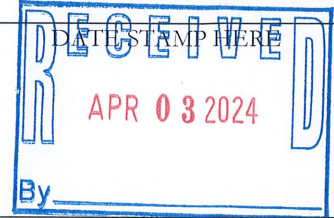




Newport Zoning Application

ZBR 2024 - MAR - 004

(This box for staff use only)



Date: _____ Amended Application

Board members:

The undersigned hereby petitions the Zoning Board of Review for a special use permit or a variance 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: 2-4 Hazard Avenue

Tax Assessor's Plat: 36 Lot: 030-4 Zoning District: R-60

- Special Use Permit (Non-Conforming Alteration) Regulatory (Dimensional) Variance
- Special Use Permit (New Use) Use Variance Modification

Property Owner: Hazard Avenue Realty, LLC

Mailing Address: 4 Hazard Avenue, Newport, RI 02840

Email Address: _____

Phone Number: _____

How long have you been the owner of the above premise? 20 years

Legally Authorized Representative *if applicable: Jeremiah C. Lynch, III

Mailing Address: 97 John Clarke Road, Middletown, RI 02842

Email Address: jlynch@mvlaw.com Phone Number: 401 846-0120

Lessee: _____

Mailing Address: _____

Email Address: _____ Phone Number: _____



Newport Zoning Application

Property Characteristics

Dimensions of lot-frontage: 280 ft. Lot Area: 28,011 sq. ft.

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings: 8,660 sq. ft.

Total square footage of the footprint of proposed buildings: 8,660 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	28,011	60,000	28,011
Coverage Area (sq. ft.)	8,660	10	8,660
Lot Coverage (%)	30	2,801	30
Dwelling Units	3	2	3
Parking (# of spaces)	0	6	0
Front Setback (ft.)	19' (Hazard) 19.75' (Coggeshall)		19' (Hazard) 19.75' (Coggeshall)
Side Setbacks (ft.)	40+	40	40+
Rear Setback (ft.)	N/A		N/A
Height (ft.)	<30'	30'	<30'



Newport Zoning Application

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

Present use of Premise: Three (3) family residential

Proposed use of Premise: Three (3) family residential

Summary of Proposed Alterations

Some time in the 1980s, applicant's predecessor converted a portion of the building into a third unit without a permit. Prior to the conversion, the building was a legal non-conforming two (2) family dwelling. Since the 1980s the premises has continuously been used as a three (3) family dwelling.

The applicant now seeks to make the use legal by obtaining a special use permit for conversion to a multi-family dwelling and a dimensional variance from 17.40.070 (D) and 17.104.020.B.



Newport Zoning Application

Applicant Statement

How does your application meet the required standards for variance(s) or special use permit(s)?
(See page 6 for most common applicable standards)

The requested relief will not alter the character of the surrounding area. The property has been used as a multi-family dwelling (3 units) since the mid-1980s.

The hardship form which the applicant seeks relief is due to the unique characteristics of the subject lot. The premises was renovated in the 1980s as a three unit dwelling and has been used continuously as such.

The hardship is not the result of any prior action by the applicant. The applicant's predecessor in title converted the premises to a three unit dwelling.

The granting of the variance will not alter the general character of the surrounding area. The subject parcel has been maintained as a three (3) unit dwelling for approximately forty (40) years.



Newport Zoning Application

Upon submittal of this application, please make sure you have also reviewed our Zoning Application Submittal Requirements packet, and included with your application, a copy of the Submittal Checklist which can also be found here: [Zoning Application Submittal Requirements](#). If an application is missing any submittal requirements and/or necessary application information, your application may be regarded incomplete. Incomplete applications will not be publicly advertised or appear on an agenda until the project is deemed complete.

By signing below, I hereby attest that the information provided is accurate and truthful. I also attest that I have read through this application thoroughly and understand what is required to submit a completed application.

