



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

September 25, 2024

Sent Via Email: [jparks@apslaw.com](mailto:jparks@apslaw.com)

Dear Applicant,

Please be advised that your Zoning application, for 424 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-005 PETITION OF 424 & 624 THAMES, LLC, applicant and owner, 424 Thames Street, TAP 32, Lot 023 (LB Zone), for a use variance, special use permit, and dimensional variance to convert a dwelling unit into a three-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), requiring reversing into the right-of-way (no maneuvering onto the public right-of-way permitted), 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](mailto:narmour@cityofnewport.com).

Sincerely,

Nicholas Armour  
Zoning Officer



# Newport Zoning Application

ZBR 2024 - NOV - 005

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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: 424 Thames Street

Tax Assessor's Plat: 32 Lot: 23 Zoning District: Limited Business

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

Property Owner: 424 & 624 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? 2 years (5/26/22)

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: 78 ft. Lot Area: 1,355 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 944 sq. ft.

Total square footage of the footprint of proposed buildings: 944 sq. ft.

## Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	1,355'	3,000'	1,355'
Coverage Area (sq. ft)	944'	1,500'	944'
Lot Coverage (%)	70	50	70
Dwelling Units	1	2	0
Parking (# of spaces)	1	7	1
Front Setback (ft.)	0'	0'	0'
Side Setbacks (ft.)	S=0', N=0'	0'	S=0', N=0'
Rear Setback (ft.)	19'	5'	19'
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: Stores and Dwelling Unit

Proposed use of Premise: Stores and Guest House

## 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 424 & 626 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 424 & 624 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 424 Thames Street in Newport, Rhode Island, and further identified as Assessor’s Plat 32, Lot 23 (the “Property”). Situated on the Property is a multi-family building with businesses on the first floor.

#### **II. Short Term Rentals at the Property**

Applicant/Owner proposes renting one (1) dwelling unit as a short term rental, specifically as a Guest House, which is a use allowed in a Limited Business District by special use permit (the “Proposed Special Use”). The one (1) dwelling unit contains three (3) bedrooms.

#### **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:<sup>1</sup>

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.” The Property has one (1) parking space on-site for three (3) bedrooms, the manager space and the retail stores, for a total of seven (7) parking spaces required. Therefore, Applicant/Owner is applying for a dimensional variance for relief as to the six (6) parking spaces. See Application Narrative for Regulatory Variance attached to the application.

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<sup>1</sup> 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).



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. 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 Property 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 424 & 626 Thames Street LLC to the Newport Zoning Board of Review (“ZBR”) for a Regulatory Variance**

#### **Zoning District: Limited Business**

#### **I. Introduction**

On behalf of 424 & 624 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 424 Thames Street in Newport, Rhode Island, and further identified as Assessor’s Plat 32, Lot 23 (the “Property”). Situated on the Property is a mixed use building.

#### **II. Proposed Use of the Property and Relief Requested**

Applicant/Owner proposes renting one (1) dwelling unit as a short term rental, specifically as a Guest House, which is a use allowed in a Limited Business District by special use permit (the “Proposed Special Use”). The one (1) dwelling unit contains three (3) bedrooms.

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 one (1) parking space on the Property in the rear. Applicant/Owner intends to rent one (1) dwelling unit with a total of three (3) bedrooms. The Zoning Ordinance also requires one (1) parking space for the manager and for the retail stores, three (3) parking spaces are required, for a total of seven (7) parking spaces required on the Premises. Applicant/Owner, therefore, requires relief as to six (6) parking spaces and is seeking an arrangement for nearby off-site parking.

#### **III. Grounds for Dimensional Variance**

The relief requested meets the standards set forth in Chapter 17.108.020.C. of the Zoning Ordinance, namely:

1. That the hardship from which Applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of Applicant, excepting those physical disabilities addressed in RIGL § 45-24-30(a)(16).
2. That the hardship is not the result of any prior action of Applicant.
3. That 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 comprehensive plan upon which the ordinance is based; and
  - 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. The existing parcel contains only 1,355 sq. ft. The existing building covers 70 percent of the lot. Despite this, there is a driveway for (1) parking space, but due to the lot size, it is impossible to add additional parking.

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.

