COA APPLICATION MATERIALS:
MAIN HOUSE

APPLIED: FEBRUARY 18, 2020 FOR MARCH 2020 HEARING
EXISTING NEIGHBOR CONTEXT

123 OCEAN AVENUE

123 OCEAN AVENUE

111 OCEAN AVENUE

223 CARROLL AVENUE

211 CARROLL AVENUE

119 CARROLL AVENUE
**PROJECT COMPARISON**

<table>
<thead>
<tr>
<th></th>
<th>APPROVED DESIGN (2015)</th>
<th>APPROVED DESIGN (2017)</th>
<th>PROPOSED DESIGN</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAX. HEIGHT</td>
<td>&gt;+35-0”FT</td>
<td>&gt;+35-0”FT</td>
<td>+33’-6”</td>
</tr>
<tr>
<td>GARAGE</td>
<td>1,191FT²</td>
<td>902FT²</td>
<td>1,160FT²</td>
</tr>
<tr>
<td>HEATED AREA</td>
<td>9,872FT²</td>
<td>7,512FT²</td>
<td>7,839FT²</td>
</tr>
</tbody>
</table>
Fwd: To The City of Newport - re plan for 121 Ocean Avenue

From: Pierre Irving  
Date: July 2, 2020 at 12:10:28 PM EDT  
To: Barry Fetner  
Cc: "ggalvin@cityofnewport.com" <ggalvin@cityofnewport.com>, "gweston@cityofnewport.com" <gweston@cityofnewport.com>, "kateleanor@icloud.com" <kateleanor@icloud.com>  
Subject: To The City of Newport - re plan for 121 Ocean Avenue

To the City of Newport,

My wife Kathy and I are abutting neighbors immediately to the east of the property at 121 Ocean Avenue owned by Barry and Ann Fetner.

We have inspected the plans for the Fetner's proposed new residence which are currently on file with the HDC and we have also reviewed the plans for the previously proposed Williams residence which were approved last year.

We are in support of the change to the William's approved plan that the Fetners propose. In our opinion, the proposed Fetner residence is an improvement over the previously approved plan. The design's lower profile, the materials chosen, and the green roof blend far more harmoniously with the landscape.

Sincerely,
Pierre and Kathy Irving

--

Pierre D. Irving  
223 Carroll Ave.  
Newport, RI 02840
01 - NORTH FACADE, OVERALL

02 - NORTH FACADE, COURTYARD

PROPOSED EXTERIOR ELEVATIONS

121 OCEAN AVENUE | NEWPORT, RHODE ISLAND

JULY 8, 2020
05 - SOUTH FACADE, OVERALL

06 - SOUTH FACADE, COURTYARD
01 EXTERIOR ELEVATION
WEST FACADE - OVERALL
SCALE: 1/8”=1'-0"

AVG. GRADE
+0'-0" (+31'-0" SEA LEVEL)

SECOND FLOOR
+14'-6"

T.O. ROOF
+31'-6"

SECOND CEILING
+25'-6"

FIRST CEILING
+13'-0"

GROUND FLOOR
+2'-0"

AVG. GRADE
+0'-0" (+31'-0" SEA LEVEL)

SECOND FLOOR
+14'-6"

AVG. GRADE
+0'-0" (+31'-0" SEA LEVEL)

GROUND FLOOR
+2'-0"

02 EXTERIOR ELEVATION
WEST FACADE - COURTYARD
SCALE: 1/8”=1'-0"

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121 OCEAN AVENUE | NEWPORT, RHODE ISLAND
741 MOUNT AUBURN STREET, WATERTOWN MA 02472   T. 617-744-5187

July 8, 2020
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PROPOSED MATERIAL PALETTE

121 OCEAN AVENUE | NEWPORT, RHODE ISLAND
JULY 8, 2020

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