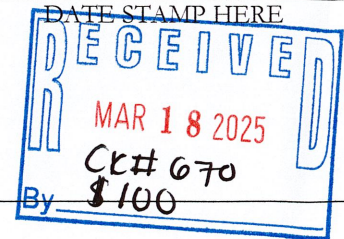


Newport Zoning Application

ZBR 2025 - MAY - 002

(This box for staff use only)



Date: March 12, 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: 33 POPLAR ST.

Tax Assessor's Plat: 12 Lot: 132 Zoning District: R-10

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

☐ Special Use Permit (New Use) ☐ Use Variance ☐ Modification

Property Owner: CHARLES F. PATTAVINA

Mailing Address: 33 POPLAR ST., NEWPORT, RI 02840

Email Address: CFPATTAVINA@gmail.com

Phone Number: 207 951 3911

How long have you been the owner of the above premise? Since October 21, 2022
(2.5 years)

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: 36 ft. Lot Area: 3600 sq. ft.

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings: 726.8 sq. ft.

Total square footage of the footprint of proposed buildings: 730.5 sq. ft.
(including 3.7 ft² for the unit)

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	3600	10,000	no change
Coverage Area (sq. ft)	726.8	1,180	1
Lot Coverage (%)	20.3	32.8	20.3
Dwelling Units	1	1	no change
Parking (# of spaces)	2	1	no change
Front Setback (ft.)	2.3' (to stair landing)	5.4'	no change
Side Setbacks (ft.)	0.3 East, 14.1 West	3.6	no change
Rear Setback (ft.)	over 50	7.2	over 50
Height (ft.)	approx. 22	30	no change



Newport Zoning Application

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

Present use of Premise: single family dwelling

Proposed use of Premise: no change

Summary of Proposed Alterations

Add Mitsubishi outdoor heat pump unit (52" H, 41" W, 13" D) to east side of north exterior wall of house, 28.4" from property line. Please note my existing fence is 7" inside the property line.



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 c. 1870 house at 33 Poplar St. was built very close to the property line on a very undersized, narrow lot prior to zoning.

This location for the unit is the least visible location. I believe this meets all the standards on page 6.



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

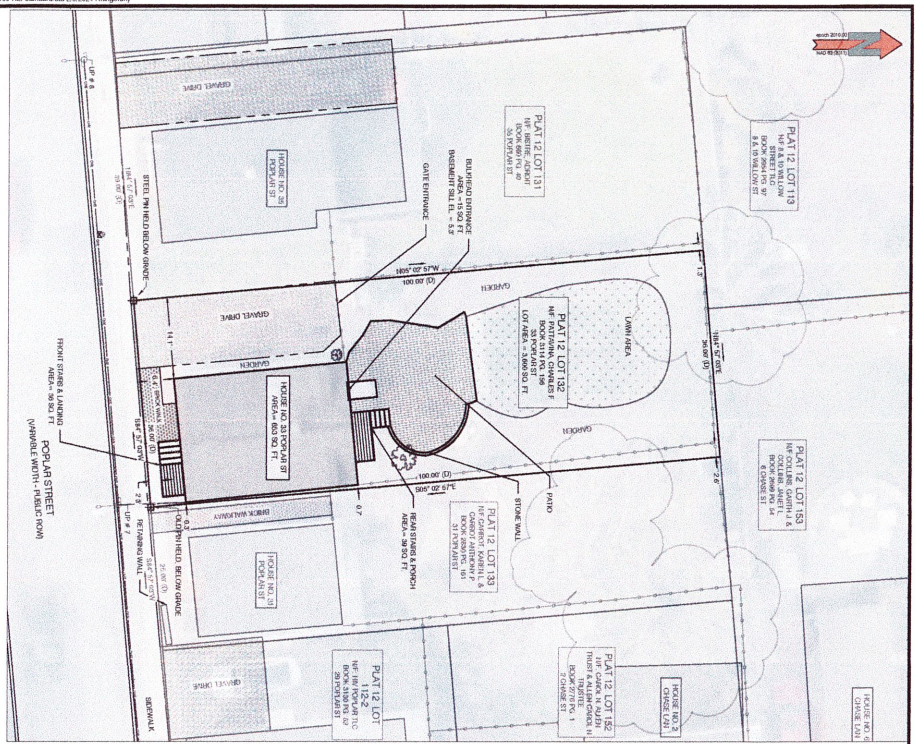
3/12/25

Date

Owner Signature

3/12/25

Date

[illegible][illegible]



8

WDK
(24)

8

3



6

Condenser to be
20" from right (east)
property boundary

External dimensions of
Mitsubishi Outdoor Unit
Model MXZ-SM36NAMHZ:
52" T x 41" W x 13" D

30

FHS
BAS
UBM
(660)

30

15

Poplar St

WDK
(18)

6

3

1



AREA=

> 27"

> 27"

0.7' (8.4")

45.5"
+ 8.4"
53.9"

27"

14"

13"

45.5"

HOUSE NO. 23 POPLAR ST
AREA= 653 SQ. FT.

38.5

45.5

8.4

53.9

41

x

13

0.3'

OLD PIN H

5.4' BRICK WALK

35.00' (D)