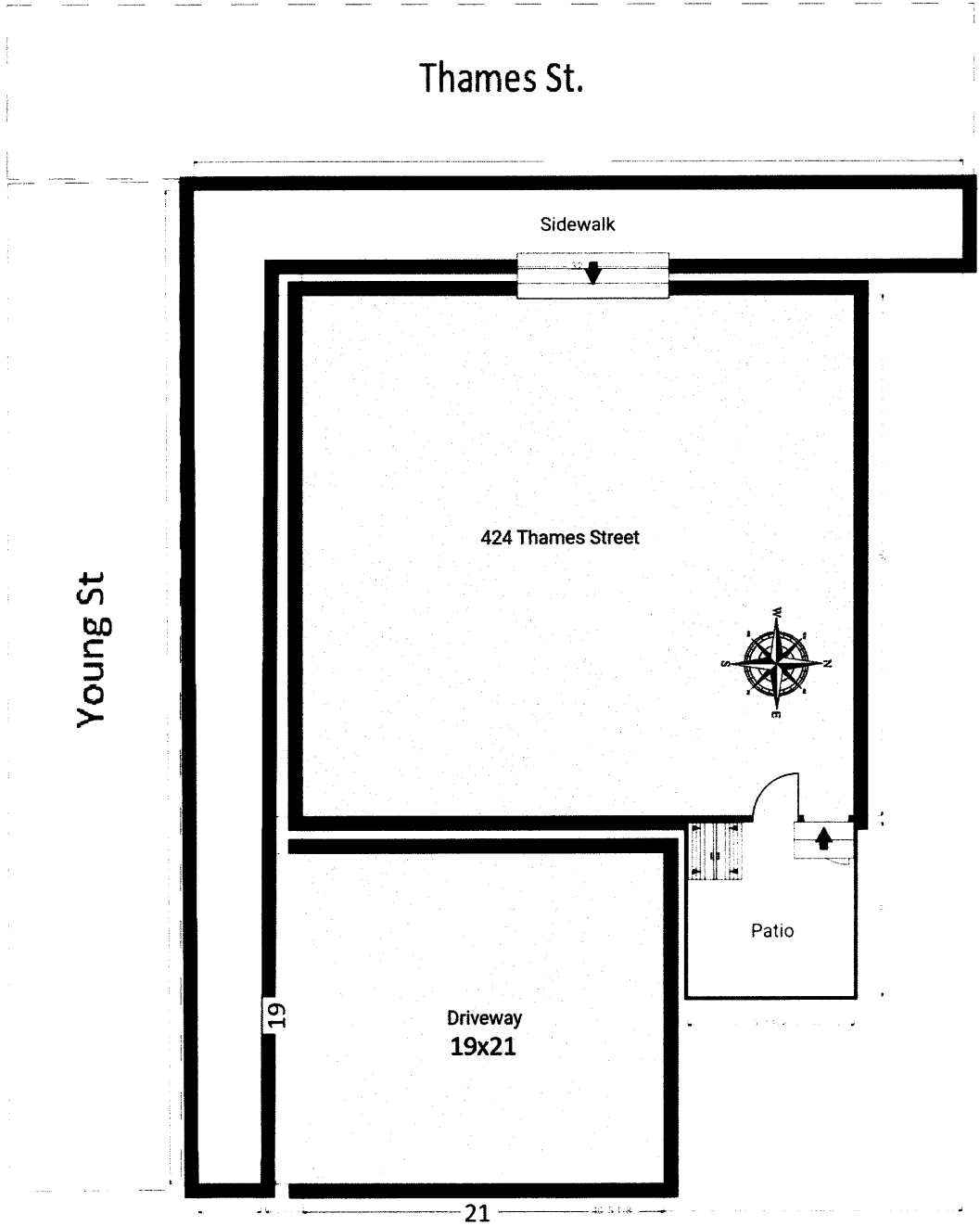
Third, the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the City of Newport Comprehensive Plan upon which the Zoning Ordinance is based. No changes are proposed to the exterior of the Property and no relief is needed but for that from the number of parking spaces required for Guest Houses. Additionally, many of the abutting parcels in the surrounding area have little to no on-site parking and fail to meet the parking requirements under the zoning code.

Finally, the hardship suffered by Applicant if the dimensional variance is not granted amounts to more than a mere inconvenience, as the 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 one (1) dwelling unit with three (3) bedrooms, a use allowed by special permit. With the size of the lot, the building and the driveway, the Property already maximizes its parking space. With the size of the lots in the surrounding neighborhood, meeting the parking space requirements can be impossible 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.

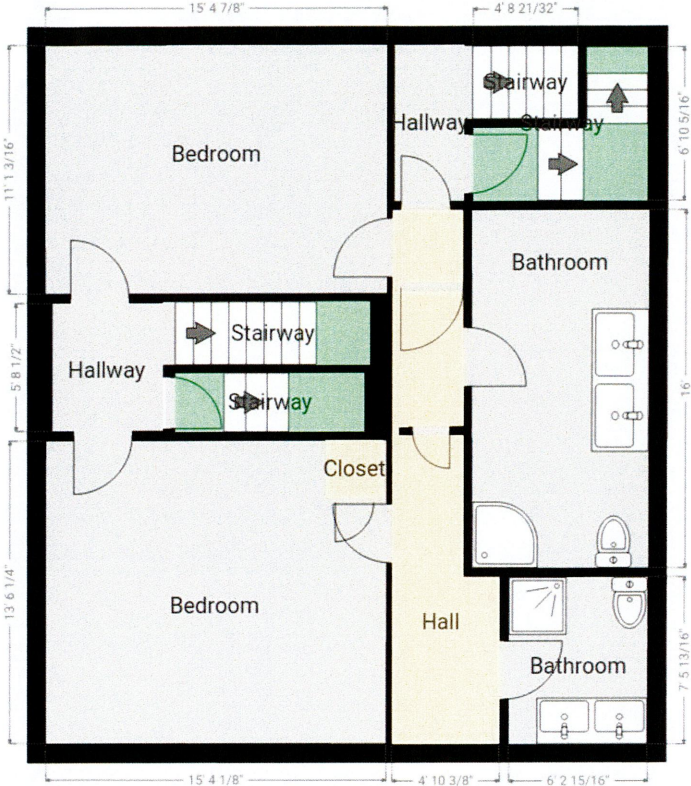
#### **IV. Conclusion**

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.

# 424 Thames



424 Thames : Apt 1 - Main level



424 Thames : Apt 1 - upper level



September 20, 2024

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

**RE: *Zoning Application of 424 & 624 Thames Street LLC***  
***424 Thames Street – AP: 32, Lot: 23***  
***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 retail stores and dwelling unit. The proposed use of Guest House is allowed by special use permit. A parking variance is required for the use of the property as retail stores and guest house.

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.

