

**City of Newport**  
**Department of Planning and Economic Development**  
**Staff Report to the Planning Board**

**Statement of Consistency with the Comprehensive Plan**

Meeting: May 11, 2020  
Applicant: Patrick & Deborah Donovan  
Petition: Special Use Permit and Dimensional Variance

The applicant has applied to create a guest house use in an existing residential structure they own at 30 Harrison Ave. (AP 41, Lot 66), an R-10 zone.

**Standards of Review**

As part of the Zoning Board of Review (ZBR) review process, the Planning Board has been requested to provide the ZBR “an opinion as to the petition’s conformance to the (Newport) comprehensive plan.” (Newport Zoning Board of Review Policies & Procedures)

Staff have reviewed the following components of the Comprehensive Plan in order to determine consistency:

*Goal LU-1 – To provide a balanced city consisting of residential, commercial and employment uses consistent with the character, environmental resources and vision of the community.*

*Policy LU-1.7 – The City shall protect the existing character of residential neighborhoods while encouraging local neighborhood business.*

*Goal ED-1 – To develop a robust and diverse economy, providing suitable employment opportunities for residents, and a stable tax base.*

*Goal H-1 – To preserve and protect existing housing resources in the community.*

*Goal H-2 – To preserve and enhance existing moderate workforce and low moderate income (LMI) housing.*

*Goal H-3 – To reduce the percentage of seasonally vacant homes and increase neighborhood stability and vitality.*

*Goal T-5 – To provide sufficient and suitably located parking, designed to eliminate, mitigate or reduce impacts.*

This is typical home in the Fifth Ward. There are no proposed renovations as part of the petition. The application states “We have 4 grown children w/ families. We wish to use apt as flexible housing for them.” From the floor plans, it appears as though the applicant is planning to utilize the first two floors as the guest house. This is the larger unit and unlikely to be used as moderate workforce housing. Adding a guest house use to the children’s unit will reduce vacancy. There is a long driveway on the property. Given that the owners live upstairs, stacked parking should not be too much of an issue.

### **Planning Department Recommendations**

The Planning Department recommends the Planning Board find this petition consistent with the Comprehensive Plan.