

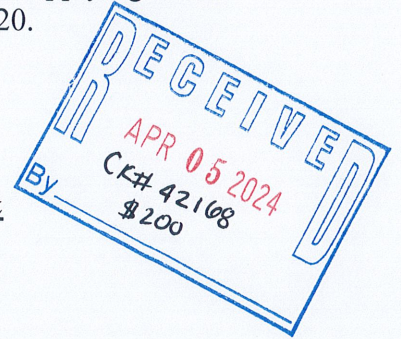
2024 - Appeal - 002

STATE OF RHODE ISLAND
NEWPORT, S.C.

ZONING BOARD OF REVIEW
CITY OF NEWPORT

IN RE: APPEAL OF WILLIAM F. VARR, III, VICTORIA A. MORRO & CHRISTINE W. SMITH, TRUSTEE, from an Administrative Decision of the Newport Zoning Officer on the Zoning Modification Application of John & Kathleen Trentos, applying to the property located at 93 Second Street, Tax Assessor's Plat 09, Lot 320.

NOTICE AND CLAIM OF APPEAL
OF
WILLIAM F. VARR, III, VICTORIA A. MORRO &
CHRISTINE W. SMITH, TRUSTEE
FROM AN ADMINISTRATIVE DECISION OF
THE ZONING OFFICER



NOW COMES William F. Varr, III and Victoria A. Morro, owners of the property located at 95 Second Street, Tax Assessor's Plat 09, Lot 109; and Christine W. Smith, Trustee, owner of the property located at 91 Second Street, Tax Assessor's Plat 09, Lot 309, (hereinafter referred to as "the Appellants") hereby claiming an Appeal from that certain Administrative Decision of the Zoning Officer of the City of Newport on the Application for the approval of a modification to the dimensional requirements by John and Kathleen Trentos ("Appellees") for the construction of a new single family dwelling on the property located at 93 Second Street, Tax Assessor's Plat 09, Lot 320, (hereinafter, "The Decision").

The Decision was recorded on March 27, 2024 in Book 3189 at Page 103 of the City of Newport Land Evidence Records, a copy of which is attached hereto as "Exhibit A."

The Appellants aver that the Administrative Decision of the Zoning Officer was based on prejudicial error, clear error, was not supported by the weight of the evidence in the record. Specifically the Appellants aver that the authority vested in the Zoning Officer to grant modification requests is discretionary in nature. The Zoning Officer had knowledge of Appellants objection to the proposed project and should have deferred the Application to the

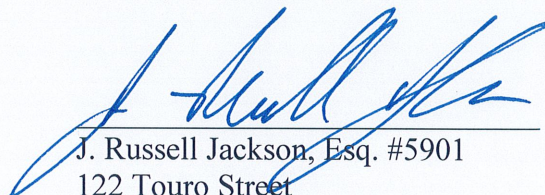
Zoning Board of Review of a public hearing. The Zoning Officer's failure to send the Trentos Application to the Zoning Board of Review for consideration deprived the Appellants the opportunity to voice concerns and objection to the Application in a public hearing on the record. The substantive grounds for this Appeal are set forth in the Report of Douglas R. McClean, attached hereto as Exhibit B. Further grounds for this Appeal will be presented more fully at the time of the evidentiary hearing before the Zoning Board of Review and through any Memorandum filed by the Appellants, as may be directed by the Zoning Board of Review.

Appellants have attached hereto as Exhibit C, a copy of the plat for the subject property, together with a list of the abutting property owners.

WHEREFORE, for the reasons stated herein, the Appellants respectfully request that their Appeal be Granted; that the Administrative Decision of the Zoning Officer be overturned; that the Modification Application be denied; and that the Zoning Board of Review grant all such other relief it may deem appropriate.

Appellants,
By Their Attorneys,
Miller Scott Holbrook & Jackson

Date: April 4, 2024

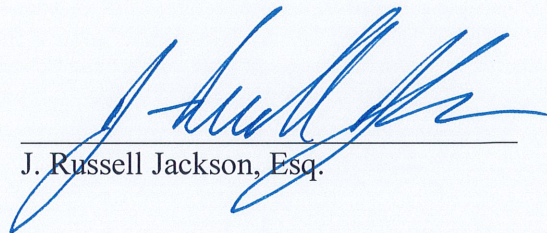


J. Russell Jackson, Esq. #5901
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Newport, RI 02840
Tel: 401-847-7500
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[jrjackon@millerscott.com](mailto:jrackon@millerscott.com)

CERTIFICATION

I hereby certify that I provided a copy of this document via electronic mail to counsel for the Appellees on this 4th Day of April, 2024.