424 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
27-185	8 DENNISON ST	DENNISON STREET LLC		8 DENNISON ST		NEWPORT	RI	02840
27-186	16 DENNISON ST	NEWPORT RESTORATION FOUNDATION		680 BELLEVUE AVENUE		NEWPORT	RI	02840
27-186-4	12 DENNISON ST	NEWPORT RESTORATION FOUNDATION		680 BELLEVUE AVENUE		NEWPORT	RI	02840
27-187	18 DENNISON ST	NEWPORT RESTORATION FOUNDATION		680 BELLEVUE AVENUE		NEWPORT	RI	02840
27-259	404 THAMES ST	WORLD VIEW GRAPHICS, INC		29 CLIFF AVE		NEWPORT	RI	02840
32-009	25 DENNISON ST	PANDOLFE ANTHONY J JR & BROWNING TERENCE S &	PANDOLFE JUSTINE LYNN	414 FARM HILL RD, Unit SOUTH		MIDDLETON	CT	06457
32-010	21 DENNISON ST	BROWNING TERENCE S & CURRIER JAMES D &	BROWNING, MARY L	21 DENNISON STREET		NEWPORT	RI	02840
32-011	15-17 DENNISON ST	NEWPORT RESTORATION FOUNDATION	WOODLAND, KRISTYN A	15 DENNISON ST		NEWPORT	RI	02840
32-012	414-418 THAMES ST	NEWPORT RESTORATION FOUNDATION		680 BELLEVUE AVENUE		NEWPORT	RI	02840
32-013	413 THAMES ST	NEWPORT RESTORATION FOUNDATION		680 BELLEVUE AVENUE		NEWPORT	RI	02840
32-014	415 THAMES ST	NEWPORT RESTORATION FOUNDATION		680 BELLEVUE AVENUE		NEWPORT	RI	02840
32-015	10 BROWN & HOWARD WHARF	BARDD GROUP LLC THE SEACOAST MORTGAGE CORPORATION		PO BOX 7036		CUMBERLAND	RI	02864
32-021	425 THAMES ST	1 LEES WHARF LLC		425 THAMES ST		Newport	RI	02840
32-021-4	429-431 THAMES ST	NEWPORT RESTORATION FOUNDATION		320 THAMES ST STE 1	PO BOX 459	Newport	RI	02840
32-022	422 THAMES ST	ACKMAN RONALD J SPECIAL ASSET		680 BELLEVUE AVENUE		NEWPORT	RI	02840
32-024	22 YOUNG ST	GEISINGER DAVID M	TRUST	22 YOUNG ST		NEWPORT	RI	02840
32-044	21 YOUNG ST		CARDWELL AIMEE	21 YOUNG ST		Newport	RI	02840
32-045	15 YOUNG ST	ROSOW DANIEL A		1131 TOLLAND TURNPIKE	STE 260	MANCHESTER	CT	06042
32-046	428 THAMES ST	NEWPORT RESTORATION FOUNDATION		680 BELLEVUE AVENUE		NEWPORT	RI	02840
32-048-6	439 THAMES ST, Unit 6	NARRAGANSETT ELECTRIC CO		PPL PROPERTY TAX DEPT	TWO NORTH NINTH ST	ALLENTOW	PA	18101
32-049	436-438 THAMES ST	RAMPONI STEPHEN		519 BELLEVUE AVE AVE, Unit 3N		NEWPORT	RI	02840
32-050	0 THAMES AND HOWARD STREET	RAMPONI STEPHEN F &	RAMPONI SUZANNE T	519 BELLEVUE AVE, Unit 3N		NEWPORT	RI	02840

## 424 Thames Street, Newport, RI

## Abutters List (200')

32-051	10 HOWARD ST	MACKNIS HEATHER		24 BROWNING RD		ARLINGTON N	MA	02476
32-052	12 HOWARD ST	YELLOWBIRD LLC		BRUCE H & JEAN P COX	35 SUNSET VIEW DRIVE	TIVERTON	RI	02878
32-053	16 HOWARD ST	MERRILEE ZELLNER REVOCABLE LIVING TRUST	ZELLNER MERRILEE TRUSTEE	16 HOWARD ST		Newport	RI	02840
32-054-6	26 HOWARD ST	LANG MICHAEL E JR AND	TAMARA L	26 HOWARD ST		NEWPORT	RI	02840
32-241	421-423 THAMES ST	ENF HOLDINGS LLC		14 MANCHESTER DR		WRENTHA M	MA	02093
32-242	10 YOUNG ST	BROUSSARD FAMILY PARTNERSHIP	C/O FLYNN WILLIAM J	1120 AQUIDNECK AVE		MIDDLETO WN	RI	02842
32-252	0 HOWARD WHF	VPR LLC		C/O LENOX REALTY GROUP	380 BROADWAY	PROVIDENC E	RI	02909
32-276	435 THAMES ST	STAAB DAVID L &	STAAB KATHLEEN A	78 RHODE ISLAND AVE, Unit 3		NEWPORT	RI	02840
32-279	11 YOUNG ST	WASSEL TODD A &	YAMAGIWA KAORU	16 EMERSON RD		JAMESTOW N	RI	02835
32-284	18 YOUNG ST	AMARAL JOHN M	AMARAL KIMBERLY	18 YOUNG STREET UNIT 2		NEWPORT	RI	02840
32-310	6 YOUNG ST	BARBARA FILLER ROBERTS	DECLARATION OF TRUST	6 YOUNG ST		Newport	RI	02840
27-183	400 THAMES ST, Unit 1	MATTHEW AND ADRIAN BUECHNER LIVING TRUST THE	BUECHNER MATTHEW & BUECHNER ADRIAN TRUSTEES	139 OLD BEACH RD		NEWPORT	RI	02840
27-183	400 THAMES ST, Unit 2	ADMIRAL FITZROY INN LLC		35 LIVINGSTON RD		SHARON	MA	02067
27-183	400 THAMES ST, Unit 3	ADMIRAL FITZROY INN LLC		35 LIVINGSTON RD		SHARON	MA	02067
27-183	400 THAMES ST, Unit 4	GOODWIN JUDITH M		400 THAMES ST 4		NEWPORT	RI	02840
27-183	400 THAMES ST, Unit 5	MATTHEW AND ADRIAN BUECHNER LT	BUECHNER MATTHEW - TRUSTEE	BUECHNER ADRIAN - TRUSTEE	139 OLD BEACH RD	NEWPORT	RI	02840
27-183	400 THAMES ST, Unit 6	SACHAYANSRISAKUL CHATREE		PO BOX 506		NEWPORT	RI	02840
27-183	400 THAMES ST, Unit 7	YANKEE DEVELOPMENT CORP		CHRISTIES LANDING		NEWPORT	RI	02840
27-183	400 THAMES ST, Unit 8	YANKEE DEVELOPMENT CORP		CHRISTIES LANDING		NEWPORT	RI	02840
27-183	400 THAMES ST, Unit 9	ADMIRAL FITZROY INN LLC		35 LIVINGSTON RD		SHARON	MA	02067
32-047	433 THAMES ST, Unit 1	BRICE SHERRY		8 YZNAGA AVE		NEWPORT	RI	02840
32-047	433 THAMES ST, Unit 2	SACHAYANSRISAKUL CHATREE		PO BOX 506		NEWPORT	RI	02840
32-047	433 THAMES ST, Unit 3	SON YEHIJONG AND	CUNDY STEVEN G	433 THAMES ST UNIT 3		NEWPORT	RI	02840
32-047	433 THAMES ST, Unit 4	PORT OF PAWS LLC		433 THAMES ST, Unit 4		Newport	RI	02840
32-047	433 THAMES ST, Unit A	HANEY JOHN R D		8314 FERN BLUFF AVE		ROUND ROCK	TX	78681
32-047	433 THAMES ST, Unit B	WELDON LAWRENCE J & WELDON ELIZABETH		120 HARVEST LN		BRIDGEWA TER	MA	02324



