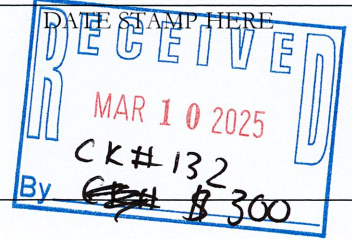




# Newport Zoning Application

ZBR 2025 - APR - 007

(This box for staff use only)



Date: MARCH 10 / 2025

## 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: 30 Franklin

Tax Assessor's Plat: 27 Lot: 052 Zoning District: GB

☐ Special Use Permit (Non-Conforming Alteration)

☒ Regulatory (Dimensional) Variance

☐ Special Use Permit (New Use)

☐ Use Variance

☐ Modification

Property Owner: GABRIEL & VIVIANA ROYO (VIGA LLC)

Mailing Address: 28 PROSPECT HILL ST. / NEWPORT / RI / 02840

Email Address: VIVIANA ROYO.VR@GMAIL.COM

Phone Number: 508-308-4237 / 508-981-8192

How long have you been the owner of the above premise? 2020

Legally Authorized Representative \*if applicable: \_\_\_\_\_

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

Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Lessee: \_\_\_\_\_

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

Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_





# Newport Zoning Application

## Property Characteristics

Dimensions of lot-frontage:        ft. Lot Area: 2,797 sq. ft.

Are there buildings on the premises at present? YES

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

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

## Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	<u>2,797</u>	<u>5,000</u>	<u>N/C</u>
Coverage Area (sq. ft.)	<u>      </u>	<u>      </u>	<u>      </u>
Lot Coverage (%)	<u>      </u>	<u>      </u>	<u>      </u>
Dwelling Units	<u>2</u>		<u>1</u>
Parking (# of spaces)	<u>2</u>	<u>5</u>	<u>4 (with reduced dimensions)</u>
Front Setback (ft.)	<u>      </u>	<u>      </u>	<u>      </u>
Side Setbacks (ft.)	<u>      </u>	<u>      </u>	<u>      </u>
Rear Setback (ft.)	<u>      </u>	<u>      </u>	<u>      </u>
Height (ft.)	<u>      </u>	<u>      </u>	<u>      </u>





# Newport Zoning Application

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

Present use of Premise: 2 dwellings

Proposed use of Premise: 1 dwelling + 1 Guest House

## Summary of Proposed Alterations

Converting one 3-bedroom dwelling to a 3-bedroom Guest House.

Technically, only 2 legal parking spaces exist (which conforms to the existing requirement). The conversion requires 5 spaces (1 for dwelling, one per bedroom, and one for the manager).

The property has been shown to be able to fit four spaces, but they do not all meet the 9' x 18' dimension. We are asking for relief from the dimensional standard of a parking space, and to not provide the on-site manager space. We are local Newport owners who have resident parking stickers.

Lastly, we ask for relief from the standard that requires a drive-aisle to not back out into the right-of-way.





# 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)*

See previous page.





# 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.

Handwritten signature of the applicant in blue ink.

Applicant Signature

Handwritten date "MARCH 10/2025" in blue ink.

Date

Handwritten signature of the owner in blue ink.

Owner Signature

Handwritten date "MARCH 10/2025" in blue ink.

Date





# Newport Zoning Application Submittal Requirements

ZBR 2025 - APR - 007

☐ Special Use Permit (new)

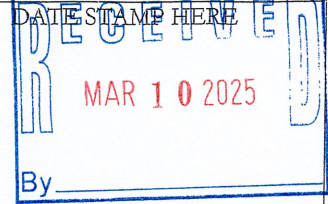
☒ Variance

☐ Special Use Permit (modification)

☐ Modification

*(This box for staff use only)*

DATE/STAMP HERE



## 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 checked="" 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       |   |



PROSPECT HILL STREET

17'-0"

55'-0"

12'-10"