Peter Brent Regan, Esq.
Sayer Regan & Thayer, LLP
130 Bellevue Avenue, Unit 2
Newport, RI 02840
pregan@srt-law.com



J. Russell Jackson, Esq.

STATE OF RHODE ISLAND
NEWPORT, S.C.

ZONING BOARD OF REVIEW
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IN RE: APPEAL OF WILLIAM F. VARR, III, VICTORIA A. MORRO & CHRISTINE W. SMITH, TRUSTEE, from an Administrative Decision of the Newport Zoning Officer on the Zoning Modification Application of John & Kathleen Trentos, applying to the property located at 93 Second Street, Tax Assessor's Plat 09, Lot 320.

EXHIBIT A



THE CITY OF NEWPORT, RHODE ISLAND – AMERICA'S FIRST RESORT

Department of Planning & Development

Zoning Officer Modification Decision

Application #: 2024-MOD-001
Location: 93 Second Street
Plat/Lot: Plat 09, Lot 320
Zone: R-10 Zone, Historic District Overlay
Applicant: John & Kathleen Trentos

Project Description:

App #2024-MOD-001. PETITION OF JOHN & KATHLEEN TRENTOS, applicants and owners; 93 Second Street, TAP 09, Lot 320, (R-10 zone, Historic Overlay); for Modification to the dimensional requirement for permission to construct a new single-family dwelling, establishing a lot coverage of 32.57% (31.06% allowed).

Modification(s) Requested

1. Modification under section 17.20.050 – Lot Coverage, to increase lot coverage to 32.57% where 31.06% is permitted.

Findings of Fact:

1. Petitioner submitted an application on February 21, 2024, and seeks permission to construct a new single-family dwelling on a lot containing an existing dwelling approved for demolition.
2. The existing lot is a non-conforming lot of record containing 4,470 sq. ft. of land.
3. The proposed project, with a lot coverage of 32.57% constitutes a modification of 4.87% to the literal dimensional requirement of the zoning ordinance, which falls under the 15% allowable modification limit established by Section 17.108.010 - Modifications. This modification percentage is first derived from the proportional increase in lot coverage allowance provided for substandard lots under 17.72.010.G, which establishes the allowable lot coverage on this 4,470 sq.ft. property as 31.06%.¹
4. The current use of the property is that of a single-family dwelling, and the proposed use is a single-family dwelling.
5. The development results in a new single-family dwelling, which complies with all required setbacks and height limit, and would establish a lot coverage of 32.57%.
6. The Historic District Commission approved the demolition of the exiting house on September 21, 2021, and proper extensions having been requested and approved through September 21, 2024. The proposed project has received all necessary approvals of the Historic District Commission and the Historic Preservation Planner. While this Modification petition was submitted on February 21, 2024, requisite approval of a Certificate of Appropriateness for a modification to an approved plan by the Historic Preservation Planner was not granted until March 27, 2024. Therefore, this approval has occurred within the requisite 10 days directed under State and Municipal law.
7. The modification requested was under 5%, therefore no abutter notification was required.

¹ See attached Substandard Lot Proportionality calculations for 93 Second Street, based on the surveyed lot size of 4,470 sq.ft.

Applicable Newport Standards

Modification(s) – Newport Municipal Code Chapter 17.108

17.108.010.B.1. *The modification is reasonably necessary for the full enjoyment of the permitted use;*

The Zoning Officer finds that the proposed modification is reasonably necessary for the full enjoyment of the permitted use because the proposed residence meets all zoning dimensional requirements, with the exception of a 1.51% lot coverage relief. The proposed residence, in both height and dimensions, conforms to the general characteristics of the surrounding properties. Specifically, the proposed lot coverage of 32.57% is below the average lot coverage (33%) of lots in the area that are also under 5,000 square feet. Additionally, of the two lots on either side of the subject lot, the average lot coverage is over 35%.² While an earlier iteration of this project included a storage shed in the rear yard, this shed has been removed, which necessitated the applicants adding a bulkhead to the building to access the basement for storage purposes, which added to the lot coverage on the proposed project. Measures were taken to reduce lot coverage to the greatest extent by reducing roof eave overhangs and elimination of the shed from previous plans. The proposed lot coverage of 32.57% provides the property owner with a reasonable footprint for a modern interior floorplan, as well as a modest front porch which was a specified feature for inclusion for the project to be considered compatible to the historic streetscape by the Historic District Commission.

