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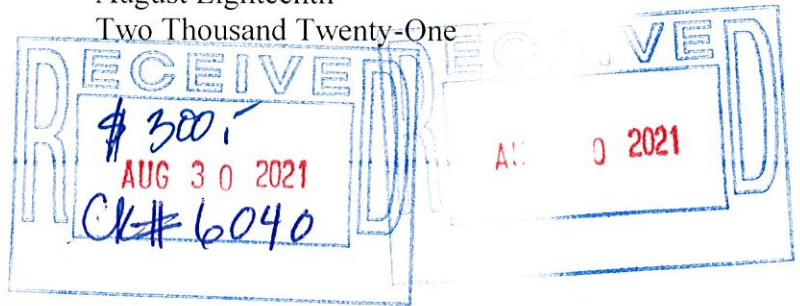
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CORNELIUS C. MOORE
1916 - 1970
SALVATORE L. VIRGADAMO
1940 - 1986
JEREMIAH C. LYNCH, JR.
1957 - 1987

2/2 Oct - 7

August Eighteenth
Two Thousand Twenty-One



Newport Zoning Board of Review
c/o Guy Weston
43 Broadway
Newport, RI 02840

Re: 195-197 Broadway, Plat 19, Lot 6

Dear Members of the Zoning Board:

Please be advised that this office represents Old Fashion Realty, LLC., of 144 Wayland Avenue, Providence, Rhode Island 02906, applicant and owner of the above-described real estate. The subject property is located in the R-10 zoning district. The lot is irregularly shaped with frontage on Broadway and Rhode Island Avenue. The lot contains 12,962 square feet of land. There is a two (2) story building on the site with a footprint of 3,040 feet. The lot has twenty-two (22) non-conforming off street parking spaces.

The subject property was once the Broadway Station Post Office. The second floor of the premises is currently used as professional offices. The first floor was formerly used as a yoga studio/personal fitness center. The professional office use was permitted by a prior use variance. The yoga/personal fitness center was approved by special use permit as a school of limited instruction.

The yoga studio is no longer operating on the site. The owner intends to lease the first floor to a hair salon/barber shop business. The proposed use is not permitted by right or by special use permit in the R-10 District. The change in use requires a use variance.

The proposed use variance will not require any dimensional or parking relief. The professional office on the second floor requires nine (9) parking spaces. The proposed use (retail establishments) requires eleven (11) parking spaces.

On behalf of the applicant and owner, we are requesting that this Honorable Board grant a use variance permitting the operation of a hair salon/barber shop business in the first floor of the subject premises.

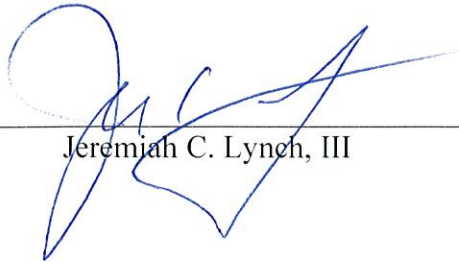
I am enclosing a check in the amount of \$300.00 in payment of the filing fee.

Please contact me if you have any questions.