424 Thames Street, Newport, RI

Abutters List (200')

32-047	433 THAMES ST, Unit C	MCEWEN BRIAN	MCEWEN LORI	433 THAMES ST, Unit D		Newport	RI	02840
32-047	433 THAMES ST, Unit D	BRIAN MICHAEL MCEWEN LIV TR	LORI BATISTA MCEWEN LIV TR	433 THAMES ST, Unit C		Newport	RI	02840
32-047	433 THAMES ST, Unit E	PEREIRA JOSEPH L &	PEREIRA SANDRA J	433 THAMES ST, Unit E		Newport	RI	02840
32-314	24 LEES WHF	24 LEES WHARF LLC		320 THAMES ST., STE 1	PO BOX 459	NEWPORT	RI	02840
32-002	407-411 THAMES ST	THAMES BROWN	HOWARD LLC	PO BOX 1576		PROVIDENC	RI	02901
32-002	0 BROWN & HOWARD WHARF, Unit M	BROWN AND HOWARD YACHT MARINA	LLC	PO BOX 1576		PROVIDENC	RI	02901
32-318	7 YOUNG ST	KBC NEWPORT		1151 AQUIDNECK AVE		MIDDLETON	RI	02842
32-002	0 BROWN & HOWARD WHARF, Unit B2	THAMES BROWN	HOWARD LLC	PO BOX 1576		PROVIDENC	RI	02901
32-002	0 BROWN & HOWARD WHARF, Unit B3	THAMES BROWN	HOWARD LLC	PO BOX 1576		PROVIDENC	RI	02901
32-002	0 BROWN & HOWARD WHARF, Unit B4	THAMES BROWN	HOWARD LLC	PO BOX 1576		PROVIDENC	RI	02901
32-002	0 BROWN & HOWARD WHARF, Unit B5	THAMES BROWN	HOWARD LLC	PO BOX 1576		PROVIDENC	RI	02901
32-002	0 BROWN & HOWARD WHARF, Unit B6	THAMES BROWN	HOWARD LLC	PO BOX 1576		PROVIDENC	RI	02901
32-002	0 BROWN & HOWARD WHARF, Unit B7	THAMES BROWN	HOWARD LLC	PO BOX 1576		PROVIDENC	RI	02901
32-002	0 BROWN & HOWARD WHARF, Unit B8	THAMES BROWN	HOWARD LLC	PO BOX 1576		PROVIDENC	RI	02901
32-002	0 BROWN & HOWARD WHARF, Unit B1	THAMES BROWN	HOWARD LLC	PO BOX 1576		PROVIDENC	RI	02901
27-184	406-410 THAMES ST	CCB CAPITAL	REAL ESTATE INC	543 THAMES ST		NEWPORT	RI	02840
27-185	8 DENNISON ST, Unit 1	FENTON BARBARA ANN		8 DENNISON ST UNIT 1	DENNISON STREET CONDO	NEWPORT	RI	02840
27-185	8 DENNISON ST, Unit 2	LEAH M COLERN	REVOCABLE TRUST	54 RUSSELL ST		CHARLESTOWN	MA	02129
32-002	0 BROWN & HOWARD WHARF	NEWSTONE DEVELOPMENT LLC	C/O STONESTREET DEVELOPMENT CO	1275 WAMPANOAG TRAIL EAST		PROVIDENC	RI	02915
32-002	0 BROWN & HOWARD WHARF, Unit 101	101 NEWPORT LLC		100 WESTMINSTER ST	STE 1700	PROVIDENC	RI	02903
32-002	0 BROWN & HOWARD WHARF, Unit 102	HOWARD ASSOC LLC		PO BOX 1576	STE 500	PROVIDENC	RI	02901
32-002	0 BROWN & HOWARD WHARF, Unit 103	103 NEWPORT LLC		PO BOX 1576		PROVIDENC	RI	02901

