APPLICATION FOR A SPECIAL USE PERMIT

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW

DATE: MAY 24, 2019

Board members: ZBR JUN 11

The undersigned hereby petitions the Zoning Board of Review for a special use permit 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: 156 AND 158 BROADWAY
Tax Assessor's Plat 14 Lot 105

Petitioner Information
Applicant: BEN'S CHILI DOGS, LLC Address: 158 BROADWAY NEWPORT RI
Owner: COMMERCIAL PROPERTIES LLC Address: 1907 WEST MAIN RD MIDDLETOWN RI 02840
Lessee: BEN'S CHILI DOGS LLC Address: 158 BROADWAY NEWPORT RI

Property Characteristics
Dimensions of lot-frontage 67' depth 64' area .1 ACRE sq. ft.
Zoning District in which premises is located GENERAL BUSINESS
How long have you owned above premises? LEASED SINCE 5/1/10 (9 yrs)
Are there buildings on the premises at present? YES
Total square footage of the footprint of existing buildings 3,236 SF
Total square footage of the footprint of proposed buildings 3,236 SF
Present use of premises 156 BROADWAY - RECORD STORE
158 BROADWAY - FAST FOOD RESTAURANT
All of the following information and questions must be filled in and answered completely.

Proposed use of premises: ADDITIONAL SEATING AND PUBLIC RESTROOM

AS ADJUNCT TO BEN'S CHILL DOGS FAST FOOD OPERATION NEXT DOOR AT 158 BROADWAY

Give extent of proposed alterations: 2 CASED OPENINGS TO CONNECT THE 2 PREMISES, BATHROOM ENLARGEMENT & RENOVATION, NEW SEATING & COUNTERTOPS, PAINTING & REPAIRS

Zoning Characteristics Matrix

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<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Required/Allowed</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Lot Size (sq. ft.)</td>
<td>N/A</td>
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<tr>
<td>Lot Coverage</td>
<td>N/A</td>
<td></td>
<td></td>
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<tr>
<td>Dwelling Units</td>
<td></td>
<td>2 3</td>
<td>2 3</td>
</tr>
<tr>
<td>Parking (# of spaces)</td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Front Setback</td>
<td>N/A</td>
<td></td>
<td></td>
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<tr>
<td>Side Setbacks</td>
<td>N/A</td>
<td></td>
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<tr>
<td>Rear Setback</td>
<td>N/A</td>
<td></td>
<td></td>
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<tr>
<td>Height</td>
<td>N/A</td>
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What provisions of the Comprehensive Land Use Plan are the applicable to this project?

THE COMP PLAN ALLOWS FAST FOOD RESTAURANTS BY SPECIAL USE PERMIT. THE PROPOSED USE IS COMPATIBLE WITH THE NEIGHBORHOOD, WHICH INCLUDES TAKE OUT, PIZZA, BBQ, CHINESE FOOD AND COFFEE/DONUT ESTABLISHMENTS.
The Zoning Boards Role

Special use permits shall be granted only where the zoning board of review finds that the proposed use or the proposed extension or alteration of an existing use is in accord with the public convenience and welfare, after taking into account, where appropriate:

1. The nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of the structure;

2. The resulting traffic patterns and adequacy of proposed off-street parking and loading;

3. The nature of the surrounding area and the extent to which the proposed use or feature will be in harmony with the surrounding area;

4. The proximity of dwellings, churches, schools, public buildings and other places of public gathering;

5. The fire hazard resulting from the nature of the proposed buildings and uses and the proximity of existing buildings and uses;

6. All standards contained in this zoning code;

7. The comprehensive plan for the city.

The burden of proof in a special-use permit application is on the applicant. This means that if the applicant fails to present adequate competent evidence to prove the applicable standard for issuing a special-use permit has been met, the board must deny the application.

By signing below, I hereby attest that the information provided is accurate and truthful. I also attest that I have read the section entitled "The Zoning Board's Role".

Applicant's Signature

Owner's Signature

Telephone Number: (401) 714-6096

Telephone Number: (401) 835-4321

Email address: pte@newport-tax.com

Be sure all required drawings are attached to this application at the time of the submittal.
BEN'S CHILI DOGS - PROPOSED CONFIGURATION

NEW SEATING

SIDEWALK ENTRY

NEW SEATING

2 SEATS REMOVED

NEW 4' CASED OPENING, 2 SEATS REMOVED

PROPOSED TOTAL AREA 1,115 SF +/-

COUNTER MOVED TOWARD ENTRY, 1 SEAT REMOVED

NEW 4' CASED OPENING

FOOD SERVICE AREA

REGISTER

NEW SINK(S)

EXPAND & RENOVATE BATHROOM

FREEZER

STORAGE

STORAGE