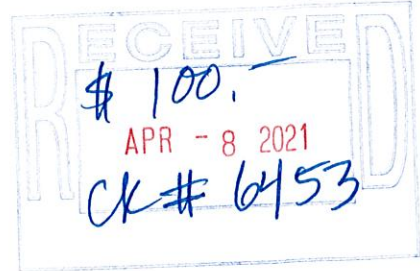


# APPLICATION FOR A SPECIAL USE PERMIT

CITY OF NEWPORT, RI  
ZONING BOARD OF REVIEW



DATE: 4/06/2021

ZBR  
May-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: 19 Friendship Place

Tax Assessor's Plat 11 Lot 149

### Petitioner Information

Applicant Mike Miller Address 19 Friendship Pl, Newport RI

Owner Mike Miller Address 19 Friendship Pl, Newport RI

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

### Property Characteristics

Dimensions of lot-frontage 42' depth 84' area 3,528 sq. ft.

Zoning District in which premises is located R10

How long have you owned above premises? 12 years

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings 1,120 SF

Total square footage of the footprint of proposed buildings 1,120 SF

Present use of premises Single Family Dwelling

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

Proposed use of premises \_\_\_\_\_ Existing single family residence is considered a dimensionally non conforming structure.

Give extent of proposed alterations \_\_\_\_\_ Proposing to construct a 3rd floor roof deck structure to a nonconforming structure. The proposed deck is in full compliance with setbacks and lot coverage.

### Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	3,528 sf	10,000 sf	3,528 sf
Lot Coverage	31.7%	20%	31.7%
Dwelling Units	1	1	1
Parking (# of spaces)	2	2	2
Front Setback	3'-4" & 3'-4"	9'-6" & 8'-0"	26'-8" & 9'-6"
Side Setbacks	8' & 24'	10'	12' & 34'
Rear Setback	n/a	20'	n/a
Height	30'	30'	25'

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

H-1.2, H-1.3, H-1.4

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### 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.

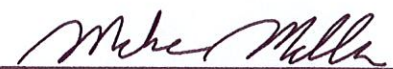
**By signing below, I hereby attest that the information provided is accurate and truthful. I also attest that I have read the section entitled "The Zoning Board's Role".**

