

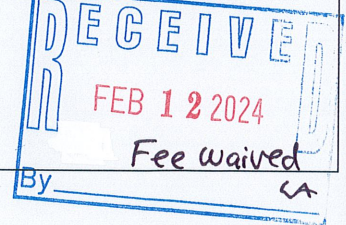


# Newport Zoning Application

ZBR 2024 - MAR - 008

(This box for staff use only)

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: 406-410 Thames Street

Tax Assessor's Plat: 27 Lot: 184 Zoning District: Limited Business

☐ Special Use Permit (Non-Conforming Alteration)

☒ Regulatory (Dimensional) Variance

☒ Special Use Permit (New Use)

☐ Use Variance

☐ Modification

Property Owner: C.C.B. Capital & Real Estate, Inc.

Mailing Address: 543 Thames Street, Newport RI 02840

Email Address: cbicho@landingsgroup.com

Phone Number: 401-225-0211

How long have you been the owner of the above premise? 15 Years (12/19/2008)

Legally Authorized Representative \*if applicable: J. Russell Jackson, Esq.

Mailing Address: 122 Touro Street, Newport RI 02840

Email Address: jrjackson@millerscott.com

Phone Number: 401-847-7500

Lessee: N/A

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_



# Newport Zoning Application

## Property Characteristics

Dimensions of lot-frontage: 42.58 ft. Lot Area: 2,146 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 1,771 sq. ft.

Total square footage of the footprint of proposed buildings: 1,771 sq. ft.

## Zoning Characteristics Matrix

	Existing	Required/ Allowed	Proposed
Lot Size (sq. ft.)	2,146	3,000	2,146
Coverage Area (sq. ft.)	1,771	1,373.44	1,771
Lot Coverage (%)	82.5	64	82.5
Dwelling Units	1	1	1
Parking (# of spaces)	0	9	0
Front Setback (ft.)	0'	0'	0'
Side Setbacks (ft.)	N=0', S=0'	0'	N=0', S=0'
Rear Setback (ft.)	5' +/-	3.6'	5' +/-
Height (ft.)	Less than 45'	45'	Less than 45'



# Newport Zoning Application

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

Present use of Premise: Mixed Use - Retail & Guest House

Proposed use of Premise: Mixed Use - Retail & Guest House

## Summary of Proposed Alterations

The Applicant seeks relief under the following provisions of the Zoning Code:

Section 17.108.020 (Special Use Permits)

Section 17.108.010 (Variances)

Section 17.72.030 (Alteration to Nonconforming Development)

Section 17.104.020 (Parking Space Standards)

There will be no physical alterations to the structure or site. The property has been a mixed use property for decades. Since 2009, the property has been used as a guest house with two retail units on the first floor. The Applicant proposes to continue with the current use of retail on the first floor and a three (3) bedroom guest house on the second and third floors. The Applicant cannot provide any on-site parking. This is a non-conforming development. As a result, a parking variance and special use permit to continue the guest house use is required.

This property has been operating as a mixed use property with retail and guest house uses since 2009. The Applicant submitted its annual short term rental registration with the city and it was rejected by the Zoning Department. The Applicant was informed that the guest house use now requires a special use permit and that a parking variance is also required. The guest house use was previously allowed by right in the Limited Business Zone. The three (3) bedroom guest house use requires four (4) on-site parking spaces; one for each guest room and a space for the manager. The Applicant cannot provide any on-site parking. The Applicant has historically secured and controlled parking spaces in the adjacent area for guest house patrons. The property is in the Limited Business District on lower Thames Street. The plan proposed by the Applicant to continue to use the building for retail and guest house uses is harmonious with the surrounding neighborhood and consistent with the purpose and intent of the Limited Business Zone.



# Newport Zoning Application

## 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)

The existing parcel contains only 2,146 sf of land and is substandard in size in relation to a conforming lot in the Limited Business Zone. There are two retail units on the first floor and an existing dwelling on the second and third floors which has historically been used as a guest house. The use of the property as a guest house now requires a special use permit in the Limited Business Zone. Because of its small lot size and the location and width of the existing building, the property does not provide any on-site parking. Because of these issues, which are peculiar to the land and structures, the Applicant requires a variance regarding the parking standards.

The Applicant proposes to continue the retail and guest house uses that have been in place since 2009. The guest house use is allowed by special use permit in the Limited Business Zone. This property is located on the commercial corridor along lower Thames Street. The area immediately surrounding the subject parcel is characterized by densely developed commercial and mixed use properties. There are many properties along this stretch of Thames Street which are engaged in permitted commercial uses but fail to meet the parking standards. There is no ability to provide any on site parking. Like other properties in the LB Zone, the parking requirements cannot be met, however, the Applicant has historically secured off site parking spaces to service guests and continues to do so. If the property were a mix of two retail units and a single dwelling, the parking requirement would be seven (7) spaces. The retail and guest house use requires nine (9) spaces. In essence, the requested variance is two (2) spaces. The literal interpretation of the zoning code, resulting in the denial of the relief requested, would unreasonably deny this Applicant the ability to continue to engage in permitted uses. The continued use of this property as a guest house is consistent with the surrounding neighborhood, and the rights enjoyed by other property owners in this area of the Thames Street in the Limited Business Zone.

