

# CRMC DECISION WORKSHEET

<b>Hearing Date:</b>			
Approved as Recommended			
Approved w/additional Stipulations			
Approved but Modified			
Denied		Vote	

APPLICATION INFORMATION										
File Number		Town		Project Location				Category	Special Exception	Variance
2024-06-087		Newport		88 Washington Street				A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
				Plat	12	Lot	46			
				Owner Name and Address						
Date Accepted		6/24/2024		William J Ruh Trust 301 Seven Isles Drive Fort Lauderdale, FL 33301				Work at or Below MHW		<input type="checkbox"/>
Date Completed		5/1/2025						Lease Required		<input type="checkbox"/>

## PROJECT DESCRIPTION

Construct a second single-family dwelling with driveway, stormwater, to connect to city utilities on a lot with an existing historic dwelling

## KEY PROGRAMMATIC ISSUES

**Coastal Feature:** Coastal Headland/Bluff with bulkhead wall

**Water Type:** Type 2, Low Intensity Use

**Red Book:** 1.1.6; 1.1.7, 1.1.9; 1.1.11; 1.2.1(C); 1.2.2(D); 1.3.1; 1.2.3

**SAMP:** N/A

Variances and/or Special Exception Details: 1.1.7 & 1.1.9 Greater than 50% Variances to Buffer and Setback

Additional Comments and/or Council Requirements:

**Specific Staff Stipulations (beyond Standard stipulations):**

### STAFF RECOMMENDATION(S)

Engineer \_\_\_\_\_ Recommendation: \_\_\_\_\_

**Defer to Council on the  
matter of the  
Variance/Hardship**

Biologist ACS Recommendation: Variance/Hardship

Other Staff Recommendation:

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Engineering Supervisor Sign-Off \_\_\_\_\_ date \_\_\_\_\_

Executive Director Sign-Off \_\_\_\_\_ date \_\_\_\_\_

Supervising Biologist Sign-off \_\_\_\_\_ date \_\_\_\_\_

Staff Sign off on Hearing Packet (Eng/Bio)                      date

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Staff Report



STATE OF RHODE ISLAND  
**COASTAL RESOURCES MANAGEMENT COUNCIL**  
STAFF REPORT TO THE COUNCIL

DATE: 4/30/2025  
TO: Jeffrey M. Willis, Executive Director  
FROM: Anthony Sawaia

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Applicant's Name:	William J Ruh Trust
CRMC File Number:	2024-06-087
Project:	Construct a second single-family dwelling with driveway, stormwater, to connect to city utilities on a lot with an existing historic dwelling.
Location:	88 Washington Street; Newport: Plat(s): 12; Lot(s): 46
Water Type/Name:	Narragansett Bay, Type 2
Coastal Feature:	Coastal Headland/Bluff with bulkhead wall
Plans Reviewed:	"CRMC Submission Plan for 88 Washington Street AP 12 Lot 46 in Newport, Rhode Island, Sheets 1 – 4, last revised 12/30/2024, prepared by Thomas J. Principe III PE and stamped CRMC Received 2/13/2025.

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**INTRODUCTION:**

The proposed single-family dwelling will add an additional dwelling to the subject lot. The current dwelling is the John Tripp House which is listed on the RI State Register of Historic Buildings. Due to this historic designation, the John Tripp House cannot be relocated, removed, or altered. The John Tripp House is proposed to be utilized as a guest house.

The applicant submitted two prior Preliminary Determination (PD) applications for the proposed project. The first one was 2021-08-088 (Attachment A). This PD proposed a new dwelling which would have increased the Structural Lot Coverage (SLC) by over 400%. This proposal triggered a full Table 4 coastal buffer zone to be planted (50-foot buffer with 25' setback). The size and placement of the proposed dwelling would require significant variance to the buffer and setback standards. It was recommended to reduce the size of the dwelling to minimize the variance.

The second PD was 2024-02-112 (Attachment B). The proposed dwelling was reduced in size to 1,727 SF, which increases the Structural Lot Coverage (SLC) by 220%. This proposal still requires the full Table 4 coastal buffer zone and a variance to the buffer and setback standards. It was again recommended in the report to decrease the size of the dwelling to minimize the variance. HPHC did not approve of the front setback with this proposal and required that the proposed dwelling be pushed back 2 feet to be in line with the Tripp House and make other design changes.

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The initial proposal in the current application did not change in size from the second PD (1,727 SF). This proposal represents an increase in Structural Lot Coverage (SLC) of 220%. The setback variance was increased due to pushing the front setback back two (2) feet to match the John Tripp House setback as requested by HPHC. Staff again contacted the applicants to reduce the size of the proposed dwelling to minimize the variance (see email dated 8/14/2024). No response was received.

During staff review, it was discovered that the proposal had a minimum Setback of 3-4 feet. CRMC notified the applicant that this Setback could not be supported and the minimum Setback CRMC approves for safety reasons is 10 feet and urged the applicant to revise. On February 13, 2025, an updated plan/proposal was received which increased the coastal buffer zone variance to greater than 50% to increase the setback from the buffer. This change, which increased the Variance of the project triggered a public notice which was sent out on February 26, 2025, and extended to end on April 30, 2025. It should be noted that the submitted plans depict a 25 foot Buffer Zone and 50 foot setback. This is incorrect, as the RICRMP required Buffer and Setback is 50/75 feet.

#### **CRMC Application History:**

1985-01-018	Anne Reynolds	Construct a Timber Pier	Cat B- Council Denied
1987-06-040	Anne Reynolds	Maintain failed bulkhead	Cat A- Approved
87-4856-2474	Anne Reynolds	C&D-Seawall Construction	Cleared – Assent issued
2005-04-106	Ned & Anne Reynolds	Replacement Seawall	Maint. - Approved
2017-03-034	William Ruh Trust	Modify Dock (2022)	Cat A- Returned Deficient
2021-08-088	William Ruh Trust	Feasibility of Dwelling	D- Report Issued (attachment A)
2022-06-148	William Ruh Trust	Construct Dock	Cat A- Approved
2024-02-012	William Ruh Trust	Feasibility of Dwelling	D- Report Issued (attachment B)

The addition of this new single-family dwelling will increase the Structural Lot Coverage (SLC) by 1,727 SF for an approximate 220 % increase. The existing John Tripp House is 768 SF. This increase is greater than 100% therefore requires full coastal buffer per table 4 in section 1.1.11 of 50' with 25' setback. The applicant is requesting a variance to the coastal buffer zone and its setback. The variance requested for the coastal buffer is greater than 50%. A variable width buffer zone is proposed. The shortest distance is 15' from the coastal feature where 50' is required – a 70% Variance.

There was a discrepancy with the submitted building official form when it was initially submitted. When the application was first submitted, the signed building official form was signed in error. This was brought to CRMC's attention via a letter from Addler Pollock & Sheehan P.C. representing the neighbors, received on 7/15/2024. A request for information letter was sent to the applicant on 7/19/2024 stating that CRMC would hold the application in abeyance until updated City of Newport approvals were submitted to CRMC or to withdraw the application.

An email from the project designers/engineers confirming receipt and choosing the option to hold the application in abeyance was received on 8/7/2024.

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An updated signed building official form was submitted on 10/16/2024. This building official form has notes from City officials stating that the plans submitted do not appear to be in conformance with some RI building codes and that further review is required when the permit is reviewed by the City. CRMC Supervising Engineer has reviewed those sections cited and they appear to be related to building codes and are not pertinent to CRMC purview. Those codes will be required to be met when the applicant returns to the City for a building permit, should the Council approve this application.

A final building official form was received on 2/13/2025 which confirmed that the City had reviewed site plans dated 12/30/2024 and note that structural site plans need to be reviewed during city review.

