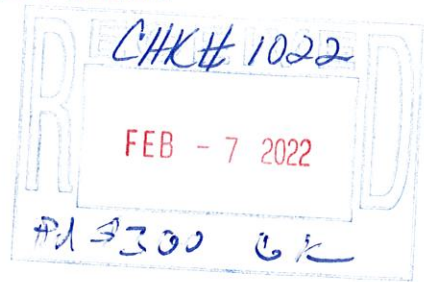


APPLICATION FOR A SPECIAL USE PERMIT

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW



DATE: 2/7/2022

ZON MAR 4

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: 22 Freebody St. Newport RI 02840

Tax Assessor's Plat 33 Lot 56

Petitioner Information

Applicant Thao Vu + Emthanh + Duong Nguyen Address 271 N. Main St. Randolph MA 02368
Owner Same Address Same
Lessee NA Address NA

Property Characteristics

Dimensions of lot-frontage 91' depth 110' area 9583 sq. ft.

Zoning District in which premises is located R-10

How long have you owned above premises? 10 months

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings 1449

Total square footage of the footprint of proposed buildings 1449

Present use of premises 2 family duplex

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

Proposed use of premises

5 bedrooms Inn.

Give extent of proposed alterations

None

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	9583sf	9583sf	9583sf
Lot Coverage	2300sf	2300sf	2300sf
Dwelling Units	2	2	2
Parking (# of spaces)	5	5	5
Front Setback	12'	12'	12'
Side Setbacks	12'	12'	12'
Rear Setback	10'	10'	10'
Height	30'	30'	30'

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

I would like to use the main house as a 5 bedrooms inn.
Thank you very much.

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


Telephone Number


Owner's Signature


Telephone Number

Email address

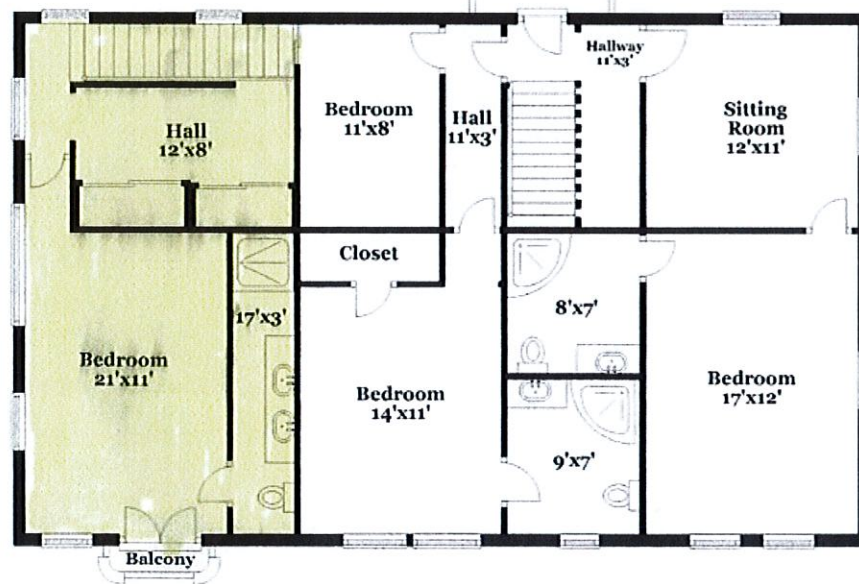
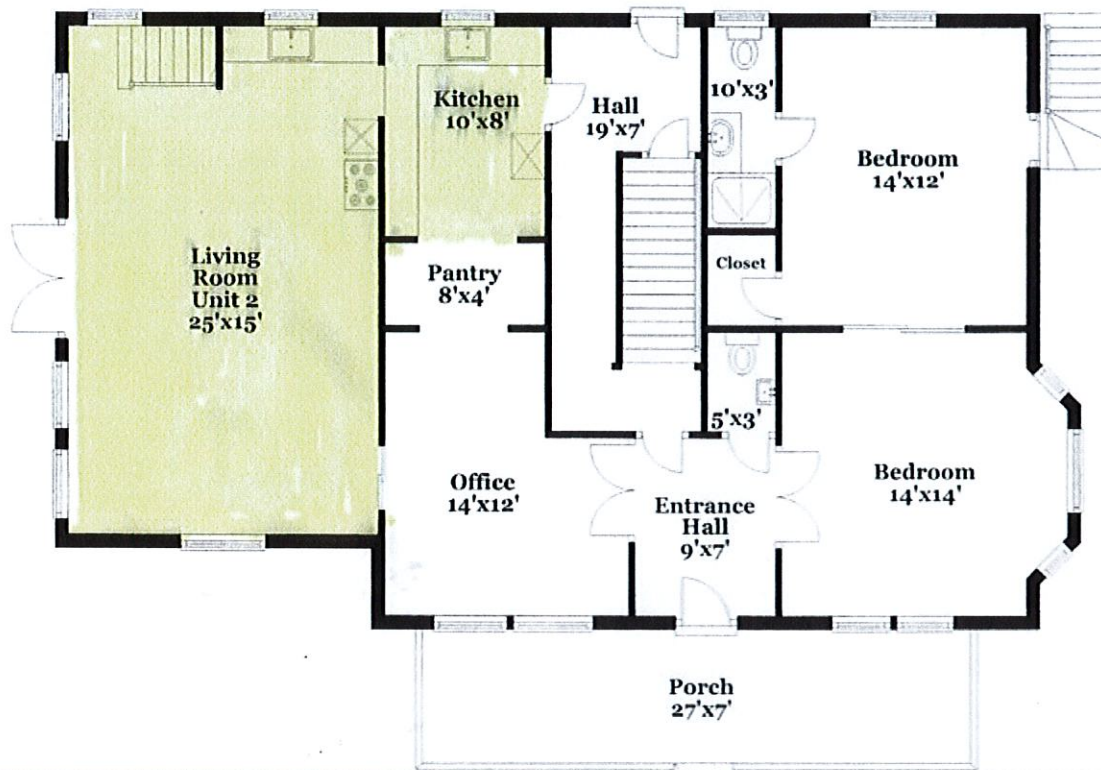


