

MILLER SCOTT HOLBROOK & JACKSON

Attorneys and Counselors at Law

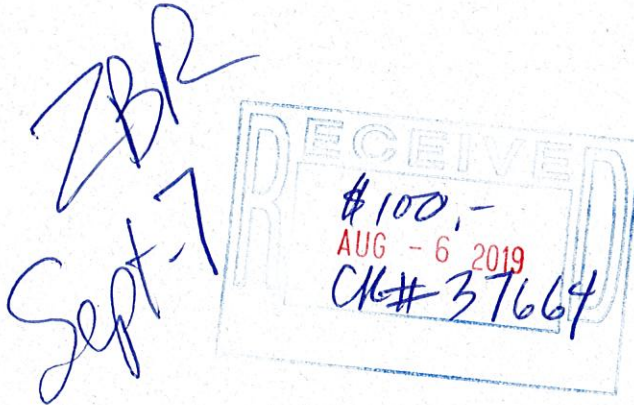
MICHAEL W. MILLER
TURNER C. SCOTT
FRANCIS S. HOLBROOK II*
J. RUSSELL JACKSON

HANNAH R. PFEIFFER
ROLAND F. CHASE *Of Counsel*

**also admitted in Connecticut*

August 5, 2019

Mr. Guy Weston
Zoning Officer
City Hall – 43 Broadway
Newport, RI 02840



RE: Petition to Rezone
ARC HTNEWRI001, LLC
2 Kay Street, TAP: 21, Lot: 123

Dear Mr. Weston:

Please be advised that this firm represents ARC HTNEWRI001, LLC, the owner of property located at 2 Kay Street. Our client is petitioning the City Council pursuant to Section 17.120.010 of the Zoning Code to have its property rezoned and included within the adjacent General Business Zone. In support of the same, please find enclosed the following:

- 1) Petition to Rezone;
- 2) Map from Northeast Engineers illustrating all properties within a 500 foot radius of the subject parcel;
- 3) Map from Northeast Engineers illustrating the existing Zoning Map designations for the subject parcel and surrounding parcels, with the subject parcel also outlined in orange to designate the proposed change to General Business;
- 4) A list of abutters within 200 feet of the subject parcel;
- 5) A list of abutters with 500 feet of the subject parcel;

Let me know if anything further is required.

Sincerely,

J. Russell Jackson, Esq.

Cc: J. Boxer, Esq.

**TO THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
OF THE
CITY OF NEWPORT**

PETITION TO REZONE



WHEREAS, your Petitioner, ARC HTNEWRI001, LLC, Inc., owns real estate located at 2 Kay Street in the City of Newport and identified as Lot No. 123 on the City of Newport Tax Assessor's Plat 21, as presently constituted; and

WHEREAS, said Lot No. 123 is presently zoned as part of the R-10 Residential District, which is an area of medium density residential development; and

WHEREAS, said Lot No. 123 is located at the intersection of Kay Street, Touro Street and Bellevue Avenue; and

WHEREAS, said Lot No. 123 is adjacent and proximate to certain properties, including the Hotel Viking, which are along either side of Bellevue Avenue and are within the General Business District; and

WHEREAS, your Petitioner requests that said Lot No. 123 be reclassified and zoned as part of the General Business District (GB), as set forth in the accompanying Zoning Map attached hereto as Exhibit A; and

WHEREAS, your Petitioner currently operates the property as the Hilltop Inn, a five star Guest House; and

WHEREAS, in conjunction with the continued Guest House use, your Petitioner intends to operate a small standard restaurant, providing full service, Michelin rated fine dining; and

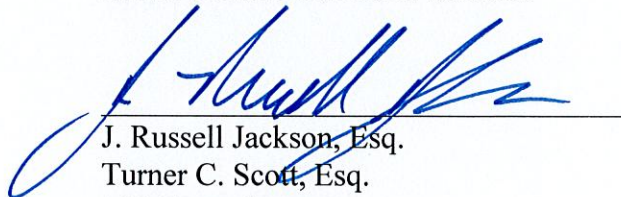
WHEREAS, such a reclassification will compliment other existing land uses in the general vicinity thereof, and, as hereinafter set forth, will be in keeping with the City of Newport's Comprehensive Land Use Plan; and

WHEREAS, for the foregoing reasons and for other good cause, your Petitioner respectfully requests that the said parcel of real estate located at 2 Kay Street and identified as Lot No. 123 on the City of Newport Tax Assessor's Plat 21 be reclassified as provided above, as said reclassification is in the general public interest and of benefit to the residents of the City of Newport for the foregoing reasons:

1. It is in keeping with the character of the district and will compliment other existing land uses in the general vicinity thereof;
2. It is and will be in keeping with the City of Newport's Comprehensive Land Use Plan and is consistent with reasonable and proper planning standards;
3. It will be consistent with the public health, safety and general welfare of the community; and
4. It will encourage an appropriate and beneficial use of said parcel.

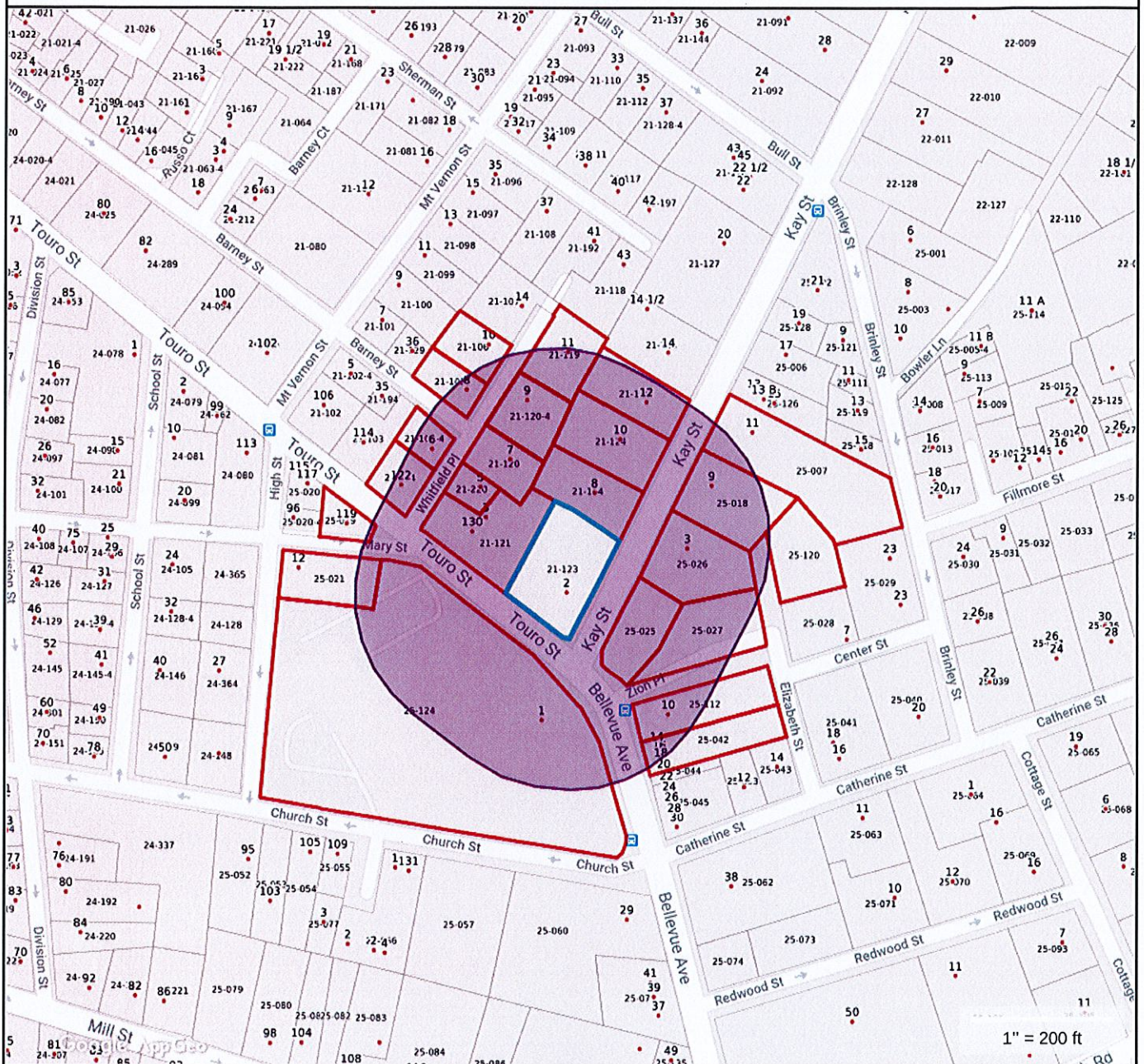
NOW THEREFORE, your Petitioner respectfully requests that this Honorable City Council set a date for a public hearing on the proposed amendment to the Zoning Ordinance of the City of Newport; that the same be advertised for public hearing by newspaper publication; that prior written notice be given to all owners of property within two hundred (200') feet of the perimeter of the parcels hereinbefore described, certified mail, return receipt requested; and that notice be sent to the Associate Director of the Division of Planning of the Rhode Island Department of Administration, all in accordance with R.I.G.L. §45-24-53, as amended; and that at such public hearing, the proposed amendment to the Zoning Map attached hereto and made a part hereof as Exhibit "A" be considered by this Honorable City Council and adopted thereafter.

