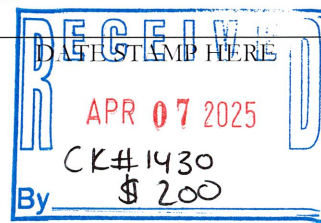




Newport Zoning Application

ZBR 2025 - MAY - 010

(This box for staff use only)



Date: 03.24.2025

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: 12 Elliot Place, Newport RI 02840

Tax Assessor's Plat: 06 Lot: 090 Zoning District: R10

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

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

Property Owner: Rhys and Jennifer Warburton

Mailing Address: 12 Elliot Place, Newport RI 02840

Email Address: rhys.warburton@gmail.com and jenp2833@yahoo.com

Phone Number: +1 (401) 569-8631

How long have you been the owner of the above premise? 5 years (since 2/11/2020)

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: 40 ft. Lot Area: 3,393 sq. ft.

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings: 1,255 sq. ft.

Total square footage of the footprint of proposed buildings: 1,280 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	<u>3,393</u>	<u>10,000</u>	<u>unchanged</u>
Coverage Area (sq. ft)	<u>1,255 sf</u>	<u>1,127 (per 17.72.010.G)</u>	<u>1,280 sf</u>
Lot Coverage (%)	<u>36.3%</u>	<u>33.2% (per 17.72.010.G)</u>	<u>37%</u>
Dwelling Units	<u>1</u>	<u>1</u>	<u>unchanged</u>
Parking (# of spaces)	<u>2</u>	<u>1</u>	<u>unchanged</u>
Front Setback (ft.)	<u>5.1 ft</u>		<u>unchanged</u>
Side Setbacks (ft.)	<u>3.4 ft</u>		<u>unchanged</u>
Rear Setback (ft.)	<u>6.8 ft</u>		<u>unchanged</u>
Height (ft.)	<u>30 ft</u>		<u>unchanged</u>



Newport Zoning Application

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

Present use of Premise: Single family residence

Proposed use of Premise: Single family residence

Summary of Proposed Alterations

We are proposing a single story, 3'-7"x7'-0" addition to the back of the home for a new powder room on the first floor, within the limits of the existing structure footprint; Proposed addition is designed to impact the site as little as possible and will not intensify existing encroachments to required setbacks. However, the addition will require a variance from lot coverage maximum allowances.

Allowable lot coverage is 33.2%

Existing lot coverage is at 36.3%

Proposed lot coverage is 37%

$37\% - 33.2\% = 3.8\%$

We are requesting a 3.8% variance from allowable lot coverages.



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)

Per section 17.108.020.C1, we are requesting a variance due to the unique characteristics of the subject property. If the size of the lot was 10,000sf as required by the R10 zone, then with the proposed 1,280 sf of lot coverage, we would only be at 12.8% lot coverage, far below the 20% lot coverage max for the zone.

The existing home does not have a bathroom on the first floor, and there is no good place to put one without sacraficing the function of the existing living space. We have designed this addition to limit its impact to the site as much as possible.

This request is to accommodate our aging parents that have difficulty getting to the second floor to access a bathroom when they visit.



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

4/3/25

Date

Owner Signature

4/3/25

Date

06-067
CALDWELL LUCINDA
7 ELLIOTT PL
Newport, RI 02840

06-006
NARRAGANSETT ELECTRIC CORP
PPL PROPERTY TAX DEPT TWO NORTH NINTH ST
CANTON, MA 02021

06-007
CHURCH OF JESUS SAVIOR
OF NEWPORT
1 VERNON AVE
NEWPORT, RI 02840

06-008
CHURCH OF JESUS SAVIOR
BROADWAY
NEWPORT, RI 02840

06-052
BURKE KAYLA A
4050 THIRD AVE, Unit 212
Newport, RI 02840

06-052-4
BURKE KAYLA A
4050 THIRD AVE, Unit 212
WARWICK, RI 02886

06-053
ANTONIELLO JOYCE
BOYLE KENNETH J
35 COLUMBIA AVE
PALM BEACH, FL 33480

06-058
LAWRENCE DAVID J AND
LAWRENCE JENNIFER OHORA
75 BEAGLE DR
Newport, RI 02840

06-073
VASAK ANTON C REVOCABLE TRUST
VASAK ANTON C TRUSTEE
9 ELLIOTT PL
Newport, RI 02840

06-074
PALMER CHRISTOPHER R &
PALMER MICHAEL L
3 BROOKS AVE
NEWPORT, RI 02840

06-075
MCKENNA CHRISTOPHER N AND
MICHELE N
13 ELLIOTT PL
NEWPORT, RI 02841-1522

06-076
FREEMAN PETER M & DEMBINSKI HELEN A
8 ELLIOTT PL
NEWPORT, RI 02840

06-077
CESARINI GREGORY P AND
KARLIE L
15 ELLIOTT PL
NEWPORT, RI 02840

06-080
GANLEY ADRIAN P
10 1/2 ELLIOTT PL
NEWPORT, RI 02840

06-084
VELILLA JOSEPH T
2 ELLIOTT PL
NEWPORT, RI 02840

06-085
YORK ELIANA C W
12 WHISTLER WAY
CANTON, CT 06019

06-091
CHURCH OF JESUS SAVIOR
OF NEWPORT
1 VERNON AVE
BOSTON, MA 02116

06-130
TLC & SONS LLC
5 ELLIOTT PL
WESTWOOD, MA 02909

06-134
ELLIOTT DEVELOPMENT CORPORATION
975 AQUIDNECK AVE
Newport, RI 02840

06-135
SIROTNIK MARILYN J
18 COUNTY ST
NEWPORT, RI 02840

06-142
BRUNO MARGARET A HEIRS OF
12 COUNTY ST
NEWPORT, RI 02840

06-149
SABRA JAMES P AND ELAINE M
13 SANDPIPER DR
MIDDLETOWN, RI 02842

06-150
MOORE CHRISTINE L &
ROBB MICHAEL S
22 COUNTY ST
NEWPORT, RI 02840

06-161
SABRA JAMES P AND ELAINE M
13 SANDPIPER DR
NEWPORT, RI 02840

06-168
WILLIAMS SCOTT R & LUCIA L &
RATCLIFFE, RITA L
20 COUNTY ST
NEWPORT, RI 02840

06-241
UPHAM LOUIS C AND
SANDERSON-UPHAM KATHLEEN M
12 VERNON AVE
NEWPORT, RI 02840

06-274
PERRY ANTHONY F JR
ANN M
2 VERNON AVE
Newport, RI 02840

06-325
VERNON TROLLEY BARN LLC
15 VERNON AVE
NEWPORT, RI 02840

06-359
LOGLER FRANK J
DEBORAH L
16 COUNTY ST
NEWPORT, RI 02840



Newport Zoning Application Submittal Requirements

ZBR _____ - _____ - _____

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*) **N/A**
- 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 N/A |
| B. <input checked="" type="checkbox"/> Proposed Site Plan | F. <input type="checkbox"/> Landscape Plan N/A |
| 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 N/A |

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 N/A |
| B. <input type="checkbox"/> Photo Simulations N/A | E. <input type="checkbox"/> Traffic Impact Analysis N/A |
| C. <input type="checkbox"/> Structural Evaluation N/A | |

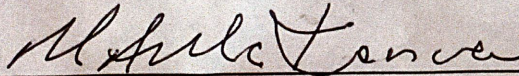
NO CONTEST FROM ABUTTERS

To: Immediate Abutters of 12 Elliot Pl, Newport, RI 02840
From: Rhys and Jennifer Warburton
Date: 11/19/2024
Re: New 1st Floor Bathroom Addition

RE BUILD A NEW 25 SQFT ADDITION TO THE BACK OF THE HOME, WITHIN THE LIMITS OF THE EXISTING DWELLING, FOR A NEW POWDER ROOM ON THE FIRST FLOOR. PROPOSED ADDITION IS DESIGNED TO IMPACT THE SITE AS LITTLE AS POSSIBLE, AND WILL NOT INCREASE EXISTING ENCROACHMENTS TO SETBACK LINES.

