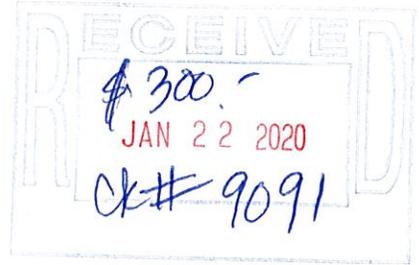


APPLICATION FOR A SPECIAL USE PERMIT

CITY OF NEWPORT, RI  
ZONING BOARD OF REVIEW



DATE: 1/21/2020

*BR*  
*Feb-2*

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: 489 Thames Street

Tax Assessor's Plat 32 Lot 157

Petitioner Information

Applicant Bruce A. Moniz Address 487 THAMES ST.

Owner Bruce A. Moniz Address 487 THAMES ST.

Lessee \_\_\_\_\_ Address \_\_\_\_\_

Property Characteristics

Dimensions of lot-frontage 41 depth 72 area 2952 sq. ft.

Zoning District in which premises is located WB

How long have you owned above premises? 54 years (MONIZ FAMILY HOUSE)

Are there buildings on the premises at present? YES

Total square footage of the footprint of existing buildings 1226

Total square footage of the footprint of proposed buildings 0

Present use of premises residence on 2nd floor

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

Proposed use of premises 1st Floor store front to be used as a soft serve ice cream shop.  
- floor plan attached -

Give extent of proposed alterations New tile floor, serving counter, free standing ice cream machine.

**Zoning Characteristics Matrix**

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	2952	2952	SAME
Lot Coverage			
Dwelling Units	2	2	2
Parking (# of spaces)	0	0	0
Front Setback			
Side Setbacks			
Rear Setback			
Height			

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

Goal ED-1 - To provide economic development by supporting home-based businesses which has major benefits of local employment with flexible hours and stabilize the neighborhood while offering an amenity to the local economy.

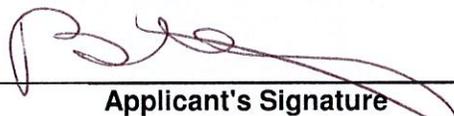
### The Zoning Boards Role

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:

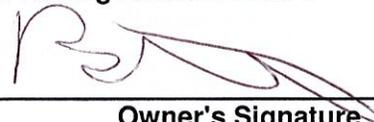
1. The nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of the structure;
2. The resulting traffic patterns and adequacy of proposed off-street parking and loading;
3. The nature of the surrounding area and the extent to which the proposed use or 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**

(401) 639-3261  
\_\_\_\_\_  
**Telephone Number**

  
\_\_\_\_\_  
**Owner's Signature**

801, 639-3251  
\_\_\_\_\_  
**Telephone Number**

**Email address** bambuildingcorp@cox.net  
\_\_\_\_\_

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

From Bruce A. Moniz

487Thames St.

Newport RI 02840

To. City of Newport Zoning board.

RE. opening up a soft serve Ice cream shop at 489 Thames St.

Dear Members of the zoning board,

My name is Bruce A. Moniz and I reside at 487 Thames St. which is above the location where I am requesting a special use permit to open up my soft serve Ice cream shop.

My family and I have owned this property for close to 30 years now and the building has been in my family for over 70 years.

I was born and raised in Newport and have lived here most of my Life with the exception of an 18-year period where I moved to Middletown to raise my children. I am now living back here and plan on spending the rest of my life living in the city that I love.

I own a construction company that I started in 1983. B.A.M. Building Corp. and we are still going strong 37 years later.

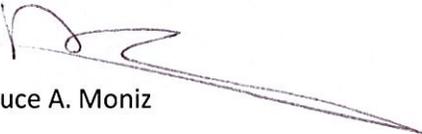
My reason to utilize my store rather than renting it out was to use it as a semi-retirement business.

Over the years the store front has been a retail clothing store, furniture store, appliance repair, coffee shop, photography studio, and when I was young a meat market.

