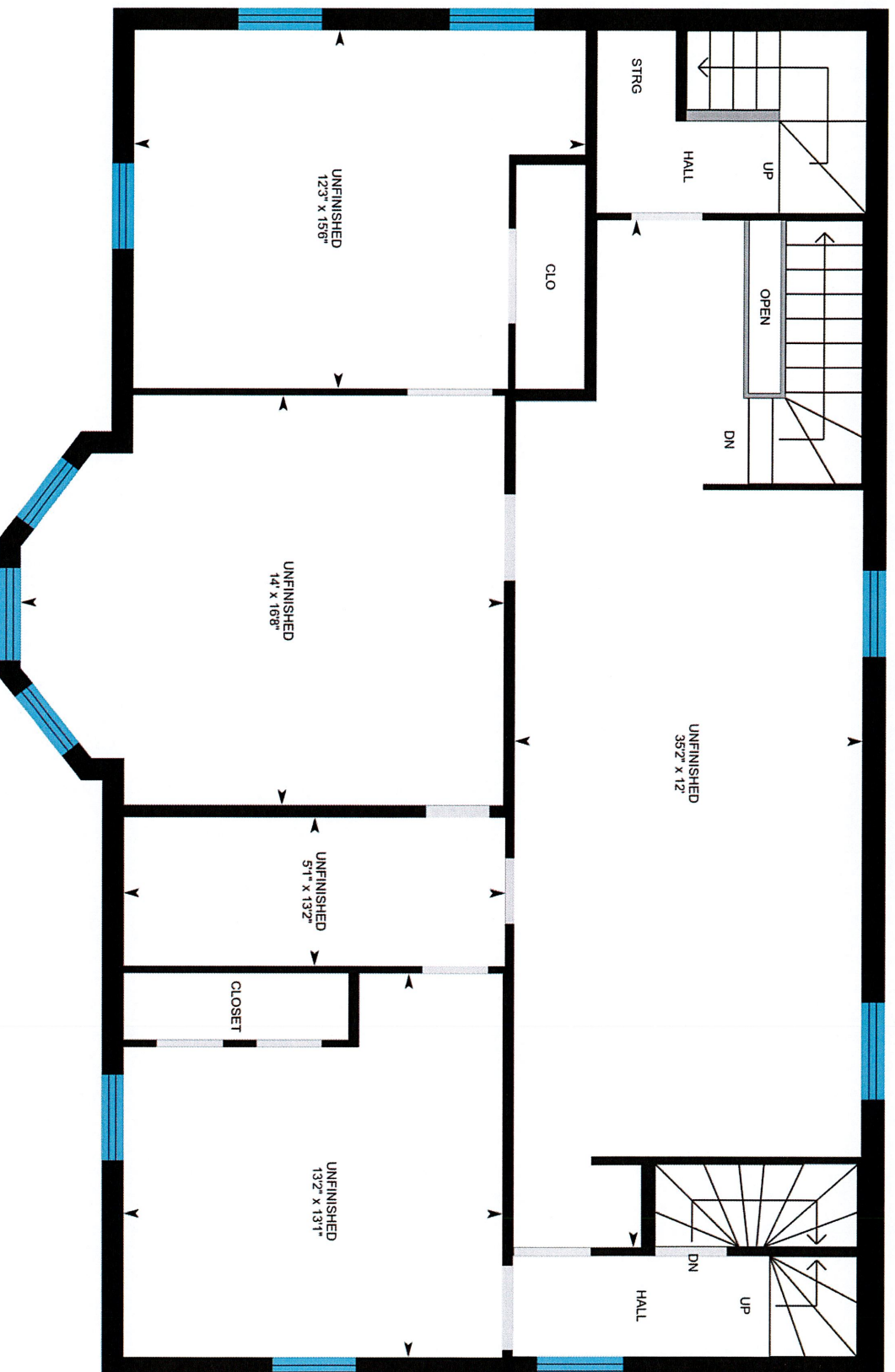
4 8 ft

PREPARED: 2023/10/30

cluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

17 Bayview Ave, Newport, RI

2nd Floor Unfinished Area 1285.20 sq ft