An initial objection from several neighbors who were aware of the project was received on July 15, 2024. More objections have been submitted during the review period as word got out the permit was being reviewed.



Above: 2024 Aerial imagery of the subject lot, 88 Washington St Newport, RI 02840 (in red)

#### **COMMENTS ON APPLICATION/APPLICABLE POLICIES, STANDARDS & ETC:**

The proposed project falls within CRMC coastal jurisdiction (Red Book 650-RICR-20-00-01)

#### **“Red Book” 650-RICR-20-00-01**

Section	Title	Comment
1.1.6(G)	Substantive Objection	See Below
1.1.7	Variances	See Below
1.1.9	Setbacks	Variance Required.
1.1.11	Coastal Buffer Zones	Variance Required

<b>1.2.1(C)</b>	Type 2 Water	Type 2 waters are classified as having a high scenic value. The surrounding properties are all developed lots with dwellings, docks, etc.
<b>1.2.2(D)</b>	Coastal Headlands	Establishes Standards
<b>1.3.1(C)</b>	Residential, Commercial, Industrial and Recreational Structures	The applicant has provided a suitable application for this Section
<b>1.3.1(F)</b>	Treatment of Sewage and Stormwater	The applicant will tie to municipal sewer and has provided appropriate stormwater management
<b>1.2.3</b>	Areas of Historic and Archaeological Significance	The John Tripp House is listed on the RI State Register of Historic Buildings.

#### 1.1.9: Setbacks:

The minimum construction setback within this section is 50 feet. In cases where a Buffer Zone is required, the Setback is 25 feet inland of the required Buffer. In this case, the required Buffer-derived Setback, and the one from which a Variance is sought, is 75 feet. (The dwelling does meet 50')

The proposed setback at its smallest is 10' where 25' from the coastal buffer edge is the standard (the buffer is also proposed right up to the proposed patio). A variance to place a 10' minimum setback to a Buffer is typical, for safety reasons and has previously been administratively approved at other properties.

#### 1.1.11: Coastal Buffer Zones:

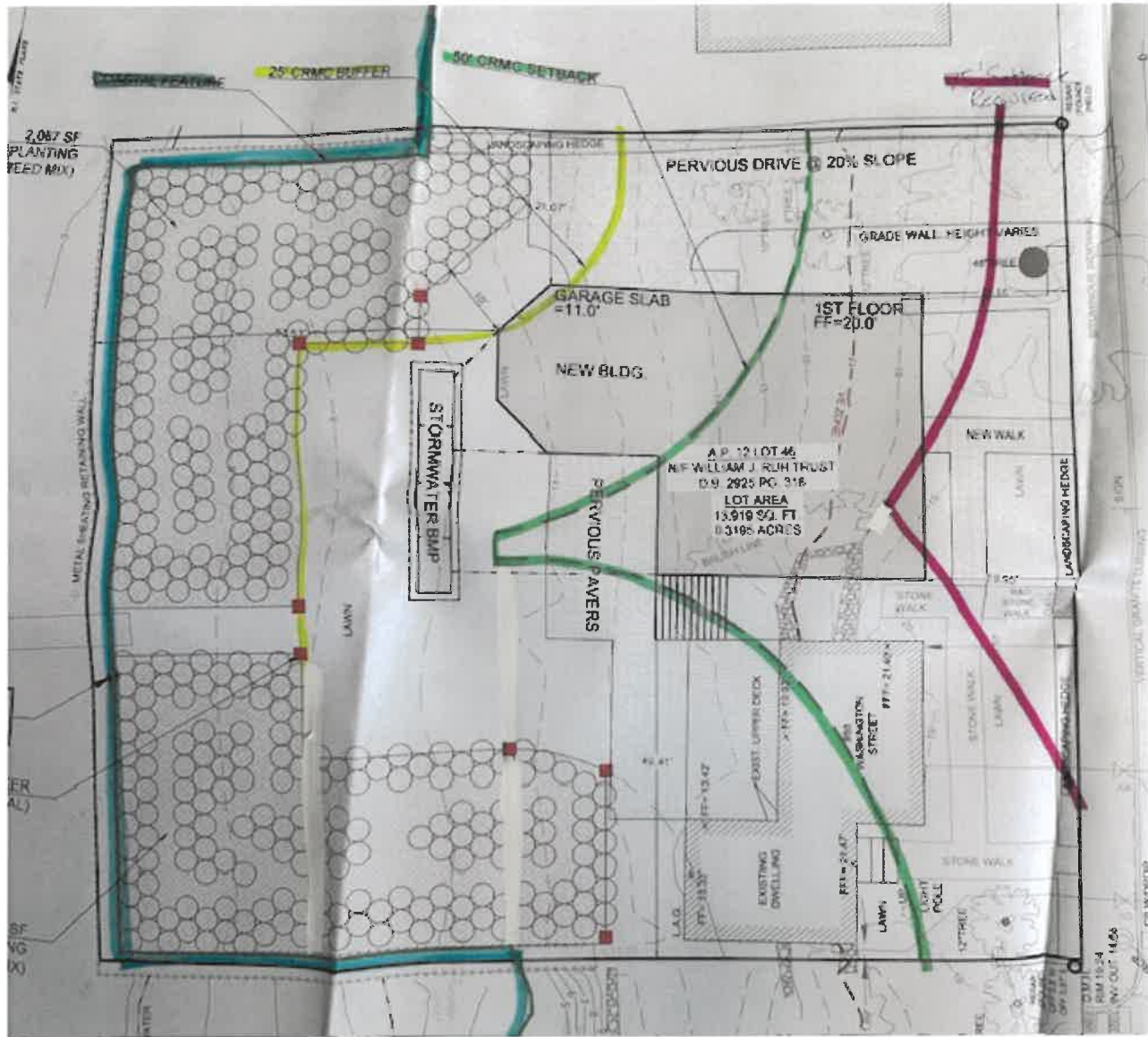
Section 1.1.11(C)(3)(b) states: *"Where alterations to an existing structure or structures result in the expansion of the structural lot coverage such that the square footage of the foundation increases by fifty percent (50%) or more, the Coastal Buffer Zone requirement shall be established with a width equal to the percentage increase in the structural lot coverage as of August 8, 1995, multiplied by the value contained in § 1.1.11(C)(6)(a) of this Part (Table 4).* The increase proposed by the second residential dwelling is 220%, requiring the full Table 4 Buffer of 50 feet.

The Buffer Variance requested is due to increase in Structural Lot Coverage. The variance to coastal buffer zone is substantial. Table 4 determines the required coastal buffer zone to be 50' with an additional construction setback of 25' beyond the Buffer (75' from the Coastal Feature). The proposed buffer zone is of variable width generally around 25', with the shortest distance being 10'. The Variance to the Buffer requested is 80% at its maximum and 50% at its minimum.

As noted above, the submitted plans depict a 25' Buffer with a 50' Setback. The correct Buffer/Setback have been marked in the image below, where the blue line is the Coastal Feature, the yellow line is the 50% Buffer of 25 feet, the green line doubles as the Setback associated with a 50% Buffer as well as the full Table 4 50 foot Buffer Required, and the purple line is the Buffer derived Setback of 75 feet:



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In accordance with Section 1.1.11(C)(8): “The setback off the coastal buffer zone triggered by the increase in SLC shall exceed the coastal buffer zone requirement by a minimum of twenty-five (25) feet for fire, safety, and maintenance purposes”. Subsection 8 goes on to state “a vegetated coastal buffer zone shall not directly contact any dwelling’s footprint”. In one area the dwelling setback is 10’ from the coastal buffer zone, in line with what has been administratively approved in the past. It should be noted that the Buffer is proposed to touch the patio. While patios are not subject to a Setback, it is not recommended to have recreational patios immediately adjacent to vegetated Buffers.