17.108.010.B.2. *If the modification is granted, neighboring property will neither be substantially injured nor its appropriate use substantially impaired;*

The Zoning Officer finds that if the proposed modification is granted, neighboring property will neither be injured nor its appropriate use substantially impaired because the size, scale, siting, and massing of the home appears in character with the surrounding neighborhood and directly-abutting properties. The proposed new dwelling will maintain the use of this property as a single-family dwelling which is a use allowed by right and is appropriate for this site. This house is sited in a way that both complies with setbacks, but also is separated by approximately 15 feet from either of the adjacent side neighboring buildings. The lot coverage, while exceeding the literal dimensional requirement by approximately 1.5%, is below the lot coverages of either of the neighboring properties to the north or south, and would not be injurious to these neighbors in closest proximity.

17.108.010.B.3. *The modification requested does not require a variance of a flood hazard requirement, unless the building is built in accordance with applicable regulations;*

The Zoning Officer finds that the modification requested does not require a variance of a flood hazard requirement, as this property is outside of the mapped FEMA flood zones.

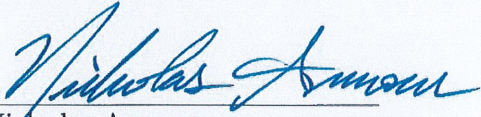
17.108.010.B.4. *The modification requested does not violate any rules or regulations with respect to freshwater or coastal wetlands.*

The Zoning Officer finds that the modification requested does not violate any rules or regulations with respect to freshwater or coastal wetlands as the property is not located in close proximity of either.

² Property comparisons provided by applicant's Appraisal Expert, James Houle, as summarized in his report, dated November 20, 2023, included as an exhibit of this Modification application.

The Modification Petition is therefore granted, having satisfied the requisite modification requirements, as listed above, subject to the following condition:

- (1) The project be started and substantially completed within twelve (12) months of the date of the recorded decision unless an extension is sought and approved prior to the expiration.



Nicholas Armour
Zoning Officer, City of Newport

3/27/2024
Date

Address
93 Second Street
 Zone
 R-10

Lot Area: **4470**
 Min. Lot Area 10000

Calculating % Deficient

$$\frac{4470 \text{ (L.S.)}}{10000 \text{ (M.L.S.)}} = 44.7\% \text{ (M.L.S. \%)}$$

$$100\% - 0.447 \text{ (M.L.S. \%)} = 55.3\% \text{ (\% Deficient)}$$

Setbacks

Front $\frac{15 \text{ (Req. FYSB)}}{44.70\% \text{ (M.L.S. \%)}} = 6.71 \text{ (New FYSB)}$

Side $\frac{10 \text{ (Req. SYSB)}}{44.7\% \text{ (M.L.S. \%)}} = 4.47 \text{ (New SYSB)}$

Rear $\frac{20 \text{ (Req. RYSB)}}{44.7\% \text{ (M.L.S. \%)}} = 8.94 \text{ (New RYSB)}$

Lot Coverage

$$20\% \text{ (Permitted L.C.)} + \left(55\% \text{ (\% Deficient)} \times 20\% \text{ (Permitted L.C.)} \right) = 31.06\% \text{ (New Lot Cov.)}$$

Legend

L.S.	Actual Lot Size of Subject Property
M.L.S.	Minimum Lot Size for the District
M.L.S. %	% of the Minimum Lot Size
% Deficient	Deficiency of the Lot Size to the Minimum Required Lot Size
FYSB	Front Yard Setback (in feet)
SYSB	Side Yard Setback (in feet)
RYSB	Rear Yard Setback (in feet)
Permitted L.C.	Permitted Lot Coverage in the District

NOTE: This ONLY applies to properties that have a lot size smaller than the minimum lot area required by the zoning district. Properties that exceed the minimum lot size follow the standards requirements

Modification Numbers		Basic	20%	Proportioned	5% Mod. Prop.	15% Mod. Prop.
Lot Coverage			31.06%	32.613%	35.72%	35.72%
Height	F	30	30	31.5	34.5	34.5
Setbacks	S	15	6.71	6.36975	5.69925	5.69925
	R	10	4.47	4.2465	3.80	3.80
		20	8.94	8.49	7.60	7.60

LAURA C SWISTAK
 CITY OF NEWPORT
 CITY CLERK
 Mar 27, 2024 01:29P
 BOOK: 3189 PAGE: 103

INST: 00151600
 BK: 3189 P6: 106

STATE OF RHODE ISLAND
NEWPORT, S.C.

ZONING BOARD OF REVIEW
CITY OF NEWPORT

IN RE: APPEAL OF WILLIAM F. VARR, III, VICTORIA A. MORRO & CHRISTINE W. SMITH, TRUSTEE, from an Administrative Decision of the Newport Zoning Officer on the Zoning Modification Application of John & Kathleen Trentos, applying to the property located at 93 Second Street, Tax Assessor's Plat 09, Lot 320.