Applicant Signature

Date

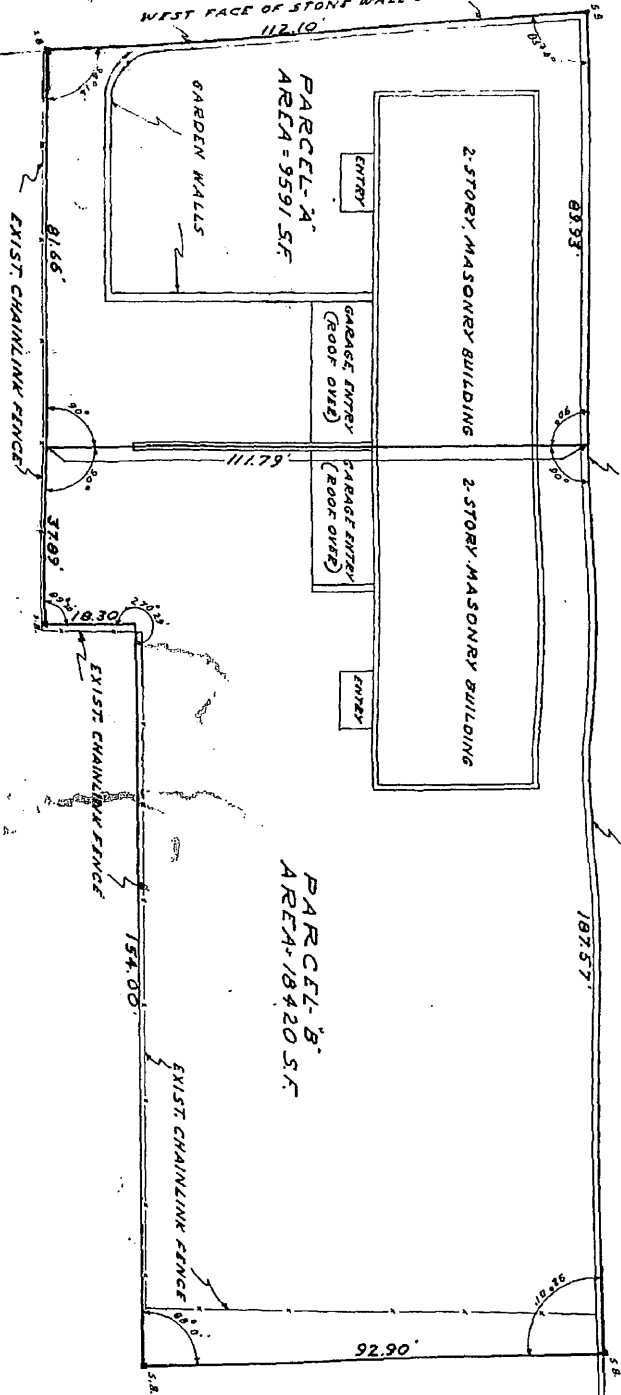
Owner Signature

Date

COGGESHALL AVENUE
WEST FACE OF STONE WALL ON LINE
112.10'

