

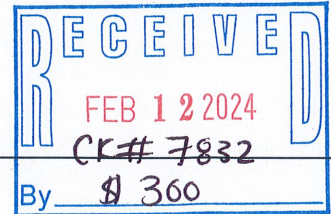


Newport Zoning Application

ZBR 2024 - MAR - 007

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DATE STAMP HERE



Date: February 12, 2024

Board members:

The undersigned hereby petitions the Zoning Board of Review for a special use permit or 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: 429-431 Thames Street

Tax Assessor's Plat: 32 Lot: 021-4 Zoning District: Waterfront Business

☐ Special Use Permit (Non-Conforming Alteration) ☒ Regulatory (Dimensional) Variance

☐ Special Use Permit (New Use) ☐ Use Variance ☐ Modification

Property Owner: 1 Lee's Wharf LLC

Mailing Address: 24 Lee's Wharf, Newport, RI 02840

Email Address: _____

Phone Number: _____

How long have you been the owner of the above premise? 3 years

Legally Authorized Representative *if applicable: David P Martland

Mailing Address: 1100 Aquidneck Avenue, Middletown, RI 02842

Email Address: dmartland@silvalawgroup.com Phone Number: 401-849-6200

Lessee: n/a

Mailing Address: _____

Email Address: _____ Phone Number: _____



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Property Characteristics

Dimensions of lot-frontage: 30 x 97 ft. Lot Area: 2,910 sq. ft.

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings: 2,460 sq. ft.

Total square footage of the footprint of proposed buildings: 2,460 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	2,910	5,000	2,910
Coverage Area (sq. ft)	2,460	1650	2,460
Lot Coverage (%)	85%	56.72%	85%
Dwelling Units	4	2	4
Parking (# of spaces)	3	11	3
Front Setback (ft.)	0	0	0
Side Setbacks (ft.)	0	5	0
Rear Setback (ft.)	0	5	0
Height (ft.)	45	45	unchanged



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

Present use of Premise: Mixed Use - Retail/Business and multifamily (4 units)

Proposed use of Premise: Mixed Use - Retail/Business, multifamily (3 units) and Guest House

Summary of Proposed Alterations

The applicant seeks to convert the existing 3 bedroom unit into a short term rental with less than the required parking. The use is permitted by right in the district but requires 1 additional on site parking space. Applicant seeks a parking variance.



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Applicant Statement

How does your application meet the required standards for variance(s) or special use permit(s)?
(See page 6 for most common applicable standards)

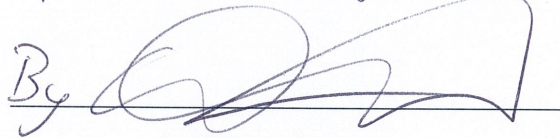
Short term rentals (guest house) is permitted by right in the vicinity. There are numerous other guest house and other transient guest facilities in the neighbor. The proposed conversion will be in keeping with other surrounding uses and not alter the general character of the neighborhood. There are presently only 3 on site parking spaces where 10 are required. The conversion to a guest house requires 1 additional parking space. This is minimal relief for the reasonable use of the property.



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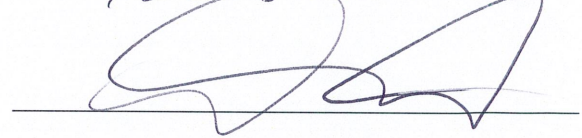
Upon submittal of this application, please make sure you have also reviewed our Zoning Application Submittal Requirements packet, and included with your application, a copy of the Submittal Checklist which can also be found here: [Zoning Application Submittal Requirements](#). If an application is missing any submittal requirements and/or necessary application information, your application may be regarded incomplete. Incomplete applications will not be publicly advertised or appear on an agenda until the project is deemed complete.

By signing below, I hereby attest that the information provided is accurate and truthful. I also attest that I have read through this application thoroughly and understand what is required to submit a completed application.

1 Lee's Wharf LLC
By 
Applicant Signature

2/12/2024

Date

1 Lee's Wharf LLC

Owner Signature

2/12/2024

Date



Newport Zoning Application Submittal Requirements

ZBR 2024 - MAR - 067

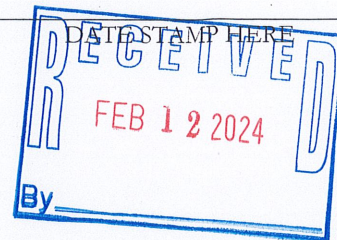
☐ Special Use Permit (new)

☒ Variance

☐ Special Use Permit (modification)

☐ Modification

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SUBMITTAL REQUIREMENTS CHECKLIST

Applications that are missing materials in this checklist will not be accepted for review.