## 424 Thames Street, Newport, RI

## Abutters List (200')

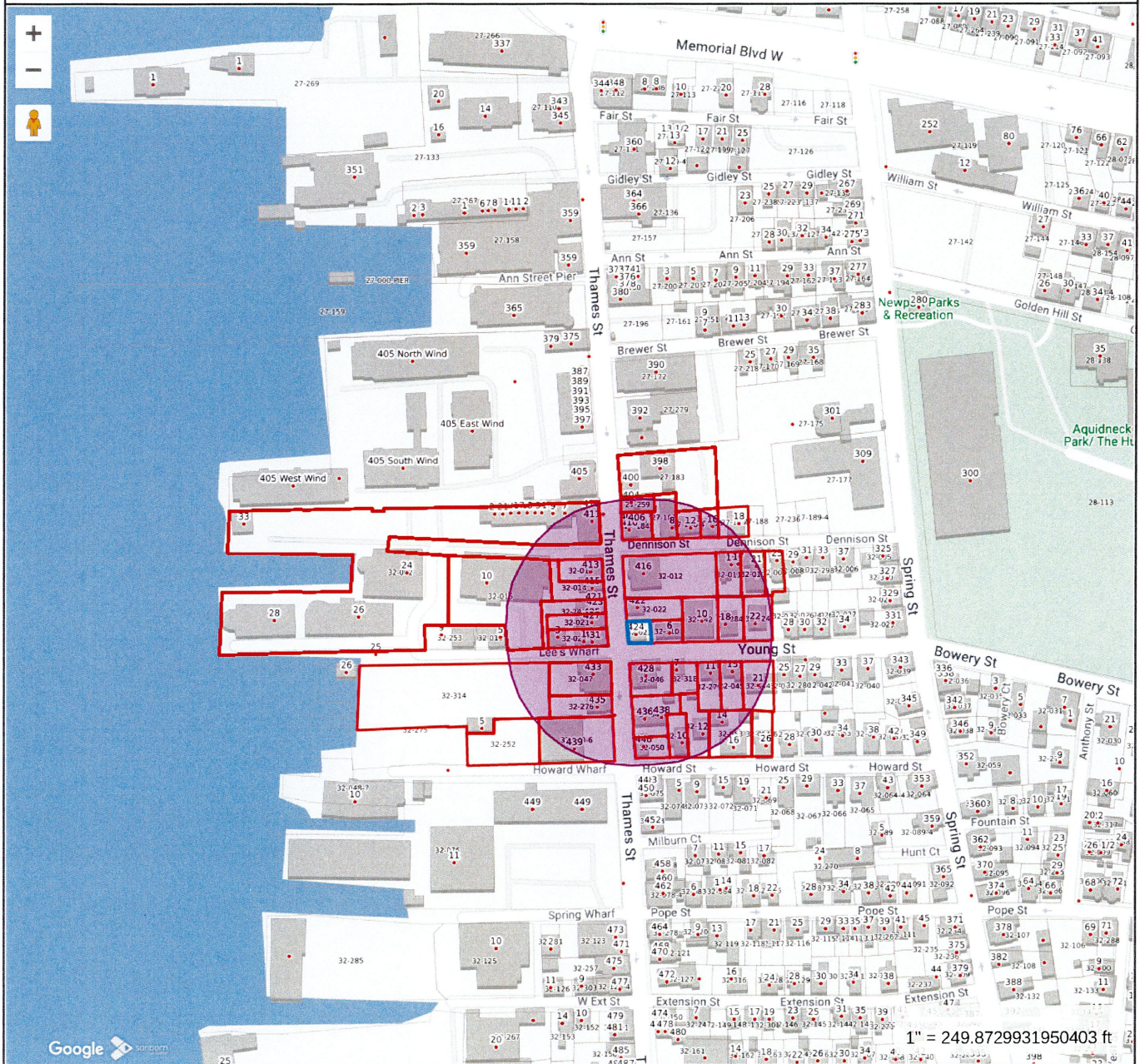
32-002	0 BROWN & HOWARD WHARF, Unit 104	MCDERMOTT MARIANNE E		5 THISTLE LANE		HOLMDEL	NJ	07733
32-002	0 BROWN & HOWARD WHARF, Unit 201	MARLENE LEATHERBEE TRUST	LEATHERBEE MARLENE TRUSTEE	0 BROWN AND HOWARD, Unit 201		Newport	RI	02840
32-002	0 BROWN & HOWARD WHARF, Unit 202	REEFE DONALD D &	REEFE JEAN M	C/O HUDSON VALUE PARTNERS	PO BOX 190	NEW YORK	NY	10163-0190
32-002	0 BROWN & HOWARD WHARF, Unit 203	FRAGOMEN GWENDOLYN R & FRAGOMEN AUSTIN T		122 EAST 73RD STREET		NEW YORK	NY	10021
32-002	0 BROWN & HOWARD WHARF, Unit 204	200 NARRAGANSETT PARK LLC		PAULINO PROP	PO BOX 1576	PROVIDENC E	RI	02901
32-002	0 BROWN & HOWARD WHARF, Unit 205	MICHAEL BRUCE RABINOWITZ &	DIANE HOXMEIER RABINOWITZ	PO BOX 535		NEWPORT	RI	02840
32-002	0 BROWN & HOWARD WHARF, Unit 206	MCL PROPERTIES LLC		747 AQUIDNECK AVE	SUITE #1	MIDDLETO WN	RI	02842
32-002	0 BROWN & HOWARD WHARF, Unit 301	INDIAN AVENUE REALTY LLC		29 SUFFOLK WAY		LINCOLN	RI	02865
32-002	0 BROWN & HOWARD WHARF, Unit 302	SARKIS CHARLES F &	SARKIS JOLENE	171 DUNBAR RD		PALM BEACH	FL	33480
32-002	0 BROWN & HOWARD WHARF, Unit 303	HERRLINGER GAIL H		24 BROWN AND HOWARD UNIT 303		NEWPORT	RI	02840