Respectfully Submitted,
ARC HTNEWRI001, LLC
By its Attorneys,
Miller Scott Holbrook & Jackson



J. Russell Jackson, Esq.
Turner C. Scott, Esq.
122 Touro Street
Newport, RI 02840
Tel: 401-847-7500
jackson@millerscott.com
tscott@millerscott.com

200 ft Abutters



Property Information

ID 21-123
Location 2 KAY ST
Owner

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Newport, RI makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

TURNER C SCOTT REVOCABLE TRUST
SCOTT TURNER C
122 TOURO ST
NEWPORT, RI 02840

SPENTZOS NOULA &
SPENTZOS DINO N
6 WHITFIELD PL
NEWPORT, RI 02840

CHATTY ANNALEE
8 WHITFIELD PL
NEWPORT, RI 02840

VELILLA REVOCABLE TRUST 2018

10 WHITFIELD PL
NEWPORT, RI 02840

SCHAEFER CHARLES J & JUDY B

PO BOX 545
NEWPORT, RI 02840

BOHAN J STEPHEN & MARIE D

7 WHITFIELD PLACE
NEWPORT, RI 02840

FISHER RICHARD M AND PATRICIA A

130 TOURO ST
NEWPORT, RI 02840

THOMAS JENNIFER E

10 KAY ST
NEWPORT, RI 02840

COUSSA PATRICIA &
DOLOHANTY,MARY BETH
12 KAY ST
NEWPORT, RI 02840

YOUNG PHILIP A

8 KAY ST
NEWPORT, RI 02840

DUMLER PIERRE A & YOLANDE A LIFE ESTATE

9 WHITFIELD PL 1
NEWPORT, RI 02840

ALLEN CAMILLE A &
ALLEN ALFRED L
425 LAPHAM FARM RD
PASCOAG, RI 02859

MCVEY KEVIN M AND LYNNE A

5 EAST AVE APT 5H
LARCHMONT, NY 10538

VIEIRA ANTHONY AND
KAPAJ-VIEIRA JACQUELINE
9 WHITFIELD PL UNIT 4
NEWPORT, RI 02840

JAMES GREGORY & MARKOWITZ ALANA

9 WHITFIELD PL 5
NEWPORT, RI 02840

JAMES-BOWERS KATHERINE N TRUSTEE

11 KAY ST
NEWPORT, RI 02840

FORGIONE WILLIAM &
FORGIONE SUSAN
9 KAY ST
NEWPORT, RI 02840

NEWPORT CITY OF

CITY HALL
NEWPORT, RI 02840

PRIESTLEY JULIE A TRUST
PRIESTLEY JULIE A TRUSTEE
1955 ILLINOIS AVENUE NE
ST PETERSBURG, FL 33703

JEWISH CEMETERY
KAY STREET
NEWPORT, RI 02840

DELGUERCIO PAUL

3 KAY STREET
NEWPORT, RI 02840

LSREF3 VIKING LLC
C/O ALTUS GROUP
1 RAVINIA DR STE 1600
ATLANTA, GA 30346

DIFANTE GINO M JR
30 BELLEVUE AVE
NEWPORT, RI 02840

BELLEVUE MANOR LLC

30 BELLEVUE AVE
NEWPORT, RI 02840

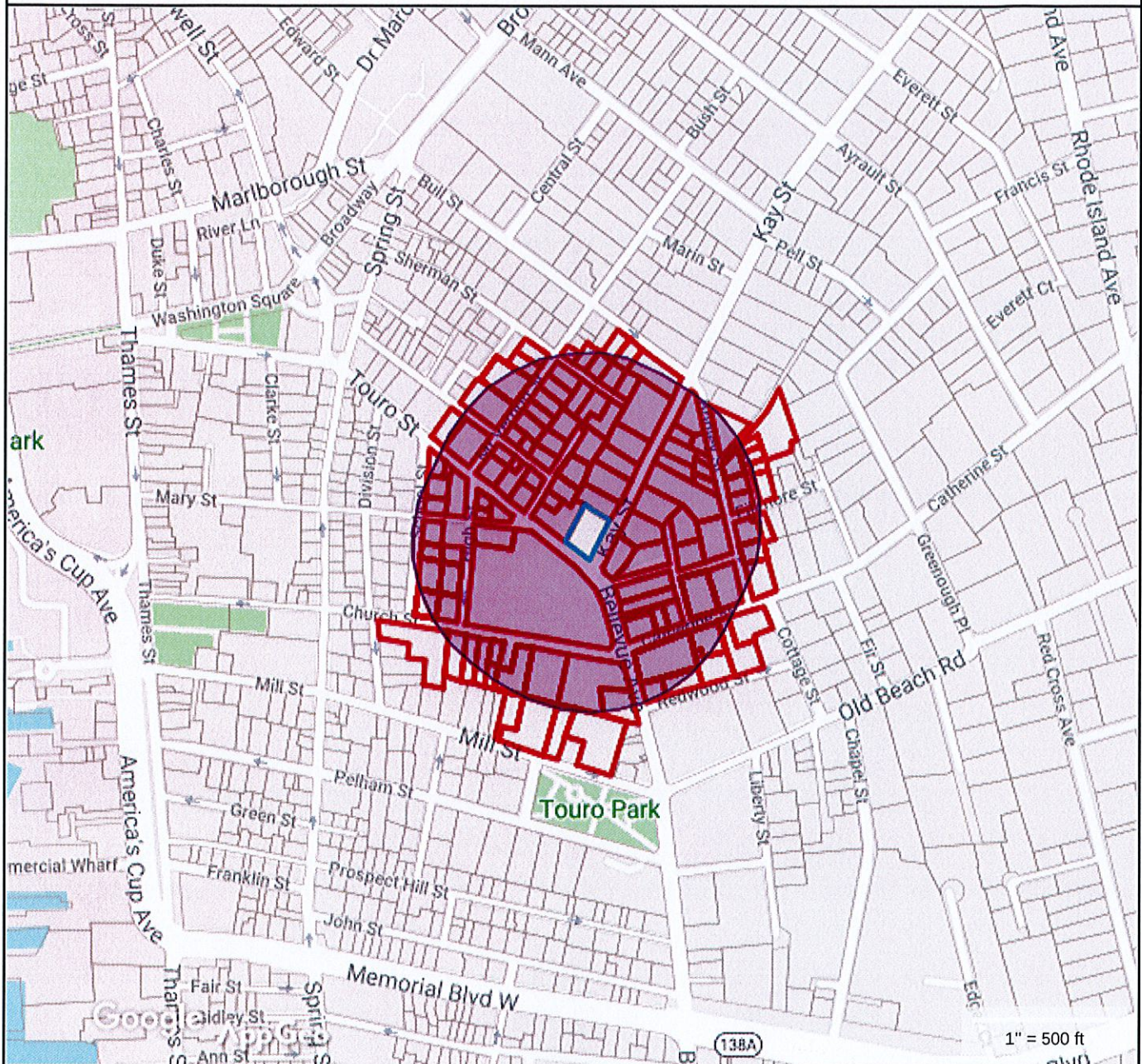
LSREF3 VIKING LLC
C/O ALTUS GROUP
1 RAVINIA DR STE 1600
ATLANTA, GA 30346

