



THE CITY OF NEWPORT, RHODE ISLAND – AMERICA'S FIRST RESORT
Department of Planning & Development

September 25, 2024

Sent Via Email:
tjackson@millerscott.com

Dear Applicant,

Please be advised that your Zoning application, for 9 Lee's Wharf, has been deemed complete, as of September 25, 2024. The following legal description has been prepared, and will be sent to the Newport Daily News for publication on November 8, 2024 to comply with State law. Additionally, letters describing your application will be mailed by our office to all abutting property owners within 200 feet of your property. The legal description of your application is as follows:

App #2024-Nov-002 PETITION OF MARK ORAVEC, applicant and owner, 9 Lee's Wharf, TAP 32, Lot 253 (WB Zone), for dimensional variances to convert a two-bedroom guest house to a four-bedroom guest house without providing additional parking (2 additional spaces required), requiring reversing into the right-of-way (no maneuvering onto the public right-of-way permitted).

Said petition will appear on the Zoning Board of Review agenda for the next public hearing, to be held on **November 25, 2024**. Please note that this item will first appear on the agenda noted above, and will be scheduled to be considered at that hearing if it is determined that your item is a "Summary" or "Abbreviated Summary" hearing. If your application is determined to be a "Full Hearing" item, either due to the scope of the project, or if any objections are received once public notices are mailed, your application must await a Full Hearing behind other applications that were deemed complete prior to your application. I will be in contact with you regarding scheduling once this determination has been made.

If you have questions, please email me at narmour@cityofnewport.com.

Sincerely,

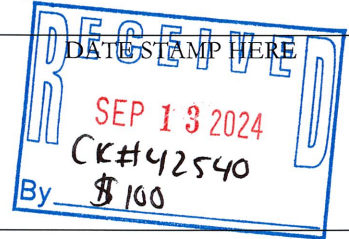
Nicholas Armour
Zoning Officer



Newport Zoning Application

ZBR 2024 - NOV - 002

(This box for staff use only)



Date: 9.13.24

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: 9 Lee's Wharf

Tax Assessor's Plat: 32 Lot: 253 Zoning District: WB

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

Property Owner: Mark Oravec

Mailing Address: 9 Trimblestone Lane, Hilton Head Island, South Carolina, 29928

Email Address: moravec@gs-ny.com

Phone Number: 401-847-7500

How long have you been the owner of the above premise? 2018

Legally Authorized Representative *if applicable: Tanner L. Jackson, Esq.

Mailing Address: 122 Touro Street, Newport, R.I., 02840

Email Address: tjackson@millerscott.com Phone Number: 401-847-7500

Lessee: N/A

Mailing Address: _____

Email Address: _____ Phone Number: _____



Newport Zoning Application

Property Characteristics

Dimensions of lot-frontage: 82 x 40 ft. Lot Area: 3,234 sq. ft.

Are there buildings on the premises at present? Yes - single family

Total square footage of the footprint of existing buildings: 1,091 sq. ft.

Total square footage of the footprint of proposed buildings: 1,091 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	3,425	5,000	No Change
Coverage Area (sq. ft)	1,091	2,000	No Change
Lot Coverage (%)	21.82%	40%	No Change
Dwelling Units	0	0	No Change
Parking (# of spaces)	3	5	3
Front Setback (ft.)	3	0	No Change
Side Setbacks (ft.)	>3.42	3.42	No Change
Rear Setback (ft.)	5	3.42	No Change
Height (ft.)	35	35	No Change



Newport Zoning Application

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

Present use of Premise: 2 Bedroom Guest House

Proposed use of Premise: 4 Bedroom Guest House

Summary of Proposed Alterations

Applicant proposes a 4 bedroom guest house use with three off-street parking spots (where five spots total required). Vehicles will maneuver incidental to the roadway.

Subject Property is presently a 2 bedroom guest house. The City recognizes three parking spots on the property.



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)

The Subject Property is unique in lot size and parking capacity.