32-002	0 BROWN & HOWARD WHARF, Unit 304	OFF THAMES LLC		C/O CIMCO LLC	PO BOX 1588	NASHUA	NH	03061
32-002	0 BROWN & HOWARD WHARF, Unit 305	KERINS SEAN J		350 MILL WAUKEE ST		DENVER	CO	80206
32-002	0 BROWN & HOWARD WHARF, Unit 306	JOANN P VIEAU REVOCABLE TRUST &	JOANN P VIEAU QUALIFIED TERMINABLE NEWPORT AVENUE REALTY LLC	INTEREST TRUST	BROWN AND HOWARD WHF UNIT 306	NEWPORT	RI	02840
32-015	10 BROWN & HOWARD WHARF, Unit 101	10 BH 101 LLC	NEWPORT AVENUE REALTY LLC	100 WESTMINSTER ST		PROVIDENC E	RI	02903
32-015	10 BROWN & HOWARD WHARF, Unit 304	MORVILLO DONNA R TRUSTEE	DONNA R MORVILLO REVOCABLE TRU	183 OLD BEACH RD		NEWPORT	RI	02840
32-015	10 BROWN & HOWARD WHARF, Unit 303	CLINE LIVING TRUST	CLINE BRIAN TRUSTEE	10 SEAN LN		MOUNT SINAL	NY	11766
32-015	10 BROWN & HOWARD WHARF, Unit 302	SALEMME RICCIO CYNTHIA		125 MAPLE RD		EASTON	CT	06612
32-015	10 BROWN & HOWARD WHARF, Unit 301	MADISON ELIZABETH	MADISON CHRISTOPHER	10 BROWN & HOWARD WHARF, Unit 301		NEWPORT	RI	02840
32-015	10 BROWN & HOWARD WHARF, Unit 201	RAUSCHENBACH KURT	RAUSCHENBACH KRISTIN	PO BOX 849		FRANCONI A	NH	03580
32-015	10 BROWN & HOWARD WHARF, Unit 200	RAUSCHENBACH KURT	KRISTIN	39 NOTCHHEAD DRIVE	PO BOX 849	FRANCONI A	NH	03580