#### 1.2.3: Areas of Historic and Archaeological Significance:

Per Section 1.2.3, applications are sent to RIHPHC for their review. RIHPHC has been voicing concerns about this development since the first PD was reviewed in 2021.

Originally the proposed dwelling was located 2 feet closer to the street which set the Tripp House slightly behind the proposed dwelling. RIHPHC voiced these concerns during the review of PD 2024-02-012. This setback was updated so the two dwellings would be in line with each other.

Additionally, RIHPHC letter dated 7/11/2024 stated concerns about the overall size of the proposed dwelling. They explain that the massing, size, and scale of new construction as proposed dominates the site and would make the Tripp House appear to be an ancillary structure.

RIHPHC reviewed the most recent plans (dated 12/30/24 & 12/31/24) and issued an updated letter dated January 14, 2025, which states no objection to the most recent submission of the dwelling.

During the course of the application review, staff noticed that exterior renovations were done to the Tripp House without benefit of CRMC review and permit. The applicant was informed that an “as-built” approval would be required addressing and all exterior work done. HPHC has noted that with the work done already, their opportunity to provide meaningful feedback was subverted. See HPHC letter dated March 27, 2025. A CRMC “as built” assent was issued (2024-12-023).

#### **COMMENTS ON VARIANCE REQUEST:**

Variance requests for relief to the Coastal Buffer Zone standards have been administratively approved in the past when the coastal buffer zone variance is less than 50%. Reasonable setback variances are also administratively approved. This proposal requires a variance to the coastal buffer zone that ranges from 50% to 70%, which is triggered by the increase in Structural Lot Coverage (SLC). This proposal requires public notice and council review.

The applicant has submitted an unsigned written Variance Request with the original request and updated with the February 2025 submission of a report prepared by Scott Rabideau. Staff offers the following review of both the Requests:

1.1.7(1) Conforms with applicable goals and policies of the Coastal Resources Management Program: The proposal does not conform with the goals and policies. The relief from this is a Variance Request. As noted below, staff does not feel that the burdens of proof to obtain a Variance have been met.

1.1.7(2). Will not result in significant adverse environmental impacts: Mr. Rabideau opines that the placement of even the smaller Buffer proposed will result in increased benefits to the environment over that of the existing lawn conditions. While residential development is typically not considered to result in significant adverse environmental impacts, the size of the Variances driven by the size of the increase of dwelling will result in less than optimal Buffer and Setbacks, which will provide less of the benefits of Buffers and Setbacks.

1.1.7(3): Due to conditions at the site in question, the applicable standard(s) cannot be met. The applicant notes that the existing dwelling on site – the historic John Tripp House – is “functionally obsolete”. The Narrative does not go on to explain that term, and further states that the dwelling “is not capable of supporting modern living”. Regardless, the size of the existing dwelling does pose a challenge in regards to a Structural Lot Increase in light of the “50%” rule for Structural Lot Increase. The relatively small size of the dwelling presents what the applicant perceives is a site condition hardship in that it does not allow for a large increase without triggering a Buffer. It is staff’s opinion that the existing SLC does not represent a site

condition hardship. The applicant purchased the lot knowing that there was a relatively small historic house on the lot.

While an argument can be made that the conditions of the site – specifically, the unusual configuration and size of the lot - do provide constraints to development of a new dwelling as well as the installation of a Buffer and Setback, the size of the Buffer and Setback is entirely driven by the size of the increase in Structural Lot Coverage (SLC) presented by the size of the proposed dwelling. A structure that is less than 50% larger than the Tripp house would not require a Buffer at all, negating the challenges of the site shape for placing a Buffer. Maximum size structure without the need of a variance is 392 square feet.

1.1.7(4). The modification requested by the applicant is the minimum variance necessary to allow a reasonable alteration or use of the site: Through two Preliminary Determinations (PD), the applicant was notified that the size of the proposed dwelling did not appear to be a minimization. The size of the dwelling was not reduced from that which was reviewed in the most recent PD. It is staff's opinion that the increase in the dwelling size does not represent a minimization. The variance request states that the 1,727 SF footprint (3,412 SF living space) dwelling is a "modest home".

The original Variance request notes that the Tripp house "*is not capable of supporting modern living*" and goes on to state that the Tripp house "*will be converted to a guest house*", which contradicts the statement that the house cannot support modern living. Further, it appears that the Tripp house requires no "conversion" - a Google search for 88 Washington Street reveals an "Apartments.com" advertisement offering the Tripp house for rent – at \$16,000/mo, with the following description: "... With 3 Bedrooms and 2 Baths this inviting Historic cottage is the perfect spot...LARGER than appears with walkout lower level..." (emphasis original, Ref <https://www.apartments.com/88-washington-st-newport-ri/wm22beh/> - Attachment D).

Mr. Rabideau's narrative notes that a garage is integral to the design of the new dwelling, as the applicant plans to utilize the property for full-time use. The applicant could propose a less than 50% larger stand-alone garage with living space above and utilize the existing dwelling, requiring no Buffer at all, and therefore no Variances.

The proposed dwelling, at 220% larger than the Tripp house, will contain 3 bedrooms, and will have one additional half bath beyond that of the Tripp house. It remains unclear why the Tripp house is "*functionally obsolete*" and "*not capable of supporting modern living*", necessitating the proposed dwelling and the significant Variances associated with it. And as such, with a habitable 3-bedroom dwelling currently in use, the new dwelling does not appear to be a minimization.

1.1.7(5). The requested variance....is not due to any prior action of the applicant or the applicant's predecessors in title. The size of the additional dwelling on the lot drives whether a Buffer Zone is required (Ref Sec 1.1.11(C)(3)(b) expanded above).

The increase in SLC presented by this application is greater than 100% (and is in fact more than 200%) and therefore requires the full Table 4 Buffer and Setback. A lesser Buffer would be required by a lesser increase in SLC (below 100% increase). The applicant does not address this at all in the Variance Request and only addresses the presence of the Tripp house, and that the house was located on the lot by a previous owner.



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The presence of the Tripp house is not the cause of the Variance. The size of the new proposed dwelling is triggering the Buffer and Setback that cannot be met.

It is staff's opinion that the Variance, which is driven by size of the proposed dwelling is in fact an action of the applicant.

1.1.7(6). Due to the conditions of the site in question, the standard(s) will cause the applicant an undue hardship. .... Mere economic diminution, economic advantage, or inconvenience does not constitute a showing of undue hardship that will support the granting of a variance. The applicant has stated that the placement of the Buffer and Setback on this lot represents an undue hardship.

Mr. Rabideau states in his narrative that *"The applicant would experience an undue hardship were he not able to pursue the ability to construct a dwelling within the lot that is of a reasonable size to accommodate his family..."*

While Staff typically defers the matter of hardship to the Council, in this case staff will offer a reviewing opinion that the Tripp House, as seen on Apartments.com appears to be in an acceptable living condition, and the possibility of constructing a secondary structure under 50% increase in SLC is plausible for a garage, etc. The inability to construct an additional dwelling of the applicant's desired size is not a hardship when alternative structures may be proposed needing no variance or significantly less variance which could be reviewed administratively. It is reviewing staff's opinion that the difficulty being presented is that of inconvenience as noted within 1.1.7(6), which is not considered a hardship.

In summary, in accordance with the discussion above, it is staff's opinion that the proposal does not meet the Variance Criteria.

#### **COMMENTS ON OBJECTION:**

Several neighbors submitted an objection via a letter from Adler Pollock & Sheehan attorney Joshua Parks dated July 15, 2024. In this letter they object to the Applicant's Application, noting that the project "has not received the required local building and zoning approval". This has been rectified with the issuance of a new Building Official's Form (dated 1/3/2025 received 2/13/2025).