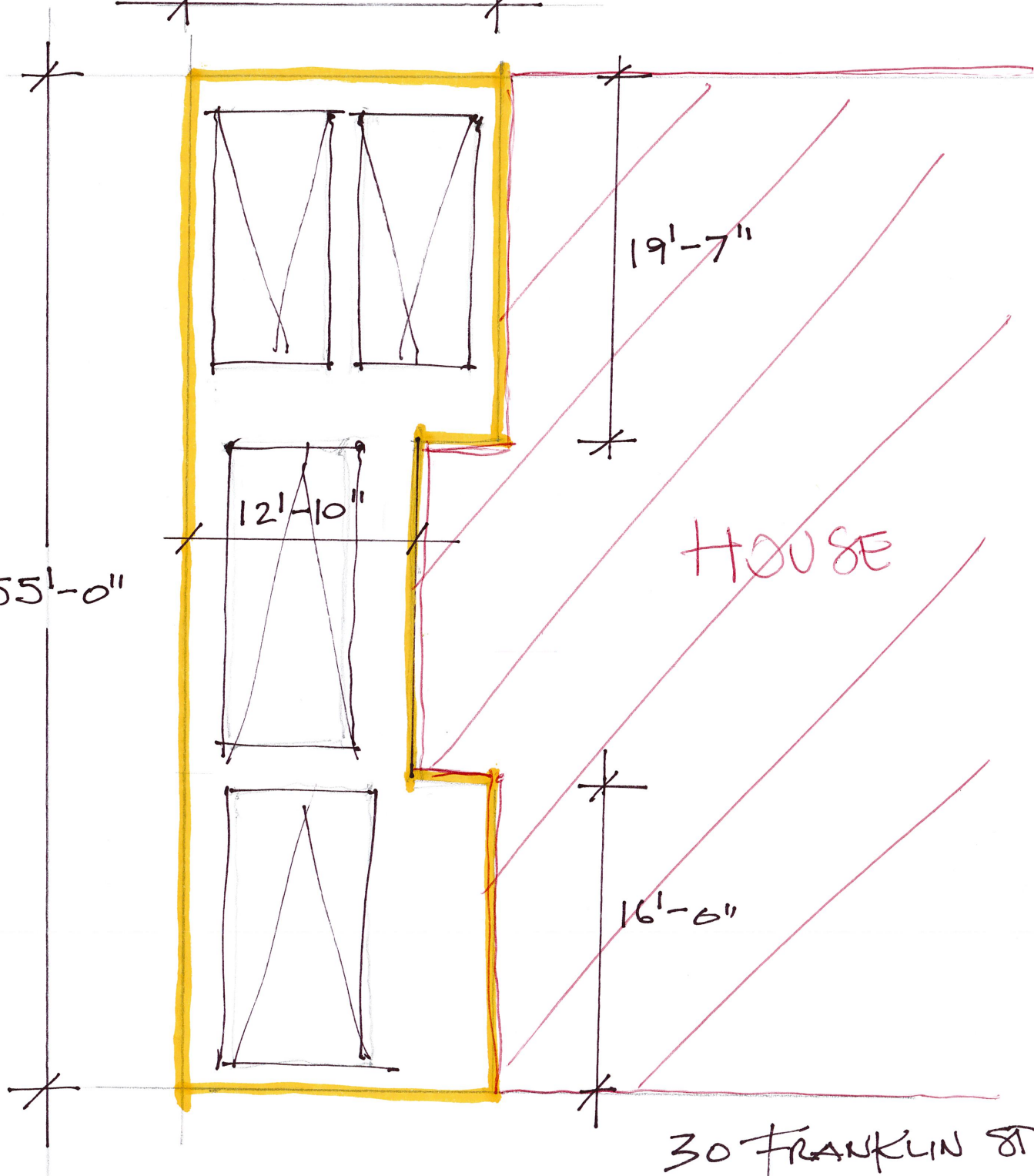
19'-7"

16'-6"