LSREF3 VIKING LLC
C/O ALTUS GROUP
1 RAVINIA DR STE 1600
ATLANTA, GA 30346

DURAND STEPHEN P & CHRISTA F

5 WHITFIELD PL
NEWPORT, RI 02840

500 ft Abutters



Property Information

ID 21-123
Location 2 KAY ST
Owner



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Newport, RI makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

DEY PHILIP S II
12 FILLMORE ST
NEWPORT, RI 02840

CATHOLIC CEMETERY
BARNEY STREET
NEWPORT, RI 02840

STEEL AMBER
16 MT VERNON ST
NEWPORT, RI 02840

CONOVER KATHLEEN M
18 MT VERNON ST
NEWPORT, RI 02840

RODELLI RICHARD R AND CATHERINE R
PO BOX 1451
WEST CHESTER, PA 19380

DENNIS L DEMERS LIVING TRUST
JANE E DEMERS LIVING TRUST
15 MT VERNON ST
NEWPORT, RI 02840

OSTRANDER KATHARINE TRUSTEE
13 MOUNT VERNON ST
NEWPORT, RI 02840

PELL TRIPLER
71 FOREST HILL RD
TORONTO CANADA, - -

TRAUTVETTER WILLIAM E
9 MT VERNON ST
NEWPORT, RI 02840

7 MT VERNON LLC
36 BARNEY ST
NEWPORT, RI 02840

GALLUSCIO PAUL
106 TOURO ST APT 1W
NEWPORT, RI 02840

REAVEY CAROLINE L
97 SEWALL AVE APT #1
BROOKLINE, MA 02446

NEWPORT COUNTY WOMENS
RESOURCE CENTER,INC
114 TOURO ST
NEWPORT, RI 02840

TURNER C SCOTT REVOCABLE TRUST
SCOTT TURNER C
122 TOURO ST
NEWPORT, RI 02840

SPENTZOS NOULA &
SPENTZOS DINO N
6 WHITFIELD PL
NEWPORT, RI 02840

CHATTY ANNALEE
8 WHITFIELD PL
NEWPORT, RI 02840

VELILLA REVOCABLE TRUST 2018
10 WHITFIELD PL
NEWPORT, RI 02840

HALL JANET DECLARATION OF TRUST
HALL JANET TRUSTEE
14 WHITFIELD PL
NEWPORT, RI 02840

WINDLEY KAREN C
37 SHERMAN ST
NEWPORT, RI 02840

HOFFER WILLIAM J E
34 SHERMAN ST
NEWPORT, RI 02840

DEERFIELD PROPERTY LLC
128 LELAND DR
MANCHESTER, CT 06040

BROWN CLEMENT W JR &
BROWN DIANE L
PO BOX 3
OAKDALE, CT 06370

BROACKES-CARTER ELLEN NANCY
C/O CASTLE KEEP
44 EVERETT ST
NEWPORT, RI 02840

CRIMMINS JOHN T
43 SHERMAN ST
NEWPORT, RI 02840

SCHAEFER CHARLES J & JUDY B
PO BOX 545
NEWPORT, RI 02840

BOHAN J STEPHEN & MARIE D
7 WHITFIELD PLACE
NEWPORT, RI 02840

FISHER RICHARD M AND PATRICIA A
130 TOURO ST
NEWPORT, RI 02840

THOMAS JENNIFER E
10 KAY ST
NEWPORT, RI 02840

COUSSA PATRICIA &
DOLOHANTY,MARY BETH
12 KAY ST
NEWPORT, RI 02840

STALEY PROPERTIES LLC
PO BOX 2616
NEWPORT, RI 02840

BAYBERRY INN NEWPORT LLC
C/O PREMIER COMMERCIAL 6284 RUCKER
RD SUITE M
INDIANAPOLIS, IN 46220

MUETTERTIES MARK &
COLBERT JACQUELINE B
37 BULL ST
NEWPORT, RI 02840

BRENNAN MARK J AND GINA M
36 BARNEY ST
NEWPORT, RI 02840

YOUNG PHILIP A
8 KAY ST
NEWPORT, RI 02840

BACH SORENSEN JOHN &
BACH SORENSEN TRACY
87 LAWRENCE DR
PORTSMOUTH, RI 02871

BLUE MOON LLC
15 FRIENDS DR
NEWPORT, RI 02840

GOSSET RONALD
GOSSET MELISSA
42 SHERMAN ST
NEWPORT, RI 02840

GIDEON VASANT LIFE ESTATE
GIDEON SARAH S LIFE ESTATE
19 MT VERNON ST
NEWPORT, RI 02840

DUMLER PIERRE A & YOLANDE A LIFE ESTATE
9 WHITFIELD PL 1
NEWPORT, RI 02840

ALLEN CAMILLE A &
ALLEN ALFRED L
425 LAPHAM FARM RD
PASCOAG, RI 02859

MCVEY KEVIN M AND LYNNE A
5 EAST AVE APT 5H
LARCHMONT, NY 10538

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KAPAJ-VIEIRA JACQUELINE