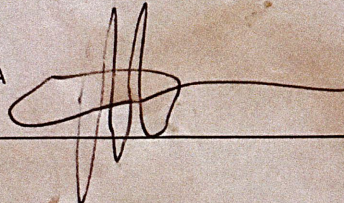
06-075
MCKENNA CHRISTOPHER N AND
MICHELE N
13 ELLIOTT PL
NEWPORT, RI 02840

Signature



06-076
FREEMAN PETER M & DEMBINSKI HELEN A
8 ELLIOTT PL
Newport, RI 02840

Signature



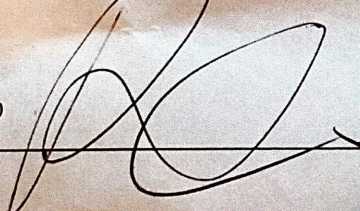
06-077
CESARINI GREGORY P AND
KARLIE L
15 ELLIOTT PL
NEWPORT, RI 02840

Signature



06-080
GANLEY ADRIAN P
10 1/2 ELLIOTT PL
NEWPORT, RI 02840

Signature



06-074
PALMER CHRISTOPHER R &
PALMER MICHAEL L
3 BROOKS AVE
NEWPORT, RI 02840

Signature

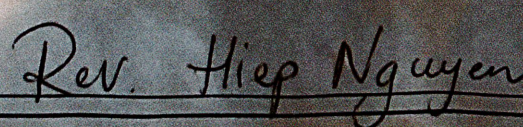


06-007
CHURCH OF JESUS SAVIOR
OF NEWPORT
1 VERNON AVE
NEWPORT, RI 02840

06-008
CHURCH OF JESUS SAVIOR
BROADWAY
NEWPORT, RI 02840

06-091
CHURCH OF JESUS SAVIOR
OF NEWPORT
1 VERNON AVE
NEWPORT, RI 02840

Signature



12 ELLIOT PLACE NEWPORT, RI 02840

Plat: 06
Lot #: 090
County: Newport
Zoning: R10 (10,000 sqft min.)
Lot Area: 3,393 sqft
Use: Single Family Residence
Front yard setback: 15 ft. (min)
Side yard setback: 10 ft. (min)
Rear yard setback: 20 ft. (min)
Max height: 30 ft. (max)
Building Coverage: 20% (max)

Existing Living Area: 1,839 sqft
Existing Building Coverage: 1,255 sqft (36.3%)
Dwelling: 851 sqft
Covered Porch: 146 sqft
Rear deck & Steps: 40 sqft
Shed: 196 sqft
Bulkhead Stairs: 22 sqft

Substandard lot of record setback reduction and max coverage increase calculations per Chapter 17.72.010.G of the Newport Zoning Ordinance:

Front yard setback: 5.1 ft (min)
Side yard setback: 3.4 ft (min)
Rear yard setback: 6.8 ft (min)
Lot Coverage Allowance: 33.2% max (1,127 sqft)
Proposed Lot Coverage: 37%
Variance Requested: 3.8%

Proposed Living Area: 1,864 sqft
Proposed Building Coverage: 1,280 sqft (37%)
Dwelling: 851 sqft
Covered Porch: 146 sqft
Rear deck & Steps: 40 sqft
Shed: 196 sqft
Bulkhead Stairs: 22 sqft
Bathroom Addition: 25 sqft

PROJECT SCOPE

BUILD A NEW 25 SQFT ADDITION TO THE BACK OF THE HOME, WITHIN THE LIMITS OF THE EXISTING DWELLING, FOR A NEW POWDER ROOM ON THE FIRST FLOOR. PROPOSED ADDITION IS DESIGNED TO IMPACT THE SITE AS LITTLE AS POSSIBLE, AND WILL NOT INCREASE EXISTING ENCROACHMENTS TO SETBACK LINES.

DRAWING LIST

- A0.1 EXISTING AND PROPOSED SITE PLANS / ZONING & PROJECT INFO / DRAWING LIST / BUILDING DESIGN CRITERIA
- A1.1 EXISTING CONDITIONS: PLANS AND ELEVATIONS
- A1.2 EXISTING CONDITIONS: PROPERTY PHOTOS
- A2.1 PROPOSED FLOOR PLANS
- A3.1 PROPOSED SECTIONS AND EXTERIOR ELEVATIONS

SITE PLAN NOTES:

1. THE INFORMATION REPRESENTED ON THIS SITE PLAN IS BASED ON A CLASS I LIMITED CONTENT BOUNDARY SURVEY AND CLASS III PHYSICAL FEATURES SURVEY COMPLETED BY NEAL K. HINGORANY, PLS # 2515 ON NOVEMBER 10, 2024

BUILDING DESIGN CRITERIA

2018 IRC BASED 2021 RHODE ISLAND ONE AND TWO FAMILY DWELLING CODE
(RISBC-2-2021)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

PER TABLE R3012.1(1) OF 2021 RHODE ISLAND ONE AND TWO FAMILY DWELLING CODE

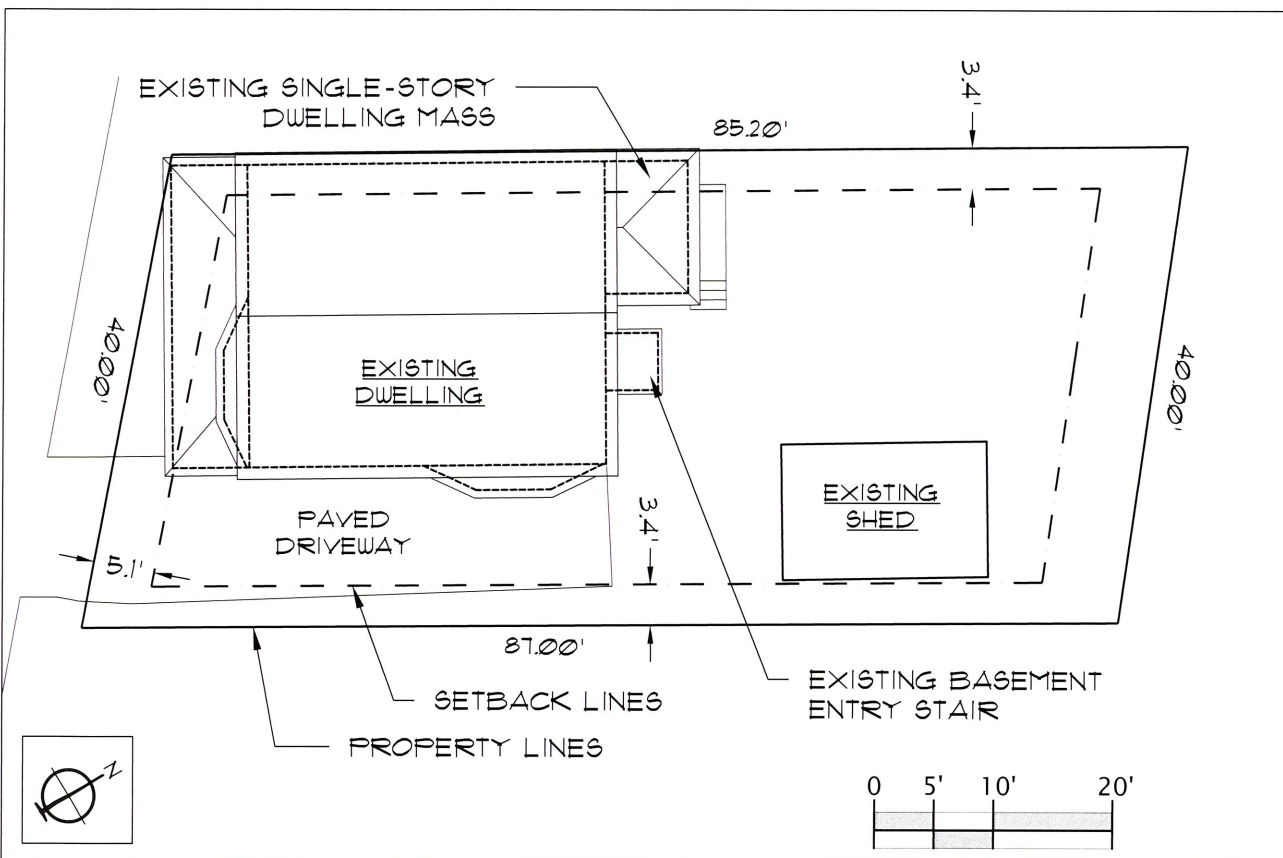
GROUND SNOW LOAD		30 PSF
WIND DESIGN	SPEED	130 MPH
	TOPOGRAPHIC EFFECTS	NO
SEISMIC DESIGN CRITERIA	NOT REQUIRED BY THIS CODE	
SUBJECT TO DAMAGE FROM	WEATHERING	SEVERE
	FROST LINE DEPTH	40 INCHES
	TERMITE	MODERATE TO HEAVY
	DECAY	SLIGHT TO MODERATE
WINTER DESIGN TEMP.		0° PROV COUNTY 5° ALL OTHER
ICE BARRIER UNDERLAYMENT REQ.		YES
FLOOD HAZARDS		YES (SEE COMMUNITY FIRMS)
AIR FREEZING INDEX		1200° DAYS B.F.
MEAN ANNUAL TEMP.		50°

