



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

September 25, 2024

Sent Via Email: jparks@apslaw.com

Dear Applicant,

Please be advised that your Zoning application, for 640 Thames Street, 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-003 PETITION OF 640 THAMES STREET, LLC, applicant and owner, 640 Thames Street, TAP 35, Lot 226 (LB Zone), for a use variance, a special use permit, and a dimensional variance to convert two dwelling units into two guest house units containing a total of five (5) bedrooms, with two “lock-out” bedrooms, without providing additional parking (2 additional spaces required), and without providing the required on-site manager.

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,

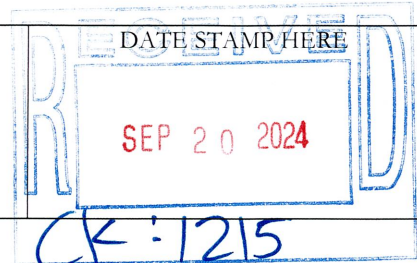
Nicholas Armour
Zoning Officer



Newport Zoning Application

ZBR 2024 - NOV - 003

(This box for staff use only)



CK: 1215

\$300

Date: September 20, 2024

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: 640 Thames Street

Tax Assessor's Plat: 35 Lot: 226 Zoning District: Limited Business

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

Property Owner: 640 Thames Street LLC

Mailing Address: 640 Thames Street, Newport, RI 02840

Email Address: amanda@thenewportventure.com

Phone Number: 401-219-1120

How long have you been the owner of the above premise? 5 years (4/18/2019)

Legally Authorized Representative *if applicable: Joshua S. Parks, Esq.

Mailing Address: 49 Bellevue Ave, Newport, RI 02840

Email Address: jparks@apslaw.com Phone Number: 401-427-7200

Lessee: N/A

Mailing Address: _____

Email Address: _____ Phone Number: _____



Newport Zoning Application

Property Characteristics

Dimensions of lot-frontage: 101 ft. Lot Area: 2,723 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 1,722 sq. ft.

Total square footage of the footprint of proposed buildings: 1,722 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	2,723	3,000	2,723
Coverage Area (sq. ft.)	1,722	1,500	1,722
Lot Coverage (%)	63	50	63
Dwelling Units	2	2	0
Parking (# of spaces)	3	10	3
Front Setback (ft.)	0'	0'	0'
Side Setbacks (ft.)	S=0', N=5" +/-	0'	S=0', N=5" +/-
Rear Setback (ft.)	5' +/-	5'	5' +/-
Height (ft.)	45' +/-	45'	45' +/-



Newport Zoning Application

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

Present use of Premise: Office and Multifamily

Proposed use of Premise: Office and Guest Houses

Summary of Proposed Alterations

See attached Application Narrative for Special Use Permit.

See attached Application Narrative for Regulatory Variance.



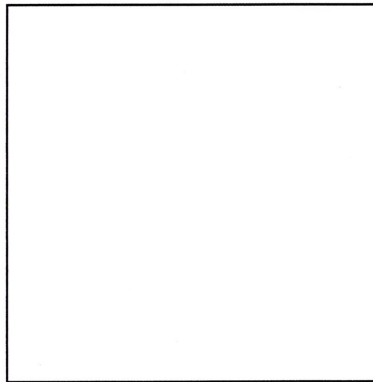
Newport Zoning Application

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 attached Application Narrative for Special Use Permit.

See attached Application Narrative for Regulatory Variance.





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.



Applicant Signature

September 20, 2024

Date



Owner Signature
Attorney for Applicant/Owner.

Date



Newport Zoning Application Submittal Requirements

DATE STAMP HERE

ZBR _____ - _____ - _____

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

(This box for staff use only)

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

APPLICATION NARRATIVE - SPECIAL USE PERMIT

Application by 640 Thames Street LLC to the Newport Zoning Board of Review (“ZBR”) for a Special Use Permit

Zoning District: Limited Business

I. Introduction

On behalf of 640 Thames Street LLC (“Applicant/Owner”), we have prepared this application narrative in connection with Applicant/Owner’s request for a special use permit for the property owned by Applicant/Owner located on 640 Thames Street in Newport, Rhode Island, and further identified as Assessor’s Plat 35, Lot 226 (the “Property”). Situated on the Property is a mixed use building, with two (2) dwelling units and an office located on the first floor.

II. Short Term Rentals at the Property

Applicant/Owner proposes renting two (2) dwelling units as a short-term rentals, specifically as Guest Houses, which is a use allowed in a Limited Business District by special use permit (the “Proposed Special Use”). One dwelling unit, Apartment 3, contains two (2) bedrooms and the other dwelling unit, Apartment 2, will be rented as a three (3) bedroom.

III. Special Use Permit Requested by Applicant/Owner

Applicant/Owner requests the following special use permit:

- Special Use Permit – Category 3: Pursuant to Chapter 17.109.020.C. which states the standard required for a Category 3 Special Permit.

IV. Summary of Standards Applicable to the Project

The Proposed Special use meets the specific and objective criteria for “Category 3” special uses provided in Section 17.109.020.C. of the Zoning Ordinance, namely that:¹

1. The parking and loading standards for the proposed use, as determined under Chapter 17.104 are met.
2. The performance standards for the proposed use, as determined under Section 17.96.020 of the Zoning Ordinance, are met.
3. The development standards for the proposed use, as determined under Section 17.100.320 of the Zoning Ordinance, are met.
4. There will be no net increase in stormwater runoff from the site.
5. All proposed lighting is Dark-Sky compliant.