9 WHITFIELD PL UNIT 4
NEWPORT, RI 02840

JAMES GREGORY & MARKOWITZ ALANA
9 WHITFIELD PL 5
NEWPORT, RI 02840

LHEUREUX DIANE M
12 MT VERNON ST UNIT 1
NEWPORT, RI 02840

PULLAR BENITA ALEXANDER
12 MT VERNON ST UNIT 2
NEWPORT, RI 02840

TOSCANO CAROL
31 EAST 12TH STREET
NEW YORK, NY 10003

OBRIEN ELLEN P
MT VERNON MANOR TOWNHOUSE 4
12 MOUNT VERNON ST
NEWPORT, RI 02840

MULRY ERIN L
12 MT VERNON ST 5
NEWPORT, RI 02840

NEWPORT COMMUNITY CHURCH
INCORPORATED
PO BOX 1107
NEWPORT, RI 02840

WILSON ROBERT A & NANCY A
6229 E ALTA HACIENDA DR
SCOTTSDALE, AZ 85251

CASTNER MICHAEL A
PO BOX 192
NEWPORT, RI 02840

JAILHOUSE INN INC
CHRISTIES LANDING
NEWPORT, RI 02840

WIEGERT ROBERT N &
WIEGERT MILANNE R
5 LAKEVIEW DR
WHISPERING PINES, NC 28327

MCMAHAN KIKI SLEE
20 SCHOOL ST
NEWPORT, RI 02840

SALTY DAY LLC
23 CATHERINE ST
NEWPORT, RI 02840

NEWPORT DREAM LLC
23 MUIRFIELD CR
ANDOVER, MA 01810

NEWPORT RESTORATION FOUNDATION
51 TOURO ST
NEWPORT, RI 02840

LSREF3 VIKING LLC
C/O ALTUS GROUP
1 RAVINIA DR STE 1600
ATLANTA, GA 30346

AQUIDNECK PROPERTIES LLC
50 SCHOOL ST
NEWPORT, RI 02840

BOYS CLUBS OF NEWPORT COUNTY
CHURCH ST
NEWPORT, RI 02840

JAILHOUSE INN INC CHRISTIES LANDING NEWPORT, RI 02840	SLEE JAN D & CAROLINE N F 142 MILL ST NEWPORT, RI 02840	MARTIN TODD C & AMY C 21 KAY ST NEWPORT, RI 02840
JKP PROPERTIES LLC 21 LADDS WAY SCITUATE, MA 02066	BOWLER LANE ARTISANS STORAGE & TRADERS LLC 70 PELHAM ST NEWPORT, RI 02840	MAGARET A RHODES REVOCABLE LIVING TRUST RHODES MAGARET A TRUSTEE PO BOX 653 NEWPORT, RI 02840
JAMES-BOWERS KATHERINE N TRUSTEE 11 KAY ST NEWPORT, RI 02840	SHIELDS WILLIAM H III & HELEN M 49 LINCOLN DRIVE JOHNSTON, RI 02919	GREENMAN BETTY JOYCE - LIFE ESTATE 55 MIXTER ST MIDDLETOWN, RI 02842
DEY PHILIP S II 14 FILLMORE ST NEWPORT, RI 02840	FORGIONE WILLIAM & FORGIONE SUSAN 9 KAY ST NEWPORT, RI 02840	NEWPORT CITY OF CITY HALL NEWPORT, RI 02840
SASSO JOHN A 115 TOURO ST NEWPORT, RI 02840	HEARN JOSEPH 96 MARY ST NEWPORT, RI 02840	PRIESTLEY JULIE A TRUST PRIESTLEY JULIE A TRUSTEE 1955 ILLINOIS AVENUE NE ST PETERSBURG, FL 33703
JEWISH CEMETERY KAY STREET NEWPORT, RI 02840	DELGUERCIO PAUL 3 KAY STREET NEWPORT, RI 02840	LSREF3 VIKING LLC C/O ALTUS GROUP 1 RAVINIA DR STE 1600 ATLANTA, GA 30346
VAN WELIE GORDON & VAN WELIE WENDY 5 BLACK OAK DR WEST GRANBY, CT 06090	HAJJAR CHARLES C - TRUSTEE GILDED REALTY TRUST 1/5/2017 30 ADAMS ST MILTON, MA 02186	24 BRINLEY STREET LLC PO BOX 127 SHERBORN, MA 01770
CHURCH COMMUNITY CORP 50 WASHINGTON SQUARE NEWPORT, RI 02840	CONTINENTAL PROPERTIES LLC 30 BELLEVUE AVE NEWPORT, RI 02840	LACHI DAVID T & LACHI ALICIA C 20 CATHERINE ST NEWPORT, RI 02840
DIFANTE GINO M JR 30 BELLEVUE AVE NEWPORT, RI 02840	DIFANTE GINO M JR 30 BELLEVUE AVE NEWPORT, RI 02840	INN ON BELLEVUE LLC 30 BELLEVUE AVE NEWPORT, RI 02840
NEWPORT CITY OF CITY HALL NEWPORT, RI 02840	TAFT JOHN B & TAFT PATRICIA CAHILL 103 CHURCH ST NEWPORT, RI 02840	MILLER JEFFREY B & CASO MARY 3 SUMMER ST NEWPORT, RI 02840