EXHIBIT B

DOUGLAS R. MCLEAN, AICP

401-474-9514 ♦ 2 Carriage Trail, Barrington, RI 02806 ♦ dougmclean303@gmail.com

Land Use and Planning Report
Review of Modification Request For:

Proposed House Construction at
93 Second Street, Newport, RI

February 27, 2024

On Behalf of William Varr, Victoria Morro, and Christine Smith

Review of Property at AP 9, Lot 320 in Newport, RI

INTRODUCTION

This Land Use and Planning Report is submitted regarding a Modification request to construct a new house at 93 Second Street, Newport, RI. The applicant seeks permission to demolish the existing single-family dwelling on the property and construct a new single-family dwelling which will have a lot coverage of 32.57% whereas 31.06% is required based on new state law. This is a 4.87% increase in lot coverage above the standard per the new law on proportional lot dimension requirements. Since this request is within 5% of the required standards, the applicant can seek this proposal as a Modification for administrative review by Newport Zoning Officer. This report is offered in opposition to the requested Modification for consideration of the Newport Zoning Officer in this decision.

Through the course of this report, I will provide evidence to support my conclusions as it relates to the required standards of review for a Modification.

Scope of Review

The professional opinions contained in this report are based on a site visit to the property as well as a review of: 1) all submitted application materials, 2) applicable sections of the Newport Zoning Ordinance, 3) applicable sections of the Newport Comprehensive Plan, 4) mapping data from Newport's Geographic Information System (GIS) Data Portal, 5) other mapping data from available web-based resources, and 6) Tax Assessor property data from the Northeast Revaluation Group Assessor's Database for the City of Newport. Although they make up the primary source materials, the site visit and documents referenced above do not encompass the entirety of information that I have drawn upon to make my findings and conclusions.

Professional Background

I, Douglas McLean, have over 15 years of experience working as a professional planner in the State of Rhode Island. I received a Master's Degree in Planning from the University of Massachusetts in 2007. I tested for and successfully passed the American Institute of Certified Planners (AICP) exam in 2009, and I have maintained my certification to date. My professional background includes consulting work for public- and private-sector clients, as well as working as a municipal planner for the communities of North Kingstown, South Kingstown, Cranston, and Coventry. I have been accepted as a planning expert in front of multiple boards and commissions within the State of Rhode Island.

FINDINGS AND CONCLUSIONS

The standards of review for the Newport Zoning Officer to consider a Modification are as follows:

1. *The modification is reasonably necessary for the full enjoyment of the permitted use;*
2. *If the modification is granted, neighboring property will neither be substantially injured nor its appropriate use substantially impaired;*
3. *The modification requested does not require a variance of a flood hazard requirement, unless the building is built in accordance with applicable regulations;*
4. *The modification requested does not violate any rules or regulations with respect to freshwater or coastal wetlands.*

I believe these standards require a review of the surrounding neighborhood to determine if the proposed modification will injure or impair the neighboring properties.

Neighborhood Compatibility Analysis

For the purpose of this neighborhood compatibility analysis, I conducted a review of Newport Tax Assessor data for the immediate surrounding properties on Second Street and Third Street, in the blocks between Van Zandt Avenue and Battery Street. The properties selected for this analysis were based on those properties that are in closest proximity to the subject property, as defined by the surrounding block, with the exclusion of the “Harbor House” and “Pointe Place” properties since they are different types of developments and are not comparable for review of issues such as lot coverage or setbacks. See Figure 1 on page 3 of this report for a map of all properties included in this neighborhood compatibility review.

The primary quantitative findings of my neighborhood compatibility analysis are as follows:

- The average lot coverage for all structures, including both primary and accessory structures, in the surrounding neighborhood is **29.9%**. The applicant is seeking a total lot coverage of **32.57%**. Therefore, the applicant is seeking a total lot coverage that is **8.9% larger than the average lot coverage** of all properties in the neighborhood.
- The average lot size in the surrounding neighborhood is **4,369 SF**. The applicant’s property is **4,470 SF**. Therefore, the applicant’s property is **slightly larger than the average lot size** in the neighborhood.

In addition to the above analysis, I have conducted a review of new house applications that have been approved throughout “The Point” neighborhood since 1977 to this year. This analysis was done to understand how the proposed new house at 93 Second Street compares to other approved new houses in this broad area of the City since the adoption of Newport’s Zoning Ordinance. This second analysis is focused on a larger area, but targeting the sub-set of houses that are NOT considered pre-existing nonconforming structures and would therefore would be subject to modern development standards and the need to seek zoning relief. See Figure 3 on page 5 for tabular data in support of these findings.