First, Section 17.104.020.T. states, in part, that properties used as a guest house must have “one space for each guest bedroom, once space for the manager, and one space for every three employees; all located on the same lot with the facility.” Additionally, pursuant to the parking standards, professional offices must contain one (1) space for every three hundred fifty (350) sq. ft. of gross square footage and located on the same lot as the facility. The Property has three (3) parking spaces on-site, but needs a spaces for five (5) bedrooms, one (1) parking space for the manager, and four (4) spaces for the

¹ Note, certain criteria have been omitted from this list because they do not apply to the Proposed Special Use (e.g., those criteria applying to new construction and alterations).

professional office, for a total of ten (10) spaces. Applicant/Owner is concurrently applying for a variance for relief from the on-site parking requirements. See Application Narrative for Regulatory Variance attached to the application.

Second, the Property will meet the performance standards provided by Section 17.96.020 with the addition of the Proposed Special Use. For example, renting the dwelling units on a short-term basis will not create dust, dirt, fly ash, smoke, spray or other emissions into the air that will endanger safety, value and enjoyment of the property as the Applicant/Owner has a manager that will be responsible for the property. No offensive odors or noxious, toxic or corrosive fumes or gases will be admitted into air and no offensive waste will be discharged into any ocean, river, stream or other body of water. In addition, no noise that is objectionable due to volume, intermittence, beat frequency or shrillness will be occurring on the property. The Applicant/Owner also intends to rent both dwelling units as Guest Houses for only three (3) months a year during the summer months. This will help alleviate any potential noise or disruptions from short term renters year-round. Applicant/Owner can make a representative available to the ZBR to answer the questions related to the Proposed Special Use and the continued conformity by the Property with the Zoning Ordinance's performance standards, in satisfaction of this criteria.

Third, the Property will continue to meet the development standards provided by Section 17.100.230 with the addition of the Proposed Special Use. Section 17.100.320 provides development standards for guest houses and states the size requirements for rooms for new construction, the design must be reviewed and approved through development plan review process, parking requirements and utility installation requirements. There will be no new construction or alterations or more than fifty (50) percent, as the dwelling units are ready in their current site plans.

Fourth, there will be no net increase in stormwater runoff from the site as a result of the introduction of the Proposed Special Use. There is no new construction proposed in connection with the Proposed Special Use and, therefore, there will be no changes to lot coverage or the previous surfaces on the Premises as a result of the Proposed Special Use. No Net increase in stormwater runoff will occur because of the Proposed Special Use, in satisfaction of this criteria.

Fifth, the proposed development will not result in the reduction of the level of service (los) for roadways and intersections within two hundred (200) feet of the property lines.

Sixth, Applicant/Owner does not propose any new lighting at this time in connection with the Proposed Special Use but represents that if it does add new lighting in the future, any such lighting will be Dark Sky compliant, in satisfaction of this criteria.

V. Conclusion

Applicant/Owner's proposed use of the Property for short term rentals as a Guest House requires that it apply for a special use permit for the Property. Applicant/Owner has and will provide any necessary evidence and support of its satisfaction of the Zoning Ordinance's criteria for issuance of a Category-3 special use permit, and respectfully requests that the ZBR approve of its present application.

APPLICATION NARRATIVE – REGULATORY VARIANCE

**Application by 640 Thames Street LLC to the Newport Zoning Board of Review (“ZBR”) for
Regulatory Variance**

Zoning District: Limited Business

I. Introduction

On behalf of 640 Thames Street LLC (“Applicant/Owner”), we have prepared this application narrative in connection with Applicant/Owner’s request for a special use permit for the property owned by Applicant/Owner located on 640 Thames Street in Newport, Rhode Island, and further identified as Assessor’s Plat 35, Lot 226 (the “Property”). Situated on the Property is a mixed use building.

II. Proposed Use of the Property and Relief Requested

Applicant/Owner proposes renting two (2) dwelling units as short term rentals, specifically as Guest Houses, which is a use allowed in a Limited Business District by special use permit (the “Proposed Special Use”). One dwelling unit, Apartment 3, contains two (2) bedrooms and the other dwelling unit, Apartment 2, will be rented as a three (3) bedroom. There is also a professional office on the first floor.

Applicant/Owner seeks zoning relief from the parking requirements City of Newport Zoning Ordinance (the “Zoning Ordinance”) to carry out the Proposed Special Use. Pursuant to Chapter 17.104.020 of the Zoning Ordinance, Guest Houses require one space for each guest bedroom, one space for the manager, and one space for every three employees; all located on the same lot with the facility.

The Property currently utilizes three (3) parking spaces on the Property, one (1) behind the Property and two (2) on the side of the Property. Applicant/Owner intends to rent two (2) dwelling units, Apartment 2 with three (3) bedrooms and Apartment 3 with two (2) bedrooms, for a total five (5) bedrooms. Apartment 2 does have five (5) bedrooms in total, but the Applicant/Owner will lock the two (2) extraneous rooms to comply with the bedroom requirements. Applicant/Owner intends to rent both dwelling units as short term rentals, or Guests Houses, for only three (3) months out of the year. The Zoning Ordinance also requires one (1) parking space for the manager and requires offices must contain one (1) space for every three hundred fifty (350) sq. ft. of gross square footage and located on the same lot as the facility for a total of five (5) parking spaces required on the Premises. The Property has three (3) parking spaces on-site, but needs a spaces for five (5) bedrooms, one (1) parking space for the manager, and four (4) spaces for the professional office, for a total of ten (10) spaces. Therefore, Applicant/Owner is seeking relief for seven (7) parking spaces and is seeking an arrangement for nearby off-site parking.