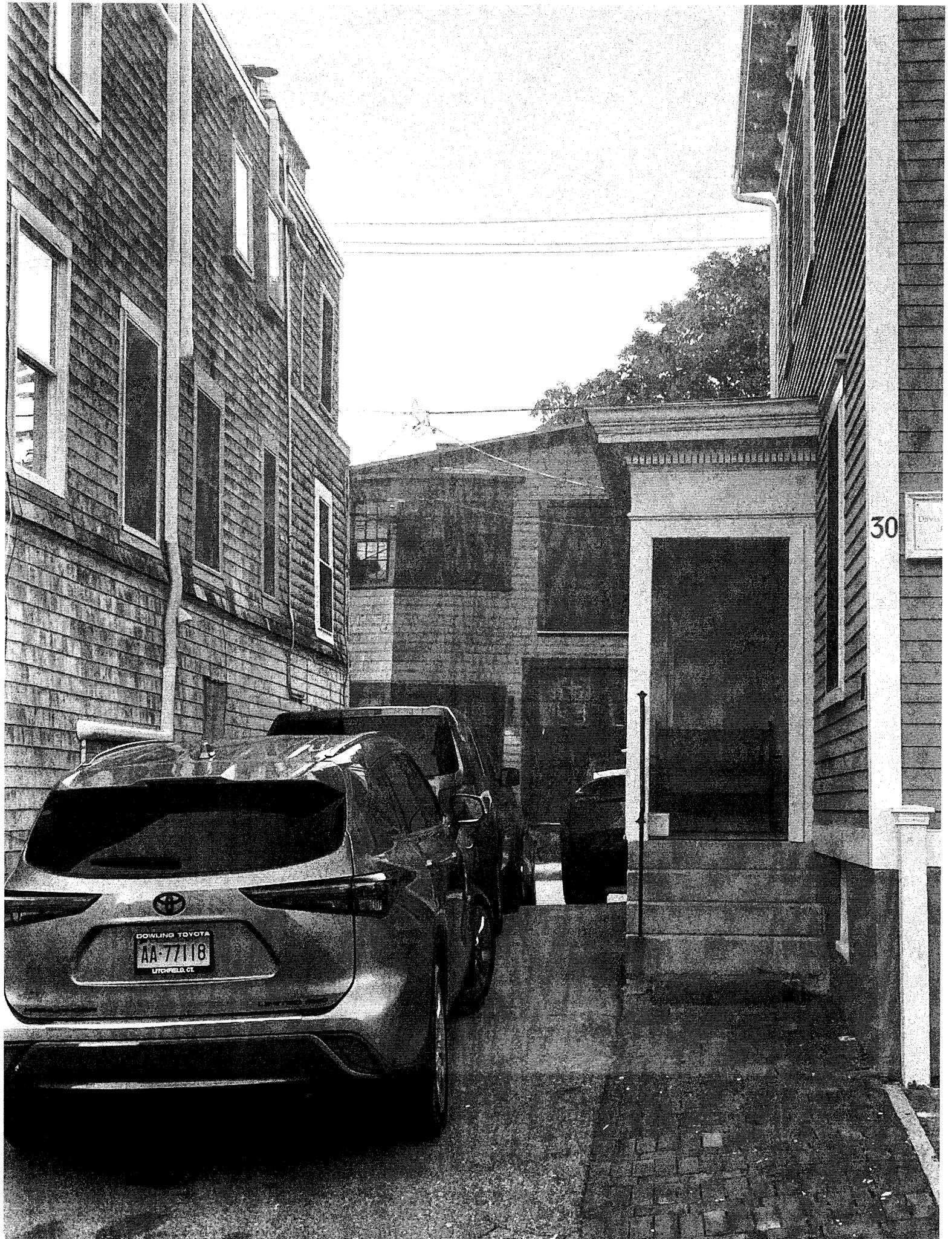
HOUSE

30 FRANKLIN ST

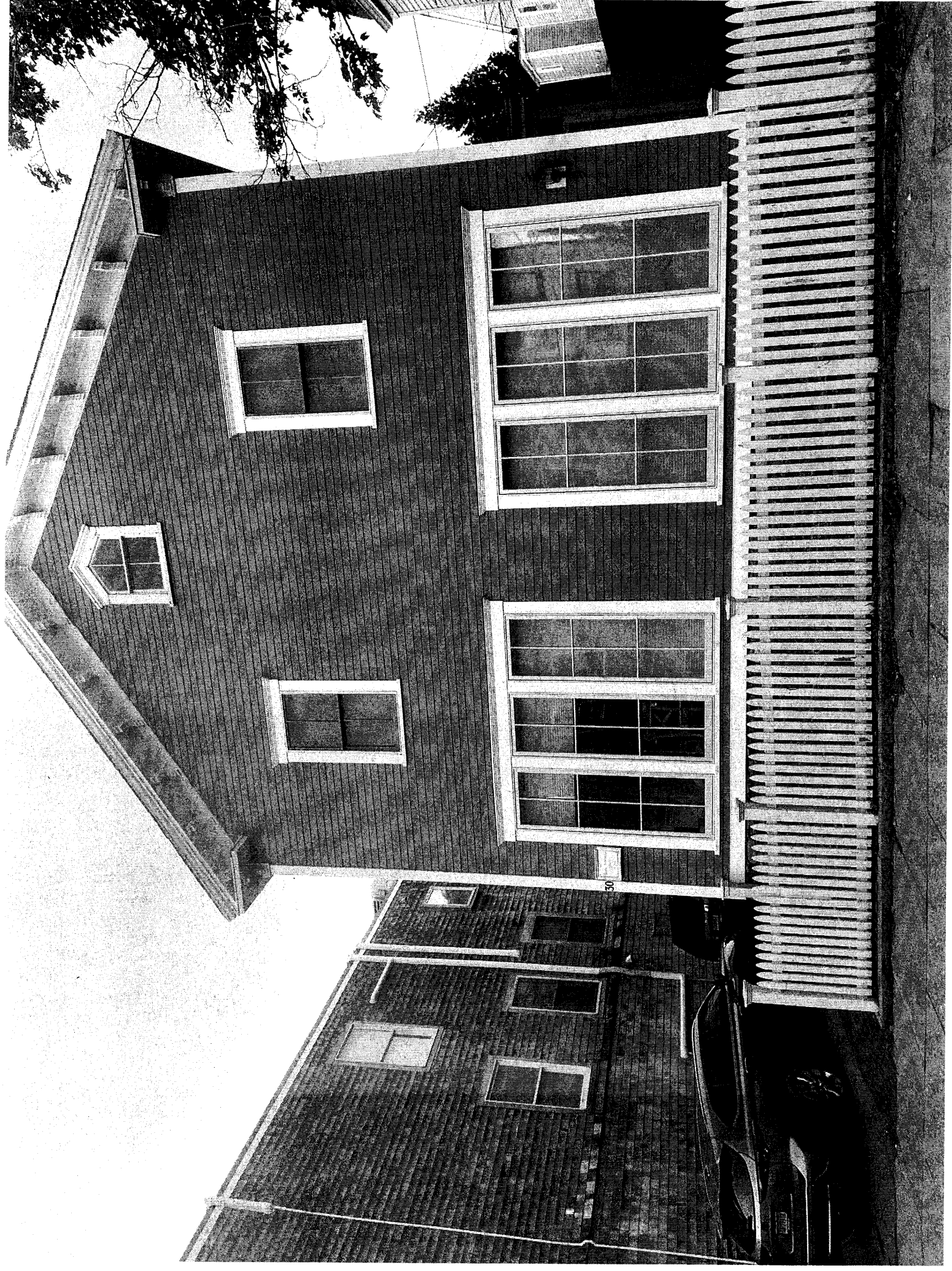