ENERGY CODE COMPLIANCE

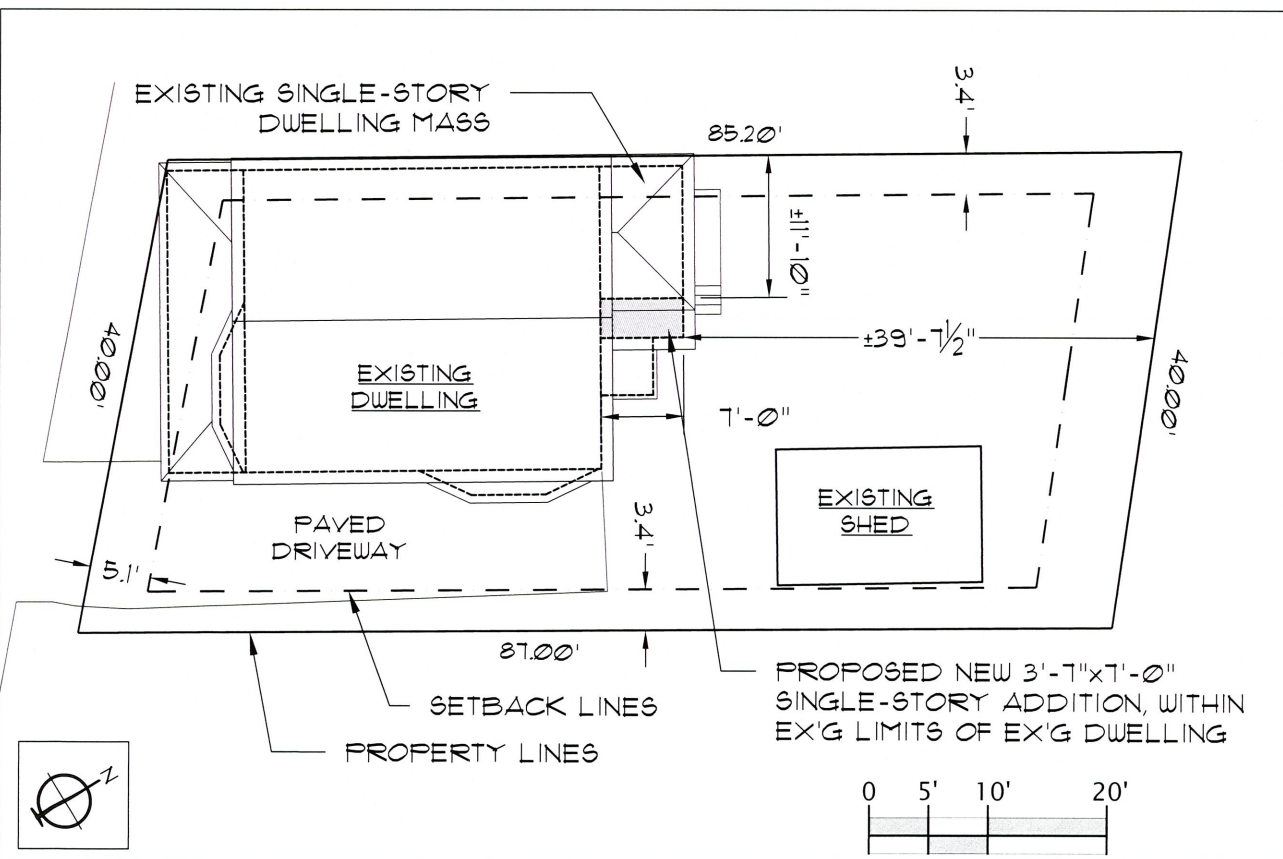
9BC-8-2021 RHODE ISLAND ENERGY CONSERVATION CODE
PER TABLE N102.12 (R402.12) OF 2019 RI ONE AND TWO FAMILY DWELLING CODE

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	SHGC GLAZED FENESTRATION	CEILING R-VALUE
5	0.35	0.60	NR	38

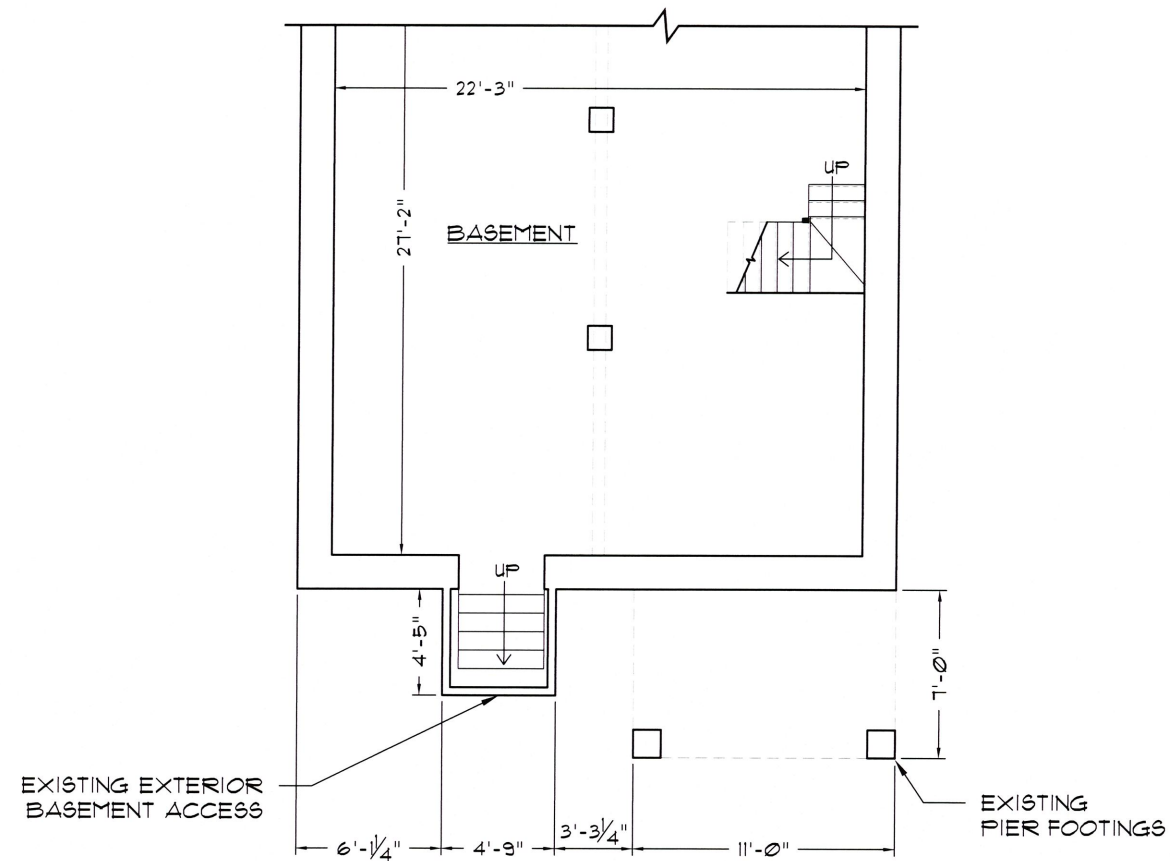
WOOD FRAME & CRAWLSPACE WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH
20	13/17	30	10/13	R-10 FOR 2FT



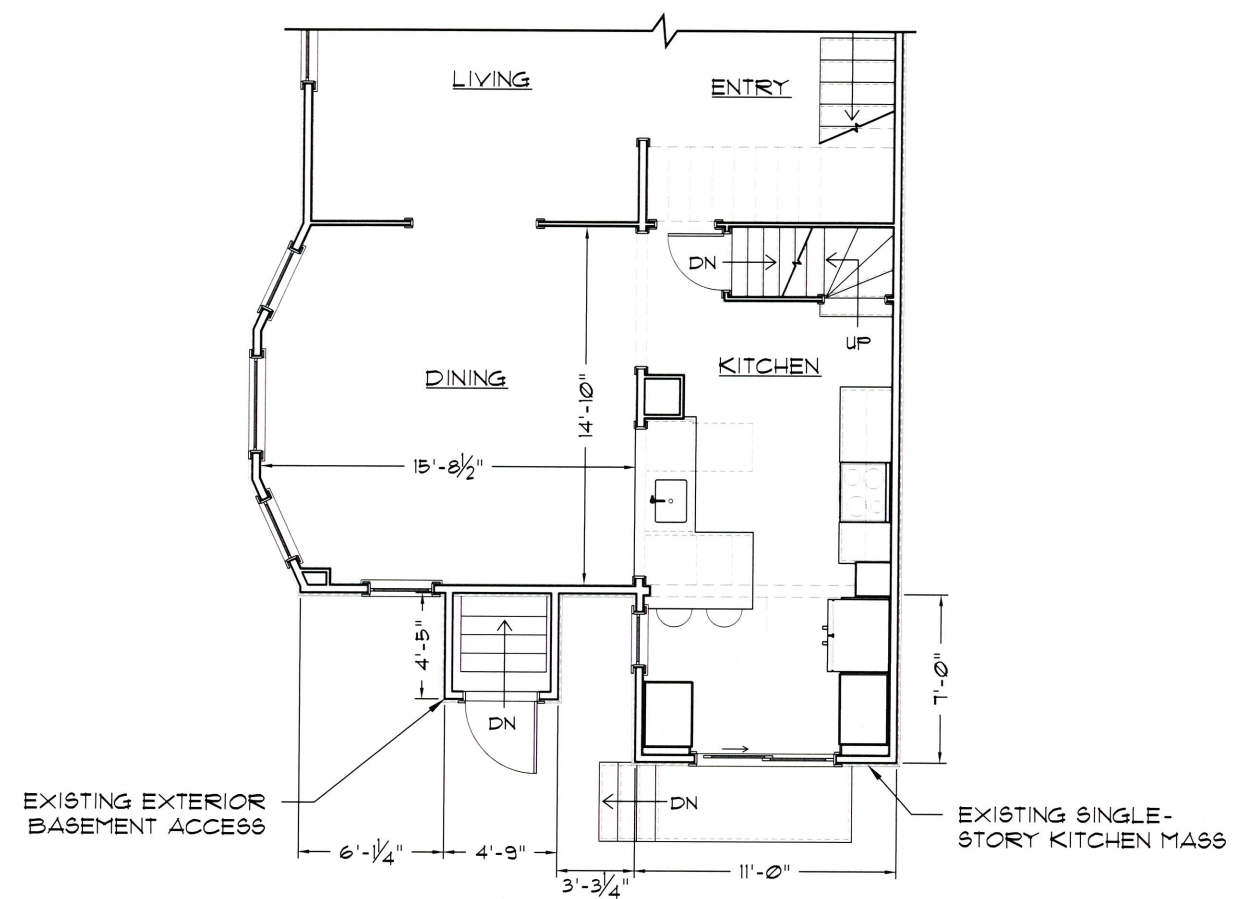
01 EXISTING SITE PLAN SCALE: 1/16" = 1'-0"



