

APPLICATION FOR A SPECIAL USE PERMIT

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW

DATE: MAY 24, 2019

ZBR JUN 11

Board members:

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
NEWPORT SHORE 1903 WEST MAIN RD

Owner COMMERCIAL PROPERTIES LLC Address MIDDLETOWN RI 02842

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 CHILI 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

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	N/A		
Lot Coverage	N/A		
Dwelling Units	2 3	2 3	2 3
Parking (# of spaces)	0	0	0
Front Setback	N/A		
Side Setbacks	N/A		
Rear Setback	N/A		
Height	N/A		

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".

Peter Kelly Manager
Applicant's Signature

(401) 714-6096
Telephone Number

[Signature]
Owner's Signature

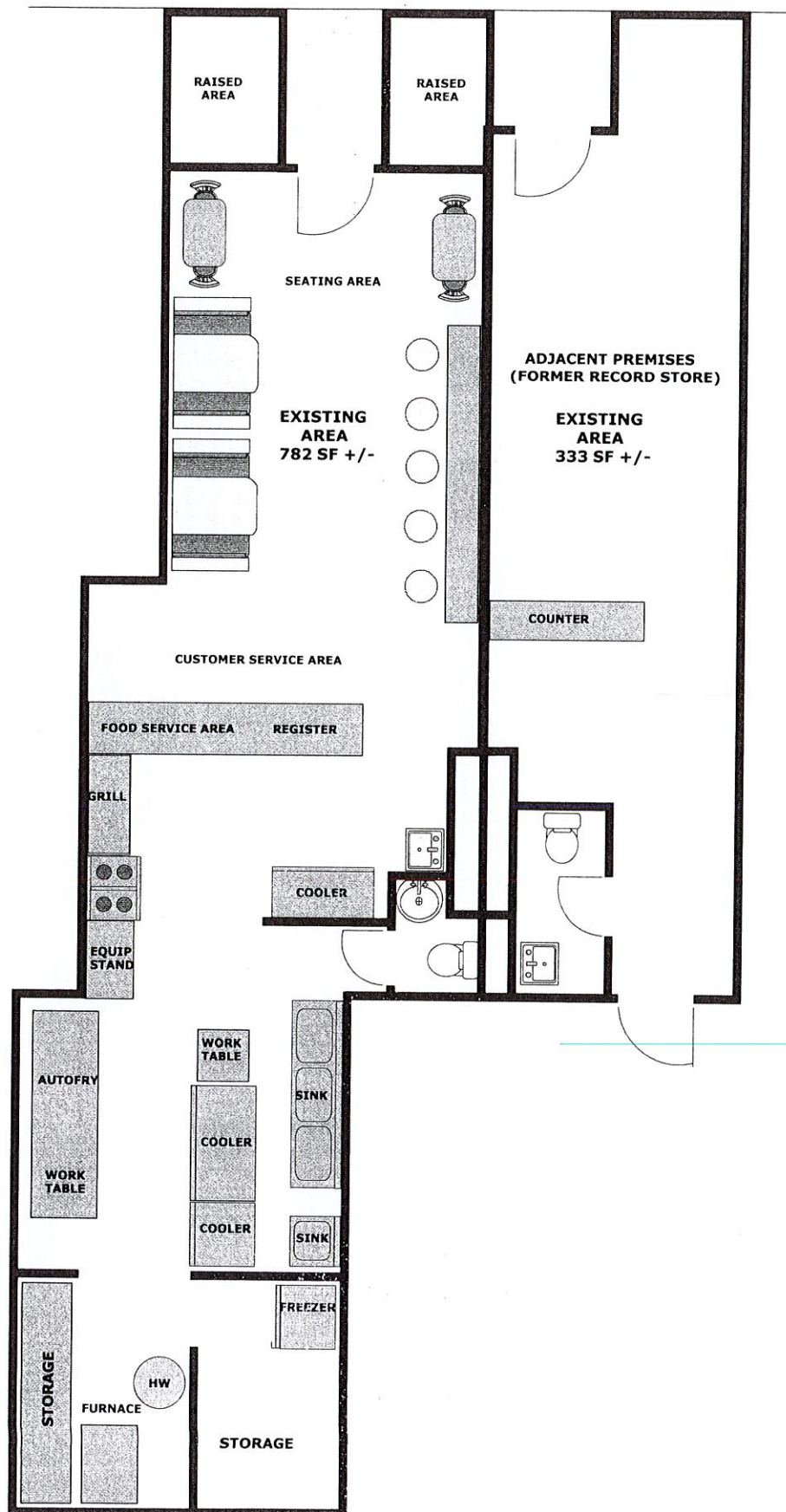
(401) 835-4321
Telephone Number

Email address peter@newport-tax.com

Be sure all required drawings are attached to this application at the time of the submittal.

BEN'S CHILI DOGS - CURRENT CONFIGURATION

SIDEWALK ENTRY



BEN'S CHILI DOGS - PROPOSED CONFIGURATION