The relief requested meets the standards set forth in Chapter 17.104.020 of the Zoning Ordinance, namely:

1. That the hardship from the proposed use of the subject land or structure is not due to a physical disability or other condition addressed in RIGL § 42-27-2.
2. That the hardship is not caused by the unique characteristics of the subject land or structure, the surrounding area; and is not caused by those physical disabilities or other conditions addressed in RIGL § 42-27-2.
3. That the granting of the proposed use is in the general character of the surrounding area or is in accordance with the plan or the comprehensive plan upon which the zoning ordinance was adopted.

Grounds for Discretionary Variance

1. Difference in Parking between Present use & New use is 2 spaces

They should revise Application Narrative - Discretionary Variance

- b. In granting a dimensional variance, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief. The zoning board of review, or planning board where unified development review is enabled shall have the power to grant dimensional variances where the use is permitted by a special use permit.

First, the hardship which the Applicant/Owner seeks is due to the unique characteristics of the Premises and the Property, and not the general characteristics of the surrounding area. This is a non-conforming lot of record containing only 2,723 sq. ft of land. The existing building covers 63 percent of the parcel. Despite this, there are two (2) driveways containing three (3) parking spaces for a total of three (3) vehicles.

Second, the hardship is not the result of any prior action of the Applicant/Owner. Given the lot coverage of the building and size of the parcel, it is impossible to provide sufficient area to provide additional parking space. In addition, it is impossible to meet the parking standards relative to driveway width, aisle width, and backing into public right of way due to these conditions.

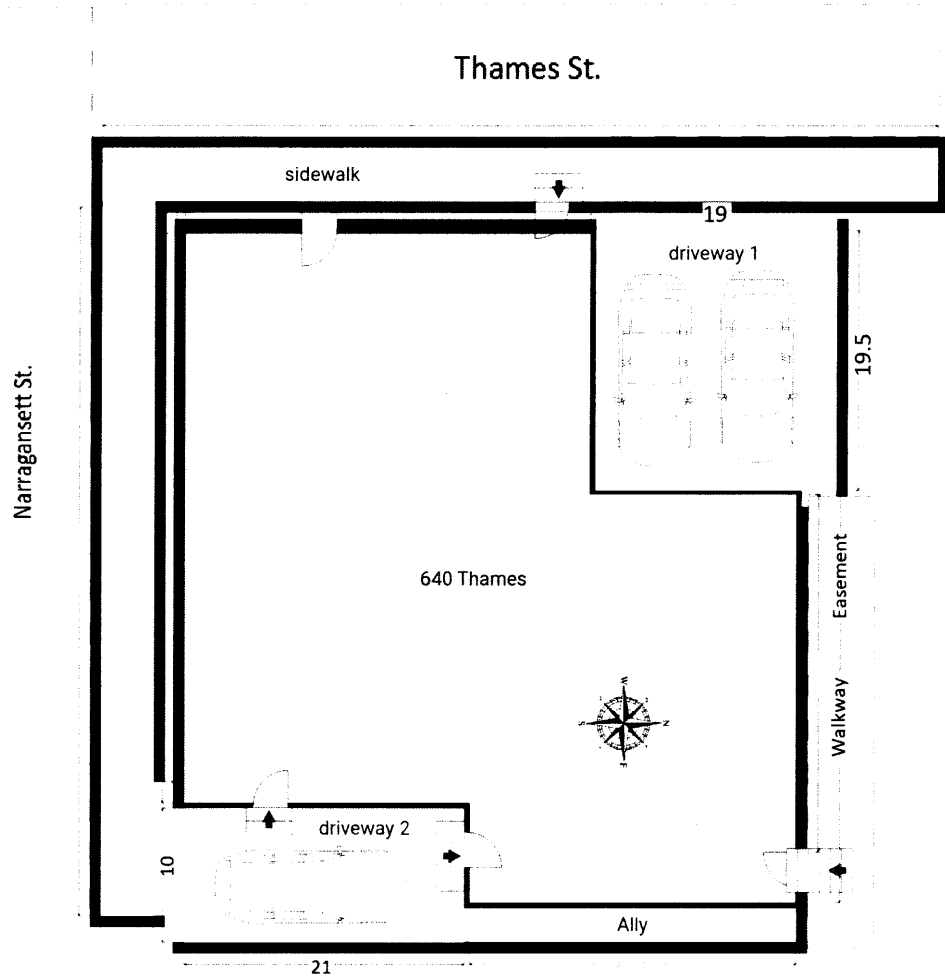
Third, the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the City of Newport Comprehensive Plan upon which the Zoning Ordinance is based. No changes are proposed to the exterior of the Property and no relief is needed but for that from the number of parking space required for Guest Houses. There will be no alterations to the Property or Premises or to the general character of the surrounding area because of the granting of the requested variance.

Finally, the hardship suffered by Applicant if the dimensional variance is not granted amounts to more than a mere inconvenience, as the relief sought that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. Applicant/Owner intends to rent two (2) Guest Houses with five (5) bedrooms total, a use allowed by special permit. With the size of the lot, and the building, the Property already maximizes its parking space. As with the size of the lots in the surrounding neighborhood, meeting the parking space requirements can be challenging for many properties to comply while utilizing such property for a use allowed by special use permit. The required number of parking spaces impose and create a hardship that is more than a mere inconvenience to the Applicant/Owner.