There are no proposed alterations to the structure or site. The Applicant cannot provide parking on site. The Applicant does provide off site parking. The retail use is allowed by right and the guest house use is allowed by special use permit in the Limited Business Zone. The Applicant has used the property for retail and short term rentals since 2009 and has filed registration forms and fees in the past with the City. Earlier this year the registration submitted by the Applicant was denied by the Zoning Department. The variance request regarding the applicable parking standards is the minimum relief for the Applicant's continued reasonable use of this property. Accordingly, the ongoing use of the property and the relief sought by the Applicant will not be injurious or create a burden or hardship for abutting property owners, will be harmonious with the neighborhood, and is appropriate for this area of the Limited Business Zone.



# Newport Zoning Application

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.**

  
\_\_\_\_\_  
Applicant Signature

February 12, 2024  
\_\_\_\_\_

Date

  
\_\_\_\_\_  
Owner Signature  
Attorney for Applicant/Owner

Date



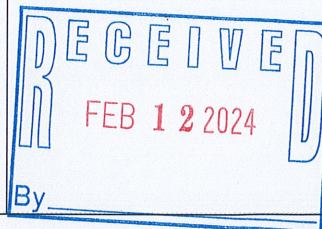
# Newport Zoning Application Submittal Requirements

ZBR 2024 - MAR - 008

DATE STAMP HERE

- ☒ Special Use Permit (new) ☐ Variance  
☐ Special Use Permit (modification) ☐ Modification

*(This box for staff use only)*



## 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*

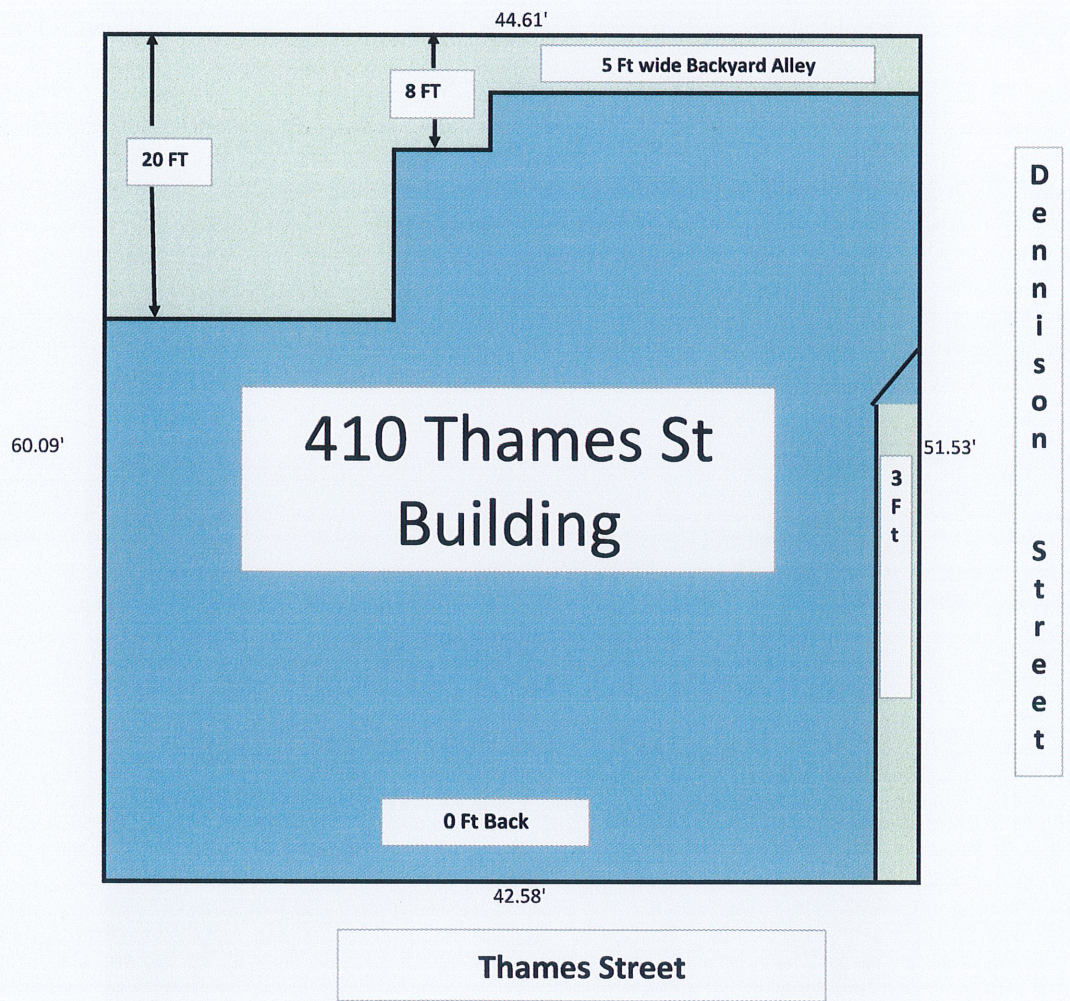
- A. ☒ Completed Zoning Project Application Packet comprised of the following individual sections:
1. ☒ Zoning Project Application Form
  2. ☒ Completed copy of this Zoning Application Submittal Requirements Checklist (Page 2)
- B. ☐ Request to Waive any Submittal Requirements (*if applicable*)
- C. ☐ 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 checked="" type="checkbox"/> Floor Plans        | H. <input type="checkbox"/> Change of Use              |