- There were 16 new house approvals reviewed in “The Point” between 1977 to 2023.
- The average lot coverage of these 16 new house approvals, including both primary and accessory structures, is **25.3%**. As stated above, the applicant is seeking **32.57%**. Therefore, the applicant is seeking a total lot coverage percentage that is **28.7% greater than new house approvals** in “The Point” neighborhood since 1977.

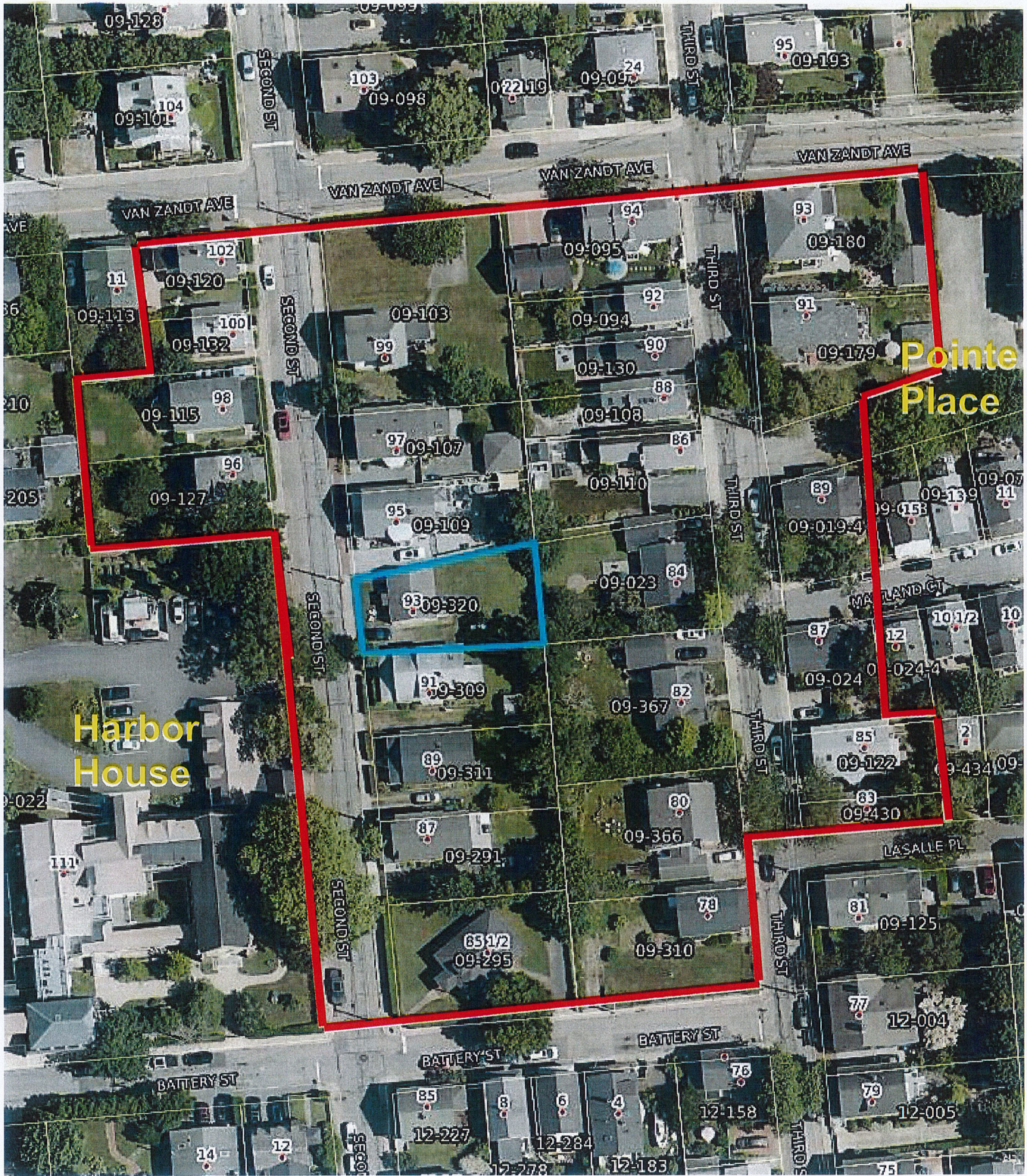


Figure 1: Properties included in neighborhood compatibility analysis for surrounding block.