IV. Conclusion

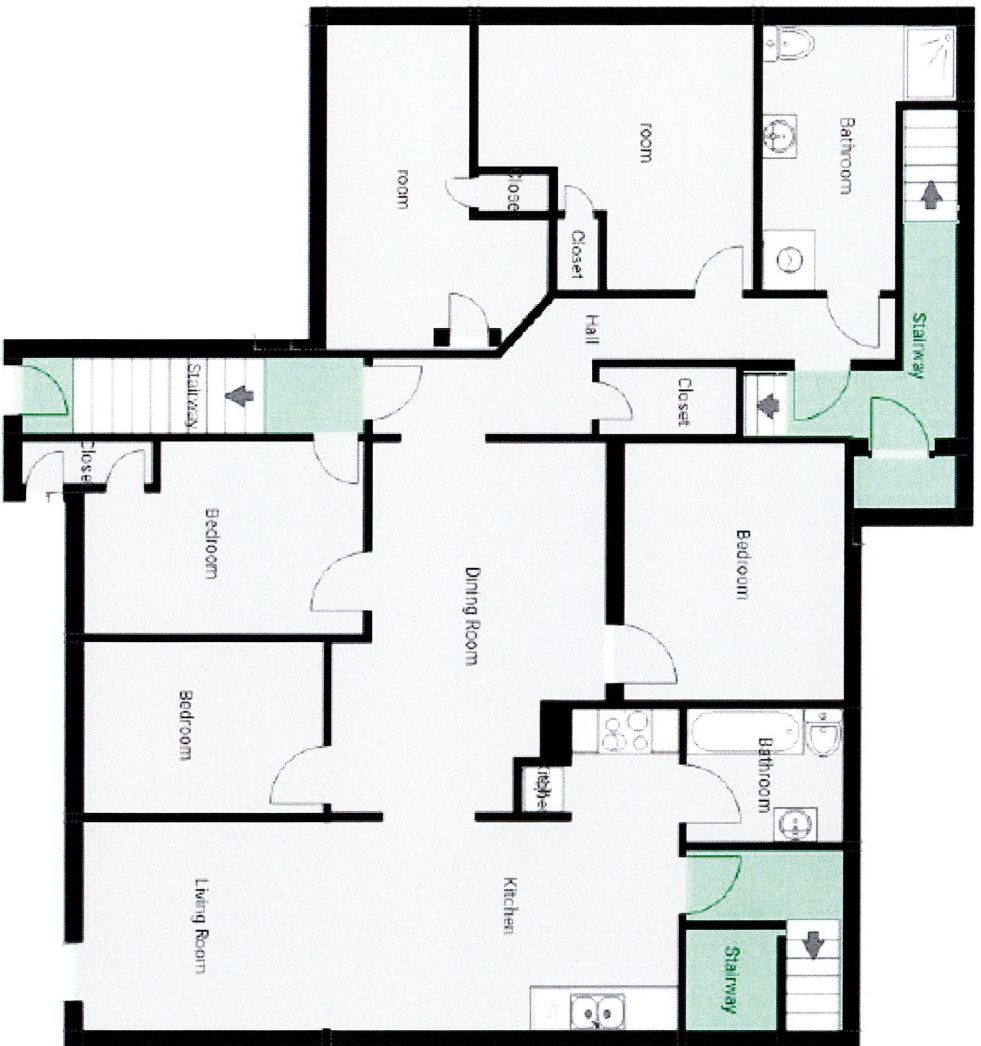
Applicant/Owner's proposed use of the Property for short term rentals as a Guest House requires that it apply for a variance for the Property. Applicant/Owner has and will provide any necessary evidence and support of its satisfaction of the Zoning Ordinance's criteria for issuance of a use variance, and respectfully requests that the ZBR approve of its present application.

640 Thames



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

640 Thames Apt 2



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

Apt 3



September 20, 2024

Nicholas Armour
Zoning Officer
Newport City Hall
43 Broadway
Newport, RI 02840

***RE: Zoning Application of 640 Thames Street LLC
640 Thames Street – AP: 35, Lot: 226
Application Waiver Request***

Dear Mr. Armour:

I am writing to request that the Zoning Application requirement for a Class One Survey, a formal stormwater management plan and Traffic Impact Analysis regarding the above captioned matter may be waived.

The Applicant seeks a variance to the parking requirements. There are no alterations or modifications to the site or structure associated with this petition. The property is in the Limited Business District and is a mixed-use building with office space multifamily. The proposed use of Guest House is allowed by special use permit. A parking variance is required for the use of the property as professional offices and guest houses.

For these reasons, requiring the Applicant to insure the expense of a Class One Survey, fully engineered storm water management plan and Traffic Impact Analysis as part of this Zoning Application seems burdensome considering the nature of the proposed project.

Accordingly, we believe the materials provided with the Zoning Application are sufficient and will provide the necessary information for Zoning Board consideration.

Best regards,



Joshua S. Parks, Esq.