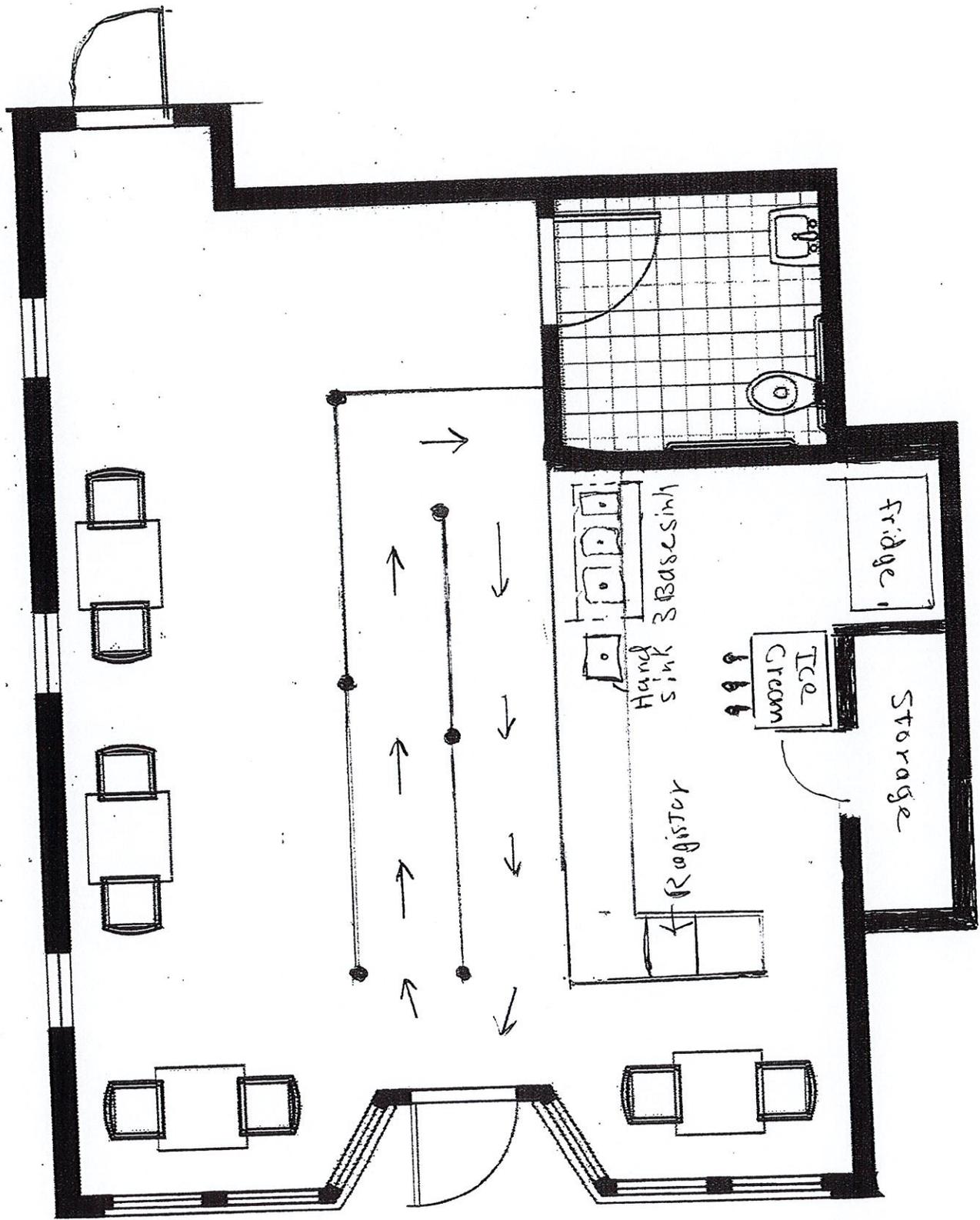
I have spoken to all of my long-term abutting neighbors and they are very excited for me and my plans.

Please give me your thoughtful consideration for approval

The best for Newport from a Newport Native.

A handwritten signature in black ink, appearing to read 'Bruce A. Moniz', with a long, sweeping horizontal stroke extending to the right.