The letter also states, *"the Neighbors intend to submit substantive briefing and argument should the Application proceed through the CRMC permitting process."* An updated objection letter from Joshua Parks was received on 12/9/2024 objecting to the scheduling of the Council review. They claim that local approvals have not been granted and they plan to appeal a zoning board decision. It is CRMC's practice to review an application that has proper Building Official's Form. If the Town approvals are being challenged, the applicant is proceeding at their own risk.

"Neighbors" as noted in Adler Pollock Letter: (aerial image/Town of Newport GIS identifying subject lot and objectors)  
R Perry Harris & Karen G Harris: 12/047; **19 Chestnut St** (lavender dot)  
Ed & Martha Kane: 12/059; **86 Washington St** (blue dot)  
Newport PM LLC (Peter Denton): 12/258; **94 Washington St** (green dot)  
Subject property – yellow dot



Further objections were received as word spread that the application was going forward with CRMC review. Objections are largely related to the size of the proposed dwelling in relation to the historic Tripp House.

While many of the submitted objections regard the size of the new dwelling in relation to the historic Tripp House, the group of objectors, through their attorney, submitted a letter dated January 3, 2025, with a review of the Variance Criteria and their opinion that the application fails to meet all 6 of the criteria.

The City of Newport requested that the Public Notice period be extended to April 30, 2025, which was granted. The City's Waterfront Commission reviewed the application at their meeting on April 10, 2025. Then the City Council met on April 23, 2025 to receive and consider the comments from the Waterfront Commission. Those comments were forwarded to CRMC on April 25, 2025.

The Waterfront Commission voted to make no recommendation to the City Council. The City Council voted that it is opposed to the variance relief requested to the CRMC standards.

#### SECTION 1.1.6(G)- Substantive Objections

To be considered a "contested case", the objections submitted must meet one or more of the criteria set forth in Section 1.1.6(G). Staff offers the following in regards to those criteria:

- (a): None of the objectors suffer a threat of direct loss of property as a result of this proposal
- (b): The objectors are correct in pointing out that the proposal does not meet the policies, prerequisites and standards. The relief to this is through a Variance. As noted above, staff does not feel the Variance criteria have been met.
- (c): The objections have not demonstrated that the proposal will result in significant adverse environmental impacts.
- (d): The objections do not demonstrate that the proposal does not meet state or municipal plans, ordinances or regulations.

Staff opinion that the application does not meet the Variance Criteria may be interpreted as failure to meet the standards of the regulations and therefore the objections are substantive. Staff defers to CRMC Legal Counsel on the matter of substantive objection.

### COMMENTS ON APPLICANT'S OBJECTION RESPONSE:

The project engineer Thomas J. Principe, III PE has responded to staff stating that both the architect and the client have done everything they could to work with the City and RIHPHC on this application. They understand due to the unique characteristics of the site and objections that the application will go to Council.

Relating to the notes from the City on the building official form, Mr. Principe stated that the construction drawings for the building have not been developed yet but will not change anything related to the site and variances they are seeking with CRMC. The City will ensure that all building codes will be met when they return to the City for the permit should the application be approved by Council.

Response to the objection dated 12/9/2024 was received from the applicant's attorney, Jeremiah C. Lynch, III challenging the objection and resubmitted the signed building official form and claims the objection is a delay tactic.

### CONCLUSION AND RECOMMENDATION:

This application, to construct a new residential dwelling on a lot which contains a modest yet habitable 3-bedroom historic dwelling, is presented with an existing Structural Lot Coverage which makes a sizeable increase difficult. The Tripp house is also noted to be a desirable rental property, based on the Apartments.com listing found when staff was researching the Tripp house with a Google search for 88 Washington St.

The applicant has reduced the size of the proposed dwelling from that reviewed in 2021, however the dwelling remains more than 200% larger than the historic dwelling that has existed on site in its current form since 1972 (Ref attachment C).

The applicants however, while simultaneously listing the Tripp house as a desirable rental, note in their application that it is "*functionally obsolete*" and "*not capable of supporting modern living*", necessitating the construction of a new dwelling, which will contain the same number of bedrooms and only one additional half bath beyond that of the Tripp house – a new dwelling that is 220% larger than the Tripp house and requires significant Variances to CRMC programs.

As noted above, it is staff's opinion that the applicant has failed to meet the burdens of proof for a Variance (including the hardship criteria) which is grounds for denial. However, because the Variance request states that being unable to complete the project as proposed represents a hardship, staff will leave the ultimate determination to the Council.

Signed Anthony Sawaia Reviewing Biologist

### Sources:

<https://www.cityofnewport.com/CityOfNewport/media/City-Hall/Boards-Commissions/Commissions/Historic%20District%20Commission/88-WASHINGTON-DRAFT-SET-2-16-21-PART-2.pdf>: Tripp House moved to Newport in 1965, got an addition in 1971/2

<https://www.apartments.com/88-washington-st-newport-ri/wm22beh/> see attached

<https://www.newportri.com/story/news/local/2022/04/04/zoning-board-sustains-appeal-against-proposed-summer-home-historic-lot/7204290001/> Applicant purchased sept 2020

Attachment A  
(7 sheets)

RHODE ISLAND COASTAL RESOURCES MANAGEMENT COUNCIL  
REPORT OF FINDINGS -- PRELIMINARY DETERMINATION

**STATEMENT OF LIMITATIONS**

The contents of this staff determination report shall be valid only for the period on and preceding the date of this report. This report is neither an approval nor denial of the subject proposal. It is an evaluation of CRMC regulations in effect as of **October 1, 2021** as they pertain to the below stated proposal, including preliminary staff recommendations.

Modifications to the below stated proposal may, upon the discretion of the CRMC, render this determination null and void.

**APPLICANT INFORMATION**

**NAME:** William Ruh  
**LOCATION/POLE:** 88 Washington Street  
**CITY/TOWN:** Newport

**CRMC FILE NO.** D2021-08-088

**PLAT:** 12                      **LOT:** 46

**CONTACT PERSON(S) & ADDRESS:**

William Ruh  
c/o Madeline Melchert  
Hull Cove Design, 210 Old Airport Road  
Middletown, RI 02842

Scott Rabideau  
Natural Resource Services, Inc.  
PO Box 311  
Harrisville RI 02830

**PRELIMINARY REVIEW INFORMATION**

**PROPOSAL:** Renovate existing structure into a guest house, construct new residential structure connected to guest house via a deck.

**PLAN(S) REVIEWED:** "88 Washington Street, Newport RI.... SITE PLAN...." Sheet A001 Dated 4/8/21 by Hull Cove Design

**INVESTIGATOR**

Amy Silva

**DATE**

var.

**TIME**

var.

**MEASUREMENTS & OBSERVATIONS:** general observation

**PREVIOUS CRMC ACTIONS FOR SITE:**

1985-01-018: Reynolds – Timber Pier

1987-06-040: Reynolds – Repair portion of failed bulkhead

2005-04-106: Reynolds – Install replacement seawall

2017-03-034: Reynolds – Residential Boating Facility (not constructed/Assent expired)

NAME: **Ruh**  
CRMC FILE NUMBER: **D 2021-08-088**  
**Preliminary Buffer and Setback Requirements:**

**SETBACK** (ref. Section 1.1.7 CRMP) 75 feet as measured from the inland edge of the Coastal Feature  
**BUFFER** (ref. Section 1.1.9 CRMP) 50 feet as measured from the inland edge of the Coastal Feature