640 Thames Street, Newport, RI

Abutters List (200)

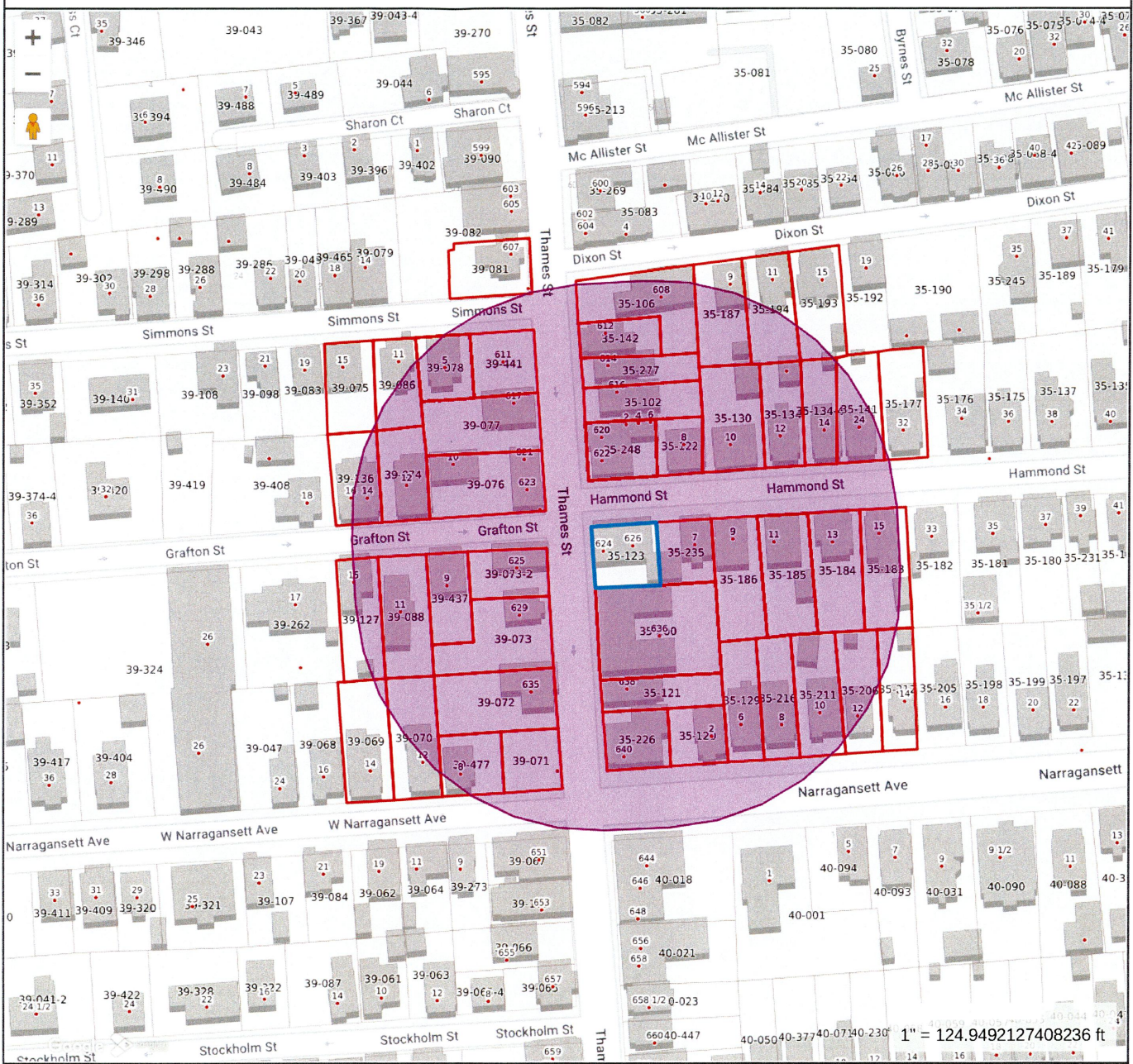
ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
35-102	616 THAMES ST	CLARK TERRY A AND CATHERINE M		PO BOX 1167		NEWPORT	RI	02840
35-106	608 THAMES ST	GALPEN TRACI LYNNE 2016 TRUST		608 THAMES ST		NEWPORT	RI	02840
35-120	2 NARRAGANSETT AVE	DELFINO GLENDA		2 NARRAGANSETT AVE		NEWPORT	RI	02840
35-121	638 THAMES ST & 638-1/2	MATTHEW G WILLIAMS REVOCABLE LIVING TRUST THE	WILLIAMS MATTHEW G & SHEA RYAN TRUSTEES	638 THAMES ST & 638-1/2		Newport	RI	02840
35-122	8 HAMMOND ST	WISKER HENDRIKUS AND	WISKER MARY SNYDER	18423 ROUND TOP LN		ROUND HILL	VA	20141
35-129	6 NARRAGANSETT AVE	LYNCH MICHAEL G		6 NARRAGANSETT AVE		Newport	RI	02840
35-130	10 HAMMOND ST	EBERDING WILLIAM H		10 HAMMOND ST		Newport	RI	02840
35-134	12 HAMMOND ST	KBW LLC		136 BELL VUE AVE		MONTCLAIR	NJ	07043
35-134-4	14 HAMMOND ST	MURPHY TINA M		14 HAMMOND ST		NEWPORT	RI	02840
35-141	24 HAMMOND ST	CIOCI JESSICA J		1180 NORTH MAIN ROAD		JAMESTOWN	RI	02835
35-142	612 THAMES ST	TAURUS EQUITY HOLDINGS LLC		612 THAMES ST		Newport	RI	02840
35-177	32 HAMMOND ST	SCHAEFER DANIEL		32 HAMMOND ST		Newport	RI	02840
35-183	15 HAMMOND ST	GAFNEY THEODORE J AND	THERESA M	20 MORRISON RD W		WAKEFIELD	MA	01880
35-184	13 HAMMOND ST	FOLEY JENNIFER A		13 HAMMOND ST		Newport	RI	02840
35-185	11 HAMMOND ST	FLAHERTY GAYLE L		11 HAMMOND ST		NEWPORT	RI	02840
35-186	9 HAMMOND ST	ROZYCKI JEFFREY R &	BATES KATHRYN A	JNK PROPERTIES LLC	28 CROFT COURT	PAWCATLUCK	CT	06379
35-187	9 DIXON ST	STEVENSON DOUGLAS B	LYNDA R	9 DIXON ST		NEWPORT	RI	02840
35-193	15 DIXON ST	MARIA VINCENZA LLC		37 SK YMEADOW ROAD		BETHEHEM	CT	06751