Section 1 – Application Forms – Page 3 of the Guide Required for All Projects

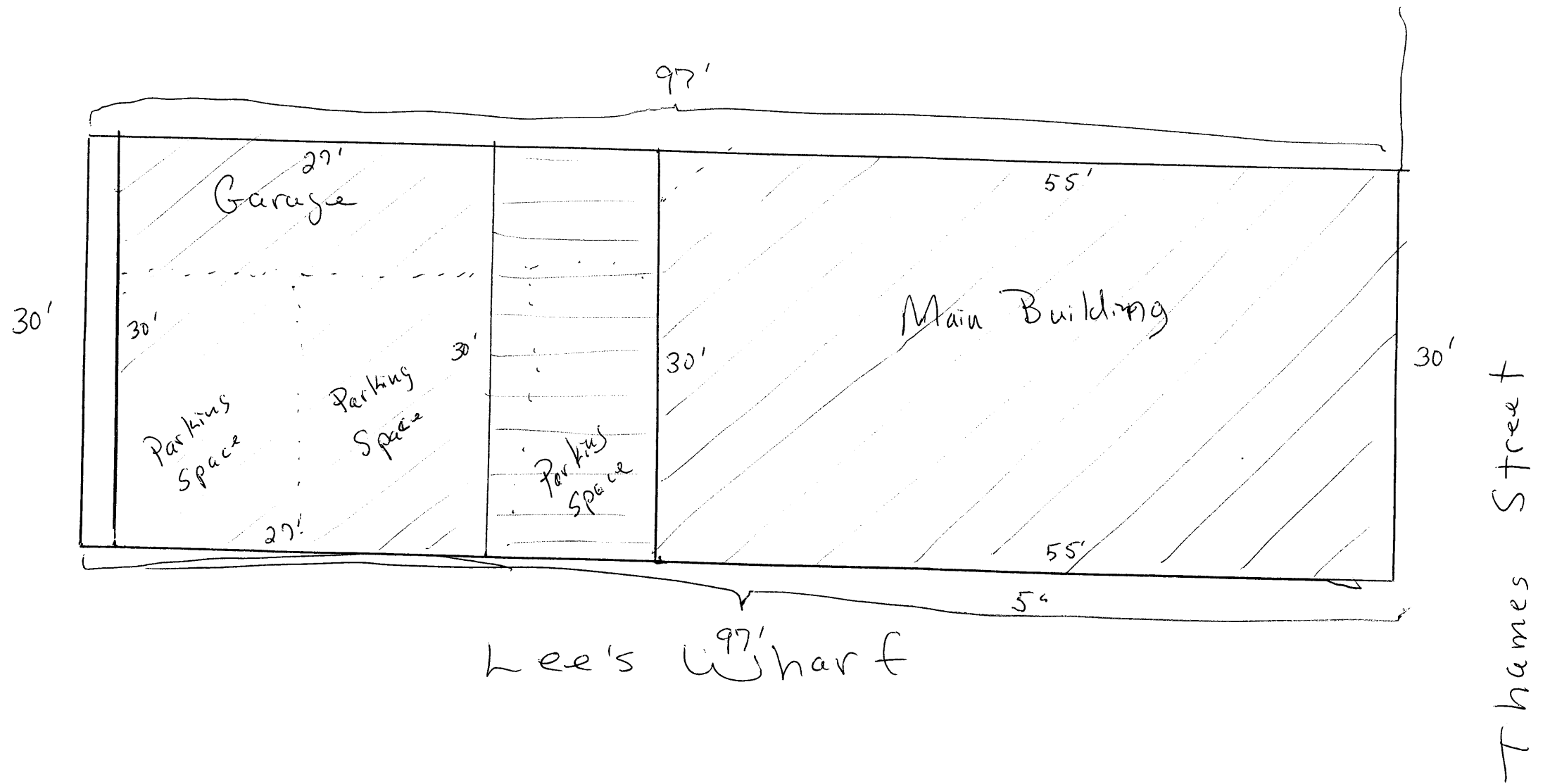
- A. ☐ Completed Zoning Project Application Packet comprised of the following individual sections:
1. ☒ Zoning Project Application Form
 2. ☒ Completed copy of this Zoning Application Submittal Requirements Checklist (Page 2)
- B. ☐ Request to Waive any Submittal Requirements (*if applicable*)
- C. ☒ Application Fee (Please Refer to Current Fee Schedule)

Section 2 – Plan Package – Pages 4-7 of the Guide Required for All Development Projects (Involving New Structures, Additions, Exterior Alterations, etc.) Individual requirements of the Plan Package (listed below) may differ depending on the project

- | | |
|-----------------------------------------------------------|--------------------------------------------------------|
| A. <input type="checkbox"/> Class I Site Survey | E. <input type="checkbox"/> Stormwater Management Plan |
| B. <input checked="" type="checkbox"/> Proposed Site Plan | F. <input type="checkbox"/> Landscape Plan |
| C. <input type="checkbox"/> Lot Coverage Diagram | G. <input type="checkbox"/> Building Elevations |
| D. <input type="checkbox"/> Floor Plans | H. <input type="checkbox"/> Change of Use |