Note: **Setbacks** apply to "construction related activities" including filling, removing, and grading (ref: Section 1.3.1(B) CRMP). The coastal program requires a minimum setback of either 50', or the buffer zone width plus 25' (whichever is greater). Work within this minimum setback will require a variance per Section 1.1.5 of the CRMP. All variances must be requested in writing. No construction or construction related work shall occur within the required setback (exemptions include structural shoreline protection, outfalls and water dependant uses). Work within the required setback may require a Category "B" review (public notice and decision by the full coastal council) and would likely result in adverse CRMC staff recommendations to the Coastal Council during the review process.  
**Buffer zones** are areas that must be retained in, or allowed to revert to, "an undisturbed natural condition." All structures (excluding accessory structures) should be setback a minimum of 25' from the buffer zone to allow for access, fire protection and maintenance without infringement into the buffer.  
If applicable, the plan must show "area of land within 50 feet" in accordance with Rule 5.04 of The Rules and Regulations Governing the Protection and Management of Freshwater Wetlands in the Vicinity of the Coast (the Rules), and label this area as a "buffer zone" in accordance with Rule 5.14. In addition, no activities (such as: drainage, grading, filling, etc.) may affect the freshwater wetland or the buffer zone. Where such alterations occur, or are proposed, an application shall be submitted in accordance with CRMC's Freshwater Wetland Rules.  
**Coastal Hazard:** In accordance with Section 1.1.10, the applicant is encouraged to utilize CRMC's "STORMTOOLS" mapping feature to better understand the impact of current and future Sea Level Rise and Storms on the subject property. Also, in accordance with Section 1.1.6(I), the applicant is required to complete a "Coastal Hazards Worksheet" to further understand the impact of climate change on a proposal (<http://www.crmc.ri.gov/coastalhazardapp.html>). While the RICRMP does not yet require structures to be designed for SLR scenarios, the applicant should consider SLR, Climate Change, and design life expectations in design planning.

Coastal feature verification shall be valid for one-year from the date of this Determination or until an erosion event (e.g., due to storm event, landslide, man-induced alteration, etc.) occurs that alters the coastal feature.

### **SUMMARY OF FINDINGS**

**CRMC JURISDICTION:** **YES** NO  
**TYPE WATER:** 2; Low Intensity Use

For the purpose of this review the coastal feature(s) shall be: Coastal headland/Bluff with bulkhead wall  
and the inland edge of coastal(s) feature shall be: the top of the wall

**Applicability of CRMP and SAM Plans (as amended):**

CRMP Sections: 650-RICR-20-00- 1.1.6(E)/(F), 1.1.6(I), 1.1.7, 1.1.9, 1.1.10, 1.1.11, 1.1.12, 1.2.1(C), 1.2.2(D), 1.2.3, 1.3.1(A), 1.3.1(C), 1.3.1(F), 1.3.5

SAMP: N/A

### **STAFF CONCERNS/COMMENTS/INFORMATION REQUIREMENTS:**

The Coastal Feature is not labeled on submitted plans. As noted above, the Coastal Feature is the coastal headland/bluff with revetment. All measurements are made from the inland edge of the entire Coastal Feature.

The "CRMC Setback" depicted on the submitted site plans is incorrect. The line shown appears to have been measured only from the most seaward line of the coastal feature. This feature is not a straight line, and extends inland on both the northern and southern property lines – the CRMC measures from the inland edge of the entire Coastal Feature, not just the most seaward portion. (see attached sketch)



NAME: **Ruh**  
CRMC FILE NUMBER: **D 2021-08-088**

The submitted narrative notes that the existing structure is an historic building. The John Tripp house is listed on the RI State Register of Historic buildings. In accordance with 650-RICR-20-00-1.2.3(A)(3): *"The Council shall require modification of, or shall prohibit proposed actions subject to its jurisdiction where it finds a reasonable probability of adverse impacts on properties listed in the National Register of Historic Places. Adverse impacts are those which can reasonably be expected to diminish or destroy those qualities of the property which make it eligible for the National Register of Historic Places. The Council shall solicit the recommendations of the RI Historical Preservation and Heritage Commission regarding impacts on such properties."* This proposal has been submitted to the RI Historic Preservation & Heritage Commission for review of potential impact to historic properties. Please see attached comments from RIHPHC.

Please be further advised that in accordance with Section 1.2.3(A)(4): *"The Council may, based on the Commission's recommendations and other evidence before it, including other priority uses of this Program, require modification of or may prohibit the proposed action where such adverse impacts are likely."*

Based on the property card for this site (Northeast Revaluation Group), the existing Structural Lot Coverage (SLC) of this property is 678ft<sup>2</sup>. (The existing deck is not included in CRMC Structural Lot Coverage). The submitted narrative notes that the existing structure is 1,060ft<sup>2</sup> in size. Adding the existing deck to the structure is still less than that stated size. Please address this discrepancy.

The proposal calls for a new dwelling that is 2,336ft<sup>2</sup> in size. The total proposed Structural Lot Coverage (SLC) proposed for this property is 3,396ft<sup>2</sup>. Using the existing documented Structural Lot Coverage from the Town property card of 678ft<sup>2</sup>, the proposal represents an increase of 2,718ft<sup>2</sup> over the existing SLC. This represents a 400% increase in SLC and will require the full Table 4 Buffer Zone as noted in Section 1.1.11(D)(3)(b).

The Table 4 Buffer Zone for this property is 50 feet (13,919ft<sup>2</sup> lot/Type 2 Water). An additional 25 foot Setback is required beyond the limit of the Buffer Zone.

No Buffer Zone is depicted on the submitted site plans. As noted above, the Buffer and Setback shall be measured from the entire Coastal Feature, not just the most seaward edge of the Feature.

As currently proposed, the design does not allow for either the required Buffer Zone or Setback and will require significant Variances to both the Buffer and the Setback standards.

Where the applicant chooses not to meet any of the applicable RICRMP standards, a written variance request must be submitted for each standard not met. The criteria for the consideration of a variance are provided in RICRMP Section 1.1.7 (formerly Section 120). Each of the six criteria must be addressed in writing. Submitting a written variance request is required. It is advised that the written variance request is submitted at the time of application.

In accordance with Section 1.1.10, the applicant is encouraged to utilize CRMC's "STORMTOOLS" mapping feature to better understand the impact of Sea Level Rise and Storms on the subject property.

Further, in accordance with Section 1.1.6(I), the applicant is required to complete a "Coastal Hazards Worksheet" to further understand the impact of climate change on a proposal (<http://www.crmc.ri.gov/coastalhazardapp.html>). While the RICRMP does not yet *require* structures to be

NAME: **Ruh**

CRMC FILE NUMBER: **D 2021-08-088**

designed for SLR scenarios, the applicant should consider SLR, Climate Change, and design life expectations in design planning.

Stormwater management/treatment is required for all new impervious areas/areas greater than 600ft<sup>2</sup>. Stormwater management is not depicted on submitted site plans. Treatment of the runoff shall be in accordance with RICRMP Section 1.3.1(F) and the Rhode Island Stormwater Design and Installation Standards Manual.