35-194	11 DIXON ST	BOLDOC CHARLES B		11 DIXON STREET		NEWPORT	RI	02840
35-200	636 THAMES ST	COLES COURT TRUST		343 NEPONSET STREET		CANTON	MA	02021
35-206	12 NARRAGANSETT AVE	12 NARRY LLC		5 MELROSE ST		ARLINGTON	MA	02474
35-211	10 NARRAGANSETT AVE	10 NARRAGANSETT AVE LLC		10 NARRAGANSETT AVE		Newport	RI	02840
35-212	14 NARRAGANSETT AVE	PLATT DEBORAH J	MARRO ROBERT E	14 NARRAGANSETT AVE		NEWPORT	RI	02840
35-216	8 NARRAGANSETT AVE	RANDLE STEVEN	RANDLE CHRISTINE	18 CONNERS WAY		LEOMINSTER	MA	01453
35-226	640 THAMES ST	640 THAMES STREET LLC		PO BOX 127		SHERBORN	MA	01770
35-235	7 HAMMOND ST	POMFRET RANDOLPH III		7 HAMMOND ST		Newport	RI	02840
35-277	614 THAMES ST	CUNNIFF DANIEL T &	CUNNIFF ANGELA	4 COBURN RD		HOPKINTON	MA	01748
39-069	14 W NARRAGANSETT AVE	SCHOCK JAMES J	SCHOCK STEPHANIE	C/O PATRICKS MANAGEMENT SVCS	136 W MAIN RD	MIDDLETOWN	RI	02842
39-070	12 W NARRAGANSETT AVE	VERNON CAROL		12 W NARRAGANSETT AVE		NEWPORT	RI	02840
39-071	0 THAMES ST	BAILEY CHARLES S	BAILEY CONSTANCE	10 ARROWHEAD DR		NORTON	MA	02766
39-072	635 THAMES ST	MULLEE MICHAEL A	ASHTON KATHERINE	166 EBONY AVE		IMPERIAL BEACH	CA	91932
39-073	629 THAMES ST	GRASSO SEBASTIAN J & GIANNA D &	DEANGELIS PASQUALE & DANIELLE &	17 RUSSELL RD		GARDEN CITY	NY	11530
39-073-2	625 THAMES ST & GRAFTON ST	MAURICE CUSICK LIVING TRUST AGREEMENT		625 THAMES ST & GRAFTON ST		Newport	RI	02840
39-074	10-12 GRAFTON ST	MAU DANIEL K		GRAFTON ST		FLUSHING	NY	11358
39-075	15 SIMMONS ST	REIS RUI S		32-35 169TH ST		NEWPORT	RI	02840
39-076	621-623 THAMES ST	NANARTOWICH JOSEPH J		PO BOX 714		NEWPORT	RI	02840
39-077	617 THAMES ST	NEWPORT LODGING LLC		PO BOX 223		NEWPORT	RI	02840
39-077	617 THAMES ST	NEWPORT LODGING LLC		543 THAMES ST		NEWPORT	RI	02840