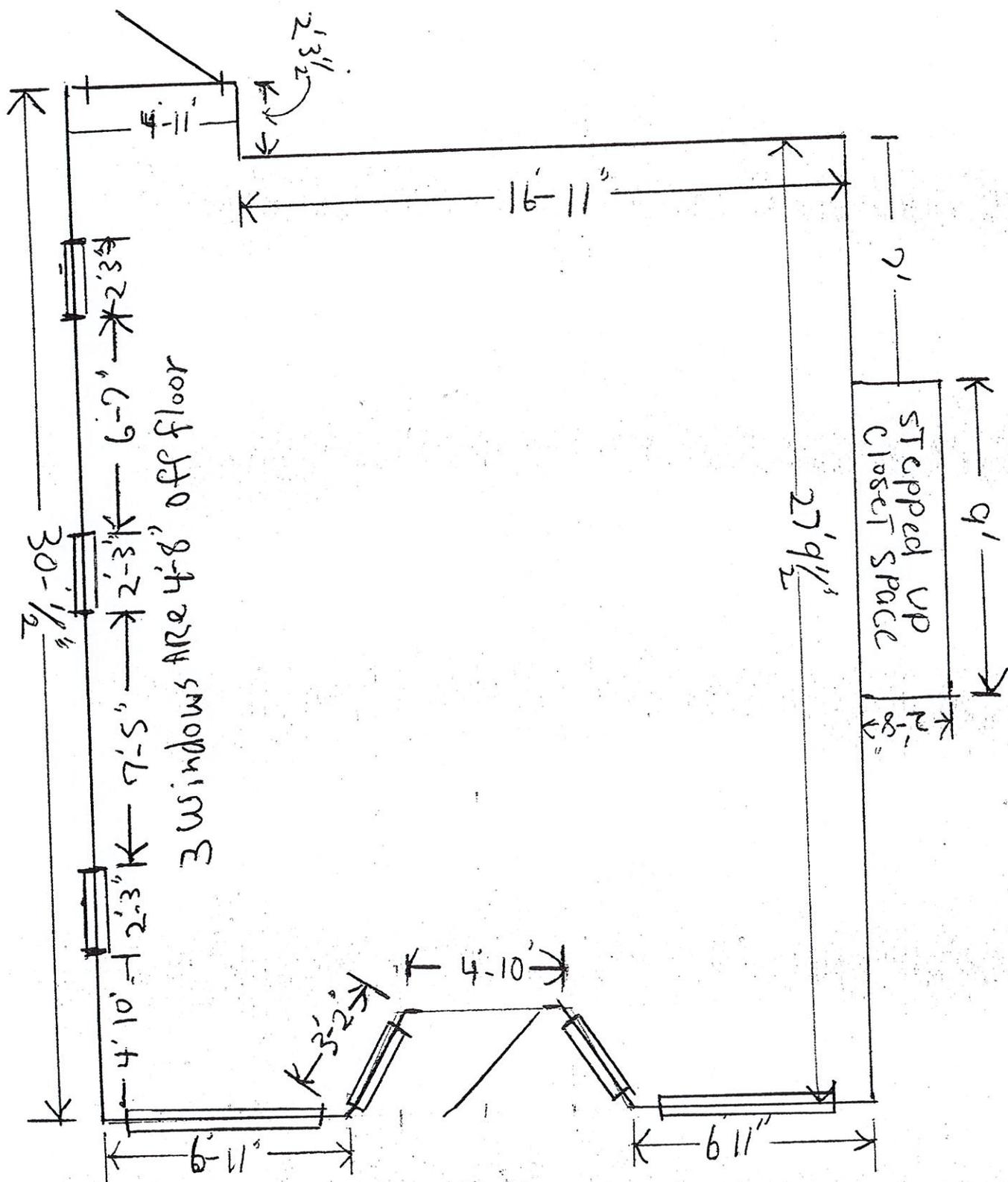
Bruce A. Moniz



① SCHEME

SCALE: 1/4" = 1'-0"

THAMES ST.



Thames Street

## **Crowd Control**

**This has been my family's residence for over 70 years.** Living here on Thames St. I have monitored other Ice cream shops. One which was 2 blocks away and has now moved 9 blocks away. At different times of the day I did pay attention to line outside and just about how many people were working to satisfy the line. My shop will have approx. 14 more standing places than the current location of the shop I am referring to.

I also went inside their shop and ordered ice cream and monitored approx. how long it took to serve a customer. Its when I realized hard ice cream was not the way to move people along.

It can take approx. a minute to make a hard ice cream cone and less than 10 seconds to make a soft serve cone.

We plan on having 3 to 4 people working the counter at all times to avoid any line outside.

We are providing inside seating as well. (Please see floor plan).

If there should ever be a case where a line of 6 or more people starts to form outside, we will inform the people in line that we are having machinery difficulties and will be closing for a half hour and refer them to another ice cream shop. I'm not seeing this ever happening but I will do so out of respect for My neighbors and other merchants in the neighborhood.

We will also never operate and create long lines and disrupt Neighbors.

We are not requesting sidewalk seating as a lot of restaurants are doing. I do not have anything against this practice in fact I enjoy it.

My hours of operation will be between 11 AM and 10 PM. We may consider 11 PM on hot summer nights.

## **Trash control:**

Anyone that will be leaving my shop will only be doing so with a napkin and their cone.

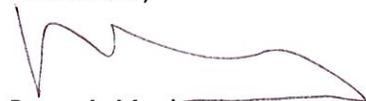
we will provide our own trash cans both inside and out.

At slow times one of our employees will be instructed to walk approx. 4 blocks either way and pick up any trash on the ground and dispose of it.

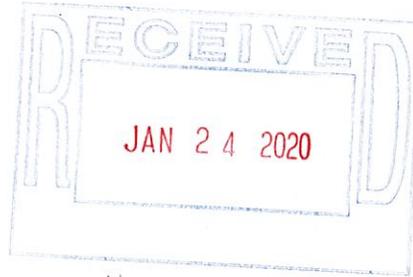
This will also be done at closing time.

I am willing to listen to any other ideas you may have in either of these areas. I have the support of my neighbors that I have known most of my life.

All the best,

A handwritten signature in black ink, appearing to read "Bruce A. Moniz". The signature is fluid and cursive, with a long horizontal stroke at the end.

Bruce A. Moniz



January 21, 2020

ZONING BOARD OF REVIEW  
CITY OF NEWPORT  
43 Broadway  
Newport, RI 02840

Re: Petition of Bruce A. Moniz - 489 Thames Street, Newport, RI

Dear Members of the Zoning Board of Review:

This letter is in support of the application of Bruce A. Moniz, my neighbor at 487 Thames Street, Newport, RI.

I, the undersigned support this Application. Bruce has been a good neighbor and the family has owned the property for over seventy (70) years.

Collette Bernard

Signature

485 Thames St.

Newport R.I. 02840

Print Name and Address

COLLETTE BERNARD

Paul A. Bernard

485 Thames St.

Newport R.I. 02840

PAUL A. BERNARD

Tel 401 4180208