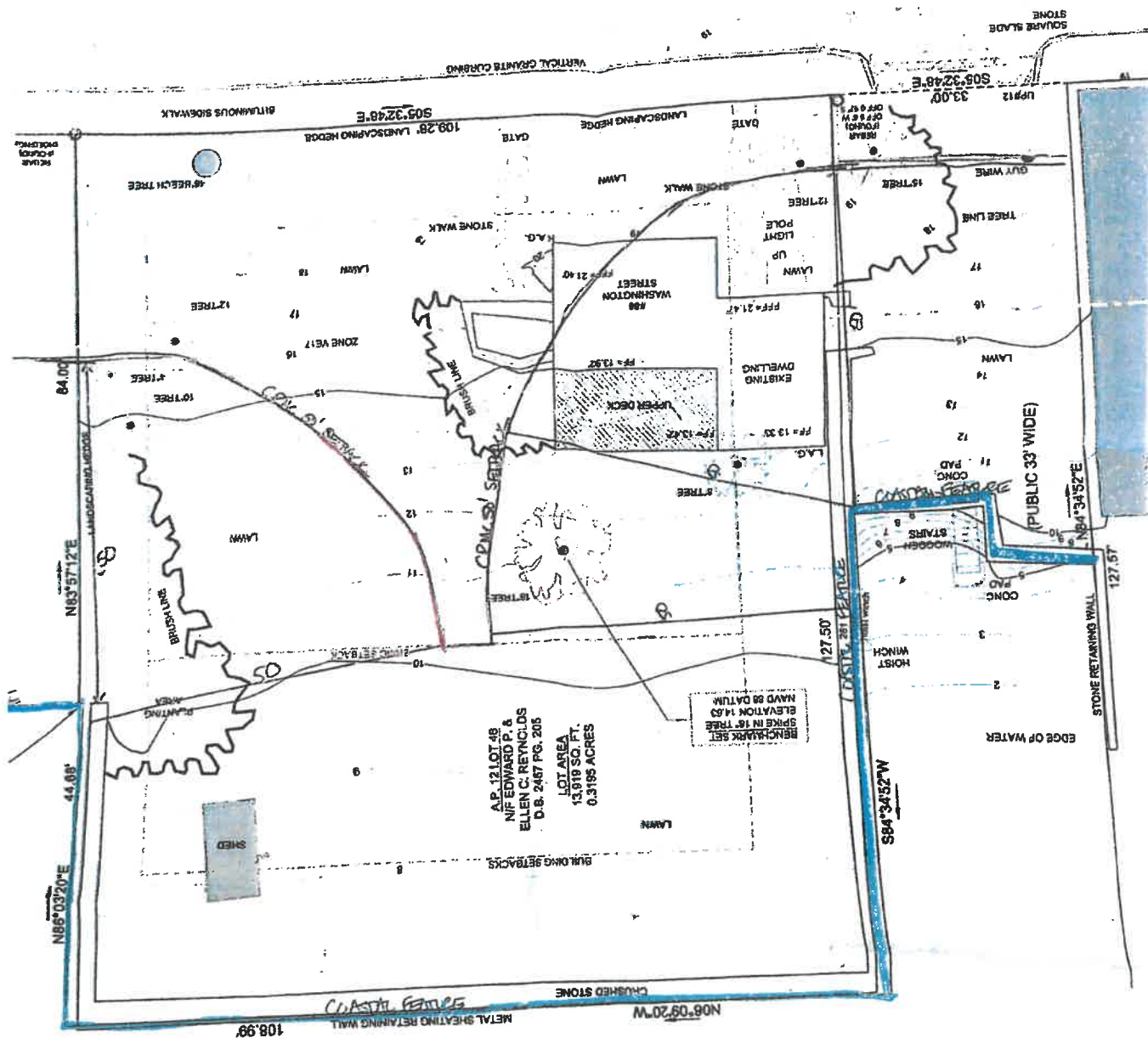
Based on the extent of the proposed development plus the required Buffer and Setback, there is little room to properly accommodate stormwater management practices.

As currently proposed, the project will require significant Variances from both the CRMC Required Buffer and Setback and does not appear to meet the Variance Criteria. As currently proposed this project is not likely to be supported by staff.

SIGNATURE: \_\_\_\_\_

A handwritten signature in blue ink, appearing to read 'Amy Lee', is written over a horizontal line.

STAFF BIOLOGIST













State of Rhode Island  
Coastal Resources Management Council  
Oliver H. Stedman Government Center  
4808 Tower Hill Road, Suite 3  
Wakefield, RI 02879-1900

Attachment B  
(7 sheets)

(401) 783-3370  
Fax (401) 783-2069

**RHODE ISLAND COASTAL RESOURCES MANAGEMENT COUNCIL  
REPORT OF FINDINGS -- PRELIMINARY DETERMINATION**

**STATEMENT OF LIMITATIONS**

The contents of this staff determination report shall be valid only for the period on and preceding the date of this report. This report is neither an approval nor denial of the subject proposal. It is an evaluation of CRMC regulations in effect as of 4/24/2024 as they pertain to the below stated proposal, including preliminary staff recommendations.

Modifications to the below stated proposal may, upon the discretion of the CRMC, render this determination null and void.

**APPLICANT INFORMATION**

**NAME:** William J Ruh Trust **CRMC FILE NO.** D2024-02-112  
**LOCATION/POLE:** 88 Washington Street  
**CITY/TOWN:** Newport **PLAT:** 12 **LOT:** 46

**CONTACT PERSON(S) & ADDRESS:**

**Also send to:**

William J Ruh Trust  
301 Seven Isles Drive  
Fort Lauderdale, FL 33301

Natural Resource Services, Inc.  
Scott Rabideau  
PO Box 311  
Harrisville, RI 02830

**PRELIMINARY REVIEW INFORMATION**

**PROPOSAL:** Feasibility of constructing an additional residential dwelling (1,727 SF) on an existing developed lot.

**PLAN(S) REVIEWED:** "CRMC Submission Plan for 88 Washington Street..." Sheet 1, dated 2/15/2024, prepared by Thomas J. Principe, III PE.

**INVESTIGATOR:** A. Sawaia

**DATE:** 4/15/2024

**MEASUREMENTS & OBSERVATIONS:** Office Review

**PREVIOUS CRMC ACTIONS FOR SITE:** 2022-06-148, 2021-08-088, 2017-03-034, 2005-02-106, 1987-06-040, 1985-01-018

**Preliminary Buffer and Setback Requirements:**

**SETBACK** (ref. Section 1.1.9 Red Book) 25' from Buffer edge

**BUFFER** (ref. Section 1.1.11 Red Book) 50' due to new SLC increase greater than 200%

NAME:

CRMC FILE NUMBER:

Note: Setbacks apply to "construction related activities" including filling, removing, and grading (ref: Section 1.3.1(B) Red Book). The coastal program requires a minimum setback of either 50', or the buffer zone width plus 25' (whichever is greater). Work within this minimum setback will require a variance per Section 1.1.5 of the Red Book. All variances must be requested in writing. No construction or construction related work shall occur within the required setback (exemptions include structural shoreline protection, outfalls and water dependant uses). Work within the required setback may require a Category "B" review (public notice and decision by the full coastal council) and would likely result in adverse CRMC staff recommendations to the Coastal Council during the review process.

Buffer zones are areas that must be retained in, or allowed to revert to, "an undisturbed natural condition." All structures (excluding accessory structures) should be setback a minimum of 25' from the buffer zone to allow for access, fire protection and maintenance without infringement into the buffer.

If applicable, the plan must show "area of land within 50 feet" in accordance with Rule 5.04 of The Rules and Regulations Governing the Protection and Management of Freshwater Wetlands in the Vicinity of the Coast (the Rules), and label this area as a "buffer zone" in accordance with Rule 5.14. In addition, no activities (such as: drainage, grading, filling, etc.) may affect the freshwater wetland or the buffer zone. Where such alterations occur, or are proposed, an application shall be submitted in accordance with CRMC's Freshwater Wetland Rules.

Coastal Hazard: In accordance with Section 1.1.10, the applicant is encouraged to utilize CRMC's "STORMTOOLS" mapping feature to better understand the impact of current and future Sea Level Rise and Storms on the subject property. Also, in accordance with Section 1.1.6(I), the applicant is required to complete a "Coastal Hazards Worksheet" to further understand the impact of climate change on a proposal (<http://www.crmc.ri.gov/coastal hazardapp.html>). While the RICRMP does not yet require structures to be designed for SLR scenarios, the applicant should consider SLR, Climate Change, and design life expectations in design planning.

Coastal feature verification shall be valid for one-year from the date of this Determination or until an erosion event (e.g., due to storm event, landslide, man-induced alteration, etc.) occurs that alters the coastal feature.

### SUMMARY OF FINDINGS

**CRMC JURISDICTION: YES**

**TYPE WATER: 2; Low Intensity Use: Newport Harbor**

For the purpose of this review the coastal feature(s) shall be Coastal headland/Bluff with bulkhead wall and the inland edge of coastal(s) feature shall be the top of the wall.