Address	Year built	Lot Size	Primary Dwelling Lot Coverage	Accessory Structure Footprint	Accessory Structure Lot Coverage	TOTAL Structures Lot Coverage
93 Second St nov	1939	4,470	15			15
85 1/2 Second	1935	6,519	17.2	216	3.3	20.5
87 Second ST	1920	4,376	18.3	594	13.6	31.9
89 Second ST	1931	4,379	25.8			25.8
91 Second ST	1930	4,379	32.6	140	3.2	35.8
95 Second ST	1892	3,900	30.2	400	10.3	40.5
97 Second ST	1910	4,125	27.8	432	10.5	38.3
99 Second ST	1920	9,680	11			11
96 Second ST	1915	4,000	21.7	140	3.5	25.2
98 Second ST	1903	5,000	21.5	218	4.3	25.8
100 Second ST	1900	1,800	32.4			32.4
102 Second ST	1900	2,400	36.6			36.6
78 Third ST	1933	5,940	15.5			15.5
80 Third ST	1940	6,076	20.1	240	3.9	24
82 Third ST	1947	7,313	11.3	240	3.3	14.6
84 Third ST	1940	5,616	15.2	210	3.7	18.9
86 Third ST	1920	4,420	21.1	132	3	24.1
88 Third ST	1900	2,425	40.6			40.6
90 Third ST	1920	2,412	43.8			43.8
92 Third ST	1940	2,413	32.4			32.4
94 Third ST	1920	4,825	24.8	184	3.8	28.6
93 Third ST	1910	6,000	17.7	380	6.3	28
91 Third ST	1915	5,665	25.1	400	7.1	32.2
89 Third ST	1910	3,000	36.4			36.4
87 Third ST	1875	2,849	31			31
85 Third ST	1900	2,783	42			42
83 Third ST	1900	1,278	46.3			46.3
Neighborhood Average		4,369	26.8%	151	3.1%	29.9%

Figure 2: Data from Newport Tax Assessor records Northeast Revaluation Group for properties included in neighborhood block analysis as shown on Figure 1.

Address	Year Built	TOTAL Structures Footprint	Lot Size	TOTAL Structures Lot Coverage
24 Second ST	2017	452	2,100	21.5
45 Second ST	1994	712	1,550	45.9
55 Second ST	2006	860	3,822	22.5
74 Second ST	2019	2,308	11,492	20.1
49 3/4 Third ST	1999	840	7,062	11.9
119 Washington ST	2017	1,617	4,625	35
100 Washington ST *	1987	2,648	12,007	22
102 Washington ST *	1987	1,614	13,722	11.8
11 Pine ST	1977	2,047	10,000	20.5
108 Washington ST	2007	3,588	7,889	45.5
21 Cherry ST	2006	2,274	10,769	21.1
19 Chestnut ST	1977	1,680	10,034	17
7 Guerne CT	1995	748	4,624	16.1
11 Guerne CT	1990	2,309	6,535	35.3
28 Elm ST	1993	610	2,400	25.4
32 Elm ST	2000	1,195	3,677	32.5
New House Approval Average				25.30%

Figure 3: Data from Newport Tax Assessor records via Northeast Revaluation Group for new house approvals in "The Point" neighborhood since 1977.

CONCLUSIONS ON NEIGHBORHOOD COMPATIBILITY ANALYSIS:

It is my professional opinion that the proposed new house application at 93 Second Street is **not compatible** with the surrounding neighborhood, as defined by Figure 1 in this report. This conclusion is based on the above quantitative analysis, specifically that the proposal development is 8.9% larger than the average of the surrounding neighborhood. The applicant's lot size is slightly larger than the surrounding neighborhood, so there is not a valid argument that the property's small lot size justifies a larger lot coverage percentage. As a separate quantitative analysis, the proposed new house is **not compatible** with other new house approvals in "The Point" neighborhood at large. This conclusion is based on the above analysis, specifically that the proposed development is 28.7% larger than new house approvals in "The Point" since 1977.

FINAL STATEMENT

It is my professional opinion that the proposal has **not** met the required standards for approving a modification at 93 Second Street.

This report has concluded that the the proposal development is 8.9% larger than the average of the immediate surrounding neighborhood. This is a notable increase in size above the neighborhood average, and therefore the proposed house is not compatible with the surrounding neighborhood. As a separate quantitative analysis, the proposed new house is 28.7% larger than new house approvals given in "The Point" neighborhood since 1977.

The applicant has not demonstrated that constructing a new house that is 8.9% larger than the surrounding houses will not injure or impair the surrounding properties. In the small lots that are typically found in this neighborhood, an increase of 8.9% is something that can have an impact on the massing and appearance of the development in prominent ways. Additionally, the applicant has not demonstrated that this proposed increase in lot coverage percentage is reasonably necessary for the full enjoyment of the permitted use. It is my opinion that there are not unique constraints to developing this lot, and the full enjoyment of the property can be achieved without any modification.