02 PROPOSED SITE PLAN SCALE: 1/8" = 1'-0"



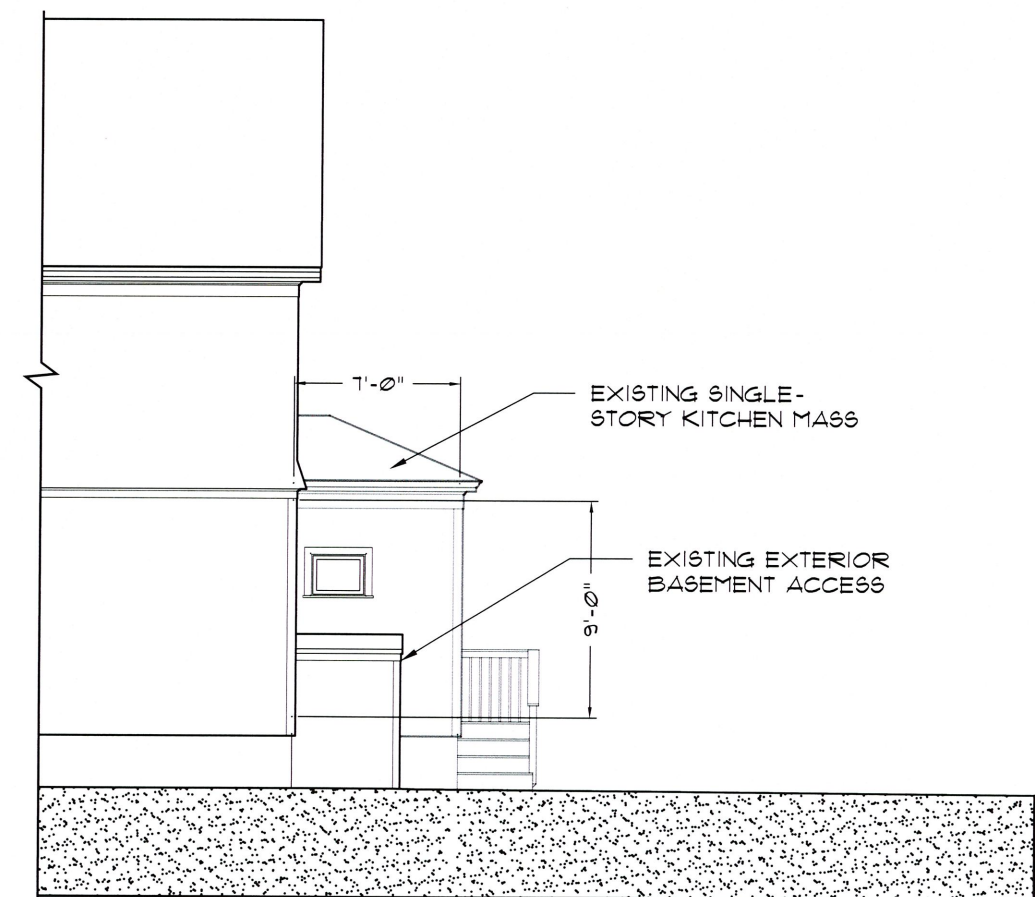
01 FOUNDATION PLAN (PARTIAL) SCALE: 1/8" = 1'-0"



02 FIRST FLOOR PLAN (PARTIAL) SCALE: 1/8" = 1'-0"



03 NORTHEAST ELEVATION SCALE: 1/8" = 1'-0"



04 SOUTHEAST ELEVATION SCALE: 1/8" = 1'-0"



01 NORTHEAST ELEVATION 1 SCALE: N/A



02 NORTHEAST ELEVATION 2 SCALE: N/A



**Evolve
Builds**

56 Admiral Kalbfus Rd
Newport, RI 02840

evolvebuildsinc.com
(401) 206 - 0705

BATHROOM ADDITION FOR
WARBURTON RESIDENCE
12 ELLIOT PLACE
NEWPORT, RI 02840

EXISTING CONDITIONS
EXTERIOR PHOTOS

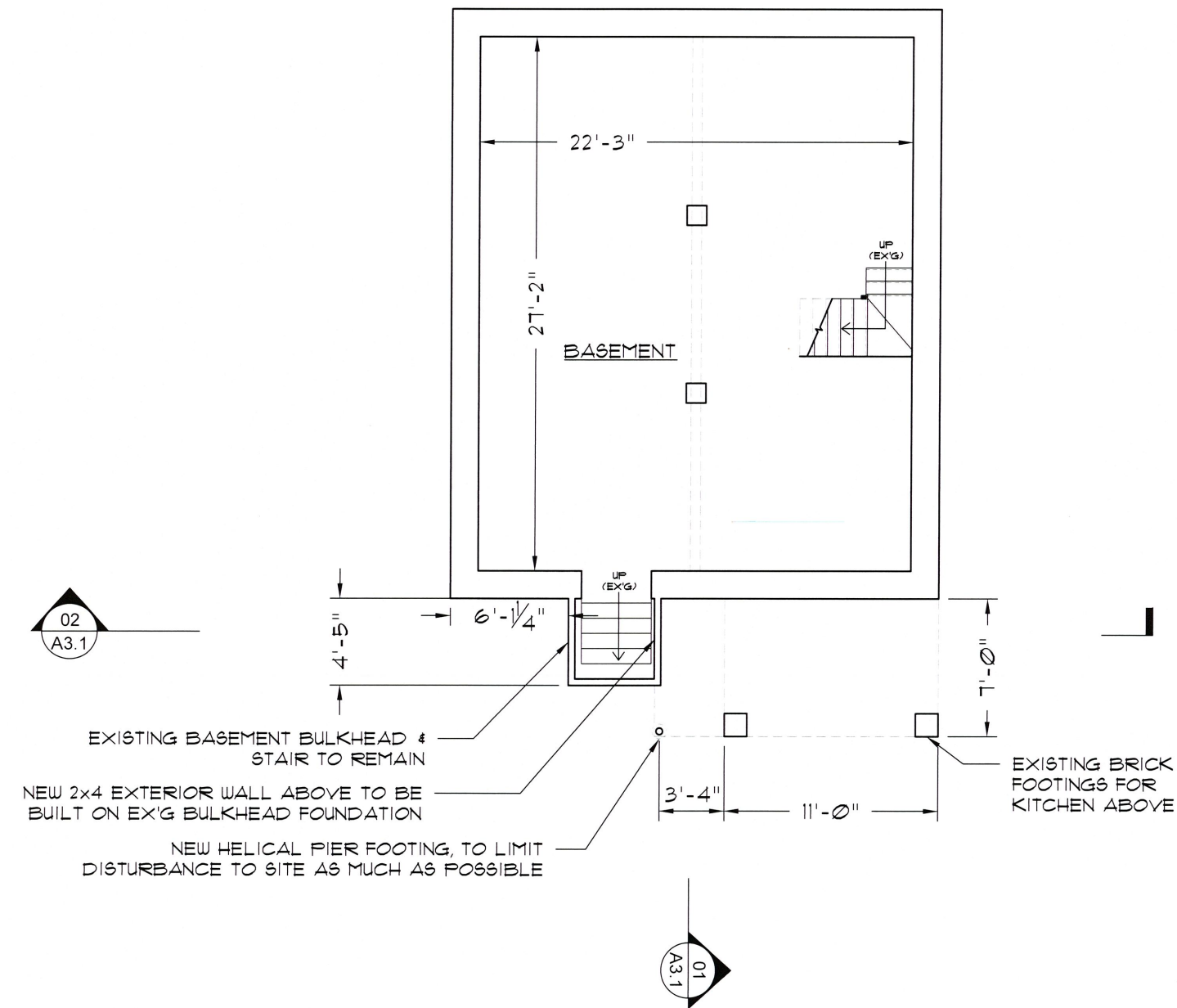
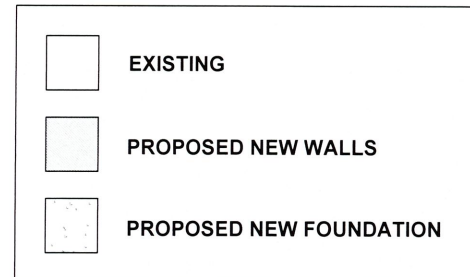
ZONING
APPLICATION SET.
FOR SUBMITTAL