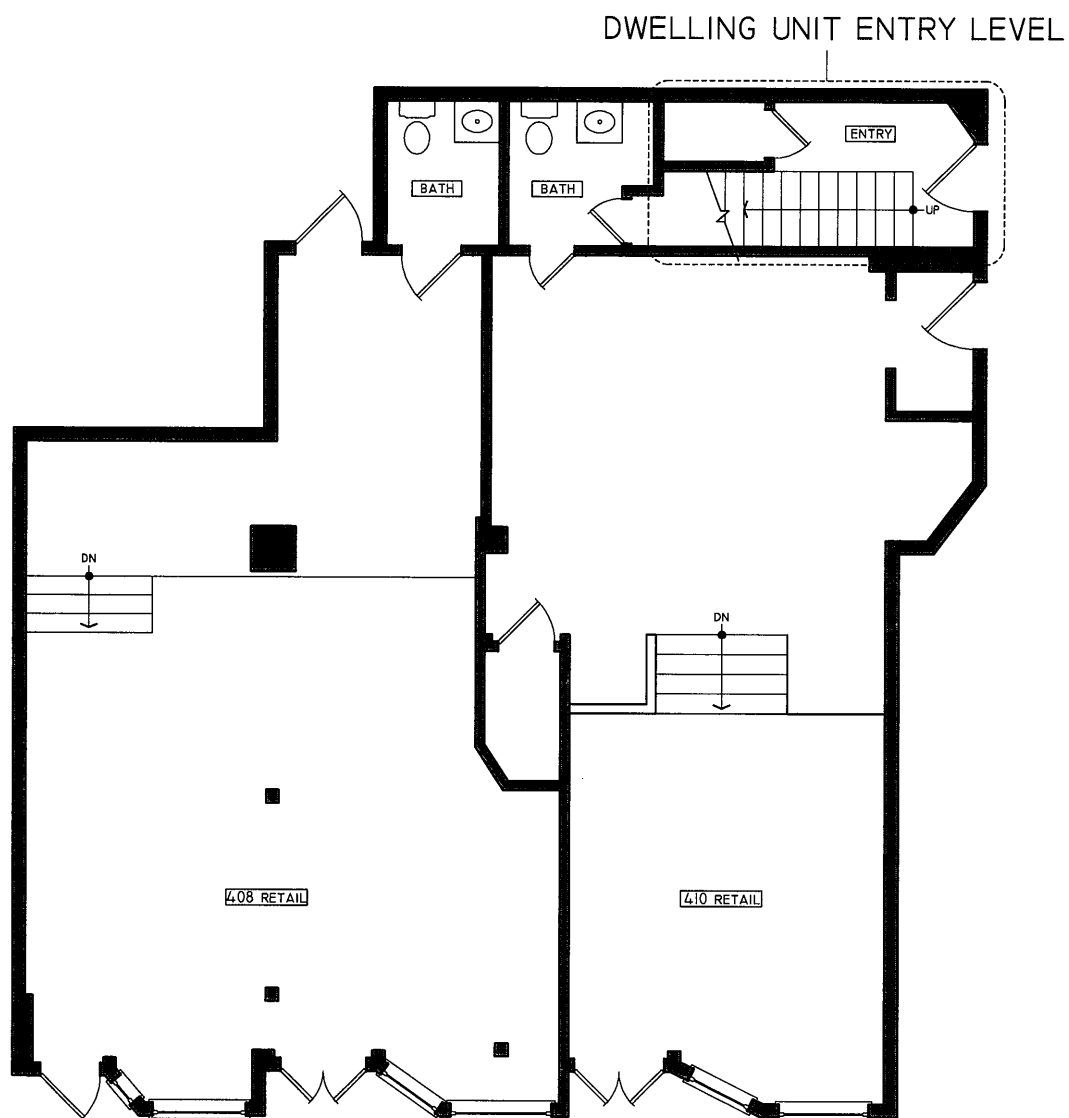
### Section 3 – Supporting Documents, Studies, Graphics, and Depictions – Page 8 of the Guide *May be required for certain Development Projects*

- |   |   |
|---|---|
| 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 |   |

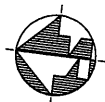


AREA SQUARE FOOTAGES	
408 RETAIL:	721 SF
410 RETAIL:	675 SF
TOTAL RETAIL:	1396 SF
410 DWELLING ENTRY:	61 SF
410 DWELLING MAIN:	1415 SF
410 DWELLING LOFT:	300 SF
TOTAL DWELLING:	1776 SF

AREA COVERAGE	
RETAIL: 40%	DWELLING: 60%



① **RETAIL LOWER LEVEL**  
SCALE: 3/16" = 1'-0"



NOT TO SCALE: THESE DRAWINGS ARE FOR INFORMATION ONLY. THEY DO NOT CONSTITUTE A CONTRACT. ANY CHANGES TO THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT AND THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