WOODWORTH GAIL S &
DRESSER THOMAS L
32 FOSTER CIRCLE
ANDOVER, MA 01810

PALUMBO-BOLAND VIVIAN
OSBORNE CT
UNIT 2
NEWPORT, RI 02840

LISA MATTHEW J &
DICKEY LESLIE L
2 OSBORNE COURT UNIT 3
NEWPORT, RI 02840

SEWARD ROBERT E &
SEWARD PATRICIA
11 CRESTVIEW DR
PORTSMOUTH, RI 02871

DEMARINI GIULIANO & DONNA BRUNO
OSBORNE CT CONDO-UNIT 5
OSBORNE CT
NEWPORT, RI 02840

SYLVIA FAMILY IRREVOCABLE
REAL ESTATE TRUST
QUINN ANN MARIE S-TRUSTEE 133
PLYMOUTH ST
NEW BEDFORD, MA 02740

SAPERIA BARRY S

12 CAMDEN WAY
SOUTH EASTON, MA 02375

SAPERIA BARRY S

12 CAMDEN WAY
SOUTH EASTON, MA 02375

LSREF3 VIKING LLC
C/O ALTUS GROUP
1 RAVINIA DR STE 1600
ATLANTA, GA 30346

NEWPORT READING ROOM THE

29 BELLEVUE AVE
NEWPORT, RI 02840

PAGE JAY J

1 COTTAGE ST
NEWPORT, RI 02840

DAVIS JOAN W

12 REDWOOD ST
NEWPORT, RI 02840

COMPANY OF THE REDWOOD THE
LIBRARY AND ANTHENAEUM
50 BELLEUE AVE
NEWPORT, RI 02840

REDWOOD LIBRARY

BELLEVUE AVE
NEWPORT, RI 02840

37 BELLEVUE LLC

33-43 BELLEVUE AVE
NEWPORT, RI 02840

37 BELLEVUE LLC

33-43 BELLEVUE AVE
NEWPORT, RI 02840

BURGESS THOMAS J & MONIQUE

3 OSBORNE CT
NEWPORT, RI 02840

WARREN GEORGE HENRY JR

514 PARADISE AVE
MIDDLETOWN, RI 02842

RAY DAVID W

118 MILL ST
NEWPORT, RI 02840

BORDEN THOMAS A &
BORDEN JULIA L
128 MILL ST
NEWPORT, RI 02840

PHELPS NATHAN E & GRAINNE M

32 CRANSTON AVE
NEWPORT, RI 02840

BELLEVUE MANOR LLC

30 BELLEVUE AVE
NEWPORT, RI 02840

SHIELDS WILLIAM HENRY III &
HELEN M
49 LINCOLN DRIVE
JOHNSTON, RI 02919

BOWLER LANE ARTISANS STORAGE &
TRADERS LLC
70 PELHAM ST
NEWPORT, RI 02840

CANEPARI STACY M

15 BRINLEY ST
NEWPORT, RI 02840

NUTTER ANNE

13 BRINLEY ST
NEWPORT, RI 02840

LSREF3 VIKING LLC
C/O ALTUS GROUP
1 RAVINIA DR STE 1600
ATLANTA, GA 30346

DEVINE CAROLE T

9 BRINLEY ST
NEWPORT, RI 02840

LSREF3 VIKING LLC
C/O ALTUS GROUP
1 RAVINIA DR STE 1600
ATLANTA, GA 30346

COULOMBE TRISTE M - TRUSTEE
TRISTE M COULOMBE IRREVOCABLE TRUST
76 PEACEFUL WAY
PORTSMOUTH, RI 02840

GROET SUZANNE

39 RAYNOR RD
SUDBURY, MA 01776

BROWN MICHAEL D

38 BELLEVUE AVE UNIT A
NEWPORT, RI 02840

D K ASSOCIATES

38 BELLEVUE AVE
NEWPORT, RI 02840

D K ASSOCIATES

38 BELLEVUE AVE
NEWPORT, RI 02840

CIROUN ELIZABETH
MUENCHINGER KING CONDO U D
38 BELLEVUE AVE
NEWPORT, RI 02840

BOGDAN CIORUN & ELIZABETH

38 BELLEVUE AVE MUENCHINGER KING UE
NEWPORT, RI 02840

DWYER DANIEL F III &
DWYER KERRY P
38 BELLEVUE AVE UNIT F MUENCHINGER
KING CONDO
NEWPORT, RI 02840

FAMILY LAW CENTER LLC

38 BELLEVUE AVE G
NEWPORT, RI 02840

38 BELLEVUE LLC

11 JULIA CT
MIDDLETOWN, RI 02842

LEONARD-EVANS KAREN
LEONARD KATHERINE E
38 BELLEVUE AVE UNIT I
NEWPORT, RI 02840

DWYER DANIEL F
MUENCHINGER KING CONDO UNIT X
38 BELLEVUE AVE
NEWPORT, RI 02840

DORA ANDREW F JR &
DORA,BONNIE FRATE
30 OLD PARISH RD
DARIEN, CT 06820

CULVER LEAH

78 WALTHAM ST #3
BOSTON, MA 02118

WORKS MARY H 1990 REVOCABLE TRUST
WORKS MARY H-TRUSTEE
15 BRIER ROAD
GLOUCESTER, MA 01930

HARDOCK JAMES M &
HARDOCK JENNIFER B
5 CHEYENNE CIRCLE
ANDOVER, MA 01810

ODONOGHUE MAUREEN

38 BELLEVUE AVE 5
NEWPORT, RI 02840

DORA ANDREW E JR &
DORA,BONNIE FRATE
30 OLD PARISH RD
DARIEN, CT 06870

DEROSIER EDWARD &
DEROSIER RENEE
32 GREEN MEADOW LN
CUMBERLAND, RI 02864

ODONNELL JAMES N

166 SCHOOSSETT ST
PEMBROKE, MA 02359

COE ROGER B JR

28 GREENWICH PK 1
BOSTON, MA 02118

COE DOUGLAS B AND LYNN SHANNON

38 BELLEVUE AVE UNIT PH2
NEWPORT, RI 02840

DURAND STEPHEN P & CHRISTA F

5 WHITFIELD PL
NEWPORT, RI 02840

R & R PROPERTIES LLC

PO BOX 3003
NEWPORT, RI 02840

LATORELLA RICHARD P

170 ATLANTIC ST
WARWICK, RI 02888

LATORELLA RICHARD P

170 ATLANTIC ST
WARWICK, RI 02888

MARKS MATTHEW J

17 STUYVESANT OVAL APT 9G
NEW YORK, NY 10009

PLATZ THEODORE A III

PO BOX 119
NEWPORT, RI 02840

FENTON BRIAN T
