



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

September 25, 2024

Sent Via Email: kcvieira@comcast.net

Dear Applicant,

Please be advised that your Zoning application, for 221-225 Spring Street, Unit 7, 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-009 PETITION OF CHRIS & KATHY VIEIRA, applicants and owners, 221-225 Spring Street, Unit 7, TAP 27, Lot 054, (GB Zone; Historic Overlay) for a dimensional variance to convert a residential dwelling unit to a three-bedroom Guest House without providing additional parking (1 additional space required).

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 - 009

(This box for staff use only)

DATE STAMP HERE
RECEIVED
SEP 23 2024
By CK: 1163

\$ 300

Date: 9/23/24

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 7

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 Dr. Andover, MA 01810

Email Address: kcvieira@comcast.net

Phone Number: (781) 856-0356

How long have you been the owner of the above premise? 4 years

Legally Authorized Representative *if applicable: _____

Mailing Address: _____

Email Address: _____ Phone Number: _____

Lessee: _____

Mailing Address: _____

Email Address: _____ Phone Number: _____



Newport Zoning Application

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
Lot Size (sq. ft.)			
Coverage Area (sq. ft.)			
Lot Coverage (%)			
Dwelling Units	1		
Parking (# of spaces)	0	3	0
Front Setback (ft.)			
Side Setbacks (ft.)			
Rear Setback (ft.)			
Height (ft.)			



Newport Zoning Application

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 1 additional parking spaces. The building our unit is located in has one parking space which is not available to us.



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 building which our unit is located has five commercial units and four residential units with just one parking spot total. This parking space is not available for our use.

We would like the option of renting our unit occasionally and require more parking from the town to do so.

If granted the parking variance, we plan to request that all guests bring just one car during their stay. We also have plans to lease additional parking spaces for guest's use in other lots in Newport.



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.