AS-BUILT  
**A1.0**

**LANDINGS REAL ESTATE**  
408 & 410 Thames Street  
Newport, Rhode Island

DESCRIPTION:  
408 & 410 THAMES RETAIL  
SCALE: As Noted  
DATE: October 4, 2018

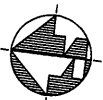
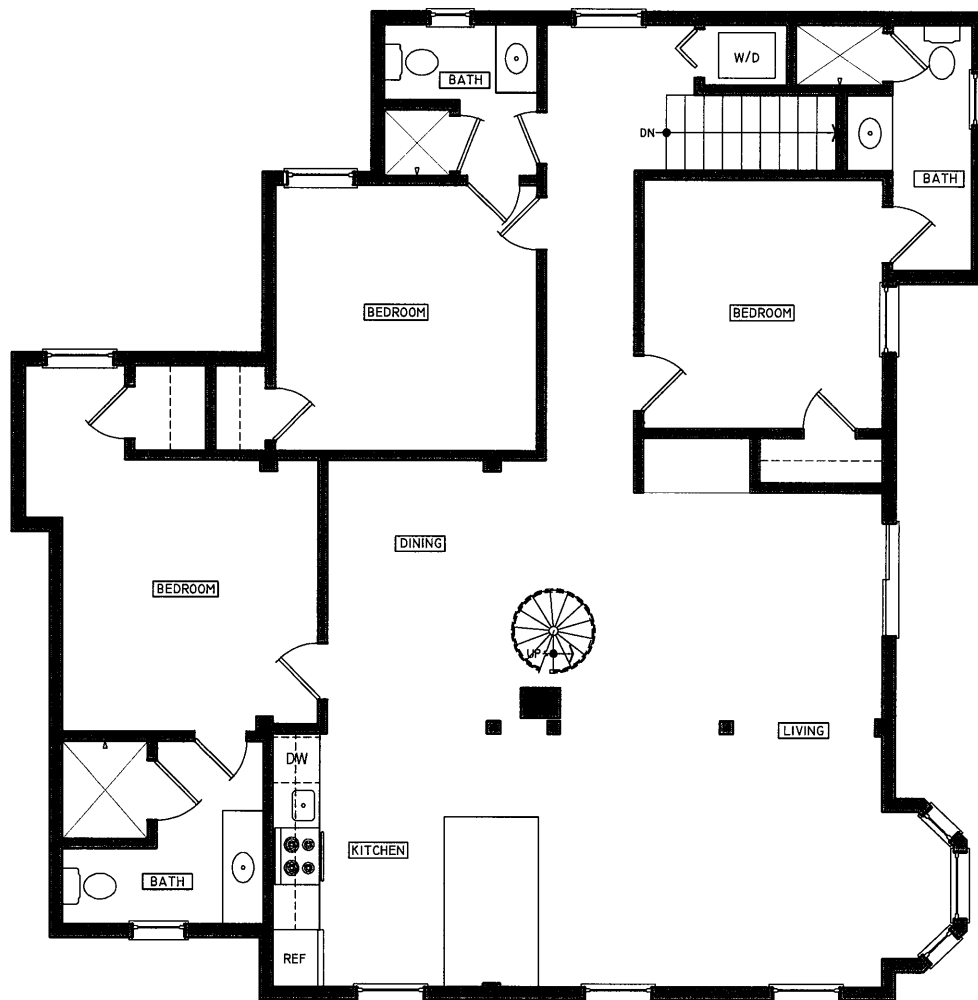
REVISIONS:

**CORDTSEN  
DESIGN  
ARCHITECTURE**  
42 West Main Road  
North Attleboro, MA 01939  
cordtsendesign.com  
401.619.4081



AREA SQUARE FOOTAGES	
408 RETAIL:	721 SF
410 RETAIL:	675 SF
TOTAL RETAIL:	1396 SF
410 DWELLING ENTRY:	61 SF
410 DWELLING MAIN:	1415 SF
410 DWELLING LOFT:	300 SF
TOTAL DWELLING:	1776 SF

AREA COVERAGE	
RETAIL: 40%	DWELLING: 60%



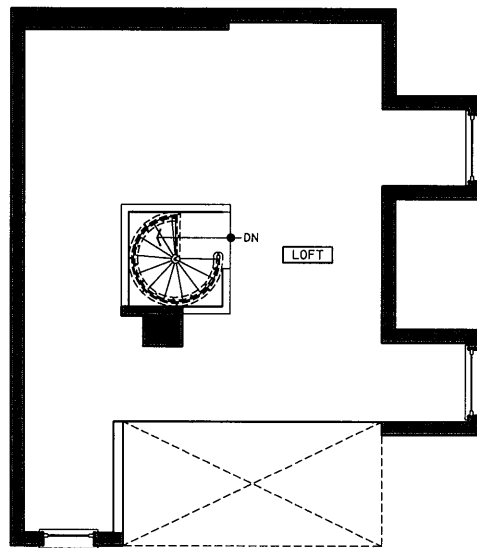
# 1 DWELLING UNIT MAIN LEVEL

SCALE: 3/16" = 1'-0"

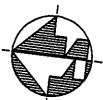
<b>AS-BUILT</b> <b>A1.1</b>	<b>LANDINGS REAL ESTATE</b> 408 & 410 Thames Street Newport, Rhode Island	DESCRIPTION:	REVISIONS:	<b>CORDTSEN</b> DESIGN ARCHITECTURE 42 West Main Road Middletown, RI 02842 CordtsenDesigns.com 401-619-1400	
		2ND STORY DWELLING UNIT			
		SCALE: As Noted			
		DATE: October 4, 2018			

AREA SQUARE FOOTAGES	
408 RETAIL:	721 SF
410 RETAIL:	675 SF
TOTAL RETAIL:	1396 SF
410 DWELLING ENTRY:	61 SF
410 DWELLING MAIN:	1415 SF
410 DWELLING LOFT:	300 SF
TOTAL DWELLING:	1776 SF

AREA COVERAGE	
RETAIL: 40%	DWELLING: 60%



① DWELLING UNIT LOFT LEVEL  
SCALE: 3/16" = 1'-0"