FENTON SUSAN E
12 CATHERINE ST 3
NEWPORT, RI 02840

JOHNSON WILLIAM E
16571 HOWARD MILLMAN LN
MILTON, DE 19968

WAGONER MICHAEL &
WAGONER BARBARA
1451 GRAND AVENUE
IOWA CITY, IA 52246

MURPHY PETER AND HOLLY

16 BUTTERNUT KNOLL
MIDDLETOWN, CT 06457

SULLIVAN MARY SUSAN

32 SCHOOL ST CONDO 2
NEWPORT, RI 02840

MCGLINN WILLIAM J
MCGLINN KATHLEEN D
371 SELOY DR
SAINT AUGUSTINE, FL 32084

GIEGERICH SCOTT M & JOANNE A

14 CRICKET COURT
OLD SAYBROOK, CT 06475

IRISH KATHLENE

39 WHIPPORWILL LANE
BEDFORD, NH 03110

CROWLEY BERNARD

26 BRINLEY ST UNIT 1
NEWPORT, RI 02840

JOSLIN ANNE DUBOSE

PO BOX 756
NEWPORT, RI 02840

PRELL PETER N

26 BRINLEY ST UNIT 3
NEWPORT, RI 02840

PARISH HOUSE LLC

PO BOX 684
NEWPORT, RI 02840

DIFANTE GINO M JR

30 BELLEVUE AVE
NEWPORT, RI 02840

INN ON BELLEVUE LLC

30 BELLEVUE AVE
NEWPORT, RI 02840

MALVEY KIM M

109 CHURCH ST 3
NEWPORT, RI 02840

RYAN AMANDA COLLEEN

183 HOTCHKISS GROVE ROAD
BRANFORD, CT 06405

MILINAIRE CATERINE

66 OCEAN AVE
NEWPORT, RI 02840

HAMEL PAUL &
HAMEL DAVID
14 BRINLEY ST UNIT 3
NEWPORT, RI 02840

MANWARE JENNIFER D

38 TANYA CT
PLANTSVILLE, CT 06479

LYNCH DARCY M
JANNITTO MARK E
15 HENDRICKS ST
WAKEFIELD, RI 02915

OCONNOR JEFFREY P &
DINEEN DANIEL V
1617 LONGMEADOW ST
LONGMEADOW, MA 01106

HALE MARY J

3 FAMILY CIRCLE
WINDHAM, ME 04062

DAILEY DIANE F AND
CAOQUETTE LEE E
109 CHURCH ST #2
NEWPORT, RI 02840

SEAWELL KIM-SOO J

PO BOX 3473
NEWPORT, RI 02840

JUTCAWITZ RANDALL L &
KOPEC JUTCAWITZ SUSAN MARIE
P.O BOX 181
ANSONIA, CT 06401

MAFUGGI CRISTINA M

PO BOX 486
WHITEHOUSE, NJ 08888

STADER RICHARD J

60 CASPER DR
CODY, WY 82414

ELEVEN CATHERINE STREET LLC
C/O DIAMOND STAR PROPERTY
MANAGEMENT
PO BOX 8397
CRANSTON, RI 02920

YANKEM ASSOC

11 CATHERINE ST
NEWPORT, RI 02840

RYBICKI ANNETTE-TRUSTEE

16-18 CATHERINE ST #1
NEWPORT, RI 02840

GOBBI-PETERSON LLC

107 SW 51 ST
CAPE CORAL, FL 33914

NEWMAN MARY E

16-18 CATHERINE ST UNIT 3
NEWPORT, RI 02840

MARGONIS MICHAEL P JR & READ MARGARET

77 SHEA AVENUE
MILFORD, CT 06460

HILLERY/MURTY LIVING TRUST AGREEMENT
THE

19 RHODE ISLAND AVE
NEWPORT, RI 02840

CYKERT JACOB & CYNTHIA

PO BOX 816
NEWPORT, RI 02840

DIFANTE GINO M JR

16-18 CATHERINE ST
NEWPORT, RI 02840

MCCAULEY SANDRA J

115-117 TOURO & 2 HIGH STREET
NEWPORT, RI 02840

GODON NORMAN P &
GODON MARY BETH O
115-117 TOURO & 2 HIGH STREET UNIT 2
NEWPORT, RI 02840

RICCIUTI JEAN

121 PRESIDENTS LN
QUINCY, MA 02169

PARISH HOUSE LLC

PO BOX 684
NEWPORT, RI 02840

AQUIDNECK PROPERTIES

50 SCHOOL ST 1
NEWPORT, RI 02840

AQUIDNECK PROPERTIES LLC

50 SCHOOL ST 2
NEWPORT, RI 02840

AQUIDNECK PROPERTIES LLC

50 SCHOOL ST 3
NEWPORT, RI 02840

DEBORAH L HARKNESS CURRY REVOCABLE
TRUST OF 2009
50 SCHOOL ST UNIT 4
NEWPORT, RI 02840

AQUIDNECK PROPERTIES LLC

50 SCHOOL ST 5
NEWPORT, RI 02840

CARI L HARKNESS GREENWOOD REVOCABLE
TRUST OF 2009
50 SCHOOL ST UNIT 6
NEWPORT, RI 02840

AQUIDNECK PROPERTIES LLC

50 SCHOOL ST 7
NEWPORT, RI 02840

AQUIDNECK PROPERTIES LLC

50 SCHOOL ST 8
NEWPORT, RI 02840

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PARISH HOUSE LLLC

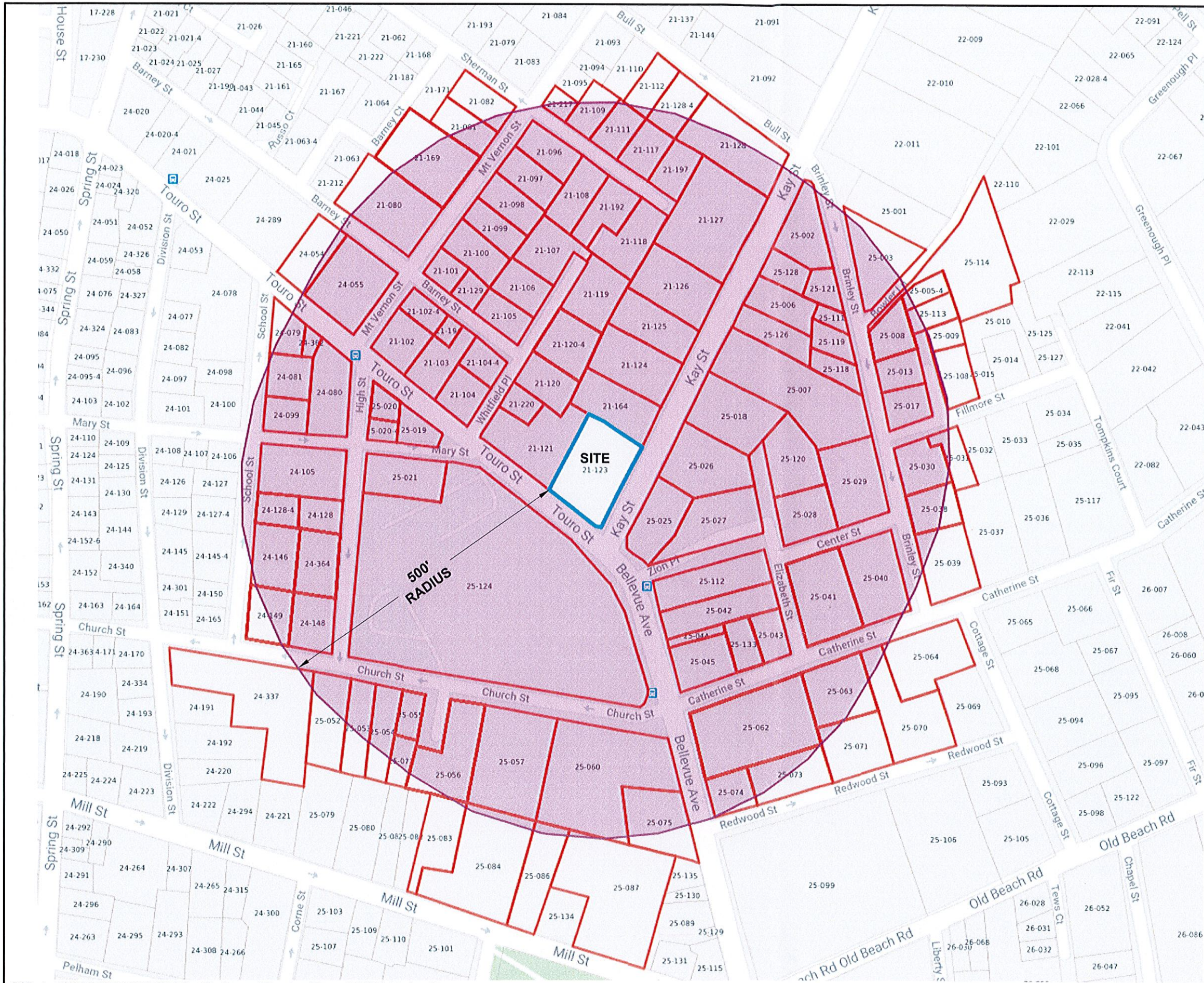
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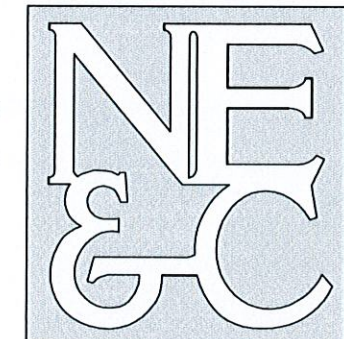
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NORTHEAST ENGINEERS
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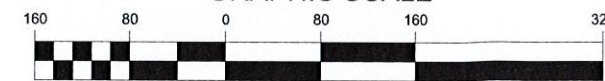
55 JOHN CLARKE ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM

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- LAND PLANNING
- WATERFRONT
- SURVEYING
- GEOTECHNICAL
- ENVIRONMENTAL
- TRANSPORTATION
- STRUCTURAL
- MATERIALS TESTING

GENERAL NOTE:

BASE MAP TAKEN FROM THE CITY OF NEWPORT
GIS DATA AND SHOULD BE CONSIDERED
APPROXIMATE ONLY.

