

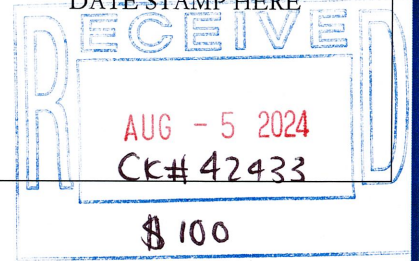


Newport Zoning Application

ZBR 2024 - Sept - 003

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Date: 7.30.24

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: 7 Coddington Wharf

Tax Assessor's Plat: 32 Lot: 216 Zoning District: WB

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

Property Owner: Matthew Doherty

Mailing Address: 116 Plain Rd., Wayland, MA, 01778

Email Address: c/o tjackson@millerscott.com

Phone Number: 401-847-7500

How long have you been the owner of the above premise? 2023

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: _____



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Property Characteristics

Dimensions of lot-frontage: ~30'x~50' ft. Lot Area: 1,562 sq. ft.

Are there buildings on the premises at present? Yes - One Unit Residence

Total square footage of the footprint of existing buildings: 620 sq. ft.

Total square footage of the footprint of proposed buildings: 620 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	1,562	5,000	No Change
Coverage Area (sq. ft)	620	624	No Change
Lot Coverage (%)	39.7%	40%	No Change
Dwelling Units	1	1	No Change
Parking (# of spaces)	2	2	No Change
Front Setback (ft.)	0'	0'	No Change
Side Setbacks (ft.)	5'	1.56'	No Change
Rear Setback (ft.)	5'	1.56'	No Change
Height (ft.)	<35'	35'	No Change



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

Present use of Premise: Guest House

Proposed use of Premise: Guest House

Summary of Proposed Alterations

The Applicant seeks relief under the following provisions of the Zoning Code:

Section 17.108.010 (Variances);
Section 17.104.020T (Guest House Parking Space Standards); and
Section 17.104.040 (Parking Space Design Standards).

There will be no physical alterations to the structure or site. The Subject Property is registered as a one-bedroom Guest House. The Applicant proposes to continue the Guest House use by utilizing two additional bedrooms within the dwelling unit. There are two off-street parking spots that serve the Guest House.

Applicant requests relief to operate a three bedroom Guest House with two off-street parking spots for the bedrooms (where three parking spots required for three bedrooms and one spot required on site for the manager).



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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)

Guest House uses are permitted by-right in the Waterfront Business Zone. For parking, guest houses must have one spot per bedroom and one spot for the manager. The manager is not required to reside on-site. A three-bedroom guest house therefore requires four parking spots.

The existing parcel contains only 1,562 sq. ft. of land where 5,000 sq. ft. is the minimum lot size in the Waterfront Business Zone. There is only one dwelling unit located within the residential structure, though the property contains two off-street parking spots located directly underneath the dwelling unit. The dwelling unit contains three bedrooms, but two bedrooms are presently unused because the Subject Property lacks the requisite parking for a by-right three-bedroom guest house. The Applicant proposes a three-bedroom Guest House in order to better accommodate families with children.

Due to the small lot size, the structure rests on the front property line and several feet from the side lines; there is no available space on the lot to add two additional parking spots. These factors peculiar to the land and structure, namely the small lot size and the pre-existing structure, necessitate a variance from the parking standards. These factors pre-date the Applicant's ownership of the property.

The surrounding neighborhood is marked by commercial activity and mixed-use properties. The Applicant proposes to continue the presently-registered Guest House use, which is in line with the character of the surrounding neighborhood. The off-site manager is a year-round Newport resident and rides a motorcycle to manage the Subject Property. As such, the off-site manager does not practically need the reserved manager parking spot.

There are no proposed physical alterations to the Subject Property, ensuring that there will be no change to stormwater runoff.

The Applicant has complied with all registration requirements with the City.



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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.

Tanner Johnson

Applicant Signature

8/5/24

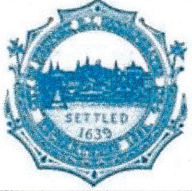
Date

Tanner Johnson

Owner Signature

8/5/24

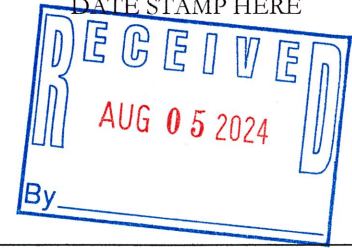
Date



Newport Zoning Application Submittal Requirements

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- 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