ISSUED: 03.24.2025

REVISIONS

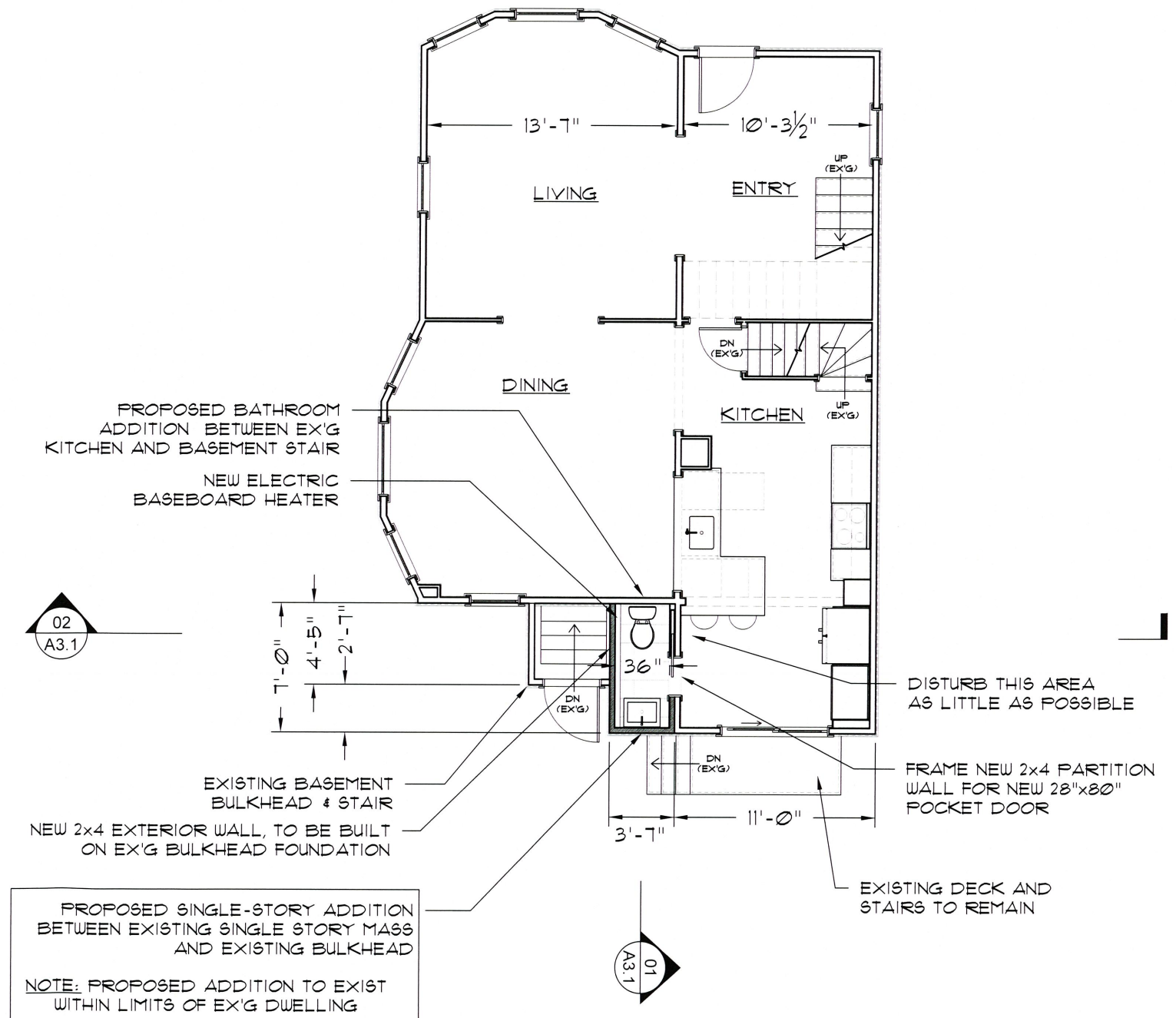
SHEET 11" x 17"

A1.2



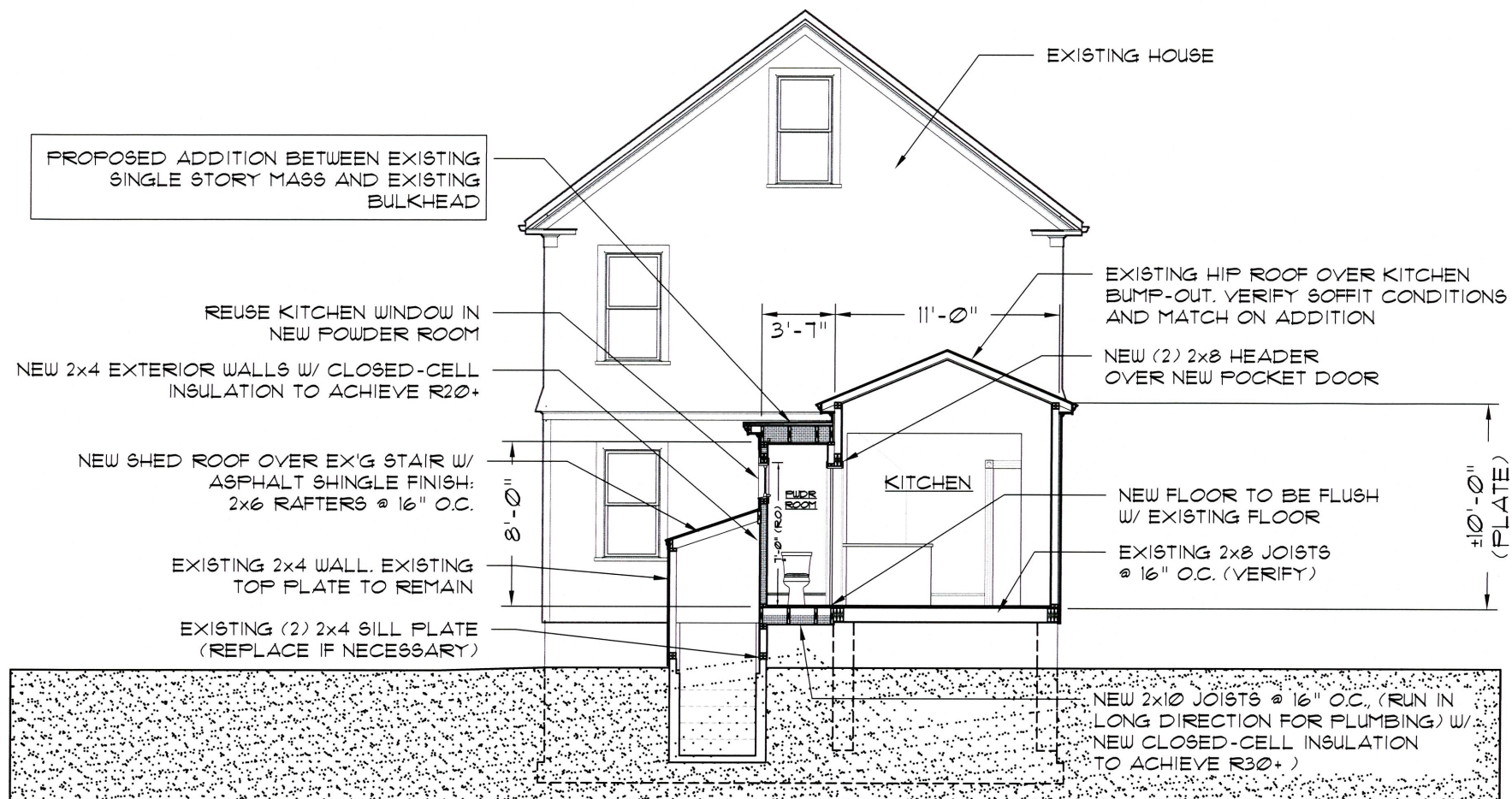
01 FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