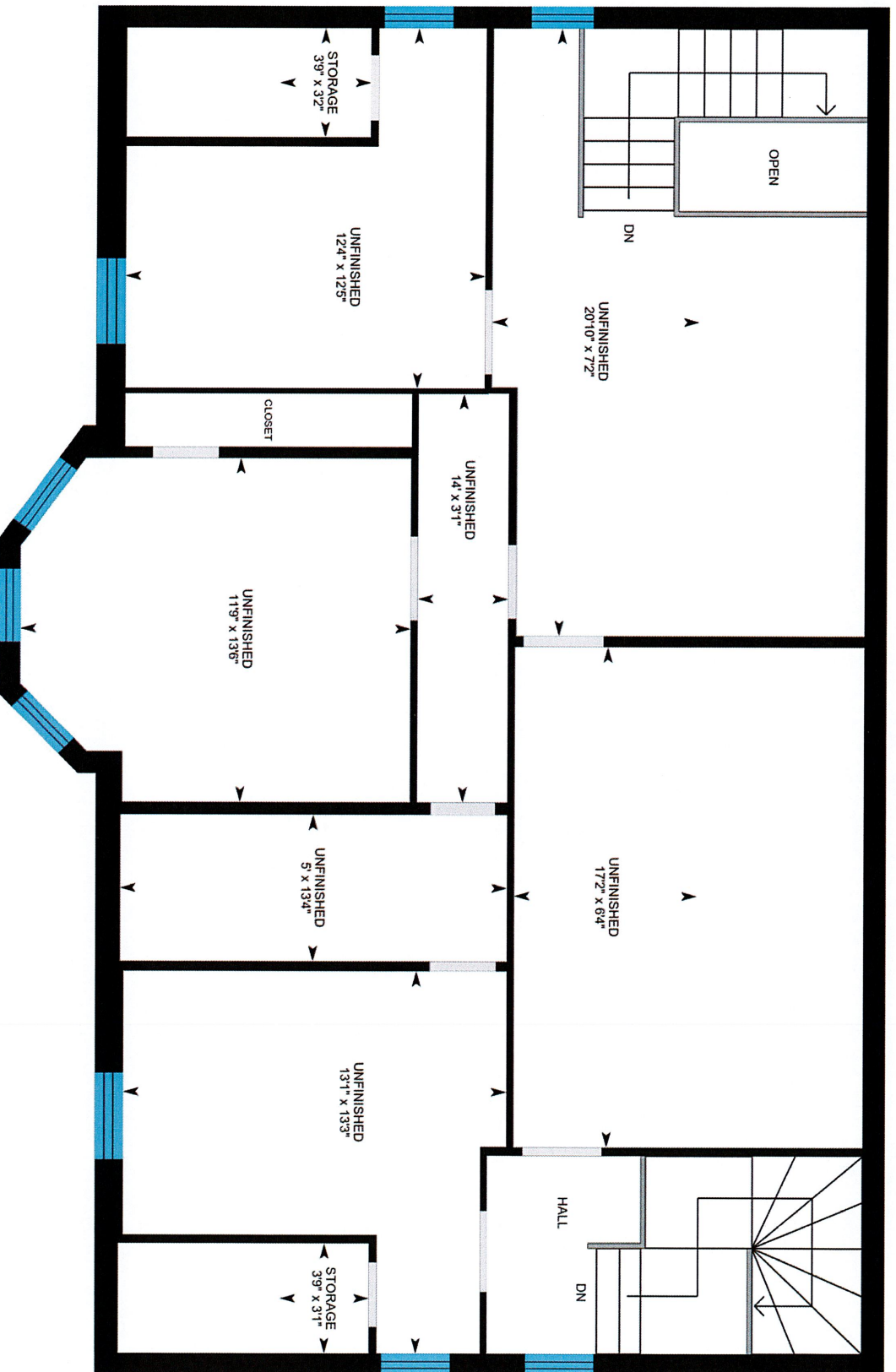
0 4 8 ft

PREPARED: 2023/10/30



17 Bayview Ave, Newport, RI

3rd Floor Unfinished Area 1281.44 sq ft



PREPARED: 2023/10/30

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