NOT TO SCALE. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

AS-BUILT  
**A1.2**

LANDINGS REAL ESTATE  
408 & 410 Thames Street  
Newport, Rhode Island

DESCRIPTION:  
2ND STORY DWELLING UNIT  
SCALE: As Noted  
DATE: October 4, 2018

REVISIONS:

CORDTSEN  
DESIGN  
ARCHITECTURE  
42 West Main Road  
Middletown, RI 02842  
CordtsenDesign.com  
401.619.4488



## Payable Invoice

Functions

Jump To

Payee	citynpt	Payment Status	<b>Fully Paid</b>	Display Type	Standard Payable Display Type
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Due Date	05/19/2009				Created by marketing on 05/19/2009 9:57 AM. (never modified)
		Notes	410 Thames Street 2009/2010 rental registration		

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Entity	Amount	Account	Account Description	Notes	Check
ccb	55.00	7035-00	Condo - Dues/Fees	410 Thames St. Renta Regist.	<a href="#">2714</a>
	55.00				

## Payable Invoice

Functions

Jump To

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Expense Type		Approved By		Navigation	<< >>
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AP Template		Doc Seq #			
Invoice Date	04/06/2010	Cash Acct	1110-00		
Post Month	04/2010	AP Acct	2200-00		
Due Date	04/06/2010				
		Notes	annual reg fee		

Created by jbandini@landingsgroup.com on  
04/06/2010 12:24 PM.  
(never modified)

Edit

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## Details

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Approvers



Entity	Amount	Account	Account Description	Notes	Check
ccb	45.00	7035-00	Condo - Dues/Fees	annual reg fee	<a href="#">2990</a>
	45.00				

## Payable Invoice

Functions

Jump To

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Post Month	04/2011	AP Acct	2200-00		
Due Date	04/15/2011				Created by jbandini@landingsgroup.com on 04/15/2011 9:58 AM. (never modified)
		Notes	City of Newport registration fee		

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Entity	Amount	Account	Account Description	Notes	Check
ccb	45.00	7710-00	Registration Fees	City of Newport registration fee	<a href="#">3468</a>
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## Payable Invoice

Functions

Jump To

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Expense Type		Approved By		Navigation	<< >>
Total Amount	45.00	Priority			
AP Template		Doc Seq #			
Invoice Date	04/11/2012	Cash Acct	1110-00		
Post Month	04/2012	AP Acct	2200-00		
Due Date	04/11/2012				Created by stephanie on 04/11/2012 1:38 PM. (never modified)
		Notes	410 Thames-Rental dwelling registration		

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Entity	Amount	Account	Account Description	Notes	Check
ccb	45.00	7710-00	Registration Fees	Registration/Inspection Fee	<a href="#">3996</a>
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## Payable Invoice

Functions

Jump To

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Post Month	05/2013	AP Acct	2200-00		
Due Date	05/13/2013				Created by stephanie on 05/13/2013 9:16 AM. (never modified)
		Notes	Rental Dwelling Registration		

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Entity	Amount	Account	Account Description	Notes	Check
ccb	45.00	7710-00	Registration Fees	Rental Dwelling Registration	<a href="#">4623</a>
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## Payable Invoice

Functions

Jump To

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Invoice #	041614 406-410 Thames	Payment Method	Check	Id	<b>Ctrl 66561</b>
Expense Type		Approved By		Navigation	<< >>
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AP Template		Doc Seq #			
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Due Date	04/16/2014				Created by stephanie on 04/16/2014 3:41 PM. (never modified)
		Notes	Guest House/Rental Dwelling Registration		

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Entity	Amount	Account	Account Description	Notes	Check
ccb	45.00	7710-00	Registration Fees	Guest House/Rental Dwelling Reg	<a href="#">5254</a>
	45.00				

## Payable Invoice

Functions

Jump To

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AP Template		Doc Seq #			
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Post Month	06/2017	AP Acct	2200-00		
Due Date	06/01/2017				Created by meghanp on 06/16/2017 9:57 AM. (never modified)
		Notes	410 Thames- Business Registration		

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Entity	Amount	Account	Account Description	Notes	Check
ccb	50.00	7290-00	License & Fees	410 Thames	<a href="#">7413</a>
	50.00				

## Payable Invoice

Functions

Jump To

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Invoice #	062818 2018 Guesthouse	Payment Method	Check	Id	<b>Ctrl 151788</b>
Expense Type		Approved By		Navigation	<< >>
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AP Template		Doc Seq #			
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Post Month	06/2018	AP Acct	2200-00		
Due Date	06/28/2018				Created by rosine on 06/28/2018 9:46 AM. (never modified)
		Notes	410 Thames St 2018 Guesthouse Application Fee		

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Entity	Amount	Account	Account Description	Notes	Check
ccb	50.00	7290-00	License & Fees	410Thames St Guesthouse Fee	<a href="#">1059</a>
	50.00				

## Payable Invoice

Functions

Jump To

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Invoice #	050619 410 Thames St. G...	Payment Method	Check	Id	<b>Ctrl 172654</b>
Expense Type	General & Administrative	Approved By	rosine	Navigation	<< >>
Total Amount	50.00	Priority			
AP Template		Doc Seq #			
Invoice Date	05/06/2019	Cash Acct	1110-00		
Post Month	05/2019	AP Acct	2200-00		
Due Date	05/06/2019				
		Notes	410 Thames St. Guesthouse fee 6/1/19-5/31/20		

Created by mwilson@landingsgroup.com on  
05/08/2019 9:45 AM.  
Modified by mwilson@landingsgroup.com on  
05/08/2019 10:06 AM.