FRANKLIN STREET



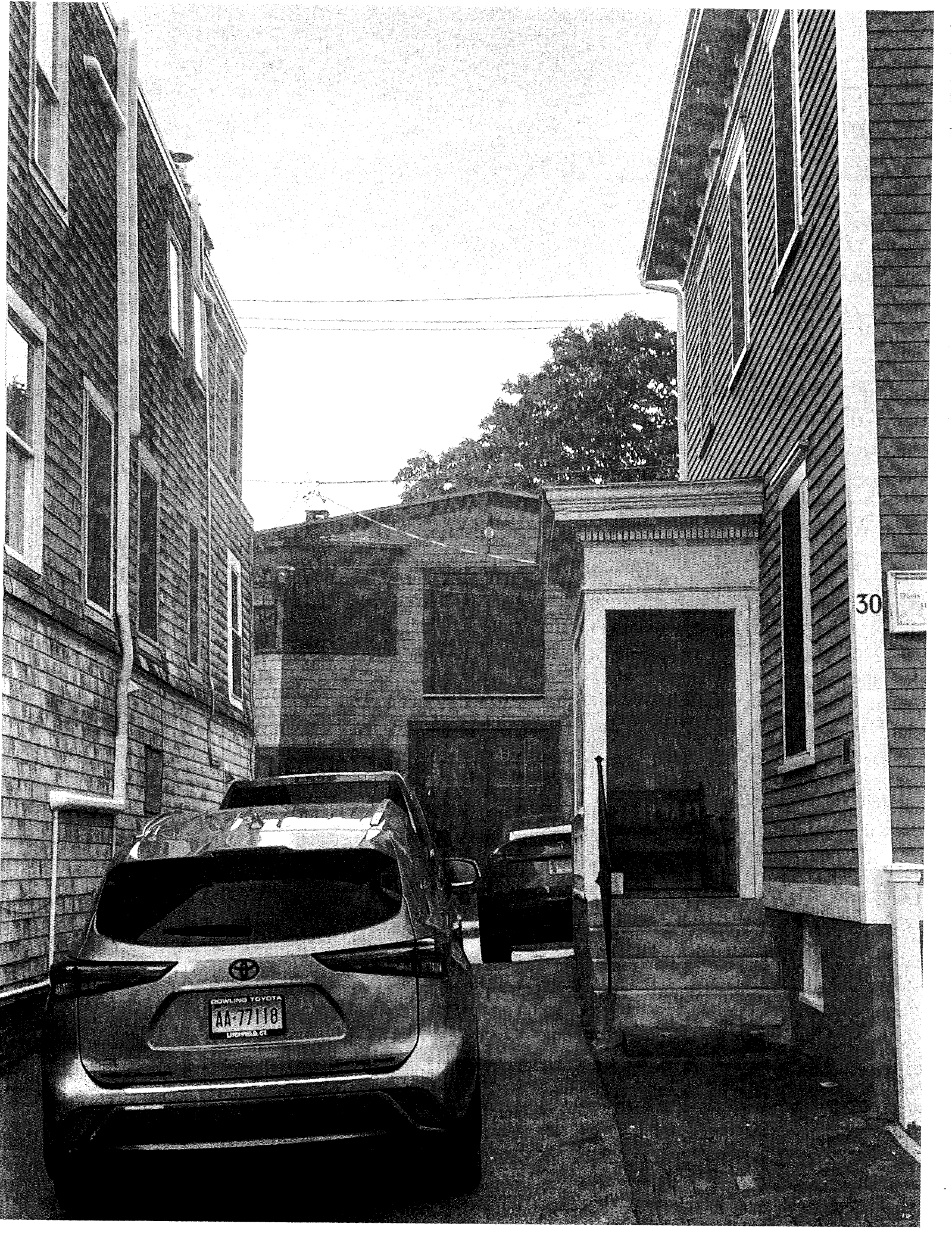












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EDMUND TOYOTA  
AA-77118  
LITCHFIELD, CT