**Applicability of Red Book and SAM Plans (as amended):**

Red Book Sections: 1.1.6(E)/(F), 1.1.6(1), 1.1.7, 1.1.9, 1.1.10, 1.1.11, 1.1.12, 1.2.1(C), 1.2.2(D), 1.2.3, 1.3.1(A), 1.3.1(C), 1.3.1(F), 1.3.5

SAMP: N/A

### STAFF CONCERNS/COMMENTS/INFORMATION REQUIREMENTS:

- 1.) The John Tripp house is listed on the RI State Register of Historic buildings. In accordance with 650-RICR-20-00-1.2.3(A)(3): *"The Council shall require modification of, or shall prohibit proposed actions subject to its jurisdiction where it finds a reasonable probability of adverse impacts on properties listed in the National Register of Historic Places. Adverse impacts are those which can reasonably be expected to diminish or destroy those qualities of the property which*

NAME:

CRMC FILE NUMBER:

*make it eligible for the National Register of Historic Places. The Council shall solicit the recommendations of the RI Historical Preservation and Heritage Commission regarding impacts on such properties."* This proposal has been submitted to the RI Historic Preservation & Heritage Commission for review of potential impact to historic properties. Please review and address all RIHPHC comments.

Please be further advised that in accordance with Section 1.2.3(A)(4): *"The Council may, based on the Commission's recommendations and other evidence before it, including other priority uses of this Program, require modification of or may prohibit the proposed action where such adverse impacts are likely."*

- 2.) The proposed dwelling is 1,727 SF, existing is 786 SF, deck is not included in structural lot square footage. This results in a greater than 200% increase in Structural Lot Coverage. Full buffer per table 4 in section 1.1.11 is required (50' with 25' setback). The proposed project will result in greater than 50% variances to the buffer and setback standards. CRMC staff recommend reducing the proposed footprint to either meet the standards or greatly reduce the variances to below 50%. Any proposal which requests variances greater than 50%, require Council decision. This proposal, as is, would be sent to Council. Additionally, provide correct structural lot coverage calculations on site plans with application submission.
- 3.) Where the applicant chooses not to meet any of the applicable Redbook standards, a written variance request must be submitted for each standard not met. The criteria for the consideration of a variance are provided in Redbook RICR-650-20-00-1 Section 1.1.7. Each of the six criteria must be addressed in writing. Submitting a written variance request is required. It is advised that the written variance request is submitted at the time of application. Please note that meeting the variance criteria may be a challenge due to the variance being driven by the action of the applicant (proposed dwelling increasing SLC).
- 4.) Three of the proposed plants species for coastal buffer creation are low growing/dwarf variants/cultivars. Only straight RI native species are permitted. Please update the plantings on site plan with application submission.
- 5.) In accordance with Section 1.1.10, the applicant is encouraged to utilize CRMC's "STORMTOOLS" mapping feature to better understand the impact of Sea Level Rise and Storms on the subject property.

Further, in accordance with Section 1.1.6(I), the applicant is required to complete a "Coastal Hazards Worksheet" to further understand the impact of climate change on a proposal (<http://www.crmc.ri.gov/coastalhazardapp.html>) While the RICRMP does not yet *require* structures to be designed for SLR scenarios, the applicant should consider SLR, Climate Change, and design life expectations in design planning.

- 6.) Stormwater management/treatment shall be required for all new impervious areas/areas greater than 600ft<sup>2</sup>. No concentrated flows shall be allowed to coastal features, freshwater wetland features and/or coastal waters. All new driveways shall be permeable or shall have stormwater management for the one inch of runoff. Treatment of the runoff shall be in accordance with Redbook RICR-650-20-00-1 Section 1.3.1(F) and the Rhode Island Stormwater Design and Installation Standards Manual.

NAME:

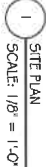
CRMC FILE NUMBER:

- a. Please provide storm water calculations/system details for the proposed stormwater treatment system with application submission. Additionally, please provide the heights of the retaining walls adjacent to the proposed pervious driveway.
- 7.) Prior to submittal for assent, all local and town approvals must be obtained. A "CRMC Assent Application" form and a "Building Official's Form" may be found on our website here; <http://www.crmc.ri.gov/applicationforms.html>.
- 8.) As currently proposed, the project will require significant Variances from both the CRMC required Buffer and Setback and will go to Council for decision. Please either decrease the proposed dwelling to reduce the variance to under 50% or prepare for the application to go before The Council.

SIGNATURE: \_\_\_\_\_



STAFF BIOLOGIST

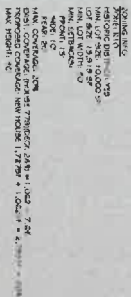


**REITING**

TITLE	DATE
SD	8/21/2024
MAT / AC	
CORRECTION	
STAMP	

NEWPORT RI 02840  
EXISTING SITE PLAN[illegible]





**HULL COVE**  
— DESIGN —  
NEWPORT, RI  
WWW.HULLCOVEDSIGN.COM  
401.367.0007



PROJECT NUMBER: ONE TWO  
REVISION: ONE

NEWPORT HARBOR  
TYPE 2 LOW INTENSITY USE

MIXED BUFFER PLANTING  
(SHRUBS & SEED MIX)

COASTAL FEATURE

PRO. RETAINING WALL: HEIGHT VARIES

GRADE WALL: HEIGHT VARIES

PERVIOUS DRIVE @ 20' WIDE

NEW BLDG.

EXIST. DECK

EXIST. BUILDING

WASHINGTON STREET  
(PUBLIC 40' WIDE)

BITUMINOUS SIDEWALK

EDGE OF WATER

EXIST. DOCK

LOOK ACCESS PNT.

METAL SHEATING RETAINING WALL

BUFFER ZONE MARKER  
(TYPICAL)

MIXED BUFFER PLANTING  
(SHRUBS & SEED MIX)

GRAPHIC SCALE  
1 inch = 10 feet

DRAWING ISSUES

CONCRETE  
CONSTRUCTION  
AS-BUILT  
OTHER

REVISIONS

CRMC SUBMISSION PLAN  
for  
88 WASHINGTON STREET  
AP 12 LOT 46  
in  
NEWPORT, RHODE ISLAND

PRINCIPLE COMPANY, INC.  
ENGINEERING DIVISION  
27 SAUNDERS ROAD DRIVE  
NEWPORT, RHODE ISLAND 02840  
TEL: 401.878.3000

SCALE: 1"=10'

DATE: 02/15/2024

DESIGN BY: KAB

CHECKED BY: JAP

PROJECT NO.: SYV-2023-22

SHEET NO.: 1 of 1

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for

88 WASHINGTON STREET

AP 12 LOT 46

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SHEET NO.: 1 of 1



# 1725 Providence House Has Rebirth in Newport

Working under the pen name, Paul Gervais, the author of the book "The House of the Future" has been selected to design the new house for the 1725 Providence House.



Young Paul Gervais, President of the Providence House, stands in front of the 1725 Providence House.

republishing if you really wanted to be a part of the house. The house is a large, multi-story building with a prominent chimney and a gabled roof. The house is surrounded by trees and a lawn.

where they come from. The house is a large, multi-story building with a prominent chimney and a gabled roof. The house is surrounded by trees and a lawn.



When the Providence House was built, it was a large, multi-story building with a prominent chimney and a gabled roof. The house is surrounded by trees and a lawn.

# Old House Dismantled, Moved Here

By CLARA F. BERNARD  
The house is being moved to a new location. The house is a large, multi-story building with a prominent chimney and a gabled roof. The house is surrounded by trees and a lawn.