The Subject Property is only 3,425 sq. ft. where 5,000 is the required minimum in the Waterfront Business Zone. As a result, the parking requirements at the Subject Property are more restrictive than if the lot were conforming. Indeed, an additional 1,575 sq. ft. (thereby rendering the lot conforming) would provide the space needed for two additional parking spots.

The lot size pre-exists the applicant's ownership of the property.

The proposed 4 bedroom guest house use will not alter the general character of the neighborhood because the property is already a guest house. There will be no net change to dwelling units in the neighborhood.

Nor will the proposed 4 bedroom guest house alter the neighborhood's existing parking. The Subject Property has a three-bay garage and a parking area within the side yard. The City recognizes three dimensionally conforming parking spaces on the Subject Property; two dimensionally conforming parking spaces are within the three-bay garage and one dimensionally conforming parking space is in the side yard. However, the Subject Property's three-bay garage can physically fit four vehicles, meaning that guests can fit four vehicles on-site while still providing an off-street parking spot for the off-site manager. A parking site plan and photographs are attached.

The proposed 4 bedroom guest house will not impair the intent of the comprehensive plan or the zoning ordinance because this is a by-right permitted use within the Waterfront Business zone.

Strict compliance with the zoning code would deprive the applicant of the ability to fully utilize the subject property. At present, the guest house only uses two bedrooms; the remaining two bedrooms are vacant.

The Applicant and his family frequently stay at the Subject Property, which would not be feasible were this property used in any other manner. Granting the requested variance will help ensure that the Subject Property is routinely occupied. The applicant proposes no physical changes to the property.



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.

do Tammie Johnson

Applicant Signature

9/13/24

Date

do Tammie Johnson

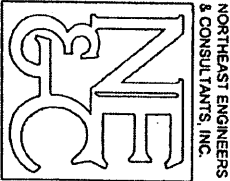
Owner Signature

9/13/24

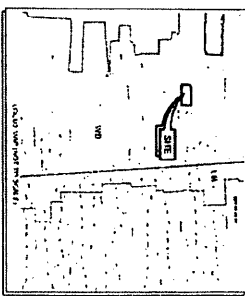
Date

NORTHEAST ENGINEERS & CONSULTANTS, INC.

