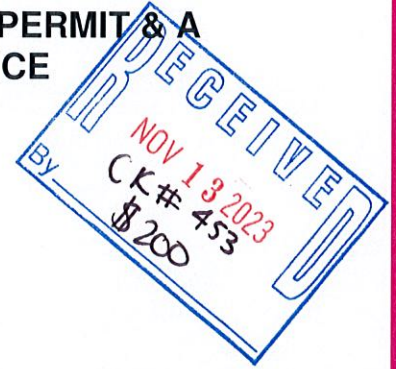


COMBINED APPLICATION FOR A SPECIAL USE PERMIT & A
REGULATORY (DIMENSIONAL) VARIANCE

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW



DATE: November 13, 2023

Board members:

The undersigned hereby petitions the Zoning Board of Review for a special use permit 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: 172 Spring Street, Newport, RI 02837

Tax Assessor's Plat 24 Lot 309

Petitioner Information

Applicant Karen McGuinness, Trustee Address PO Box 495 Little Compton, RI 02837

Owner Karen McGuinness, Trustee Address _____

Lessee _____ Address _____

Property Characteristics

Dimensions of lot-frontage 33.75 depth 47.69 area 1485 sq. ft.

Zoning District in which premises is located General Business District (GB)

How long have you owned above premises? 8 years

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings 909 square feet

Total square footage of the footprint of proposed buildings N/A

Present use of premises Four-bedroom dwelling

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

Proposed use of premises _____ Four-bedroom Guest House

Give extent of proposed alterations _____

Converting from four-bedroom dwelling to four-bedroom guest house, we need five total spaces, but are credited for one under the conversion rule in historic district, so we need a variance for four (4) spaces (3 for bedrooms and 1 for manager)

Zoning Characteristics Matrix

| | Existing | Required/Allowed | Proposed |
|-----------------------|----------|---|----------|
| Lot Size (sq. ft.) | 1485 | 5000 | |
| Lot Coverage | 61.3% | 80% | |
| Dwelling Units | 1 | 1 | |
| Parking (# of spaces) | 0 | 5 required (1 credited, so need 4 additional) | 0 |
| Front Setback | 0 | 0 | |
| Side Setbacks | 0 | 0 | |
| Rear Setback | 12' | 12' | |
| Height | | | |

What provisions of the Comprehensive Land Use Plan are the applicable to this project?

Granting a parking variance to allow this four-bedroom property in the General Business District to operate as a four-bedroom guest house supports the Comprehensive Land Use Plan by helping to promote an economic climate which increases

quality job opportunities and overall economic well-being and helps the city plan for seasonal influxes in population due to tourism, the Navy and Salve Regina University, all of which are important to Newport and the State.

One of the Comprehensive Plan's objectives is also for "a wide range of businesses and entrepreneurs to thrive year-round".

What special conditions and circumstances exist which are peculiar to the land, structure or building involved, which are not applicable to other lands, structures or buildings in the same district?

1. This 1880 house occupies all the lot frontage. There was never off-street parking. So there is no ability, and there never was the ability, to meet off-street parking requirements.

2. The property was formerly the Coggeshall Inn, a downtown Newport bed and breakfast. There is a long history of this property being used to house guests without off-street parking on site.

3. The property is located diagonally opposite the Mary St. city parking lot's Church St entrance and guests are easily able to park in the Mary St lot and in the nearby Gateway Center and do not need to park on the street. The city lots offer 24-hour parking for \$30.

4. This section of Spring St also has resident parking permit restrictions which protect parking spaces for neighboring residents and prohibit guests from parking along the street in the summer months.

Explain how the literal interpretation of the provisions of this zoning code deprive the applicant of rights commonly enjoyed by other property owners in the same district under the provisions of this zoning code?

Many of the neighboring Inns and guest house facilities do not have on-site parking, including but not limited to The America's Cup Inn on Mary Street, the newly renovated Outlook Inn at 123 Spring St, and Paws on Pelham on Pelham St.

Additionally, almost all restaurants in this area have their parking requirements waived. Very few properties in this downtown area of the General Business District have off-street parking, since this part of Newport was built before

the invention of the automobile, so many other property owners in the same district have their parking requirements waived under the provisions of this zoning code so they may operate their businesses when all other requirements are met.

Explain why this is the minimum variance that will make possible the reasonable use of the land, building or structure.

Converting from four-bedroom dwelling to four-bedroom guest house, we need five total spaces, but are credited for one under the conversion rule in the historic district, so we need a variance for four (4) spaces (3 for bedrooms and 1 for manager)

characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant; and

- d. That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.
- e. That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief;

By signing below, I hereby attest that the information provided is accurate and truthful. I also attest that I have read the section entitled "The Zoning Board's Role".

Karen M. Gurnea

Applicant's Signature

() 401 266 4659

Telephone Number

Karen M. Gurnea

Owner's Signature

() 401 266 4659

Telephone Number

Email address karenpersonalemail@gmail.com

Be sure all required drawings are attached to this application at the time of the submittal.