THE RYNOLDS FAMILY RELOCATED THE JOHN TRIPP HOUSE TO 88 WASHINGTON STREET, THE TRIPP HOUSE WAS ORIGINALLY BUILT IN 1725 AND WAS GOING TO BE DEMOLISHED BEFORE THE RYNOLDS ACQUIRED IT. IN 1965, FRIENDS OF THE RYNOLDS ASSISTED IN THE DISMANTLING, LABELING, EVERY BEAM AND POST, THEN TRUCKED THE DISASSEMBLED HOUSE TO NEWPORT WHERE IT WAS RECONSTRUCTED ON THE FOUNDATION THAT HAD BEEN PREPARED FOR IT. IT WAS PLACED WITH THE GABLE FACING THE SIDEWALK. THE ONLY MATERIALS USED IN THE RECONSTRUCTION WERE THE ORIGINAL POSTS AND BEAMS. THE MAJORITY OF THE BUILDING MATERIALS ARE FROM THE 1960S.

# JOHN TRIPP HOUSE RELOCATION

(1 sheet)

Screenshots taken 3/24/2025:

**\$16,000** / month

88 Washington St, Newport, RI 02840

2 Weeks Ago

Check Back Soon for Upcoming Availability

Alert Me About Listings

Beds	Baths	Average SF
3 Bedrooms	2 Baths	1,423 SF

## About This Property

Enjoy August and September in this inviting waterfront historic cottage on an OVERSIZED Washington St lot. An unrivaled opportunity to enjoy a summer in the prestigious Historic Point Section of Newport within walking distance of shops and wharf restaurants. Watch the sunsets from the Adirondack chairs on the lawn or have a relaxing dinner on the deck while watching the yachting world and boating activities. e. A sailor's idea of perfection. With 3 Bedrooms and 2 Baths this inviting Historic cottage is the perfect spot...LARGER than appears with walkout lower level...DIRECT WATERFRONT in the Historic Point, South of the Bridge. A true unique gem! Location...Location...Location! A PICTURE OF THIS BREATHTAKING VIEW IS WORTH A THOUSAND WORDS! Property also listed for sale! 88 Washington St is a house located in [Newport County](#) and the [02840](#) ZIP Code. This area is served by the [Newport](#) attendance zone.

## House Features



Dishwasher



Hardwood Floors



Refrigerator



Fireplace

- Security System
- Fireplace
- Dishwasher
- Range
- Refrigerator

- Hardwood Floors
- Attic
- Views
- Furnished
- Pool

- Waterfront
- Patio
- Porch
- Dock





<https://www.apartments.com/88-washington-st-newport-ri/wm22beh/>

Screenshot 11/29/2024:

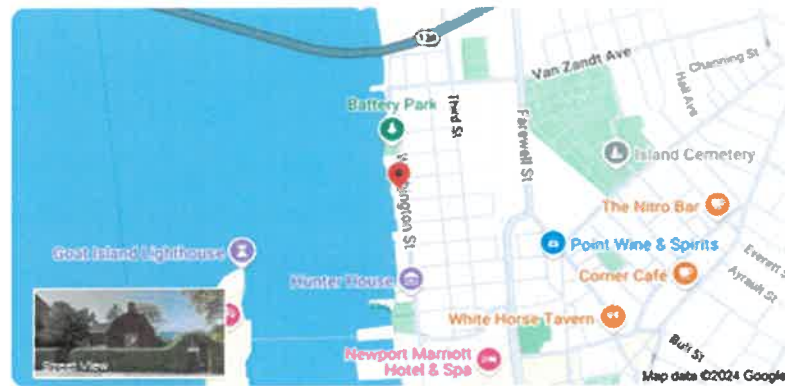


88 washington st newport ri



All Maps Images Forums Shopping Videos Web ; More

Tools



88 Washington St  
Newport, RI 02840

Directions Share



<https://www.zillow.com/house/02840/The-Point/>

### 88 Washington St, Newport, RI 02840

88 Washington St, Newport, RI 02840 is currently not for sale. The 1423 Square Feet single family home is a 3 beds, 2 baths property.



<https://www.realtor.com/real-estate/homes-detail/88-washington-st-newport-ri-02840/>

### 88 Washington St, Newport, RI 02840

View 41 photos for 88 Washington St, Newport, RI 02840, a 3 bed, 2 bath, 1009 Sq. Ft. single family home built in 1965 that was last sold on 09/21/2020.



<https://www.newportri.com/news/local/2022/04/04/zoning-board-says-historic-commission-failed-to-explain-why-it-rejected-a-proposed-two-story-summer-home-on-the-same-lot-as-an-early-18th-century-home-on-washington-street-hit-a-new-stumbling-block-last-week-after-an-appeal-against-the-proposal/>

### Zoning Board says Historic Commission failed to explain ...

Apr. 4, 2022 — A proposed two-story summer home on the same lot as an early 18th century home on Washington Street hit a new stumbling block last week after an appeal against the proposal.



<https://www.cityofnewport.com/Commissions/2021/02/23/88-94-washington-street-parcels-were-originally/>

### 88 & 94 washington street parcels were originally ...

Feb. 23, 2021 — The Reynolds family relocated the John Tripp House to 88 Washington. The Tripp House was originally built in 1725 and was going to be relocated to 94 Washington Street.



<https://www.apartments.com/88-washington-st-newport-ri/wm22beh/>

### 88 Washington St - House Rental in Newport, RI

88 Washington St house in Newport, RI, is available for rent. This house rental unit is available on Apartments.com, starting at \$16000 monthly.

## Anthony Sawaia

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**From:** Anthony Sawaia <asawaia@crmc.ri.gov>  
**Sent:** Wednesday, August 14, 2024 1:56 PM  
**To:** 'Tom Principe'  
**Cc:** 'Jerry Kirby'; 'Helen Johnson- Kirby Perkins'; 'Jeremiah Lynch'; 'Madeline Melchert'; 'Karen Beck'  
**Subject:** RE: CRMC File 2024-06-087 William J Ruh Trust

Tom,

It is CRMC's position that a meeting at this time would not be productive. It would be more prudent to wait to receive the Town approvals and any comments they may have. The Public Notice and any potential comments/objections received would be useful to have prior to a meeting as well. Until the Town sign offs come in, the application will be held in abeyance.

I will note that I noticed the design has not changed from what was submitted in the PD 2024-02-112. In that PD I recommended reducing the proposed footprint to either meet the standards or to reduce the variances to less than or equal to 50%. It appears that the dwelling footprint could reasonably be reduced and still meet the desired 3 bedroom, 2.5 bath that is proposed.

For example, if the dwelling is squared off, the SLC would be ~1,292 SF increase, which would be 168% increase. Down from the 220% currently proposed. While this scenario still requires the full 50' coastal buffer, it may be able to meet a less than or equal to 50% variance for the buffer. This scenario which would be a 25' buffer would create a larger setback distance of at least 10'. The current proposed setback from the buffer is 3.3'. While this 10' setback would still be a variance to the standard 25' setback, it is consistent with setback variances CRMC has administratively approved in the past.

We will wait for Town approvals and then we can assess how we will proceed with this application.

Thank you,

Anthony

Anthony Sawaia  
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Coastal Resources Management Council  
Oliver Stedman Government Center  
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**From:** Tom Principe <tom@principeengineering.com>  
**Sent:** Friday, August 9, 2024 10:04 AM  
**To:** Anthony Sawaia <asawaia@crmc.ri.gov>  
**Cc:** Jerry Kirby <jerry@kirbyperkins.com>; Helen Johnson- Kirby Perkins <helen@kirbyperkins.com>; Jeremiah Lynch <jlynch@mvlaw.com>; Madeline Melchert <madeline@hullcovedesign.com>; Karen Beck <karen@principeengineering.com>  
**Subject:** Re: CRMC File 2024-06-087 William J Ruh Trust