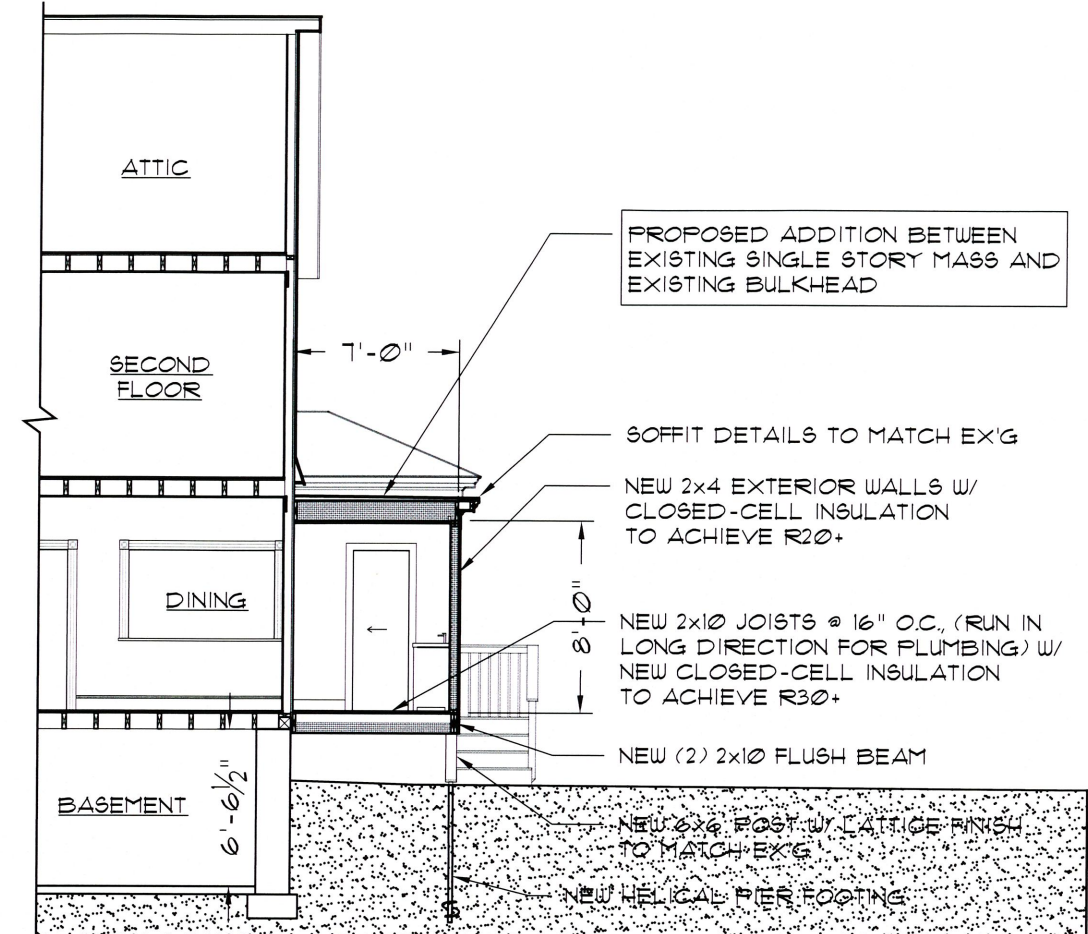


02 FIRST FLOOR PLAN

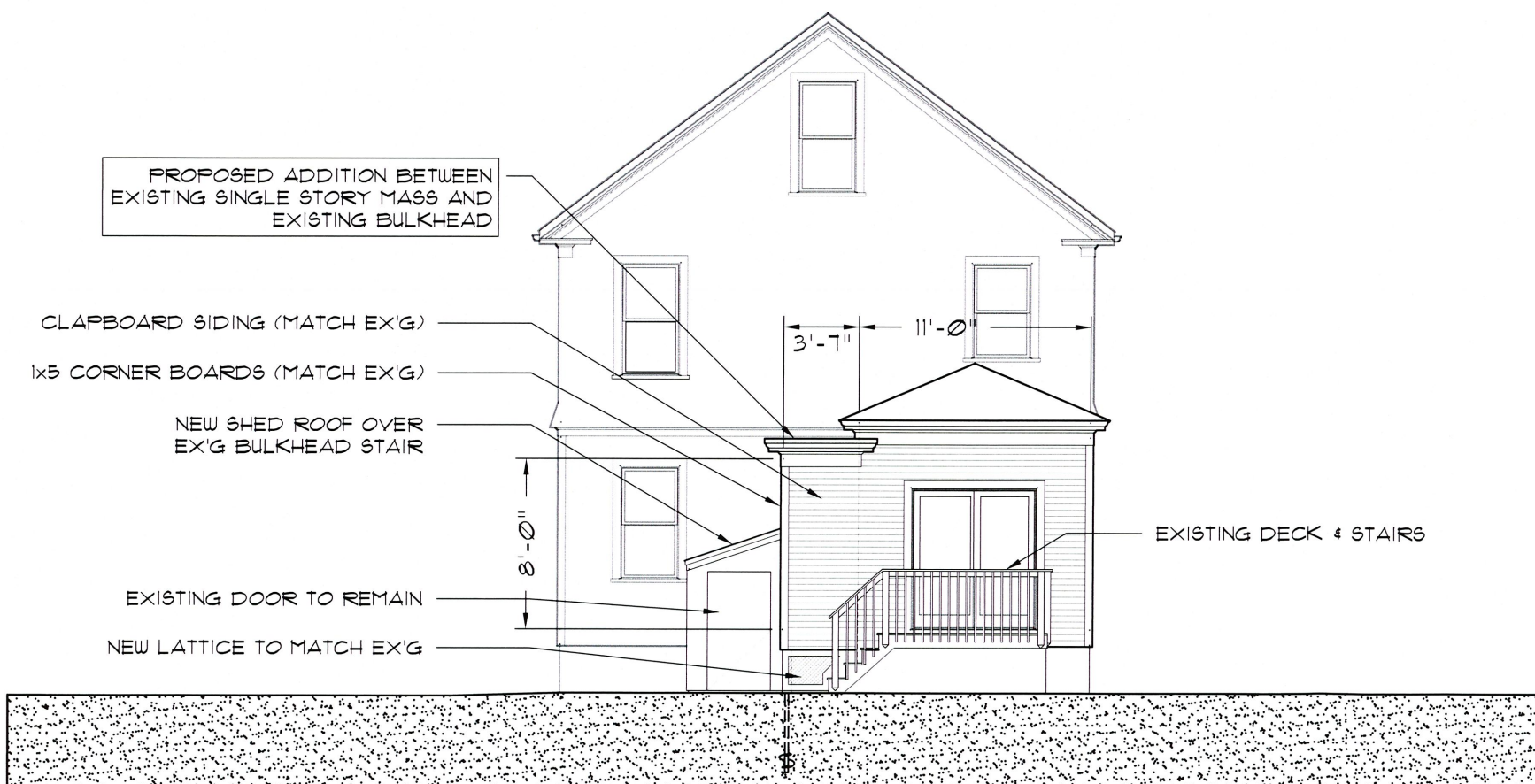
SCALE: 1/8" = 1'-0"



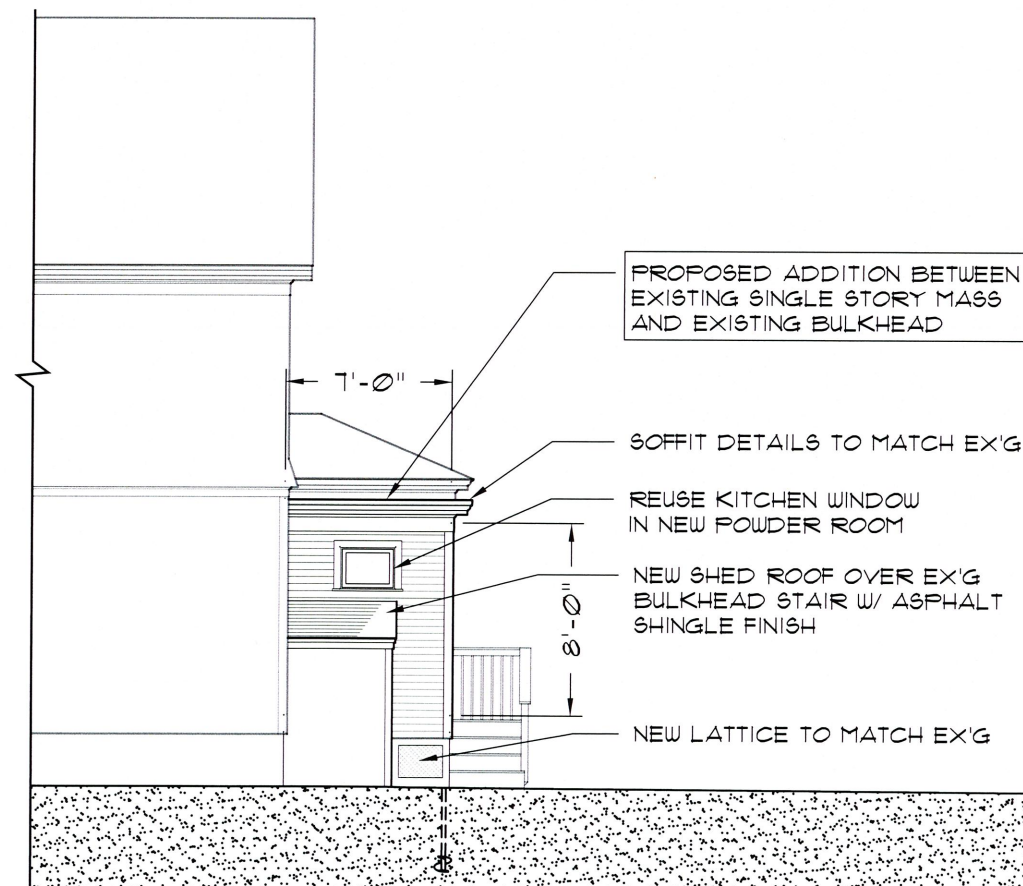
01 SECTION SCALE: 1/8" = 1'-0"