Respectfully,

Doug McLean, AICP

STATE OF RHODE ISLAND
NEWPORT, S.C.

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EXHIBIT C

09-019-4
ALFIERI THOMAS &
ALFIERI JOANNE
111 CICCIO RD
SOUTHINGTON, CT 06489

09-022
HARBOR HOUSE OWNER LLC
50 WASHINGTON SQ
NEWPORT, RI 02840

09-023
HICKS GEORGE B &
SHEETS KATHY M
84 THIRD ST
Newport, RI 02840

09-024
DRAGON ALBERT L-TRUSTEE &
CRISOSTOMO MIRTHA-TRUSTEE
87 THIRD ST
NEWPORT, RI 02840

09-024-4
SMITH JULIET H
12 MAITLAND CT
Newport, RI 02840

09-093
RANDOLPH AND ELKE BROWNING REV
TRUST
BROWNING ELKE G-COTRUSTEE 2562 PLAYERS CT
WELLINGTON, FL 33414

09-094
STOCKER CRAIG ALLAN JR
92 THIRD ST
NEWPORT, RI 02840

09-095
FRONGILLO THOMAS C &
FRONGILLO MARGARITA
224 HINKLEY RD
MILTON, MA 02186

09-103
ISLAND ASSOCIATES INC
1015 AQUIDNECK AVE
MIDDLETOWN, RI 02842

09-107
BARDORF DIANA MIGNATTI
18 CHESTNUT ST
NEWPORT, RI 02840

09-108
WEAVER KURT MICHAEL
14 GORDON DR
EASTON, PA 18045

09-109
VARR WILLIAM F III & MORRO VICTORIA A
95 SECOND ST
Newport, RI 02840

09-110
MORGAN ELIZABETH A &
CANNING ROBB J
4 AVERY WAY
SIMSBURY, CT 06070

09-113
KIRSCH MASON
322 RUNNYMEDE RD
ESSEX FELLS, NJ 07021

09-115
SPOHN JOHN C &
SPOHN, GAMSE JILL
209 UNIVERSITY AVE
PROVIDENCE, RI 02906

09-120
NORTON HUNTER &
NORTON ANNETTE
8 APPLGATE LN
MONROE, CT 06468

09-122
RICHARD ALLEN KARLOVICH LIV TR
DONNA LEE KARLOVICH LIV TR
85 THIRD ST
Newport, RI 02840

09-125
DORFMAN AVRAM G
81 THIRD ST #2
NEWPORT, RI 02840

09-127
FERRARO ANNE M
96 SECOND ST
NEWPORT, RI 02840

09-130
REINHARDT MATTHEW P &
REINHARDT JULIA NOELLE
90 THIRD ST
NEWPORT, RI 02840