STICINA
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL



A KNOWLEDGE CORPORATION
6 VALLEY ROAD BOULTON, RHODE ISLAND 02824
TEL: 401-863-1111
WWW.NORTHEASTENGINEERS.COM



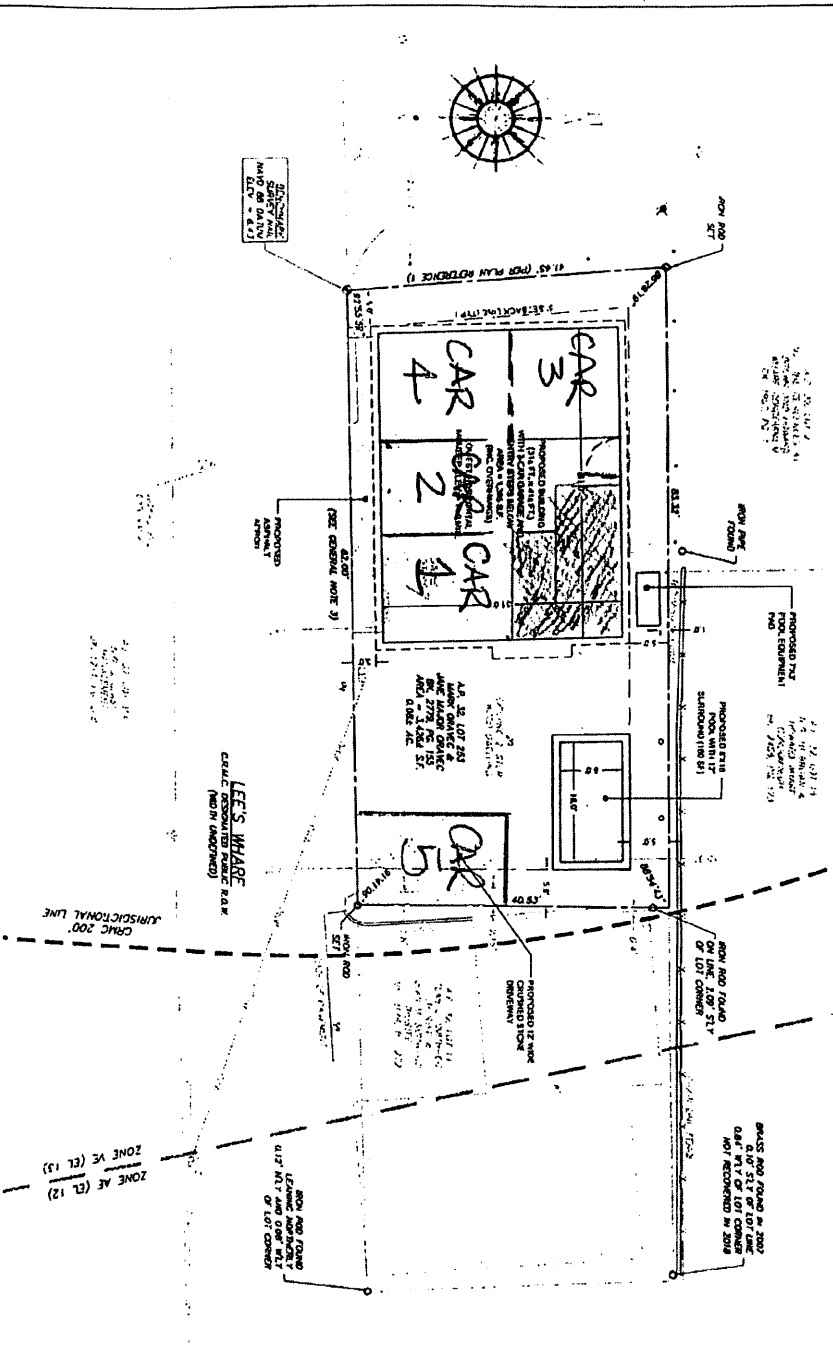
Parcel No.	181820
Subdiv.	181820
Lot	1
Block	1
Map	14-32-253
Owner	MAUR GRAYAC 51 DIVISION STREET A01 SMOYERBORO NY 11960
Project No.	181820
Project Name	A.P. 32 LOT 253 9 LEES WHARF NEWPORT, RHODE ISLAND

ZONING PLAN

Z-1

14 - 32 - 253

OWNER AND USE OF EXISTING DISTANCE AND...
...AND SHALL BE THE PROPERTY OF...
...THAT PROJECTS AUTHORIZED BY CONTRACT WITHOUT...
...THE PROJECTS AUTHORIZED BY CONTRACT WITHOUT...



STATEMENT OF WORK

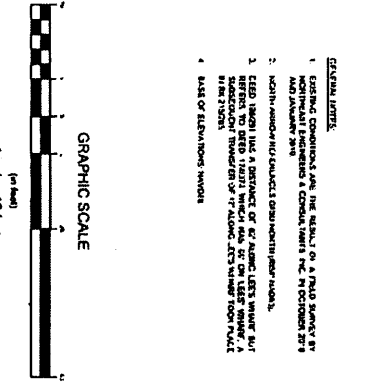
THE FORTUNE FOR THE CONDUCT OF THE SURVEY...
...THE PREPARATION OF THE PLAN...