Edit

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Entity	Amount	Account	Account Description	Notes	Check
ccb	50.00	7290-00	License & Fees	410 Thames St. Guesthouse fee	<a href="#">8250</a>
	50.00				

## Payable Invoice

Functions

Jump To

Payee	citynpt	Payment Status	<b>Fully Paid</b>	Display Type	Standard Payable Display Type
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Invoice #	061220 410Guesthouse Reg	Payment Method	Check	Id	<b>Ctrl 195756</b>
Expense Type	Non Controllable Expenses	Approved By	alex	Navigation	<< >>
Total Amount	115.00	Priority			
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Post Month	06/2020	AP Acct	2200-00		
Due Date	06/12/2020				
		Notes	410 Guesthouse Registration		

Created by dmoore@vacationnewport.com on  
06/12/2020 1:52 PM.  
(never modified)

Edit

Reverse

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Entity	Amount	Account	Account Description	Notes	Check
ccb	115.00	7290-00	License & Fees	Invoice #410Guesthouse Reg	<a href="#">8929</a>
115.00					

## Payable Invoice

Functions

Jump To

Payee	citynpt	Payment Status	<b>Fully Paid</b>	Display Type	Standard Payable Display Type
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Invoice #	052721 410 - Guesthouse ...	Payment Method	Check	Id	<b>Ctrl 213432</b>
Expense Type	Non Controllable Expenses	Approved By	alex	Navigation	<< >>
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Due Date	05/27/2021				
		Notes	410 - Guesthouse registration		

Created by dmoore@vacationnewport.com on 05/27/2021 9:45 AM.  
 Modified by dmoore@vacationnewport.com on 05/27/2021 10:15 AM.

Edit

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Entity	Amount	Account	Account Description	Notes	Check
ccb	115.00	7290-00	License & Fees	Invoice #410Guesthouse Registration	<a href="#">2353</a>
	115.00				

## Payable Invoice

Functions

Jump To

Payee	citynpt	Payment Status	<b>Fully Paid</b>	Display Type	Standard Payable Display Type
Payee Info	<a href="#">City of Newport (43 Broadway Newport) 4018455401</a>	Type	Invoice	Batch	<a href="#">Posted Batch 82061</a>
Invoice #	060722 CCB 410	Payment Method	Check	Id	<b>Ctrl 234548</b>
Expense Type	Non Controllable Expenses	Approved By	gina	Navigation	<< >>
Total Amount	115.00	Priority			
AP Template		Doc Seq #			
Invoice Date	06/07/2022	Cash Acct	1137-00		
Post Month	06/2022	AP Acct	2200-00		
Due Date	06/07/2022				
		Notes	Guest house Registration for CCB 410		

Created by dmoore@vacationnewport.com on  
06/07/2022 8:04 AM.  
(never modified)

Edit

Reverse

Delete

Memorize

Help

Details

Payee Info

Workflow

Approvers



Entity	Amount	Account	Account Description	Notes	Check
ccb	115.00	7290-00	License & Fees	Invoice # CCB 410	<a href="#">3222</a>
	115.00				

## Payable Invoice

Functions

Jump To

Payee	citynpt	Payment Status	<b>Fully Paid</b>	Display Type	Standard Payable Display Type
Payee Info	<a href="#">City of Newport,(43 Broadway Newport) 4018455401</a>	Type	Invoice	Batch	<a href="#">Posted Batch 89480</a>
Invoice #	Annual Guesthouse Registr...	Payment Method	Check	Id	<b>Ctrl 258874</b>
Expense Type	Property Expenses	Approved By	gterzino@landingsgroup.c	Navigation	<< >>
Total Amount	115.00	Priority			
AP Template		Doc Seq #			
Invoice Date	05/18/2023	Cash Acct	1137-00		
Post Month	05/2023	AP Acct	2200-00		
Due Date	05/18/2023				
		Notes	2023 Annual Guesthouse registration - 410		

Created by dmoore@vacationnewport.com on  
05/18/2023 3:47 PM.  
(never modified)

Edit

Reverse

Delete

Memorize

Help

Details

Payee Info

Workflow

Approvers

Images



Entity	Amount	Account	Account Description	Notes	Check
ccb	115.00	7290-00	License & Fees	Invoice # 2023 Annual Guesthouse registration - 410	<a href="#">3832</a>
	115.00				

Office of the City Clerk  
Newport City Hall  
43 Broadway  
Newport, RI 02840

Vacation Newport  
550 Thames St.  
Newport, RI 02840

Thank you for applying to renew your Transient Guest Facility: **410 Thames St.**

If you have completed the renewal requirements, your registration is enclosed; if there are any requirements outstanding, they are listed below:

- ☐ **Completed: Registration is enclosed**  
~~~~~
- ☐ **Fire Department disapproval. Please contact:**  
**fdquesthouse@cityofnewport.com**
- ☒ **Zoning disapproval. Please contact Kevin Sullivan, Short Term  
Rental Officer – kpsullivan@cityofnewport.com or 845-5975.**  
*See attached for details.*
- ☐ **Building disapproval. Please contact the Building Official 845-  
5463.**
- ☐ **Business Registration and license fees are now due;**
- ☐ **Money is owed to the Tax Collections Office;**
- ☐ **State of Rhode Island Registration No.**

**Please contact the City Clerk's Office for more information-  
845-5340, 845-5341 or 845-5342.**

Sincerely,

Laura C. Swistak  
City Clerk

**\*RENEWAL NEVER ISSUED\***  
***TRANSIENT GUESTHOUSE REGISTRATION***

Owner: CCB Capital & Real Estate, Inc.

d/b/a: CCB Capital & Real Estate, Inc.

Address: 406-410 Thames Street

***APPROVE      DISAPPROVE***

**TO: ZONING**

**FIRE MARSHAL**

**BUILDING OFFICIAL**

            
            
            
            
**X**  
            
            
            
          

**COMMENTS:**    Zoning Disapproved due to property is in "Limited Business Zone", operation  
of a Guest House is not permitted unless you have been approved for a Special Use Permit from the Zoning  
Board of Review. Also No parking on-site, Zoning has a requirement for a Manager parking space (every Guests  
house requires either an on-site or and off-site manager). You do not have a parking space dedicated to your guest  
house manager, you will need a variance.

  
Signature Kevin P. Sullivan    9/30/2023

Office of the City Clerk  
Newport City Hall  
43 Broadway  
Newport, RI 02840

Vacation Newport  
550 Thames St.  
Newport, RI 02840

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- ☐ **Completed: Registration is enclosed**  
~~~~~
- ☐ **Fire Department disapproval. Please contact:**  
**fdguesthouse@cityofnewport.com**
- ☐ **Zoning disapproval. Please contact Kevin Sullivan, Short Term  
Rental Officer – kpsullivan@cityofnewport.com or 845-5975.**
- ☒ **Building disapproval. Please contact the Building Official 845-  
5463. *(Change of use along with inspections required)***
- ☐ **Business Registration and license fees are now due;**
- ☐ **Money is owed to the Tax Collections Office;**
- ☐ **State of Rhode Island Registration No.**

**Please contact the City Clerk's Office for more information-  
845-5340, 845-5341 or 845-5342.**

Sincerely,

Laura C. Swistak  
City Clerk

# Newport

(Summary Data - may not be Complete Representation of Property)

Parcel: 27-184  
Account: 10076

Location: 406-410 THAMES ST  
User Acct: R05222

Owner: CCB CAPITAL  
LUC: 04 - Combination

Zoning: LB

## Parcel Values

Total: \$813,800 Land: \$405,700 Land Area: 2,146 SF Building: \$408,100 Assessed: \$813,800

## Sales Information

Book and Page	Instrument Type	Date	Price	Grantor
1979-271		12/19/2008	\$0	

Building Type: MIX USE LG Year Built: 1900 Grade: C Condition: AV  
Heat Fuel: Oil Heat Type: Forced Air-D % Air Conditioned: 100.00 Fireplaces: 0  
Exterior Wall: Clapboard Bsmnt Garage: 0 Roof Cover: Asph/F Gls/C # of Units: 4  
# of Rooms: 0 # of Bedrooms: 4 Full Bath: 2 1/2 Baths: 2

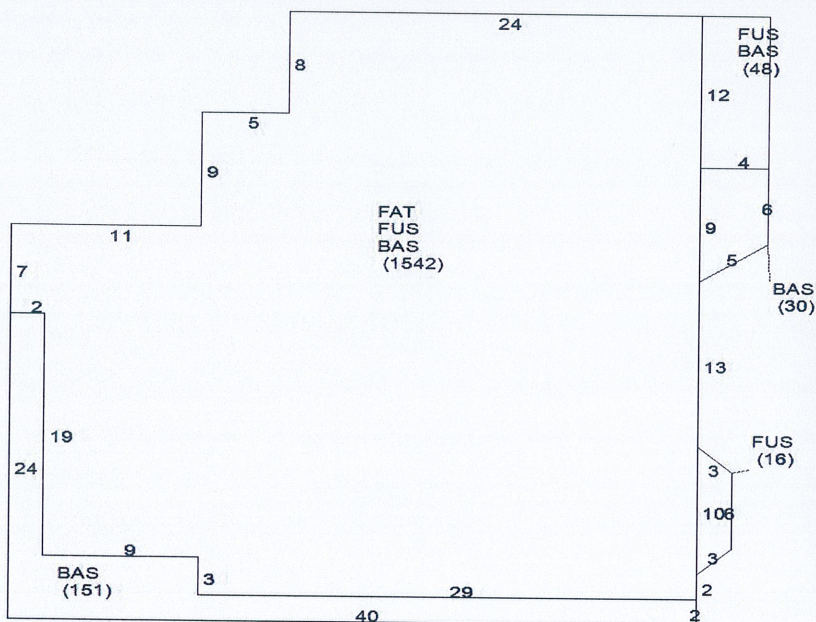
## Yard Item(s)