424 Thames Street, Newport, RI

Abutters List (200')

32-015	10 BROWN & HOWARD WHARF, Unit 107	10 BROWN & HOWARD LLC		100 WESTMINSTER ST	PROVIDENC E	R1	02903
32-015	10 BROWN & HOWARD WHARF, Unit 106	10 BROWN & HOWARD LLC		100 WESTMINSTER ST	PROVIDENC E	R1	02903
32-015	10 BROWN & HOWARD WHARF, Unit 105	10 BROWN & HOWARD LLC		100 WESTMINSTER ST	PROVIDENC E	R1	02903
32-015	10 BROWN & HOWARD WHARF, Unit 104	10 BROWN & HOWARD LLC		100 WESTMINSTER ST	PROVIDENC E	R1	02903
32-015	10 BROWN & HOWARD WHARF, Unit 103	10 BROWN & HOWARD LLC		100 WESTMINSTER ST	PROVIDENC E	R1	02903
32-015	10 BROWN & HOWARD WHARF, Unit 102	10 BH 102 LLC	NEWPORT AVENUE REALTY LLC	100 WESTMINSTER ST	PROVIDENC E	R1	02903

### 424 Thames Street - 200' radius



**Property Information**

ID 32-023  
 Location 424 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.

27-185  
DENNISON STREET LLC  
8 DENNISON ST  
NEWPORT, RI 02840

27-187  
NEWPORT RESTORATION FOUNDATION  
680 BELLEVUE AVENUE  
NEWPORT, RI 02840

32-010  
BROWNING TERENCE S &  
BROWNING, MARY L  
21 DENNISON STREET  
NEWPORT, RI 02840

32-013  
NEWPORT RESTORATION FOUNDATION  
680 BELLEVUE AVENUE  
NEWPORT, RI 02840

32-021  
SEACOAST MORTGAGE CORPORATION  
425 THAMES ST  
Newport, RI 02840

32-024  
ACKMAN RONALD J SPECIAL ASSET  
TRUST  
22 YOUNG ST  
NEWPORT, RI 02840

32-046  
NEWPORT RESTORATION FOUNDATION  
680 BELLEVUE AVENUE  
NEWPORT, RI 02840

32-050  
RAMPONI STEPHEN F &  
RAMPONI SUZANNE T  
519 BELLEVUE AVE, Unit 3N  
NEWPORT, RI 02840

32-053  
MERRILEE ZELLNER REVOCABLE LIVING TRUST  
ZELLNER MERRILEE TRUSTEE  
16 HOWARD ST  
Newport, RI 02840

32-242  
BROUSSARD FAMILY PARTNERSHIP  
C/O FLYNN WILLIAM J  
1120 AQUIDNECK AVE  
MIDDLETOWN, RI 02842

27-186  
NEWPORT RESTORATION FOUNDATION  
680 BELLEVUE AVENUE  
NEWPORT, RI 02840

27-259  
WORLD VIEW GRAPHICS, INC  
29 CLIFF AVE  
NEWPORT, RI 02840

32-011  
CURRIER JAMES D &  
WOODLAND, KRISTYN A  
15 DENNISON ST  
NEWPORT, RI 02840

32-014  
NEWPORT RESTORATION FOUNDATION  
680 BELLEVUE AVENUE  
NEWPORT, RI 02840

32-021-4  
1 LEES WHARF LLC  
320 THAMES ST STE 1 PO BOX 459  
Newport, RI 02840

32-044  
GEISINGER DAVID M  
CARDWELL AIMEE  
21 YOUNG ST  
Newport, RI 02840

32-048-6  
NARRAGANSETT ELECTRIC CO  
PPL PROPERTY TAX DEPT TWO NORTH NINTH ST  
ALLEN TOWN, PA 18101

32-051  
MACKNIS HEATHER  
24 BROWNING RD  
ARLINGTON, MA 02476

32-054-6  
LANG MICHAEL E JR AND  
TAMARA L  
26 HOWARD ST  
NEWPORT, RI 02840

32-252  
VPR LLC  
C/O LENOX REALTY GROUP 380 BROADWAY  
PROVIDENCE, RI 02909

27-186-4  
NEWPORT RESTORATION FOUNDATION  
680 BELLEVUE AVENUE  
NEWPORT, RI 02840

32-009  
PANDOLFE ANTHONY J JR &  
PANDOLFE JUSTINE LYNN  
414 FARM HILL RD, Unit SOUTH  
MIDDLETOWN, CT 06457

32-012  
NEWPORT RESTORATION FOUNDATION  
680 BELLEVUE AVENUE  
NEWPORT, RI 02840

32-015  
BARD GROUP LLC THE  
PO BOX 7036  
CUMBERLAND, RI 02864

32-022  
NEWPORT RESTORATION FOUNDATION  
680 BELLEVUE AVENUE  
NEWPORT, RI 02840

32-045  
ROSOW DANIEL A  
1131 TOLLAND TURNPIKE STE 260  
MANCHESTER, CT 06042

32-049  
RAMPONI STEPHEN  
519 BELLEVUE AVE AVE, Unit 3N  
NEWPORT, RI 02840

32-052  
YELLOWBIRD LLC  
BRUCE H & JEAN P COX 35 SUNSET VIEW DRIVE  
TIVERTON, RI 02878

32-241  
ENF HOLDINGS LLC  
14 MANCHESTER DR  
WRENTHAM, MA 02093

32-276  
STAAB DAVID L &  
STAAB KATHLEEN A  
78 RHODE ISLAND AVE, Unit 3  
NEWPORT, RI 02840

32-279  
WASSEL TODD A &  
YAMAGIWA KAORU  
16 EMERSON RD  
JAMESTOWN, RI 02835

27-183  
MATTHEW AND ADRIAN BUECHNER LIVING TRUST  
THE  
BUECHNER MATTHEW & BUECHNER ADRIAN  
TRUSTEES  
139 OLD BEACH RD  
NEWPORT, RI 02840

27-183  
GOODWIN JUDITH M  
400 THAMES ST 4  
NEWPORT, RI 02840

27-183  
YANKEE DEVELOPMENT CORP  
CHRISTIES LANDING  
NEWPORT, RI 02840

32-047  
BRICE SHERRY  
8 YZNAGA AVE  
NEWPORT, RI 02840

32-047  
PORT OF PAWS LLC  
433 THAMES ST, Unit 4  
Newport, RI 02840

32-047  
MCEWEN BRIAN  
MCEWEN LORI  
433 THAMES ST, Unit D  
Newport, RI 02840

32-314  
24 LEES WHARF LLC  
320 THAMES ST., STE 1 PO BOX 459  
NEWPORT, RI 02840

32-318  
KBC NEWPORT  
1151 AQUIDNECK AVE  
MIDDLETOWN, RI 02842

32-002  
THAMES BROWN  
HOWARD LLC  
PO BOX 1576  
PROVIDENCE, RI 02901

32-284  
AMARAL JOHN M  
AMARAL KIMBERLY  
18 YOUNG STREET UNIT 2  
NEWPORT, RI 02840

27-183  
ADMIRAL FITZROY INN LLC  
35 LIVINGSTON RD  
SHARON, MA 02067

27-183  
MATTHEW AND ADRIAN BUECHNER LT  
BUECHNER MATTHEW -TRUSTEE  
BUECHNER ADRIAN -TRUSTEE 139 OLD BEACH RD  
NEWPORT, RI 02840