LIST OF DOCUMENTS

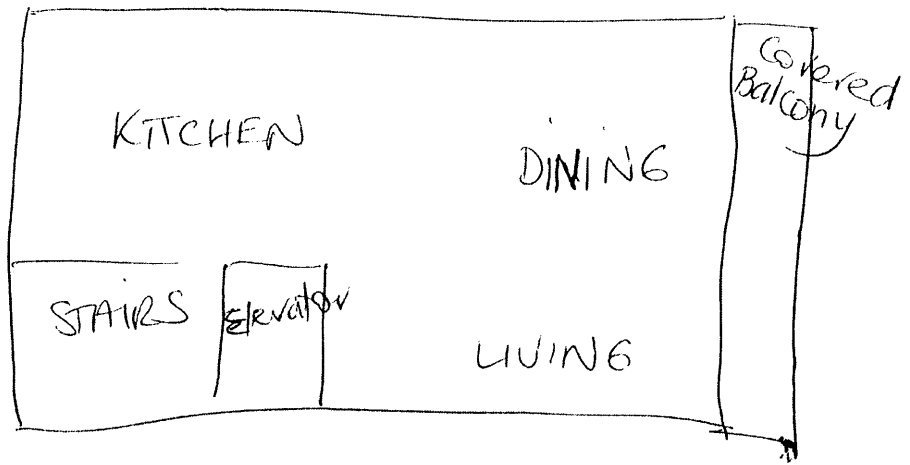
LIMITED COMPANY SUBDIVISION PLAN CLASS B
DATA ACQUISITION SURVEY CLASS B

IN OBTAINING AND OBTAINING THE LOCATION OF...
...PHYSICAL RECORDS, PLANS, TO SHOW THE...
...PROPOSED STRUCTURAL, UTILITIES, AND...
...RESPECT TO THE PROPERTY BOUNDARIES...

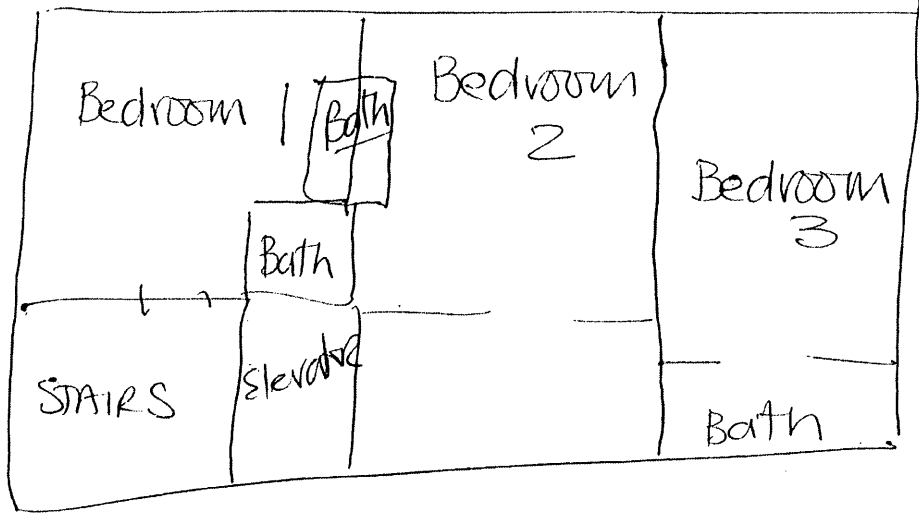
PROPOSED	EXISTING	PROPOSED
ASBESTOS	ASBESTOS	ASBESTOS
CEMENT	CEMENT	CEMENT
CONCRETE	CONCRETE	CONCRETE
GLASS	GLASS	GLASS
IRON	IRON	IRON
STEEL	STEEL	STEEL
WOOD	WOOD	WOOD
BRICK	BRICK	BRICK
STONE	STONE	STONE
ROOF	ROOF	ROOF
PAVING	PAVING	PAVING
LANDSCAPE	LANDSCAPE	LANDSCAPE
UTILITIES	UTILITIES	UTILITIES
WATER	WATER	WATER
SEWER	SEWER	SEWER
TELEPHONE	TELEPHONE	TELEPHONE
POWER	POWER	POWER
OTHER	OTHER	OTHER



JR



2ND FLOOR



3RD FLOOR