640 Thames Street, Newport, RI

Abutters List (200*)

39-078	5 SIMMONS ST	SHAMROCK NEWPORT REALTY	INVESTMENTS LLC	7 EXTENSION ST		NEWPORT	RI	02840
39-081	607 THAMES ST	DIAS GREGORY S AND LEE ANN		57 TRYON AVE		RUMFORD	RI	02916
39-086	11 SIMMONS ST	LEITE GREGORY	LAST ANNE	11 SIMMONS ST		Newport	RI	02840
39-088	11 GRAFTON ST	CASALETTO TIMOTHY J &	CASALETTO MELISSA	11 GRAFTON ST		Newport	RI	02840
39-127	15 GRAFTON ST	OSBORNE TIMOTHY	MICHELLE L	15 GRAFTON ST		NEWPORT	RI	02840
39-136	14 & 16 GRAFTON ST	STACEY KEVIN M		207 FRUIT ST		HOPKINTON	MA	01748
39-437	9 GRAFTON ST	AMBERIK MELISSA L AND GARY J		213 WASHINGTON ST		MARBLEHEAD	MA	01945
39-441	611 THAMES ST	NEWPORT LODGING LLC		543 THAMES ST		NEWPORT	RI	02840
39-477	8 W NARRAGANSETT AVE	GREDDNUK BRIAN W	JULIE P	8 WEST NARRAGANSETT AVE		NEWPORT	RI	02840
35-248	620-622 THAMES ST, Unit 1-2	RCM CAPITAL LLC		7 GRIFFING POND RD		BRANFORD	CT	06405
35-248	2 HAMMOND ST, Unit 3	RCM CAPITAL LLC		7 GRIFFING POND RD		BRANFORD	CT	06405
35-248	6 HAMMOND ST, Unit 4	PHELAN STACEY	C/O STACEY MCNALLY	15 THAYER HEIGHTS RD		HOPKINTON	MA	01748
35-248	4 HAMMOND ST, Unit 5	LANCIA BERNARDINO III-LE 7	LANCIA SANDRA L-LIFE ESTATE	4 HAMMOND ST, Unit 5		Newport	RI	02840
39-078	5 SIMMONS ST, Unit 1	SCHOELLER JOHN J		5 SIMMONS STREET, Unit 1		Newport	RI	02840
39-078	5 SIMMONS ST, Unit 2	FORTE-CRUZ MICHELE A &	CRUZ RICHARD A	38 HAWTHORN ST		NEWTON	MA	02458
39-078	5 SIMMONS ST, Unit 3	DAGOSTINO PATRICK A &		50 COLMAN DR		WOLCOTT	CT	06716
35-185	11 HAMMOND ST, Unit 1	MARTINEZ GRISELLE	GUCKENBERGER DUTCH	11 HAMMOND ST, Unit 1		Newport	RI	02840
35-185	11 HAMMOND ST, Unit 2	LUSSIER DANIELLE AND LUSSIER R	OBERT	444 WEST 4TH ST		BOSTON	MA	02127
35-185	11 HAMMOND ST, Unit 3	REVOCABLE INDENTURE TRUST TO	NORA L PADYKULA	1397 MAPLETON AVE		SUFFIELD	CT	06078
35-185	11 HAMMOND ST, Unit GAR	PRENTIS DANIELLE	LUSSIER ROBERT	444 WEST 4TH ST		BOSTON	MA	02127
35-200	636 THAMES ST, Unit 1	NEWPORT HS LLC		770 E 3RD ST, Unit 1		BOSTON	MA	02127
35-200	636 THAMES ST, Unit 2			8 BERRIDGE WAY		NORTH READING	MA	01864
35-200	636 THAMES ST, Unit 3			8 BERRIDGE WAY		NORTH READING	MA	01864
35-200	636 THAMES ST, Unit 4	NEWPORT HAVEN 3 LLC		8 BERRIDGE WAY		NORTH READING	MA	01864
35-200	636 THAMES ST, Unit 5	NEWPORT HAVEN 4 LLC		8 BERRIDGE WAY		NORTH READING	MA	01864
35-200	636 THAMES ST, Unit 6	LATAILLE STEPHEN & LATAILLE GAIL		636 THAMES ST, Unit 5		Newport	RI	02840
35-200	636 THAMES ST, Unit 6	ISLAND TIME PROPERTIES LLC		8 BERRIDGE WAY		NORTH READING	MA	01864

640 Thames Radius



Property Information

ID 35-123
 Location 624-626 THAMES ST
 Owner



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

City of Newport, RI makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

35-102
CLARK TERRY A AND CATHERINE M
PO BOX 1167
NEWPORT, RI 02840

35-106
GALPEN TRACI LYNNE 2016 TRUST
608 THAMES ST
NEWPORT, RI 02840

35-120
DELFINO GLENDA
2 NARRAGANSETT AVE
NEWPORT, RI 02840

35-121
MATTHEW G WILLIAMS REVOCABLE LIVING TRUST
THE
WILLIAMS MATTHEW G & SHEA RYAN TRUSTEES
638 THAMES ST & 638-1/2
Newport, RI 02840