HAZARD AVENUE
NORTH FACE OF STONE WALL ON LINE

PHYLLIS SCHUMACHER



PARCEL 'B'
AREA - 18420 SF

PARCEL 'A'
AREA - 9591 SF

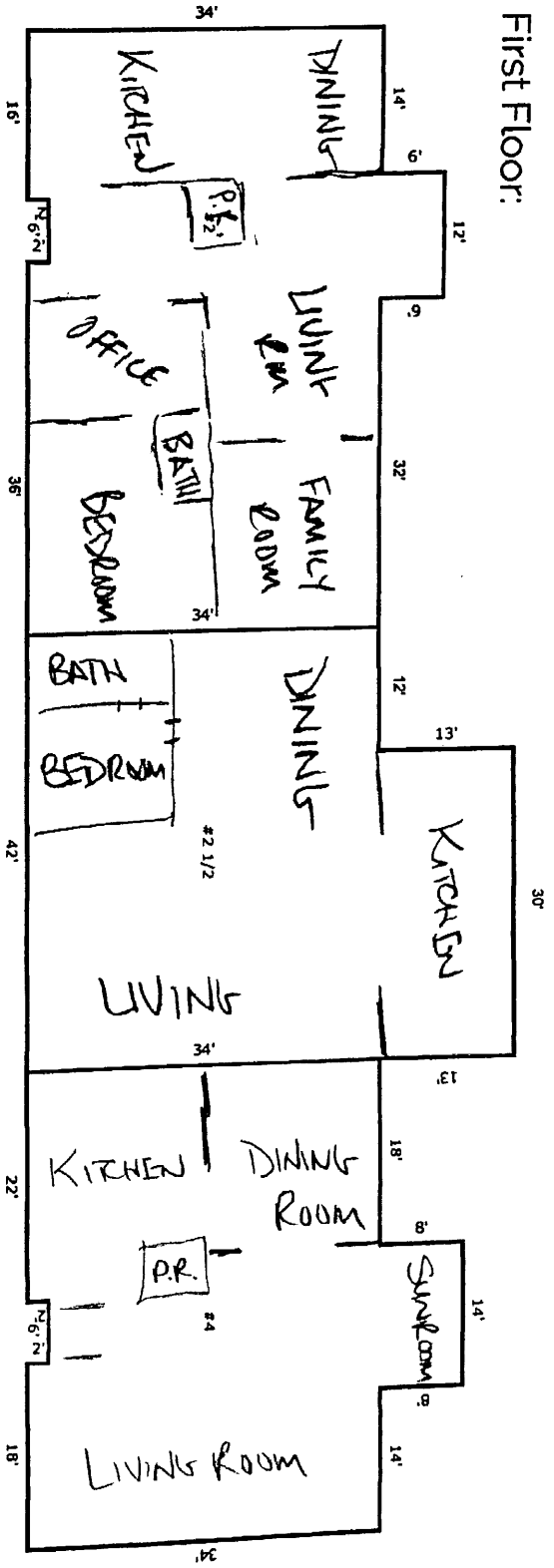
PHYLLIS SCHUMACHER

HAROLD E. ST. JOHN
15 ADMIRAL KALBFUS RD.
NEWPORT, E.I.

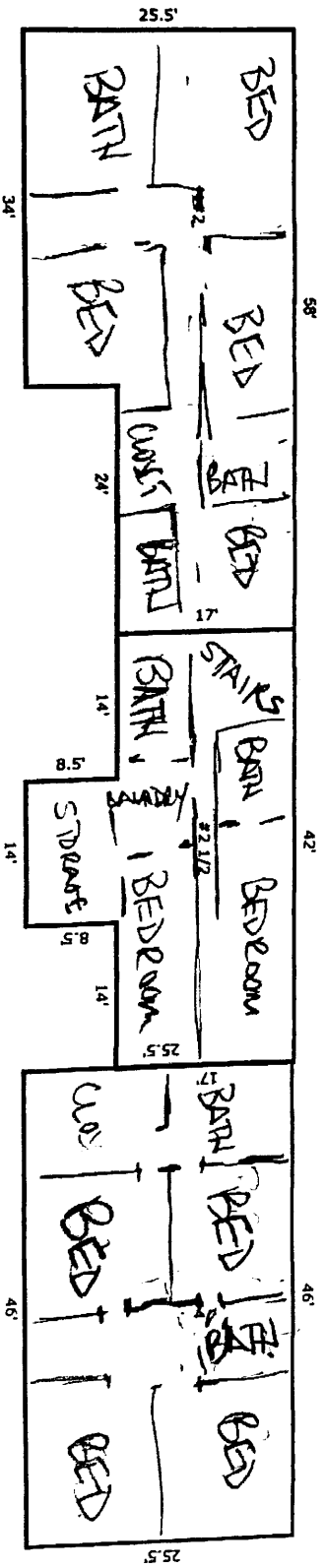
PARCELS 'A' & 'B'
LAND OF
JOHN T. SLOCUM
NEWPORT, RHODE ISLAND
5 SEPT. 1973 - 5 CALF - 1/220'
DRAWING No. S-4-292

Hazard Avenue Floor Plan

First Floor:



Second Floor:





Newport Zoning Application Submittal Requirements

ZBR _____ - _____ - _____

DATE STAMP HERE

- Special Use Permit (new) Variance
- Special Use Permit (modification) Modification

(This box for staff use only)

SUBMITTAL REQUIREMENTS CHECKLIST

Applications that are missing materials in this checklist will not be accepted for review.

Section 1 – Application Forms – Page 3 of the Guide *Required for All Projects*

- A. Completed Zoning Project Application Packet comprised of the following individual sections:
 1. Zoning Project Application Form
 2. Completed copy of this Zoning Application Submittal Requirements Checklist (Page 2)
- B. Request to Waive any Submittal Requirements *(if applicable)*
- C. Application Fee (Please Refer to Current Fee Schedule)

Section 2 – Plan Package – Pages 4-7 of the Guide *Required for All Development Projects (Involving New Structures, Additions, Exterior Alterations, etc.) Individual requirements of the Plan Package (listed below) may differ depending on the project*

- A. Class I Site Survey
- B. Proposed Site Plan
- C. Lot Coverage Diagram
- D. Floor Plans
- E. Stormwater Management Plan
- F. Landscape Plan
- G. Building Elevations
- H. Change of Use

Section 3 – Supporting Documents, Studies, Graphics, and Depictions – Page 8 of the Guide *May be required for certain Development Projects*

- A. Site Photographs
- B. Photo Simulations
- C. Structural Evaluation
- D. Parking Survey
- E. Traffic Impact Analysis