27-183  
YANKEE DEVELOPMENT CORP  
CHRISTIES LANDING  
NEWPORT, RI 02840

32-047  
SACHAYANSRISAKUL CHATREE  
PO BOX 506  
NEWPORT, RI 02840

32-047  
HANEY JOHN R D  
8314 FERN BLUFF AVE  
ROUND ROCK, TX 78681

32-047  
BRIAN MICHAEL MCEWEN LIV TR  
LORI BATISTA MCEWEN LIV TR  
433 THAMES ST, Unit C  
Newport, RI 02840

32-002  
THAMES BROWN  
HOWARD LLC  
PO BOX 1576  
PROVIDENCE, RI 02901

32-002  
THAMES BROWN  
HOWARD LLC  
PO BOX 1576  
PROVIDENCE, RI 02901

32-002  
THAMES BROWN  
HOWARD LLC  
PO BOX 1576  
PROVIDENCE, RI 02901

32-310  
BARBARA FILLER ROBERTS  
DECLARATION OF TRUST  
6 YOUNG ST  
Newport, RI 02840

27-183  
ADMIRAL FITZROY INN LLC  
35 LIVINGSTON RD  
SHARON, MA 02067

27-183  
SACHAYANSRISAKUL CHATREE  
PO BOX 506  
NEWPORT, RI 02840

27-183  
ADMIRAL FITZROY INN LLC  
35 LIVINGSTON RD  
SHARON, MA 02067

32-047  
SON YEHIJONG AND  
CUNDY STEVEN G  
433 THAMES ST UNIT 3  
NEWPORT, RI 02840

32-047  
WELDON LAWRENCE J & WELDON ELIZABETH  
120 HARVEST LN  
BRIDGEWATER, MA 02324

32-047  
PEREIRA JOSEPH L &  
PEREIRA SANDRA J  
433 THAMES ST, Unit E  
Newport, RI 02840

32-002  
BROWN AND HOWARD YACHT MARINA  
LLC  
PO BOX 1576  
PROVIDENCE, RI 02901

32-002  
THAMES BROWN  
HOWARD LLC  
PO BOX 1576  
PROVIDENCE, RI 02901

32-002  
THAMES BROWN  
HOWARD LLC  
PO BOX 1576  
PROVIDENCE, RI 02901

32-002  
THAMES BROWN  
HOWARD LLC  
PO BOX 1576  
PROVIDENCE, RI 02901

27-184  
CCB CAPITAL  
REAL ESTATE INC  
543 THAMES ST  
NEWPORT, RI 02840

32-002  
NEWSTONE DEVELOPMENT LLC  
C/O STONESTREET DEVELOPMENT CO  
1275 WAMPANOAG TRAIL EAST  
PROVIDENCE, RI 02915

32-002  
103 NEWPORT LLC  
PO BOX 1576  
PROVIDENCE, RI 02901

32-002  
REEFE DONALD D &  
REEFE JEAN M  
C/O HUDSON VALUE PARTNERS PO BOX 190  
NEW YORK, NY 10163-0190

32-002  
MICHAEL BRUCE RABINOWITZ &  
DIANE HOXMEIER RABINOWITZ  
PO BOX 535  
NEWPORT, RI 02840

32-002  
SARKIS CHARLES F &  
SARKIS JOLENE  
171 DUNBAR RD  
PALM BEACH, FL 33480

32-002  
KERINS SEAN J  
350 MILWAUKEE ST  
DENVER, CO 80206

32-015  
MORVILLO DONNA R TRUSTEE  
DONNA R MORVILLO REVOCABLE TRU  
183 OLD BEACH RD  
NEWPORT, RI 02840

32-015  
MADISON ELIZABETH  
MADISON CHRISTOPHER  
10 BROWN & HOWARD WHARF, Unit 301  
NEWPORT, RI 02840

32-002  
THAMES BROWN  
HOWARD LLC  
PO BOX 1576  
PROVIDENCE, RI 02901

27-185  
FENTON BARBARA ANN  
8 DENNISON ST UNIT 1 DENNISON STREET  
CONDO  
NEWPORT, RI 02840

32-002  
101 NEWPORT LLC  
100 WESTMINSTER ST STE 1700  
PROVIDENCE, RI 02903

32-002  
MCDERMOTT MARIANNE E  
5 THISTLE LANE  
HOLMDEL, NJ 07733

32-002  
FRAGOMEN GWENDOLYN R & FRAGOMEN AUSTIN  
T  
122 EAST 73RD STREET  
NEW YORK, NY 10021

32-002  
MCL PROPERTIES LLC  
747 AQUIDNECK AVE SUITE #1  
MIDDLETOWN, RI 02842

32-002  
HERRLINGER GAIL H  
24 BROWN AND HOWARD UNIT 303  
NEWPORT, RI 02840

32-002  
JOANN P VIEAU REVOCABLE TRUST &  
JOANN P VIEAU QUALIFIED TERMINABLE  
INTEREST TRUST BROWN AND HOWARD WHF  
UNIT 306  
NEWPORT, RI 02840

32-015  
CLINE LIVING TRUST  
CLINE BRIAN TRUSTEE  
10 SEAN LN  
MOUNT SINAI, NY 11766

32-015  
RAUSCHENBACH KURT  
RAUSCHENBACH KRISTIN  
PO BOX 849  
FRANCONIA, NH 03580

32-002  
THAMES BROWN  
HOWARD LLC  
PO BOX 1576  
PROVIDENCE, RI 02901

27-185  
LEAH M COLERN  
REVOCABLE TRUST  
54 RUSSELL ST  
CHARLESTOWN, MA 02129

32-002  
HOWARD ASSOC LLC  
PO BOX 1576 STE 500  
PROVIDENCE, RI 02901

32-002  
MARLENE LEATHERBEE TRUST  
LEATHERBEE MARLENE TRUSTEE  
0 BROWN AND HOWARD, Unit 201  
Newport, RI 02840

32-002  
200 NARRAGANSETT PARK LLC  
PAOLINO PROP PO BOX 1576  
PROVIDENCE, RI 02901

32-002  
INDIAN AVENUE REALTY LLC  
29 SUFFOLK WAY  
LINCOLN, RI 02865

32-002  
OFF THAMES LLC  
C/O CIMCO LLC PO BOX 1588  
NASHUA, NH 03061

32-015  
10 BH 101 LLC  
NEWPORT AVENUE REALTY LLC  
100 WESTMINSTER ST  
PROVIDENCE, RI 02903

32-015  
SALEMME RICCIO CYNTHIA  
125 MAPLE RD  
EASTON, CT 06612

32-015  
RAUSCHENBACH KURT  
KRISTIN  
39 NOTCHEAD DRIVE PO BOX 849  
FRANCONIA, NH 03580

32-015  
10 BROWN & HOWARD LLC  
100 WESTMINSTER ST  
PROVIDENCE, RI 02903

32-015  
10 BROWN & HOWARD LLC  
100 WESTMINSTER ST  
PROVIDENCE, RI 02903

32-015  
10 BH 102 LLC  
NEWPORT AVENUE REALTY LLC  
100 WESTMINSTER ST  
PROVIDENCE, RI 02903

32-015  
10 BROWN & HOWARD LLC  
100 WESTMINSTER ST  
PROVIDENCE, RI 02903

32-015  
10 BROWN & HOWARD LLC  
100 WESTMINSTER ST  
PROVIDENCE, RI 02903

32-015  
10 BROWN & HOWARD LLC  
100 WESTMINSTER ST  
PROVIDENCE, RI 02903