  
\_\_\_\_\_

Applicant's Signature

4015751652

Telephone Number

  
\_\_\_\_\_

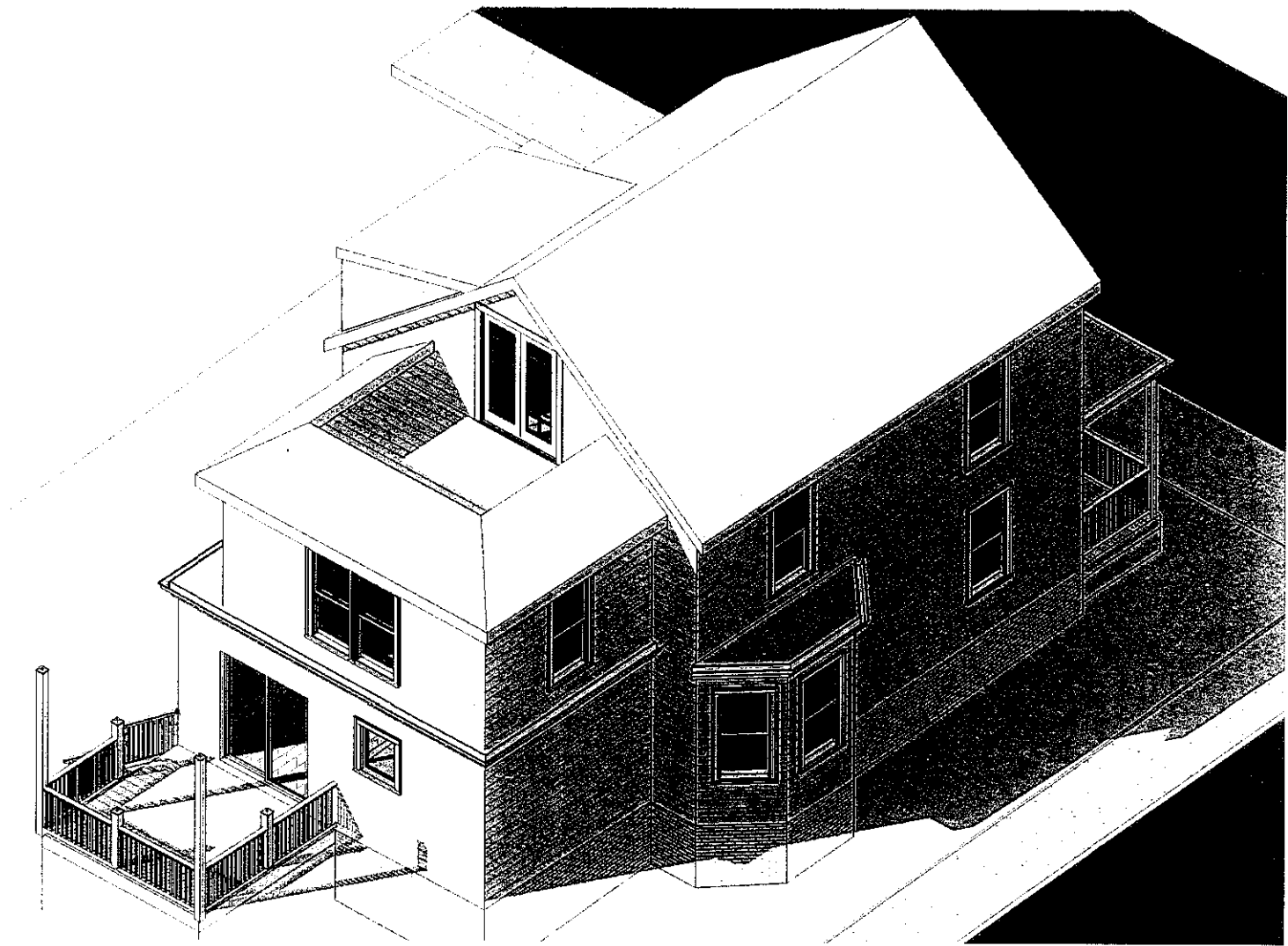
Owner's Signature

4015751652

Telephone Number

Email address mikem@newportymca.org

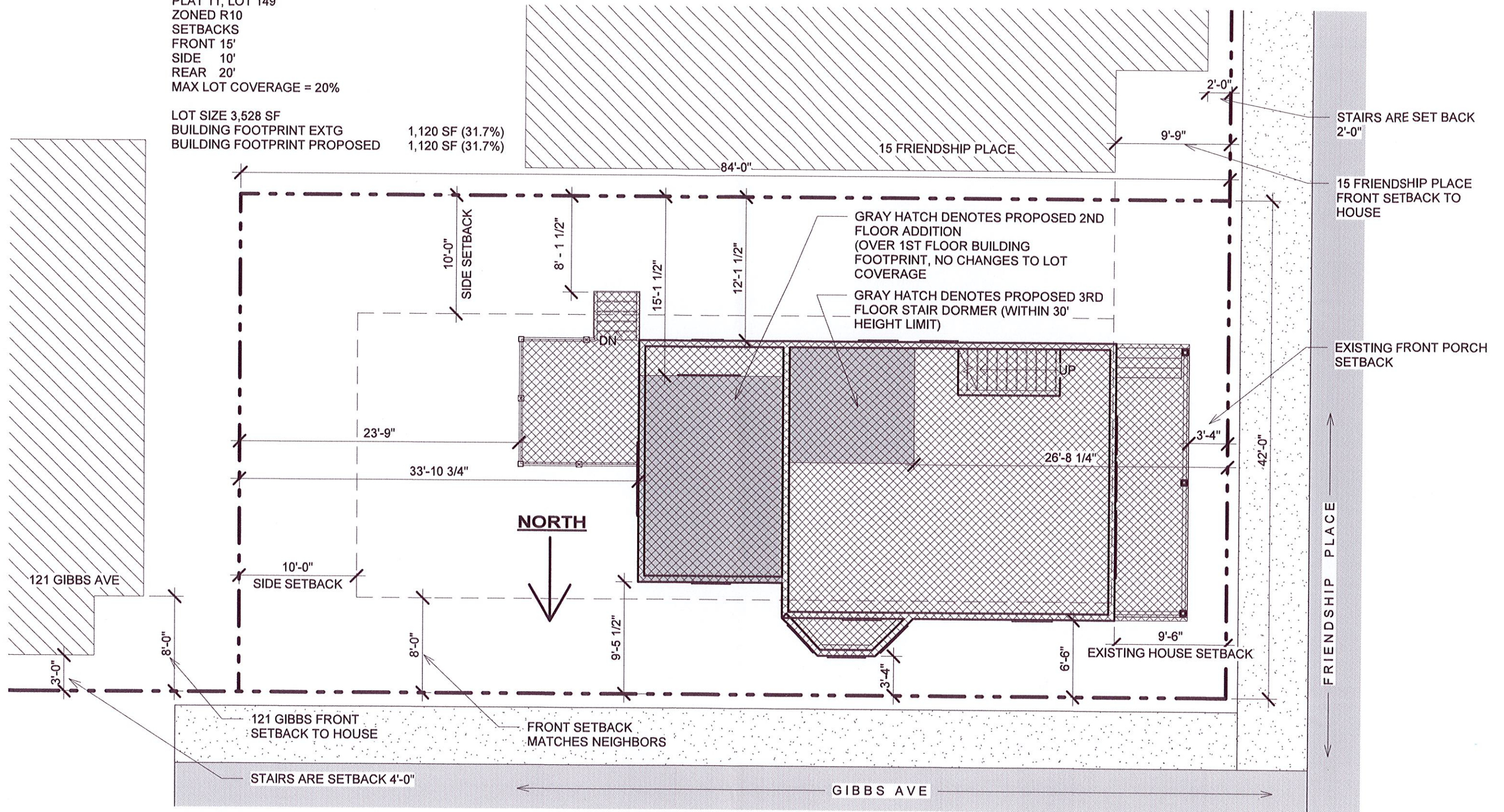
**Be sure all required drawings are attached to this application at the time of the submittal.**