Kathy Vieira

Applicant Signature

9/23/24

Date

Kathy Vieira

Owner Signature

9/23/94

Date

7-225 Spring St, Newport, RI

2nd Floor Finished Area 656.58 sq ft



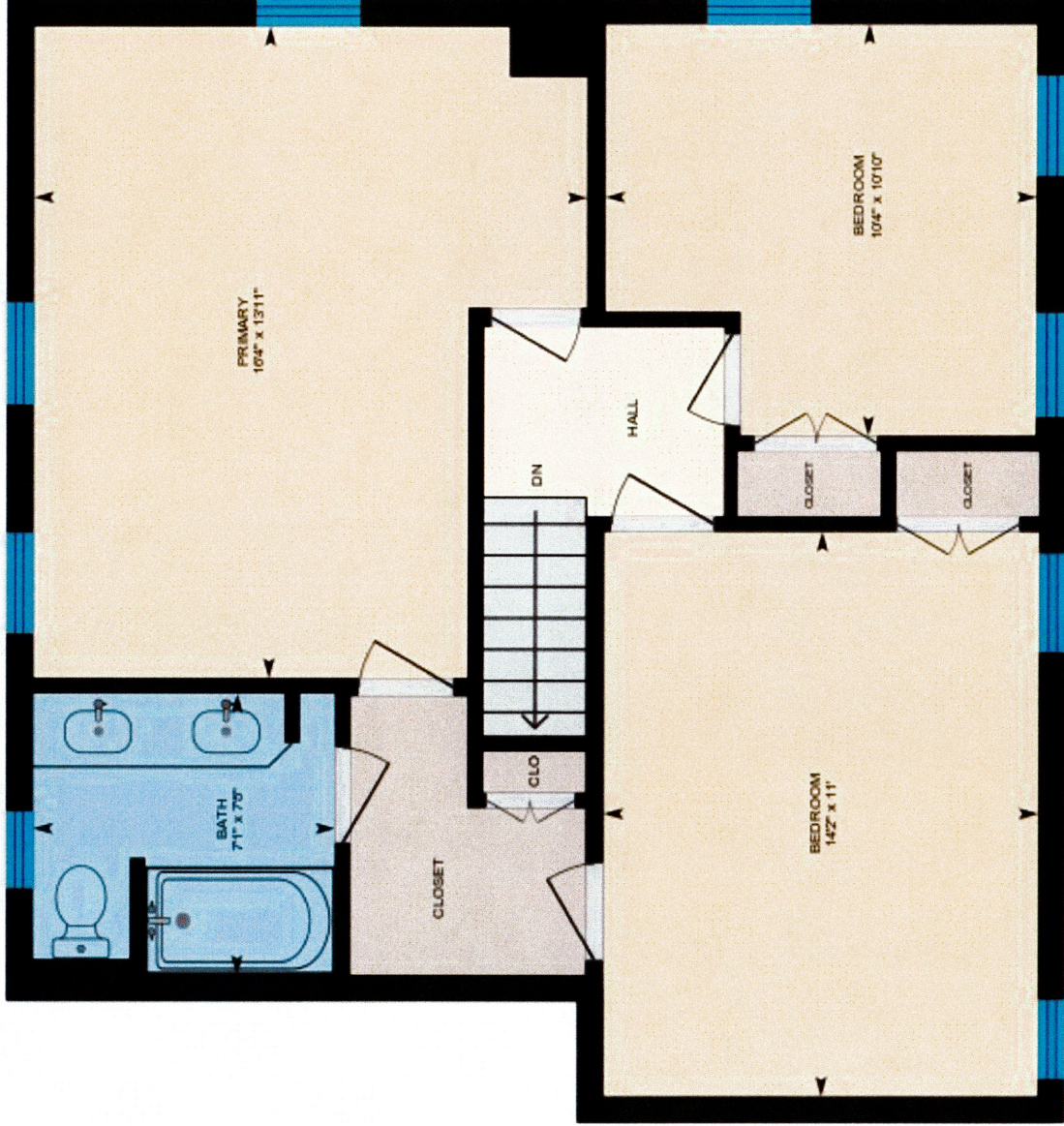
PREPARED: 2022/03/24



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

7-225 Spring St, Newport, RI

3rd Floor Finished Area 708.50 sq ft



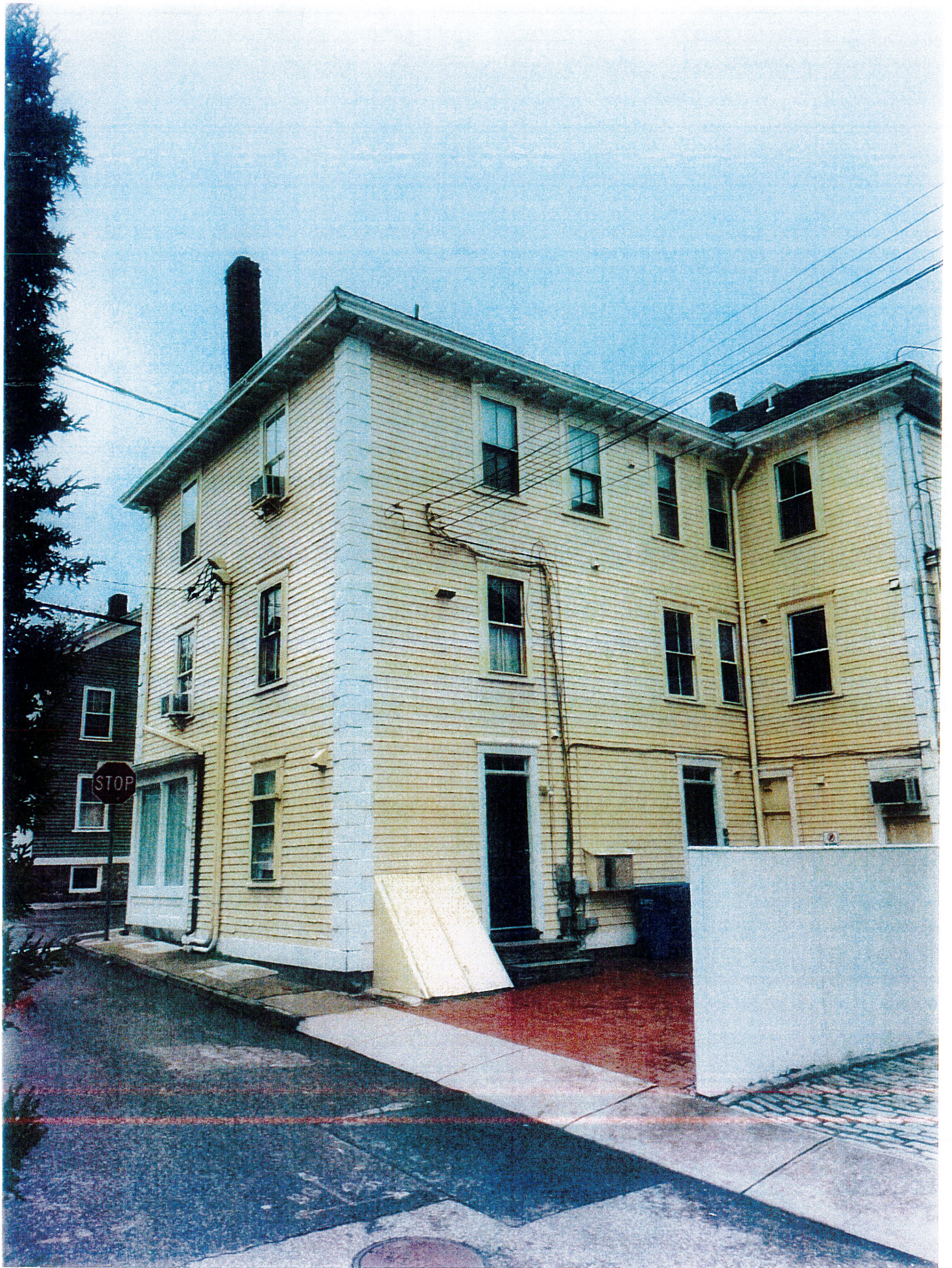
PREPARED: 2022/03/24



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.









Newport Zoning Application Submittal Requirements

ZBR _____ - _____ - _____	DATE STAMP HERE
<input type="checkbox"/> Special Use Permit (new) <input type="checkbox"/> Variance <input type="checkbox"/> Special Use Permit (modification) <input type="checkbox"/> Modification <i>(This box for staff use only)</i>	

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