02 SECTION SCALE: 1/8" = 1'-0"

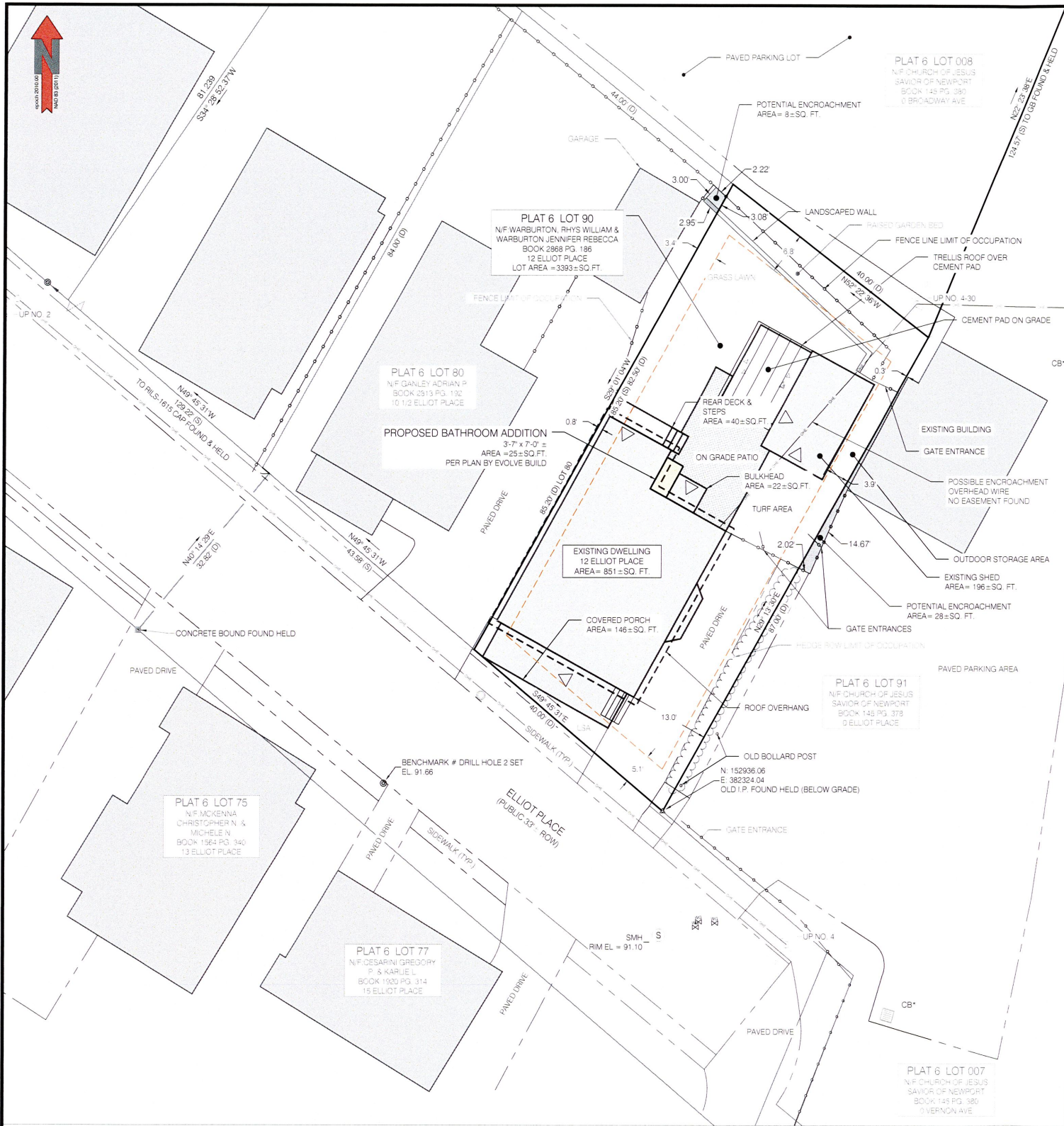


03 NORTHEAST ELEVATION SCALE: 1/8" = 1'-0"



04 SOUTHEAST ELEVATION SCALE: 1/8" = 1'-0"

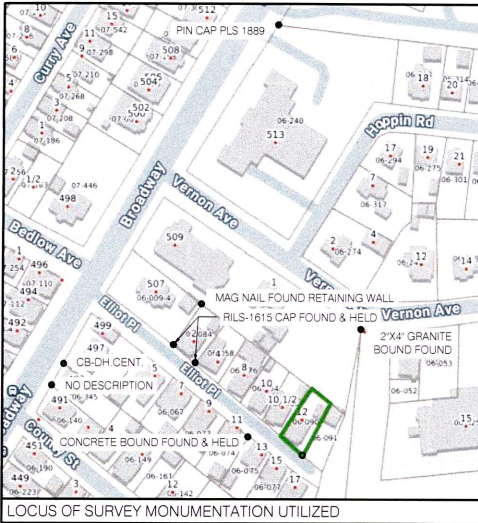
N:\PROJECTS\24-0173 EVOLVE WARBURTON (12 ELLIOT PLACE)\SURVEY\24-0173 EVOLVE WARBURTON (12 ELLIOT PLACE)\SURVEY DWG SV-100 NEI Standard.dwg 2/28/2025 Hingorany



NEI LIMITED CONTENT BOUNDARY SURVEY & PROPOSED SITE PLAN

Scale: 1" = 10'

- SURVEY NOTES:**
1. ZONING INFORMATION SHOW FROM RECORD INFORMATION, MAPS AND / OR GIS. ZONING DATA MAY VARY BASED ON USE, LOT SIZE, ORIENTATION AND OTHER FACTORS AND IS SHOWN FOR REFERENCE INFORMATION ONLY.
 2. ZONING DATA MUST BE CONFIRMED WITH ZONING OFFICIAL AND / OR LEGAL COUNSEL FOR USE IN DESIGN OR PERMITTING.
 3. COORDINATE SYSTEM IS NAD83 / NAVD83.
 4. PLAN ELEMENTS ARE IN U.S. SURVEY FEET.
 5. TOPOGRAPHY IS MIX OF OLD GNOMONIC SURVEYS, RECORD DATA AND R/L SPRING 2011 LIDAR.
 6. ORTHOPHOTOGRAPHY SHOWN PER RIGIS STATEWIDE DIGITAL MULTISPECTRAL ORTHORECTIFIED AERIAL PHOTOGRAPHS, DATED APRIL 2022.
 7. LOCATION SHOWN WITH * PER GIS SEE NOTE 6.
 8. ALL PROPOSED ITEMS MUST BE LAID OUT BY REGISTERED SURVEYOR AS NOTED.
 9. PLAN IS NOT AS-BUILT UTILITY PLAN.
 10. ABUTTING PROPERTY LINES SHOWN APPROXIMATELY PER TOWN GIS OR BEST AVAILABLE INFORMATION.
 11. FLOOD ZONE LINE IS SHOWN PER GRAPHIC PLOTTING ONLY, UNLESS OTHERWISE NOTED ON PLAN.
 12. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OF PROBATE SEARCH AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 13. LOCATION OF SUBSURFACE MAINS, SURFACE FEATURES, AND LATERALS ARE OMITTED. CONTRACTOR TO CALL DIG SAFE AND/OR APPLICABLE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. DIG SAFE TEL: #1-800-344-7233 (1-800-DIG-SAFE).
 14. A. WATER - SURFACE FEATURES SHOWN PER FIELD SURVEY. SUBSURFACE FEATURES NOT INCLUDED IN PROJECT SCOPE.
 15. B. SEWER/STORM - SURFACE FEATURES SHOWN PER FIELD SURVEY. SUBSURFACE FEATURES NOT INCLUDED IN PROJECT SCOPE.
 16. GAS - SURFACE FEATURES SHOWN PER FIELD SURVEY. SUBSURFACE FEATURES NOT INCLUDED IN PROJECT SCOPE.
 17. E. ELECTRIC - SURFACE FEATURES SHOWN PER FIELD SURVEY. SUBSURFACE FEATURES NOT WITHIN PROJECT SCOPE.
 18. ALL UTILITIES DEPICTED AT ASCE QUALITY LEVEL D.
 19. REFER TO PLAN PREPARED BY EVOLVE BUILD.