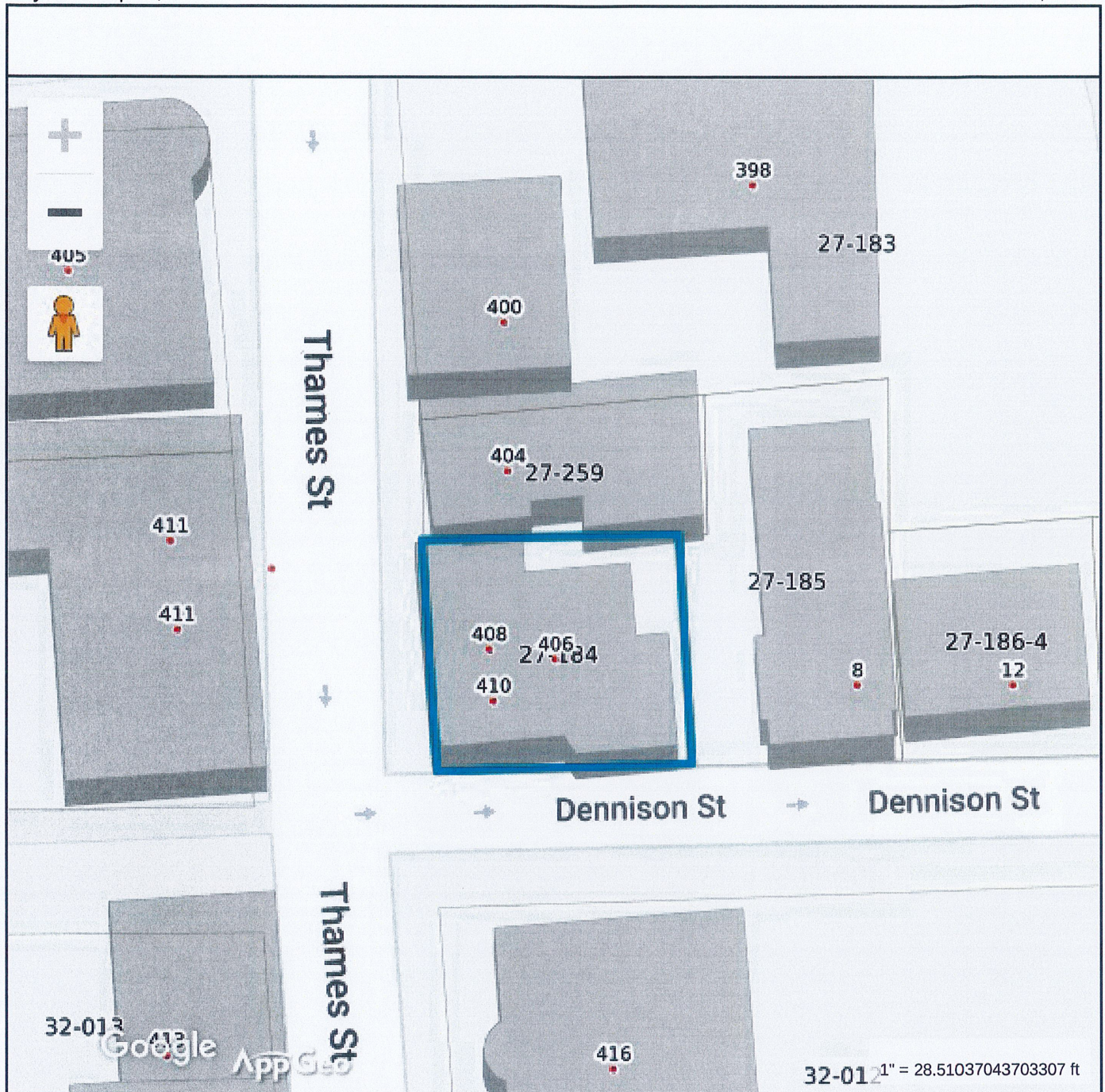
Description	Quantity	Size	Year	Condition	Quality	Value
-------------	----------	------	------	-----------	---------	-------

## Building Areas

Area	Net Area	Finished Area
Attic, Finished	308.4 SF	308.4 SF
First Floor	1,771 SF	1,771 SF
Upper Story, Finished	1,606 SF	1,606 SF

Disclaimer: This information is for tax  
assessing purposes  
and is not warranted



**Property Information**

ID 27-184  
Location 406-410 THAMES 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.

Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.

MILLER SCOTT HOLBROOK & JACKSON  
*Attorneys and Counselors at Law*

122 Touro Street, Newport, RI 02840

*J. Russell Jackson, Esq.*  
[jrjackson@millerscott.com](mailto:jackson@millerscott.com)

*Tel: 401-847-7500*  
*Fax: 401-848-5854*

February 12, 2024

Nicholas Armour  
Zoning Officer  
Newport City Hall  
43 Broadway  
Newport, RI 02840

RE: Zoning Application of C.C.B. Capital & Real Estate, Inc.  
406-410 Thames Street - TAP: 27, Lot: 184

Mr. Armour:

Please find enclosed the following:

- 1) Zoning Application & Submittal Form;
- 2) Site Plan;
- 3) Floor Plans;
- 4) Evidence of payment of Guest House Registration Fees since 2009;
- 5) Zoning Department rejection of Guest House Registration, dated 9/30/23;
- 6) Tax Assessor Field Card;
- 7) Tax Assessor Plat Map;

I am writing at this time to formally request the waiver of the requirement that the Zoning Application be accompanied by a Class One Survey. The enclosed Zoning Application relates the request for a special use permit and parking variance for the ongoing use of the above captioned property as a Guest House. There are no proposed changes to the building or the site. There is currently no parking on site to accommodate any existing use. This will not change. Therefore, there is no on site parking plan to provide. For these reasons, a survey appears unnecessary.

As previously discussed, this submittal is a 2024 update of an application filed in October of 2023. Please do not hesitate to reach out if there are any materials or additional information you require to deem this application complete.

Thank you for your consideration.

Sincerely,

*/s/ J. Russell Jackson*

J. Russell Jackson, Esq.

Cc: C. Bicho