

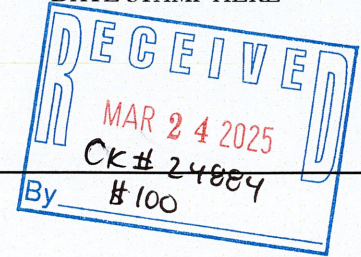


Newport Zoning Application

ZBR 2025 - MAY - 005

(This box for staff use only)

DATE STAMP HERE



Date: March 20, 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: 13 Goodwin Street

Tax Assessor's Plat: 35 Lot: 240 Zoning District: WB

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

Property Owner: BRIGGS KEITH A & BRIGGS MICHELLE L

Mailing Address: 65 Wedgemere Avenue, Winchester, MA 01890

Email Address: briggs.keith12@gmail.com

Phone Number: 781.718.9128 (Keith) & 203.209.5334 (Michelle)

How long have you been the owner of the above premise? September 6, 2020

Legally Authorized Representative *if applicable: Michael Monti, Esq.

Mailing Address: 130 Bellevue Avenue, Newport, RI 02840

Email Address: mmonti@srt-law.com Phone Number: 401.849.3040 x229

Lessee: _____

Mailing Address: _____

Email Address: _____ Phone Number: _____



Newport Zoning Application

Property Characteristics

Dimensions of lot-frontage: _____ ft. Lot Area: _____ sq. ft.

Are there buildings on the premises at present? _____

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.)			
Coverage Area (sq. ft.)			
Lot Coverage (%)			
Dwelling Units			
Parking (# of spaces)			
Front Setback (ft.)			
Side Setbacks (ft.)			
Rear Setback (ft.)			
Height (ft.)			

* Existing square footage is an estimate, on survey was performed

** Maximum allowable lot coverage is based on proportionality rules

*** Allowable setbacks is based on proportionality rules



Newport Zoning Application

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

Present use of Premise: Single Family Residence

Proposed use of Premise: Single Family Residence/ Guest House

Summary of Proposed Alterations

The property is a three-bedroom dwelling unit located in the waterfront business district. The purpose of this application is to allow for the short term renting of all three bedrooms. Presently, the owner is already authorized and permitted to rent two of the bedrooms on a short term basis. However, in order to gain permission to rent all three bedrooms, a one parking spot variance is required.



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)



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.

Keith and Michelle Briggs,
By their Attorney:

/s/ Michael Monti

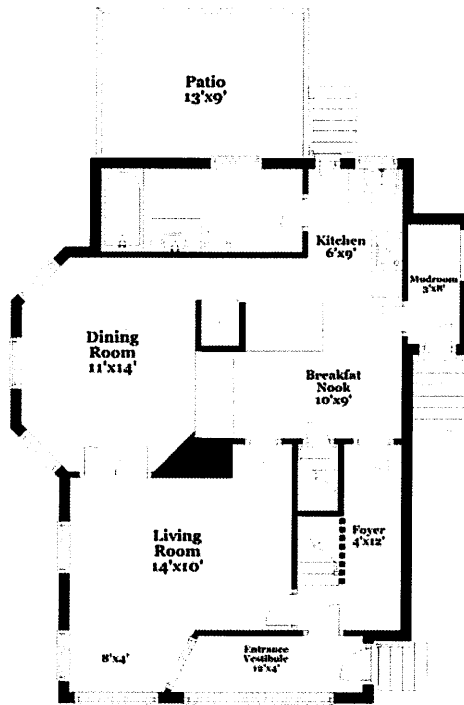
Applicant Signature

3/24/2025

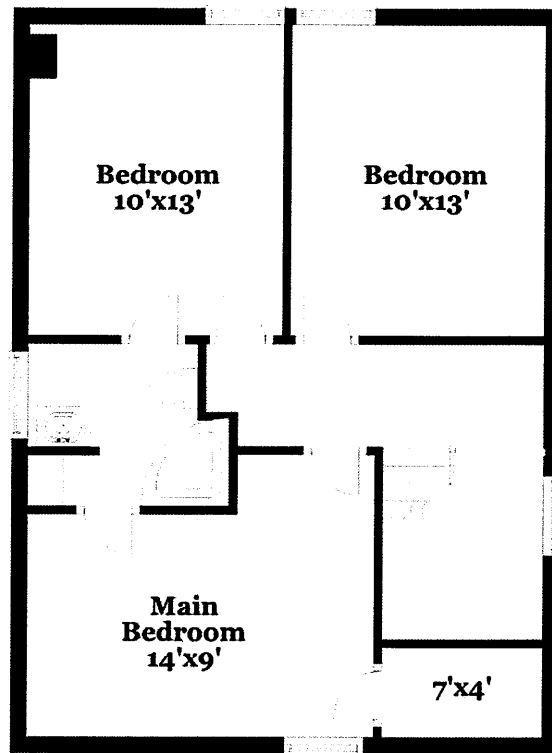
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Owner Signature

Date



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Newport

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

Parcel: 35-240 Location: 13 GOODWIN ST Owner: BRIGGS KEITH A & BRIGGS MICHELLE L
Account: 6407 User Acct: R06851 LUC: 01 - Single Fam Zoning: WB

Parcel Values

Total: \$865,600 Land: \$426,200 Land Area: 2,079 SF Building: \$439,400 Assessed: \$865,600

Sales Information

Book and Page	Instrument Type	Date	Price	Grantor
2921-305	Warranty	09/06/2020	\$651,050	TUNNAH CHRISTOPHER
2718-138		12/22/2017	\$0	TUNNAH CHRISTOPHER

Building Type: Conventional Year Built: 1901 Grade: C+ Condition: GD
Heat Fuel: Oil Heat Type: Hot Water % Air Conditioned: 100.00 Fireplaces: 0
Exterior Wall: Wood Shingle Bsmnt Garage: 0 Roof Cover: Asph/F GlS/C # of Units: 1
of Rooms: 6 # of Bedrooms: 3 Full Bath: 1 1/2 Baths: 1

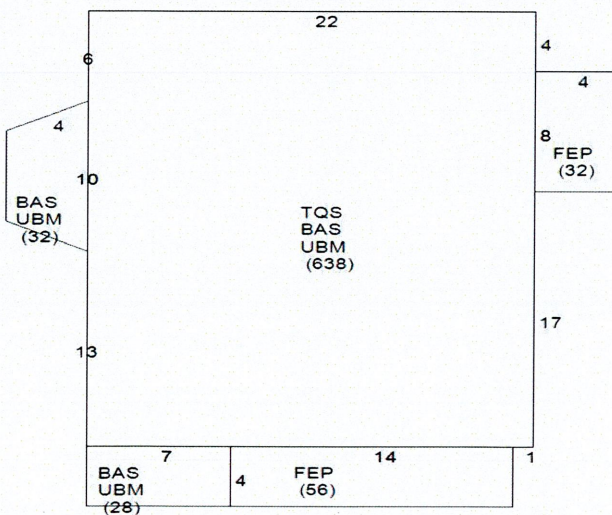
Yard Item(s)

Description	Quantity	Size	Year	Condition	Quality	Value
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Building Areas

Area	Net Area	Finished Area
Basement, Unfinished	698 SF	0 SF
Deck, Wood	112 SF	0 SF
First Floor	698 SF	698 SF
Porch, Enclosed, Finished	88 SF	0 SF
Three Quarter Story	510.4 SF	510.4 SF

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



Unsketched Subareas:
WDK (112)









In- House Guest Parking Pass

Valid from 11/1/25 until check-out on 11/1/26
Guest Name: 13 Goosin
Vehicle Make: _____ Plate No. _____

Please show this pass on your dashboard and have visible at all times when parked at Wellington.
Your vehicle WILL BE TOWED if this parking pass expired or is not visible or if vehicle is in violation of any
Wellington rules and regulations. Do not park large vehicles under the buildings. Wellington Condominium
Association members and staff members are not responsible for any vehicle loss or any loss of contents.

August 2009



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