

APPLICATION FOR A SPECIAL USE PERMIT

CITY OF NEWPORT, RI ZONING BOARD OF REVIEW

DATE: 5/14/20

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: 11 1/2 Newport Ave

Tax Assessor's Plat 14 Lot 133

Petitioner Information

Applicant Jeffrey Brooks Address 11 1/2 Newport Ave

Owner Jeffrey Brooks Address 11 1/2 Newport Ave

Lessee _____ Address _____

Property Characteristics

Dimensions of lot-frontage 0 depth 66' x 88' area 4,792 sq. ft.

Zoning District in which premises is located R10

How long have you owned above premises? 2 years

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings 3,437^{sq}

Total square footage of the footprint of proposed buildings 3,437^{sq}

Present use of premises Three Family Residence

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

Proposed use of premises Small Removable 6th Chicken Coop to produce eggs for Self use.

Give extent of proposed alterations Small 6th movable Coop Affixed to the Garage.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	4,792	10,000	4,792
Lot Coverage	3,437	2,000	3,437
Dwelling Units	3	3	3
Parking (# of spaces)	3	3	3
Front Setback	5'	15'	5'
Side Setbacks	2'	10'	2'
Rear Setback	5'	20'	5'
Height	30'	30'	30'

What provisions of the Comprehensive Land Use Plan are the applicable to this project?

H1-^{H3} Allows for my wife and I to stay in our home as owner occupied three family

LU-1- Residential Owner Occupied use to continue.

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) 484-7368

Telephone Number

Email address Jeff @ Hogan R.I. Com

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