35-122
WISKER HENDRIKUS AND
WISKER MARY SNYDER
18423 ROUND TOP LN
ROUND HILL, VA 20141

35-129
LYNCH MICHAEL G
6 NARRAGANSETT AVE
Newport, RI 02840

35-130
EBERDING WILLIAM H
10 HAMMOND ST
Newport, RI 02840

35-134
KBW LLC
136 BELLVUE AVE
MONTCLAIR, NJ 07043

35-134-4
MURPHY TINA M
14 HAMMOND ST
NEWPORT, RI 02840

35-141
CIOCI JESSICA J
1180 NORTH MAIN ROAD
JAMESTOWN, RI 02835

35-142
TAURUS EQUITY HOLDINGS LLC
612 THAMES ST
Newport, RI 02840

35-177
SCHAFFER DANIEL
32 HAMMOND ST
Newport, RI 02840

35-183
GAFFNEY THEODORE J AND
THERESA M
20 MORRISON RD W
WAKEFIELD, MA 01880

35-184
FOLEY JENNIFER A
13 HAMMOND ST
Newport, RI 02840

35-185
FLAHERTY GAYLE L
11 HAMMOND ST
NEWPORT, RI 02840

35-186
ROZYCKI JEFFREY R &
BATES KATHRYN A
JNK PROPERTIES LLC 28 CROFT COURT
PAWCATUCK, CT 06379

35-187
STEVENSON DOUGLAS B
LYNDA R
9 DIXON ST
NEWPORT, RI 02840

35-193
MARIA VINCENZA LLC
37 SKYMEADOW ROAD
BETHLEHEM, CT 06751

35-194
BOLDUC CHARLES B
11 DIXON STREET
NEWPORT, RI 02840

35-200
COLES COURT TRUST
COLES COURT LLC-TRUSTEE
343 NEPONSET STREET
CANTON, MA 02021

35-206
12 NARRY LLC
5 MELROSE ST
ARLINGTON, MA 02474

35-211
10 NARRAGANSETT AVE LLC
10 NARRAGANSETT AVE
Newport, RI 02840

35-212
PLATT DEBORAH J
MARRO ROBERT E
14 NARRAGANSETT AVE
NEWPORT, RI 02840

35-216
RANDLE STEVEN
RANDLE CHRISTINE
18 CONNERS WAY
LEOMINSTER, MA 01453

35-226
640 THAMES STREET LLC
PO BOX 127
SHERBORN, MA 01770

35-235
POMFRET RANDOLPH III
7 HAMMOND ST
Newport, RI 02840

35-277
CUNNIFF DANIEL T &
CUNNIFF ANGELA
4 COBURN RD
HOPKINTON, MA 01748

39-069
SCHOCK JAMES J
SCHOCK STEPHANIE
C/O PATRICKS MANAGEMENT SVCS 136 W MAIN
RD
MIDDLETOWN, RI 02842

39-070
VERNON CAROL
12 W NARRAGANSETT AVE
NEWPORT, RI 02840

39-071
BAILEY CHARLES S
BAILEY CONSTANCE
10 ARROWHEAD DR
NORTON, MA 02766

39-072
MULLEE MICHAEL A
ASHTON KATHERINE
166 EBONY AVE
IMPERIAL BEACH, CA 91932

39-073
GRASSO SEBASTIAN J & GIANNA D &
DEANGELIS PASQUALE & DANIELLE &
17 RUSSELL RD
GARDEN CITY, NY 11530

39-073-2
MAURICE CUSICK LIVING TRUST AGREEMENT
CUSICK MAURICE TRUSTEE
625 THAMES ST & GRAFTON ST
Newport, RI 02840

39-074
MAU DANIEL K
MAU DANIELLE
32-35 169TH ST
FLUSHING, NY 11358

39-075
REIS RUI S
PO BOX 714
NEWPORT, RI 02840

39-076
NANARTOWICH JOSEPH J
PO BOX 223
NEWPORT, RI 02840

39-077
NEWPORT LODGING LLC
543 THAMES ST
NEWPORT, RI 02840

39-078
SHAMROCK NEWPORT REALTY
INVESTMENTS LLC
7 EXTENSION ST
NEWPORT, RI 02840

39-081
DIAS GREGORY S AND LEE ANN
57 TRYON AVE
RUMFORD, RI 02916

39-086
LEITE GREGORY
LAST ANNE
11 SIMMONS ST
Newport, RI 02840

39-088
CASALETTO TIMOTHY J &
CASALETTO MELISSA
11 GRAFTON ST
Newport, RI 02840

39-127
OSBORNE TIMOTHY
MICHELLE L
15 GRAFTON ST
NEWPORT, RI 02840

39-136
STACEY KEVIN M
207 FRUIT ST
HOPKINTON, MA 01748

39-437
AMBERIK MELISSA L AND GARY J
213 WASHINGTON ST
MARBLEHEAD, MA 01945

39-441
NEWPORT LODGING LLC
543 THAMES ST
NEWPORT, RI 02840

39-477
GREDNUK BRIAN W
JULIE P
8 WEST NARRAGANSETT AVE
NEWPORT, RI 02840

35-248
RCM CAPITAL LLC
7 GRIFFING POND RD
BRANFORD, CT 06405

35-248
RCM CAPITAL LLC
7 GRIFFING POND RD
BRANFORD, CT 06405

35-248
PHELAN STACEY
C/O STACEY MCNALLY
15 THAYER HEIGHTS RD
HOPKINTON, MA 01748

35-248
LANCIA BERNARDINO III-LE 7
LANCIA SANDRA L-LIFE ESTATE
4 HAMMOND ST, Unit 5
Newport, RI 02840

39-078
SCHOELLER JOHN J
5 SIMMONS STREET, Unit 1
Newport, RI 02840

39-078
FORTE-CRUZ MICHELE A &
CRUZ RICHARD A
38 HAWTHORN ST
NEWTON, MA 02458

39-078
DAGOSTINO PATRICK A & DAGOSTINO LAURIE B
50 COLMAN DR
WOLCOTT, CT 06716

35-185
MARTINEZ GRISELLE
GUCKENBERGER DUTCH
11 HAMMOND ST, Unit 1
Newport, RI 02840

35-185
LUSSIER DANIELLE AND LUSSIER R
OBERT
444 WEST 4TH ST
BOSTON, MA 02127

35-185
REVOCABLE INDENTURE TRUST TO
NORA L PADYKULA
1397 MAPLETON AVE
SUFFIELD, CT 06078

35-185
PRENTIS DANIELLE
LUSSIER ROBERT
444 WEST 4TH ST
BOSTON, MA 02127

35-200
NEWPORT HS LLC
770 E 3RD ST, Unit 1
BOSTON, MA 02127

35-200
NEWPORT HAVEN 2 LLC
8 BERRIDGE WAY
NORTH READING, MA 01864

35-200
NEWPORT HAVEN 3 LLC
8 BERRIDGE WAY
NORTH READING, MA 01864

35-200
NEWPORT HAVEN 4 LLC
8 BERRIDGE WAY
NORTH READING, MA 01864

35-200
LATAILLE STEPHEN & LATAILLE GAIL
636 THAMES ST, Unit 5
Newport, RI 02840

35-200
ISLAND TIME PROPERTIES LLC
8 BERRIDGE WAY
NORTH READING, MA 01864