09-132
WRYE WALTER CLARK IV
PO BOX 577
LINCOLN, NH 03251

09-179
HYMAN KEVIN
TAGLIABUE MARK
91 THIRD ST
Newport, RI 02840

09-180
GLEESON BERNADETTE A TRUST
GLEESON BERNADETTE A-TRUSTEE
23 DOVER CIR
FRANKLIN, MA 02038

09-186
BARTLETT BRUCE T
MIRIAM J
9 BAYSIDE AVE
NEWPORT, RI 02840

09-205
HOPKINS SIMON DOROTHY A
1 BAYSIDE AVE
NEWPORT, RI 02840

09-210
PLEASANT PROPERTIES LLC
1 BAYSIDE AVE
NEWPORT, RI 02840

09-291
KEOUGH MAUREEN B
87 SECOND ST
NEWPORT, RI 02840

09-295
SAUNDERS ROBERT A
DEBRA A
85 1/2 SECOND ST
NEWPORT, RI 02840

09-309
CHRISTINE W SMITH TRUST 2019
SMITH CHRISTINE W -TRUSTEE
91 SECOND ST
NEWPORT, RI 02840

09-310
FRAIOLI ALEXANDER VINCENT
78 THIRD ST
Newport, RI 02840

09-311
WAUGH JILLIAN BERMENDER
89 SECOND ST
NEWPORT, RI 02840

09-366
PRESTON MARK W
MELANIE A
80 THIRD ST
NEWPORT, RI 02840

09-367
ZAMMER KENNETH
82 THIRD ST
NEWPORT, RI 02840

09-430
DRISCOLL PATRICK S
251 FERN RIDGE
LANDENBERG, PA 19350

09-402
DELAMERE STEPHEN J &
DELAMERE TARA M
8 WINNECUNNET WAY
S EASTON, MA 02375

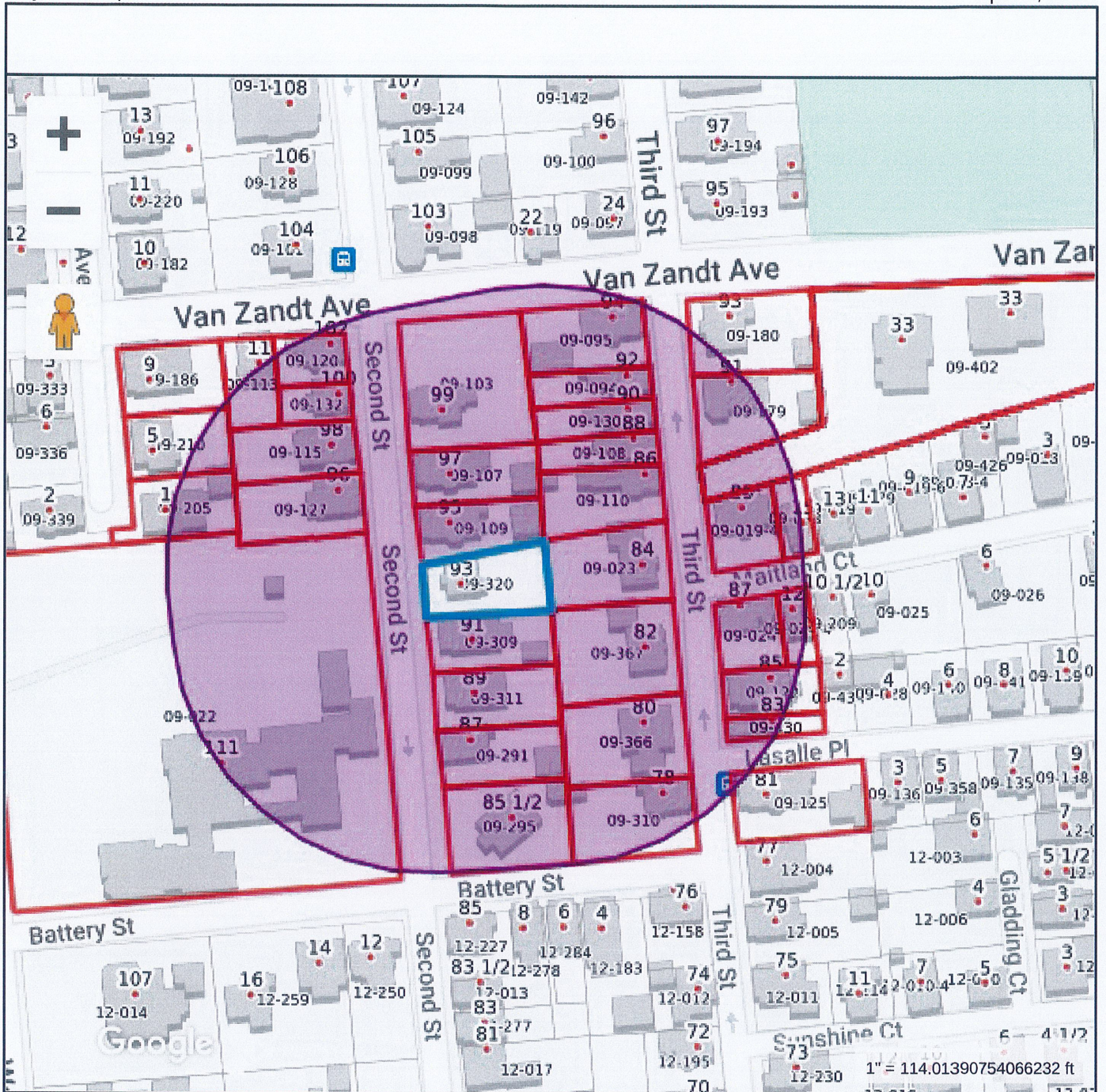
09-402
NOVICK ALYSON F FKA ALYSON F ROGERS &
NOVICK, ROBERT R
278 RESERVOIR RD
MIDDLETOWN, RI 02842

09-402
DALY LISA L
33 VAN ZANDT AVE UNIT 3 POINTE PLACE CONDO
NEWPORT, RI 02840


09-402
SHAY EDWARD J
33 VAN ZANDT AVE 4
NEWPORT, RI 02840

09-402
PUGLIESE MICHAEL
FLYNN JENNIFER
33 VAN ZANDT AVE, Unit 5
Newport, RI 02840

09-402
VANDERVEER SARAH A
33 VAN ZANDT AVE UNIT 6
NEWPORT, RI 02840



Property Information	
ID	09-320
Location	93 SECOND ST
Owner	


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