



# Newport Zoning Application

ZBR 2024 - JUL - 005

(This box for staff use only)



Date: 5/29/24

### 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: 221-225 Spring St. Newport, RI Unit ~~1~~ 6  
Tax Assessor's Plat: 27 Lot: 054 Zoning District: GB.

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

**Property Owner:** Chris & Kathy Vieira  
 Mailing Address: 24 Somerset Drive Andover, Ma 01810  
 Email Address: KCVieira@comcast.net  
 Phone Number: (781) 856-0356  
 How long have you been the owner of the above premise? 5 years

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

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

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

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

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

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



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## 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
<input checked="" type="checkbox"/> Lot Size (sq. ft.)			
Coverage Area (sq. ft.)			
Lot Coverage (%)			
Dwelling Units	1		
Parking (# of spaces)	0	3 (for this unit)	0
Front Setback (ft.)			
Side Setbacks (ft.)			
Rear Setback (ft.)			
Height (ft.)			





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

Present use of Premise: Personal Use

Proposed use of Premise: personal use and short-term rental

## Summary of Proposed Alterations

We request a parking variance to waive 2 additional parking spaces. The nine unit building our condo is located in only has one parking space which does ~~not~~ belong to us.



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## 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 building which our condo is located exists of five commercial units and four residential units with only one parking spot for all. This parking spot is deeded to another owner in the building.

We would like to rent our unit out occasionally and require more parking. However, we plan to request ~~a~~ that any guests only bring one car during their stay in Newport.

Additionally, we believe this is preferable to yearly or long term rental because in these cases, guests would most likely need two or more cars for extended periods of time. We would like to avoid that.





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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.**

*Kathy Vieira*

Applicant Signature

*May 29, 2024*

Date

*Kathy Vieira*

Owner Signature

*May 29, 2024*

Date







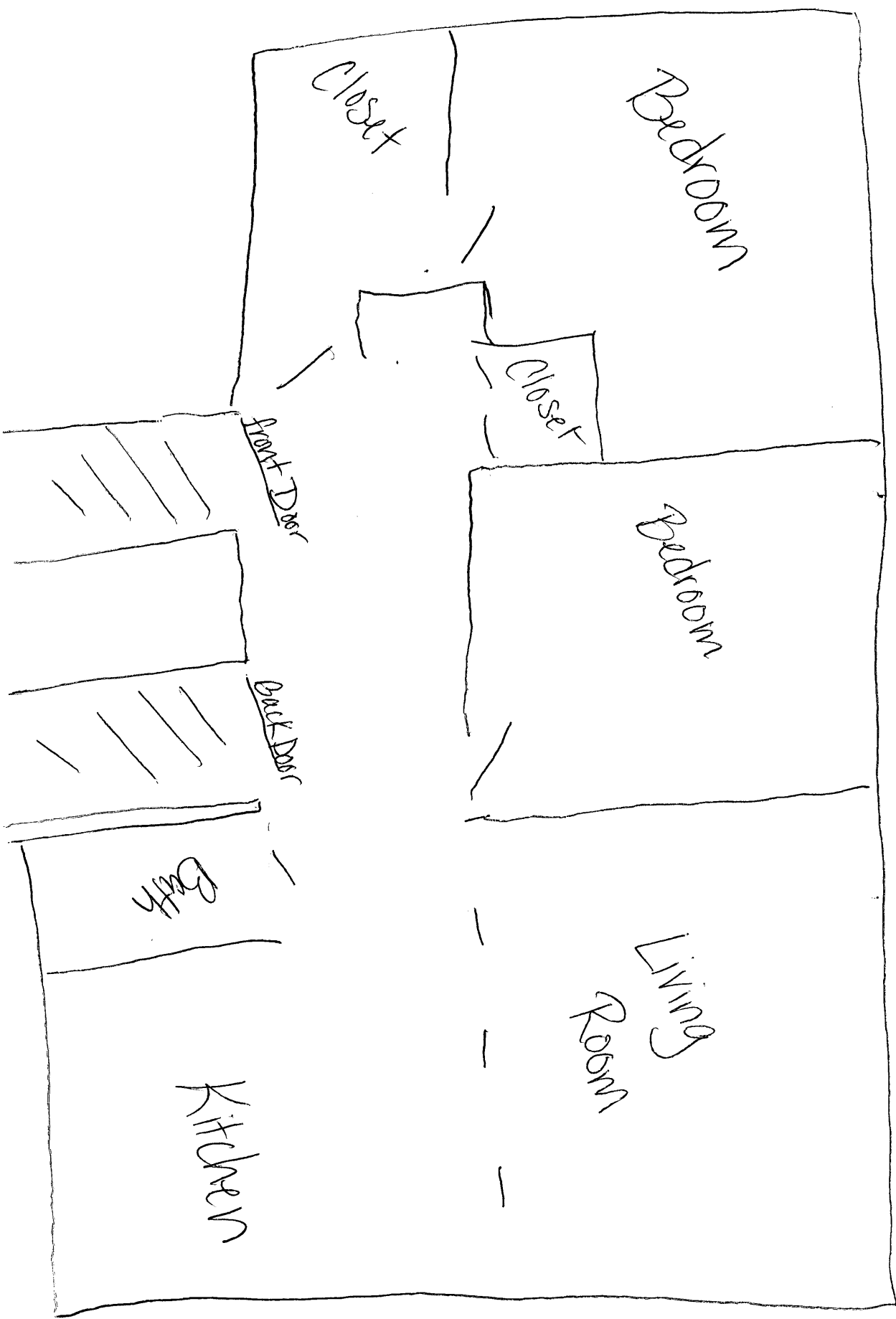








221-225 Spring Street, Newport, RI  
Unit 6





# Newport Zoning Application Submittal Requirements

DATE STAMP HERE

ZBR \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

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

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## 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.  Class I Site Survey
- B.  Proposed Site Plan
- C.  Lot Coverage Diagram
- D.  Floor Plans
- E.  Stormwater Management Plan
- F.  Landscape Plan
- G.  Building Elevations
- H.  Change of Use

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

- A.  Site Photographs
- B.  Photo Simulations
- C.  Structural Evaluation
- D.  Parking Survey
- E.  Traffic Impact Analysis