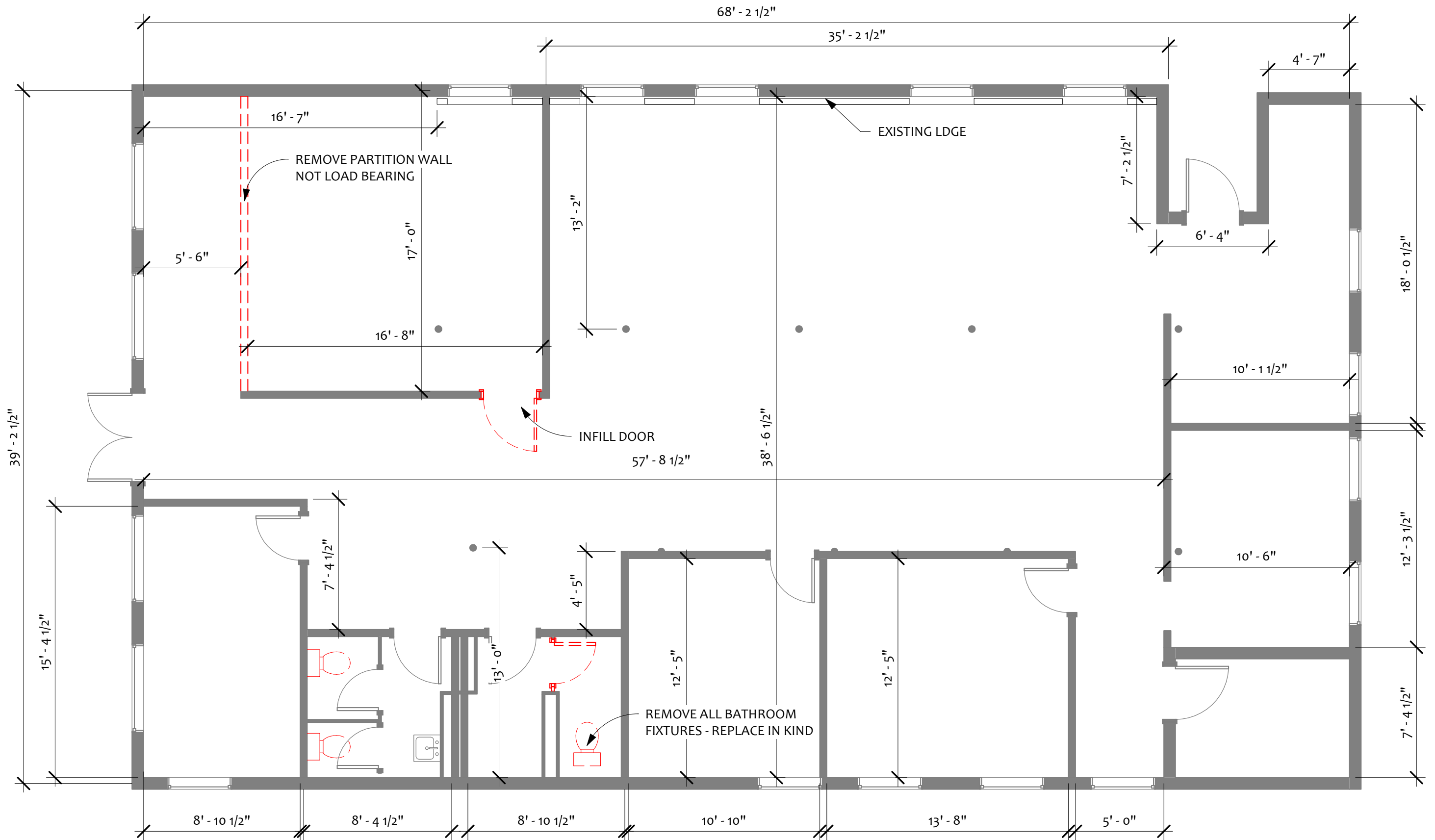
With best wishes, I am

Sincerely yours,

MOORE, VIRGADAMO & LYNCH, LTD.

