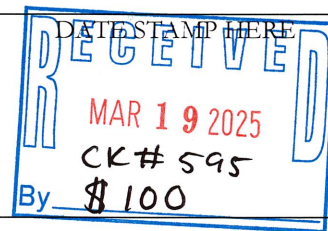




# Newport Zoning Application

ZBR 2025 - MAY - 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: 22 narragansett ave

Tax Assessor's Plat: 35 Lot: 197 Zoning District: R10

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

Property Owner: DUNBAR RONALD W JR & KRISTIN T

Mailing Address: 22 Narragansett Ave

Email Address: kristindunbar27@gmail.com

Phone Number: 16179990515

How long have you been the owner of the above premise? 2015

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: 34'2 ft. Lot Area: 3388 sq. ft.

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings: 1742.8 sq. ft.

Total square footage of the footprint of proposed buildings: no change sq. ft.

## Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	no change	no change	n/a
Coverage Area (sq. ft)	no change	no change	n/a
Lot Coverage (%)	no change	no change	n/a
Dwelling Units	1	1	n/a
Parking (# of spaces)	0	0	n/a
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.)	28	30	37.25



# Newport Zoning Application

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

Present use of Premise: Residential

Proposed use of Premise: Residential

## Summary of Proposed Alterations

The proposed alteration is to add a roof deck to the 3rd floor. The top of the deck would be with in the 30' height requirement but the railing would need a height variance to meet current code conditions . We have a bulkhead as designed but, if preferred we can have an access hatch and the max height would be 32'2"





# 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 property is looking to add a Roof deck on top of the 3rd floor. This would allow access to fresh air and open space while allowing for views. The space would be used by a small family who has been apart of Newport for many years and will continue to raise their children here. The rood deck would allow this property enjoy the views of the Newport harbor that has historically only been accessed by the ultra wealthy non full time residents. This would allow for an increased view range to an area that is more "affordable" with in Newport and allow greater access to Newport's scenic views.

This request would not alter the area as there are several other roof decks throughout this area.



# 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. J. J.", written over a horizontal line.

Applicant Signature

A handwritten date "3.19.25" written over a horizontal line.

Date

A handwritten signature in black ink, appearing to be "J. J. J.", written over a horizontal line.

Owner Signature

A handwritten date "3.19.25" written over a horizontal line.

Date





# Newport Zoning Application

## Applicable Standards for Approval of Variances and Special Use Permits for alterations to non-conforming developments

### A. Variances – Newport Municipal Code Chapter 17.108

**17.108.020.C.1.** That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in GLRI §45-34-30(a)(16).

**17.108.020.C.2.** That the hardship is not the result of any prior action of the applicant

**17.108.020.C.3.** That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.

The zoning board of review, shall, in addition to the above standards, require that evidence is entered into the record of the proceedings showing that:

- a. In granting a use variance the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of the zoning ordinance. Nonconforming use of neighboring lands or structures in the same district and permitted use of lands or structures in an adjacent district shall not be considered in granting a use variance; and
- b. In granting a dimensional variance, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief. The zoning board of review, or planning board where unified development review is enabled shall have the power to grant dimensional variances where the use is permitted by a special use permit.

### B. Special Use Permit – Newport Municipal Code Chapter 17.109

For applicable Standards for Special Use Permit Categories 1-5, please see Newport Municipal Code Chapter 17.109.020 A-E

#### Category 6

A structure or land which is nonconforming by dimension, but the use of which is a use permitted by right in the district in which the land or structure is located, shall only be altered, changed, enlarged or subject to addition or intensification with respect to its nonconforming element(s) by obtaining a special use permit from the zoning board of review. Special use permits for alterations, changes, enlargements, or subject to addition or intensification with respect to its nonconforming element(s) must comply with the following:

1. The alteration, change, enlargement, addition or intensification will not increase the dimensional nonconformity, or a variance shall be obtained from the zoning board of review, subject to the affirmative determination of the standards for variances under 17.108.020.C.
2. Will not alter the character of the surrounding area within 200' of the property lines.
3. No net increase in stormwater runoff from the site.
4. All proposed lighting is Dark-Sky compliant.





**PROJECT**  
**HOME RENO OPTION 2**

**CLIENT**  
Dunbar Family

**PROJECT ADDRESS**  
22 NARRAGANSETT AVE. NEWPORT RI  
02840

## NOTES

- [illegible]

**SEAL**

Roof Plan

Project Status  
Issue Date  
ECN # T-2  
Author  
A-102