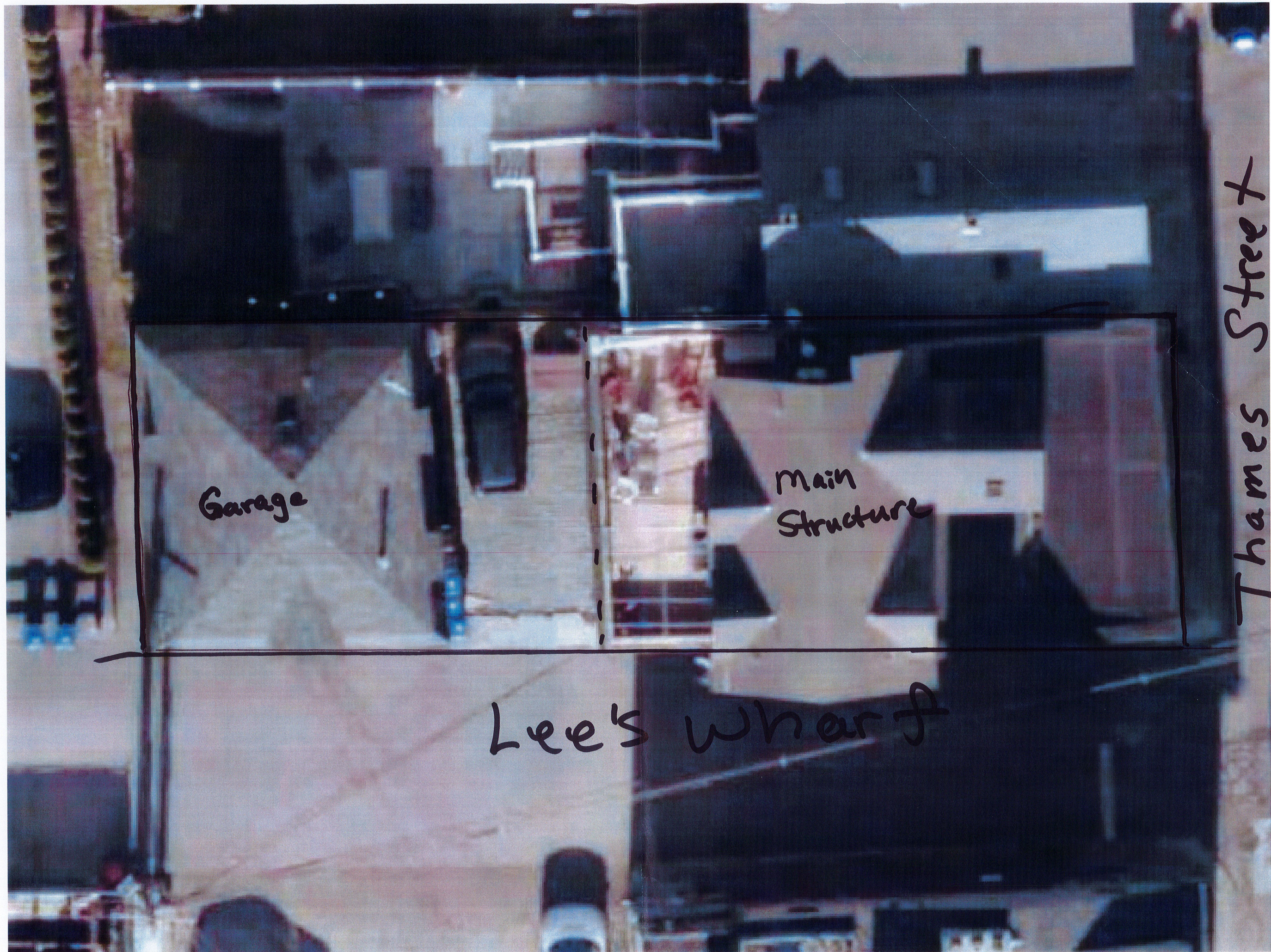
Section 3 – Supporting Documents, Studies, Graphics, and Depictions – Page 8 of the Guide May be required for certain Development Projects

- | | |
|---------------------------------------------------|-----------------------------------------------------|
| A. <input type="checkbox"/> Site Photographs | D. <input type="checkbox"/> Parking Survey |
| B. <input type="checkbox"/> Photo Simulations | E. <input type="checkbox"/> Traffic Impact Analysis |
| C. <input type="checkbox"/> Structural Evaluation | |



429 - 431 Thames Street

1 Lee's Wharf, LLC



Garage

Main
Structure

Lee's Wharf

Thames Street