Be sure all required drawings are attached to this application at the time of the submittal.

22 Freebody st, Newport RI 02840



EXHIBIT I



22 Freebody st, Newport KI 02840

NORTHEAST REVALUATION GROUP LLC

Newport, RI


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Disclaimer: This information is for tax assessing purposes and is not warranted

Parcel Identification

Map/Lot 33-056
Account 5865
State Code 02 - 2-3 Family
Card 1/2
User Account R06262

Assessment

Land \$361,200
Building \$619,600
Card Total \$980,800
Parcel Total \$1,096,100

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2021	\$361,200	\$734,100	\$800	\$1,096,100
2020	\$264,700	\$843,300	\$0	\$1,108,000
2019	\$264,700	\$843,300	\$0	\$1,108,000
2018	\$264,700	\$843,300	\$0	\$1,108,000

Location and Owner

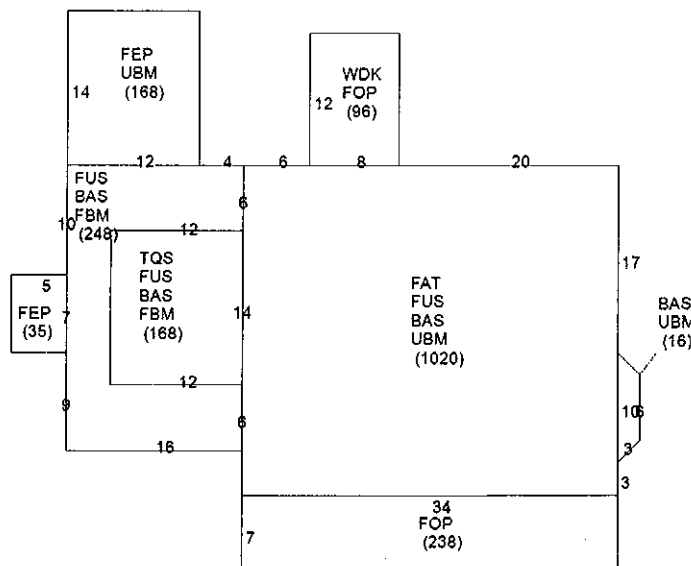
Location 22 FREEBODY ST
Owner NGUYEN DUONG & NGYUEN EMTHANH &
Owner2 VU THAO
Owner3
Address 371 NORTH MAIN ST
Address2
Address3 RANDOLPH MA 02368

Building Information

Design Two Family
Year Built 1900
Heat Hot Water
Fireplaces 0
Rooms 10
Bedrooms 4
Bathrooms 5 Full Bath
Above Grade Living Area 3,226.4 SF
Below Grade Finished Area 416 SF

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
04/23/2021	\$945,000	2995-15	Warranty
03/25/2016	\$0	2575-154	
11/20/2015	\$0	2550-143	
10/10/2014	\$0	2463-194	
10/26/2007	\$0	1890-249	
01/11/2002	\$180,000	1105-53	
06/01/2001	\$155,000	1027-227	
01/01/1900	\$0	212-226	



Building Sub Areas

Sub Area	Net Area
Attic, Finished	204 SF
Basement, Finished	416 SF
Basement, Unfinished	1,204 SF
Deck, Wood	96 SF
First Floor	1,452 SF
Porch, Enclosed, Finished	203 SF
Porch, Open, Finished	334 SF
Three Quarter Story	134.4 SF
Upper Story, Finished	1,436 SF

[Click To Open Google Maps](#)

Land Information

Land Area	9,600 SF
Zoning	R10
View	-
Neighborhood	0800

Yard Item(s)

Description	Quantity	Size	Year
PATIO-AVG	1	100	2000
SHED FRAME	1	64	2000