17.12.040 - Table of dimensional standards.

The following Dimensional Standards Table displays the dimensional, setback, lot coverage, and building height requirements set forth for each district in [Ordinance 17.12](#) through [17.19](#).

City of Newport - Dimensional Standards Table

Zoning District	Dimensional Requirements		Setback Requirements***			Lot Coverage	Height
	Min. Lot Area (sq. ft.)	Min. Lot Width	Front	Side	Rear	Max coverage	Max. Height Limit
R-10	10,000	80	15	10	20'	20%	30'

DEED RESEARCH & PLAN REFERENCE

NO.	PLAT	LOT	BOOK	PAGE	OWNER OF RECORD	DEED	PLAN
1	6	90	2868	186	WARBURTON, RHYS WILLIAM & WARBURTON, JENNIFER REBECCA	X	
2	6	75	263-264		PLAT OF ELLIOT PLACE/ ELLIOT COURT		X
3	6	7	1920	314	CHURCH OF JESUS SAVIOR OF NEWPORT	X	
4	6	8	145	380	CHURCH OF JESUS SAVIOR OF NEWPORT	X	
5	6	77	1920	314	CESARINI GREGORY P. & KARLIE L.	X	
6	6	80	2813	192	GANLEY ADRIAN P.	X	
7	6	91	145	378	CHURCH OF JESUS SAVIOR OF NEWPORT	X	

SURVEY MONUMENTATION UTILIZED

MONUMENTATION FOUND	NORTHING	EASTING
MAG NAIL FOUND RETAINING WALL	153166.635	382166.275
2"x4" GRANITE BOUND FOUND	153127.155	382413.982
RILS-1615 CAP FOUND & HELD	153073.527	382181.605
RILS-1615 CAP FOUND & HELD	153105.663	382123.633
CONCRETE BOUND FOUND HELD	152964.999	382239.039
CB-DH.CENT.	153074.028	381952.315
NO DESCRIPTION	153035.281	381929.059
PIN CAP 1889	153590.993	382265.496

PRESCRIBED REGULATION NOTE
VERIFY WITH ZONING OFFICER CONCERNING THE APPLICATION OF 2024 R4 ENABLING LEGISLATION TO NEW NON CONFORMING LOTS BELOW PRESCRIBED LOT AREA REQUIREMENTS

STREET INDEX:
PLAN FILED AS ELLIOT PLACE

NON-CONFORMITY SETBACK & COVERAGE TABLE

NO.	DESCRIPTION	VALUE	Zone: R-10
1	LOT AREA	3,393	
2	MIN. REQ. AREA	10,000	
3	PROPORTION	0.34	
4	SETBACKS & COVERAGE CORE		
5	FRONT	15	
6	REAR	20	
7	SIDE	10	
8	LOT COVER	20.0%	
9	SETBACKS & COVERAGE PROPORTIONAL		
10	FRONT	5.1	
11	REAR	6.8	
12	SIDE	3.4	
13	LOT COVER	33.2%	Allowed
14	LOT COVER (sqft)	1127	Max. sq. ft.
Permitted LC = (% Deficient x % LC) = New Lot Cover			
20.0%	0.66	20.0%	33.2%

PROJECT #24-0173 WARBURTON RESIDENCE

EXISTING LOT COVERAGE AREA TABLE

NO.	DESCRIPTION	AREA	UNITS	NOTES
1	TOTAL LOT AREA	3,393	sq. ft.	
2	Existing Dwelling	851	sq. ft.	
3	Existing Covered Porch	146	sq. ft.	
4	Rear Deck & Steps	40	sq. ft.	
5	Existing Shed	196	sq. ft.	
6	Bulkhead	22	sq. ft.	
PERCENT COVER		36.3%		
MAX MUNI. LOT COVERAGE = 20%				Zone: R-10
PER ZONING ORDINANCE SECTION 17.12.040				

PROJECT #24-0173 WARBURTON RESIDENCE

PROPOSED LOT COVERAGE AREA TABLE

NO.	DESCRIPTION	AREA	UNITS	NOTES
1	TOTAL LOT AREA	3,393	sq. ft.	
2	Existing Dwelling	851	sq. ft.	
3	Existing Covered Porch	146	sq. ft.	
4	Rear Deck & Steps	40	sq. ft.	
5	Existing Shed	196	sq. ft.	
6	Bulkhead	22	sq. ft.	
7	Proposed Addition 7' x 37'	25	sq. ft.	
8	Total Lot Coverage	1,280	sq. ft.	
9	PERCENT COVER	37.0%		Zone: R-10
10	PER ZONING ORDINANCE SECTION 17.12.040			
Variance Request				
Lot cover percent		3.8%		
Area		153	sqft	

LEGEND

100.00	DIMENSION - EXISTING
100.00	DIMENSION - PROPOSED
100.00 (D)	PLAN / DEED DIMENSION
100.00 (S)	SURVEY DIMENSION
---	PROPERTY LINE - ABUTTING
---	PROPERTY LINE - EXISTING
---	PROPERTY LINE - PROPOSED
---	SETBACKS
---	GRADE CONTOUR - EXISTING
---	GRADE CONTOUR - PROPOSED
---	ELECTRIC - OVERHEAD (OHE)
---	ELECTRIC - TELEPHONE - CABLE (ETC)
---	ELECTRIC - UNDERGROUND (UGE)
---	GAS (G)
---	SANITARY SEWER (S)
---	STORM DRAIN (SD)
---	WATER
---	LIMIT OF DISTURBANCE (LOD)
---	SEDIMENT CONTROL (SED)
---	LOD / SED
---	EDGE OF PAVEMENT - EXISTING
---	FENCE - METAL
---	FENCE - WOOD
---	STONE WALL
---	BRUSH LINE (APPROXIMATE)
---	WETLAND LIMIT
---	STRUCTURE, EXISTING
---	STRUCTURE, PROPOSED
X 4 24	SPOT GRADE - EXISTING
X 4 24	SPOT GRADE - PROPOSED
---	TREE
---	DRILL HOLE
---	GRANITE BOUND
---	REBAR / STEEL PIPE FOUND
---	SPIKE
---	WETLAND FLAG
---	COASTAL FEATURE FLAG
---	COASTAL BUFFER POST
---	FLOW ARROW
---	DETAIL REFERENCE
---	TH No. 1
---	SOIL EVALUATION

NEI
Narragansett Engineering Inc.
Civil Survey Structural Environmental Design
3102 East Main Road, Portsmouth RI 02871
Tel. 401.683.6630 www.nei-cds.com

SHEET TITLE WARBURTON RESIDENCE LIMITED CONTENT BOUNDARY SURVEY & PROPOSED SITE PLAN

IN CARE OF JUSTIN PEKERA
OWNER/PRESIDENT
EVOLVE BUILDS
46 ADMIRAL KALBFUS RD
NEWPORT, RI 02840
T 401-266-0705 (OFFICE)
F 401-266-0705 (CELL)
C 215-485-9881
JUSTIN@EVOLVBUILDINGS.COM

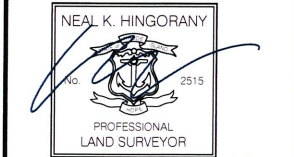
PROPERTY RECORD
12 ELLIOT PL, NEWPORT, RI 02840
PLAT 6, LOT 90
ZONE R10, AREA 0.07 ACRES
N/F WARBURTON RHYS WILLIAM & WARBURTON JENNIFER
REBECCA
YEAR BUILT 1899
BOOK PAGE 2868-196

PROJECT NO.	DATE	BY
24-0173	12/10/24	AJP

DRAWING ISSUE:
☒ CONCEPT / DISCUSSION
☒ PERMITTING
☐ CONSTRUCTION
☐ AS-BUILT
☐ OTHER

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

CERTIFICATION
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON DECEMBER 31, 2020 (EFFECTIVE DATE), AS FOLLOWS:
LIMITED CONTENT BOUNDARY - CLASS I
CLASS III (PHYSICAL FEATURES)
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: FOR THE PREPARATION OF A SITE PLAN FOR USE IN ZONING VARIANCE REQUEST



NEAL HINGORANY REG. 2515
COA: A38

INTERNAL REVIEW

NO.	CHECK	CAD	DESCRIPTION/NOTES
1	LD	NKH	NKH EDITS COVER FINAL
2	2/25/25	2/25/25	

FORMAL PLAN REVISIONS

NO.	DATE	STAGE/DESCRIPTION	BY

Drawings must be printed in color to be valid. This note should be blue. If this note is not blue, please reprint in color or contact NEI.



SCALE
1" = 10'

SV-100