GRAPHIC SCALE



1 INCH = 160 FEET

Drawn by:	VAL	Checked by:	GES
Scale:	1"=160'	Date:	4JUN19

2 KAY STREET
NEWPORT, RHODE ISLAND
(A.P. 21, LOT 123)

Issued for:

Drawing Title:

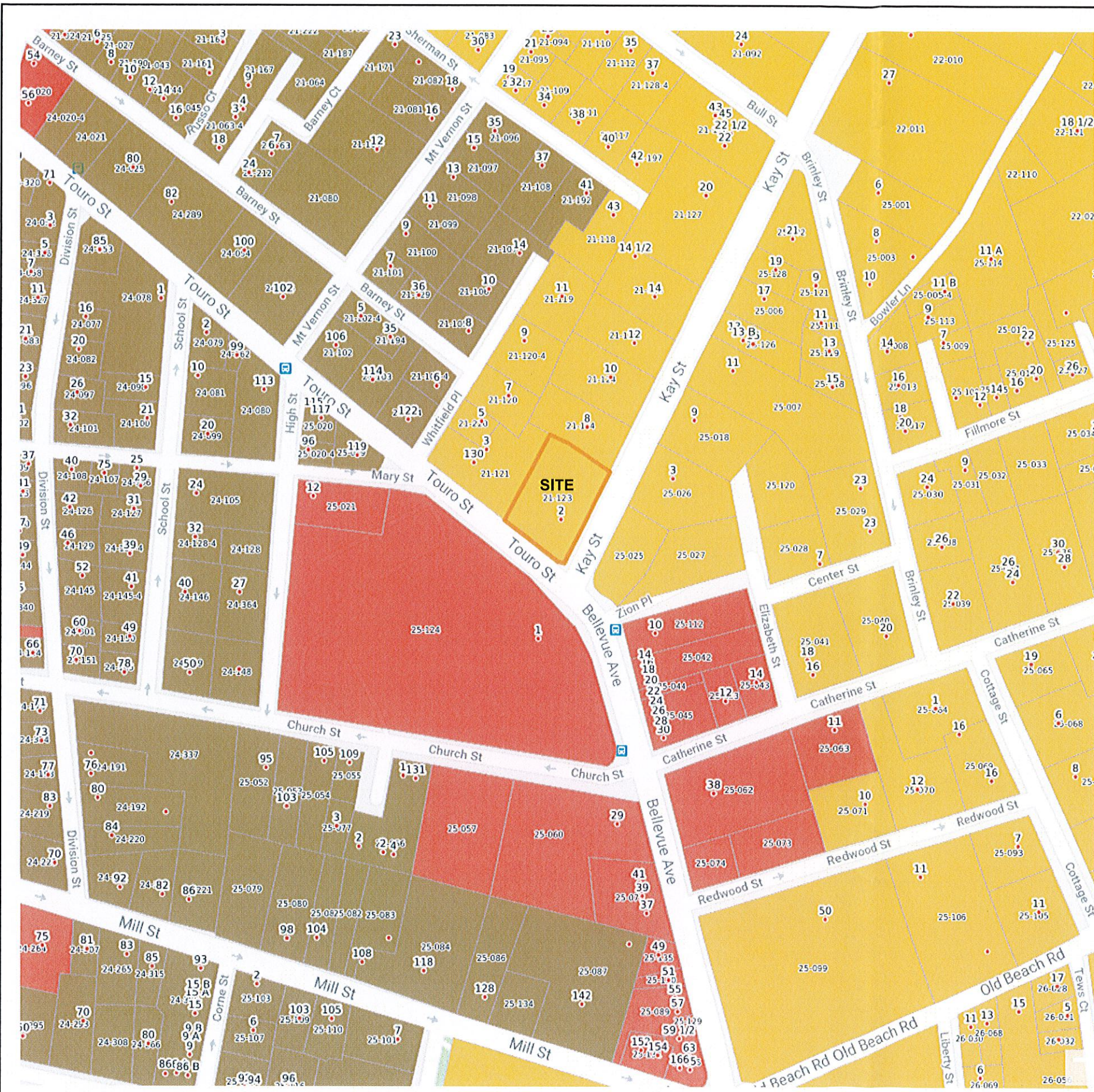
500' RADIUS PLAN

Drawing Number:

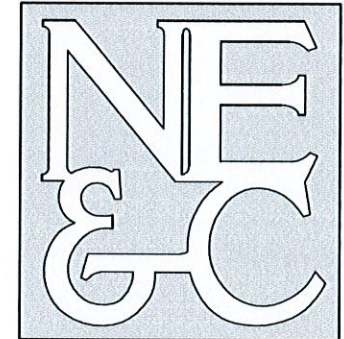
C-1

Project Number:

19094.0



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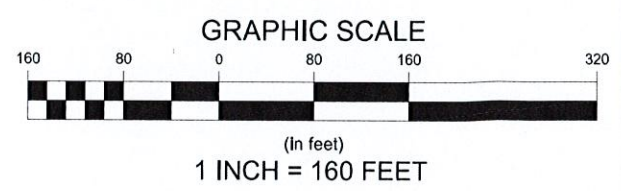
- SITE/CIVIL
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GENERAL NOTE:

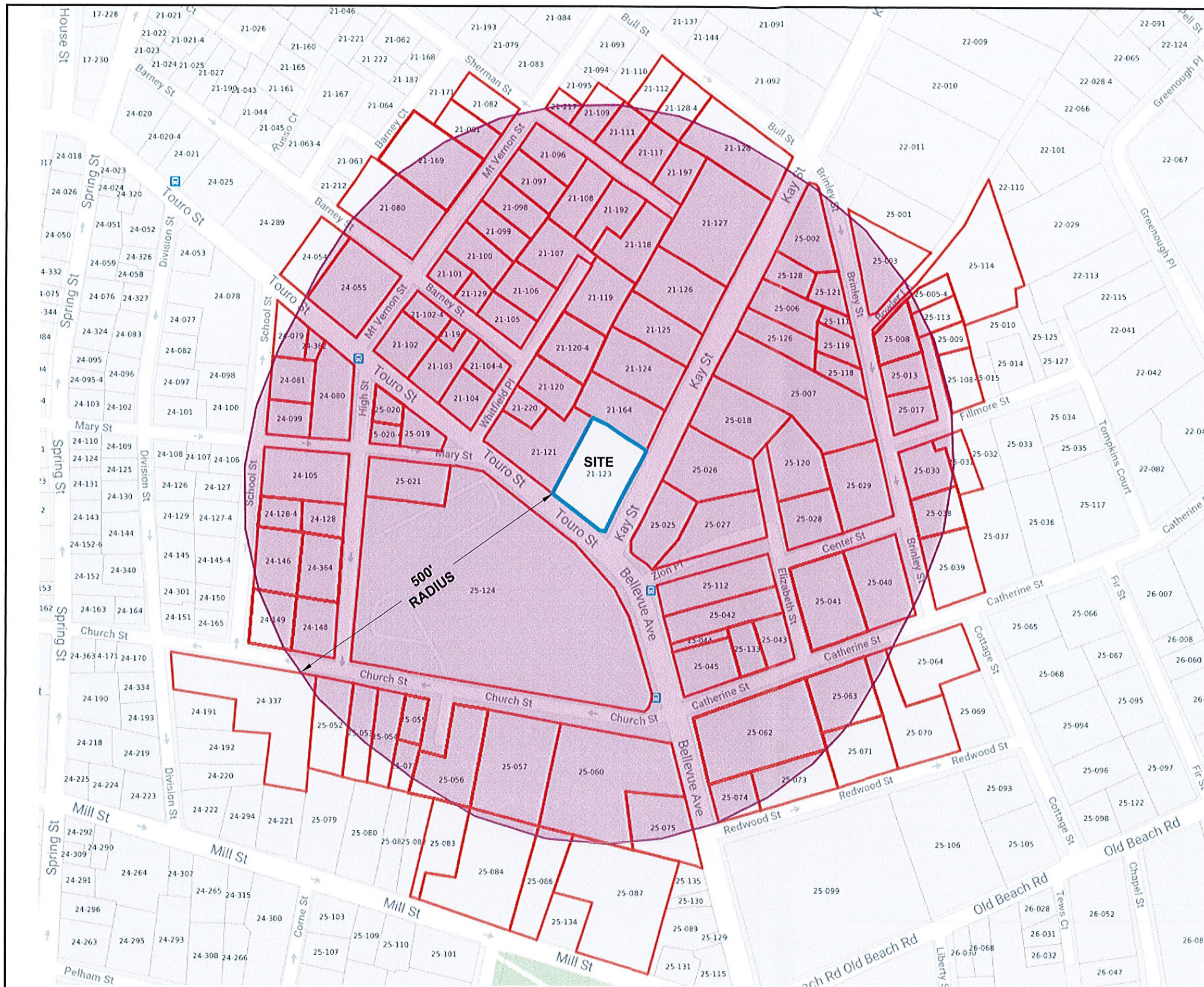
BASE MAP TAKEN FROM THE CITY OF NEWPORT
GIS ZONING DATA AND SHOULD BE CONSIDERED
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ZONING LEGEND:

-  R-3 RESIDENTIAL
-  R-10 RESIDENTIAL
-  GENERAL BUSINESS

Drawn by:	VAL	Checked by:	GES
Scale:	1"=160'	Date:	4JUN19
2 KAY STREET NEWPORT, RHODE ISLAND (A.P. 21, LOT 123)			
Issued for:			
Drawing Title: ZONING PLAN			
Drawing Number: C-2			
Project Number: 19094.0			



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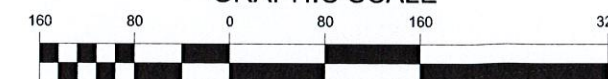
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GRAPHIC SCALE



(In feet)

1 INCH = 160 FEET

Drawn by: VAL Checked by: GES
Scale: 1"=160' Date: 4JUN19

2 KAY STREET
NEWPORT, RHODE ISLAND
(A.P. 21, LOT 123)

Issued for:

Drawing Title:

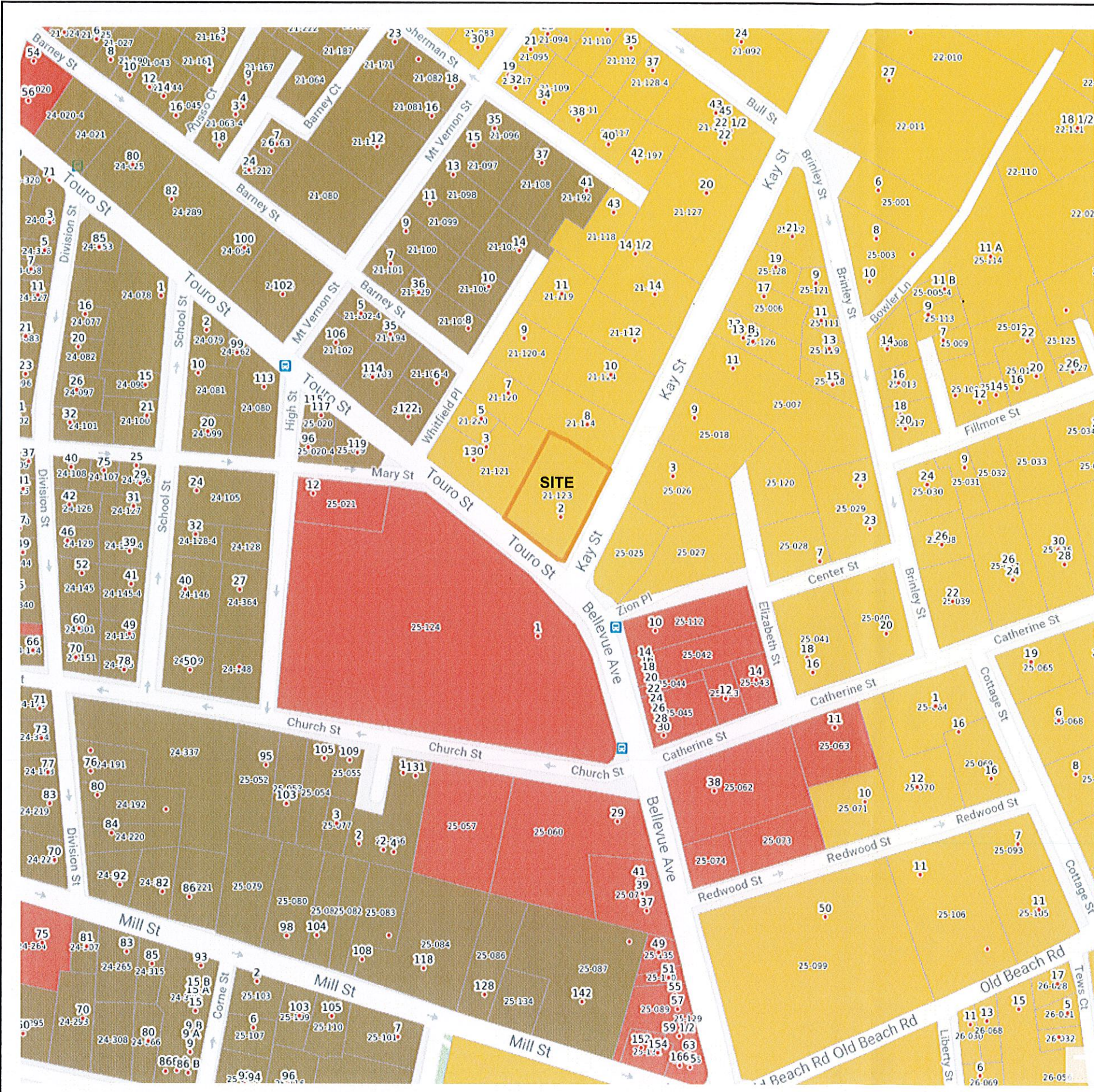
500' RADIUS PLAN

Drawing Number:

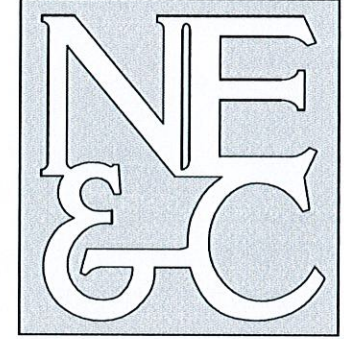
C-1

Project Number:

19094.0



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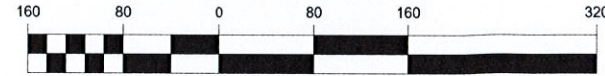
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GRAPHIC SCALE



(In feet)
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Drawing Title: ZONING PLAN			
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Project Number: 19094.0			