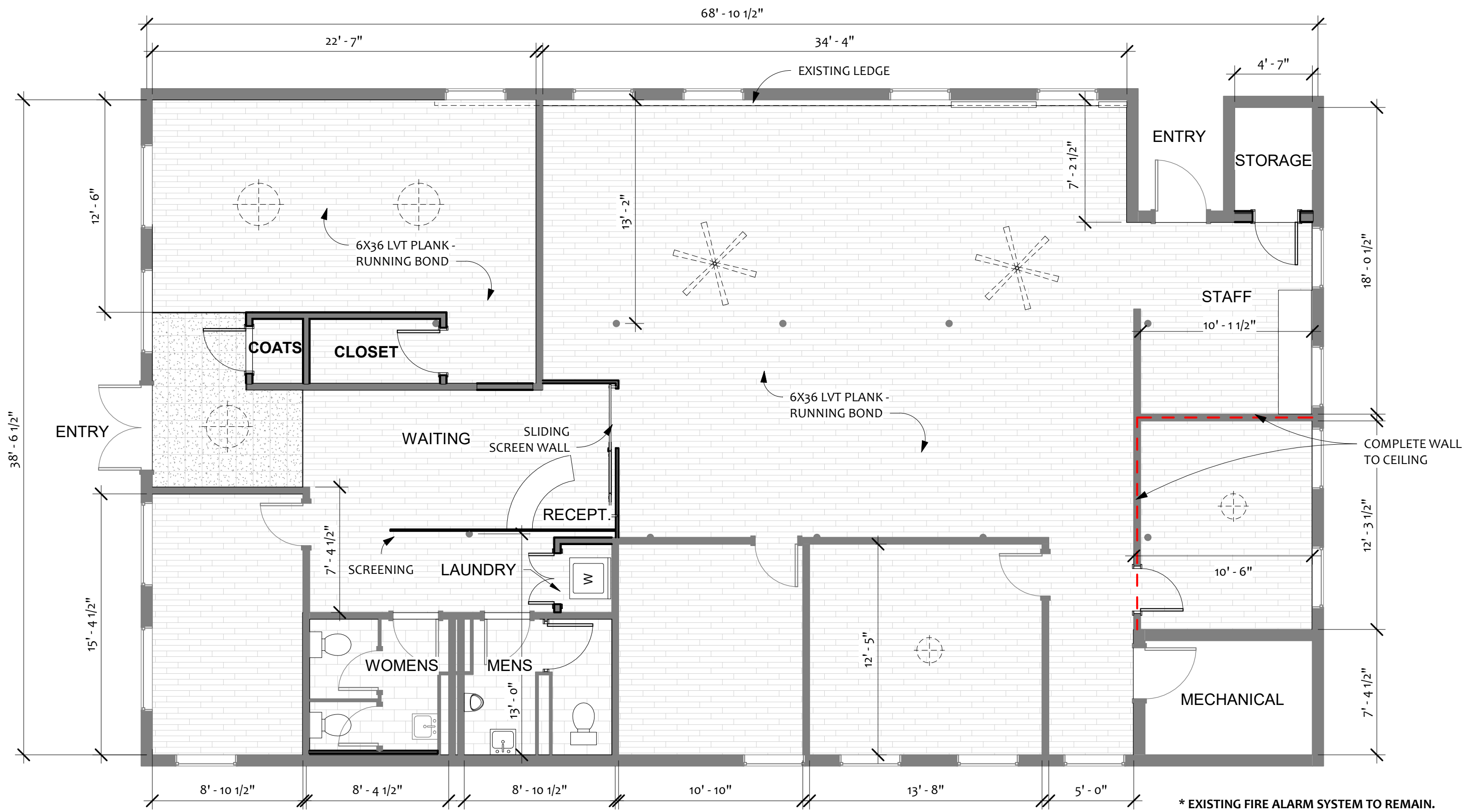
By  _____
Jeremiah C. Lynch, III

JCL
Enclosure



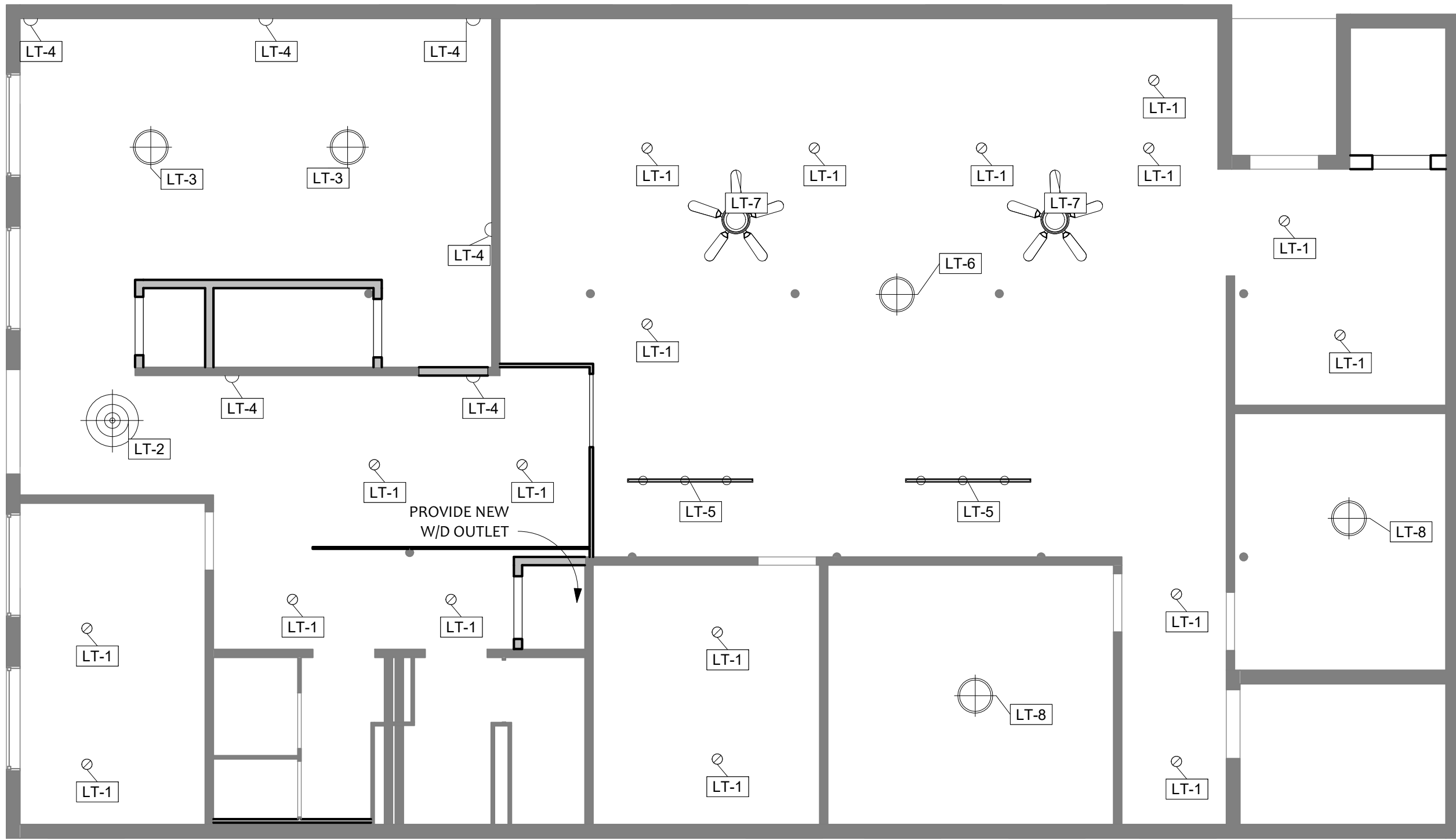
1 EXISTING/DEMO FIRST FLOOR PLAN
 3/16" = 1'-0"





1 PROPOSED FIRST FLOOR PLAN
3/16" = 1'-0"





LIGHTING FIXTURE SCHEDULE		
Type Mark	Description	Co unt
LT-1	SURFACE RECESSED	18
LT-2	ENTRY PENDANT	1
LT-3	DECORATIVE PENDANT	2
LT-4	WALL SCNCE	6
LT-5	TRACK LIGHT	2
LT-6	DECORATIVE PENDANT	1
LT-7	CEILING FAN	2
LT-8	TREATMENT PENDANT	2

* EXISTING FIRE ALARM SYSTEM TO REMAIN.

1 PROPOSED 1ST FLOOR RCP
3/16" = 1'-0"