18 CLIFF AVE ZONING ANALYSIS
PLAT 31, LOT 122

ZONING DISTRICT: R-10
EXISTING FOOTPRINT: 1481 SF
PROPOSED FOOTPRINT: TBD
LOT SIZE: 6264 SF
EXISTING (PER TAX ASSESSORES REQUIRED): 50 SF
PROPOSED: NO CHANGE
LOT COVERAGE:
EXISTING: 28.5% (1481 SF)
ALLOWED: 20% (1294 SF)
PROPOSED: TBD
FRONT (EAST) SETBACK:
EXISTING: 21'-6"
REQUIRED: TBD
PROPOSED: TBD
LEFT SIDE (SOUTH) SETBACK:
EXISTING: 3'-5 1/4"
REQUIRED: 10'-0"
PROPOSED: TBD
RIGHT SIDE (NORTH) SETBACK:
EXISTING: 5'-4"
REQUIRED: 10'-0"
PROPOSED: TBD
REAR (WEST) SETBACK:
EXISTING: 52'-2"
REQUIRED: 20'-0"
PROPOSED: TBD
HEIGHT:
EXISTING: 28'-4"
ALLOWED: 30'-0"
PROPOSED: TBD

EXISTING WOOD FENCE
BUILDING SETBACK LINE
EXISTING STONE WALL

EXISTING SITE PLAN
SCALE: 1" = 10'-0"

HEIDEN RESIDENCE
18 CLIFF AVE, NEWPORT RI
HEIDEN RESIDENCE
18 CLIFF AVE, NEWPORT RI