19 FRIENDSHIP PLACE  
 PLAT 11, LOT 149  
 ZONED R10  
 SETBACKS  
 FRONT 15'  
 SIDE 10'  
 REAR 20'  
 MAX LOT COVERAGE = 20%

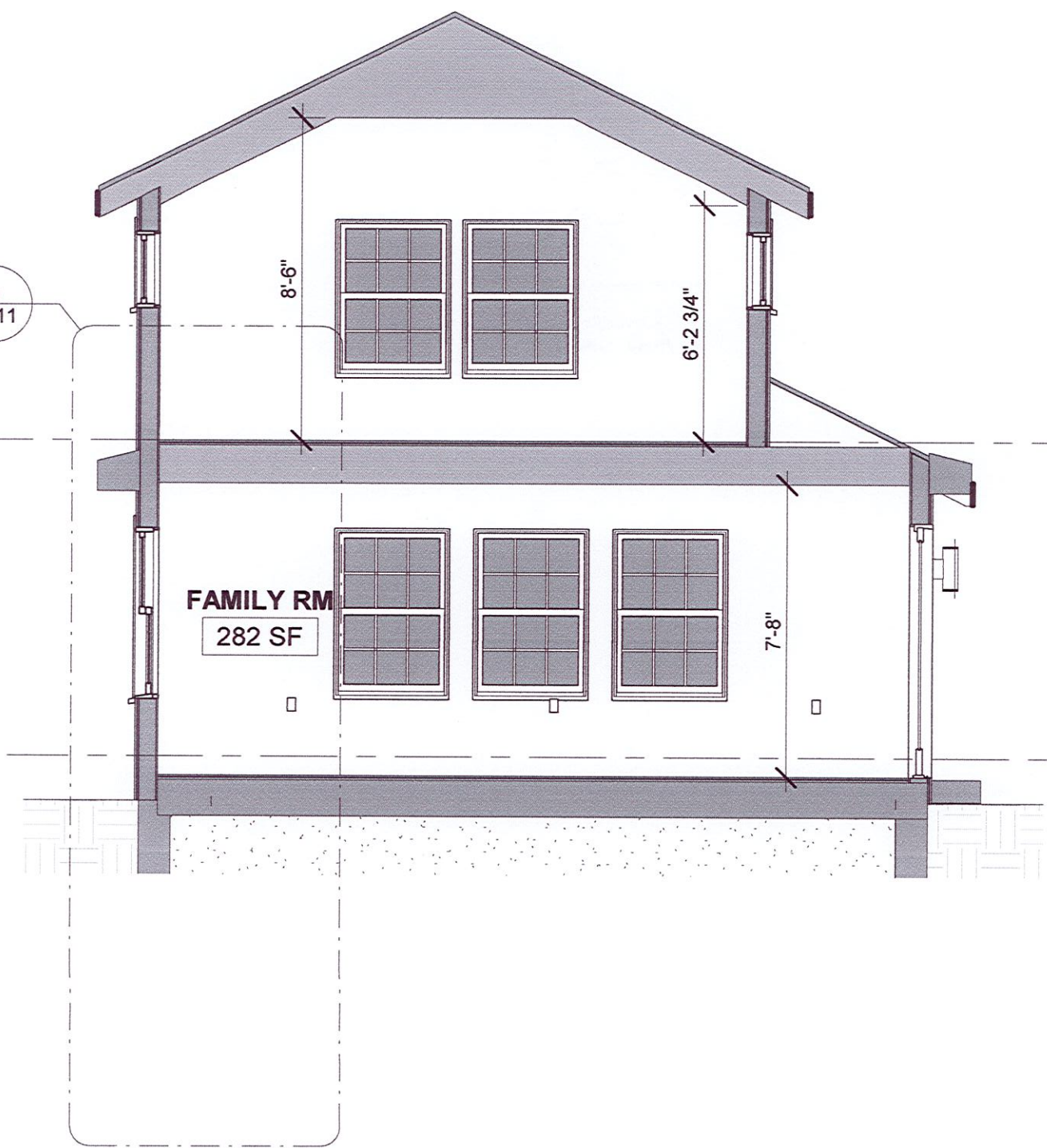
LOT SIZE 3,528 SF  
 BUILDING FOOTPRINT EXTG 1,120 SF (31.7%)  
 BUILDING FOOTPRINT PROPOSED 1,120 SF (31.7%)



1 SITE PLAN PROPOSED  
 1/8" = 1'-0"

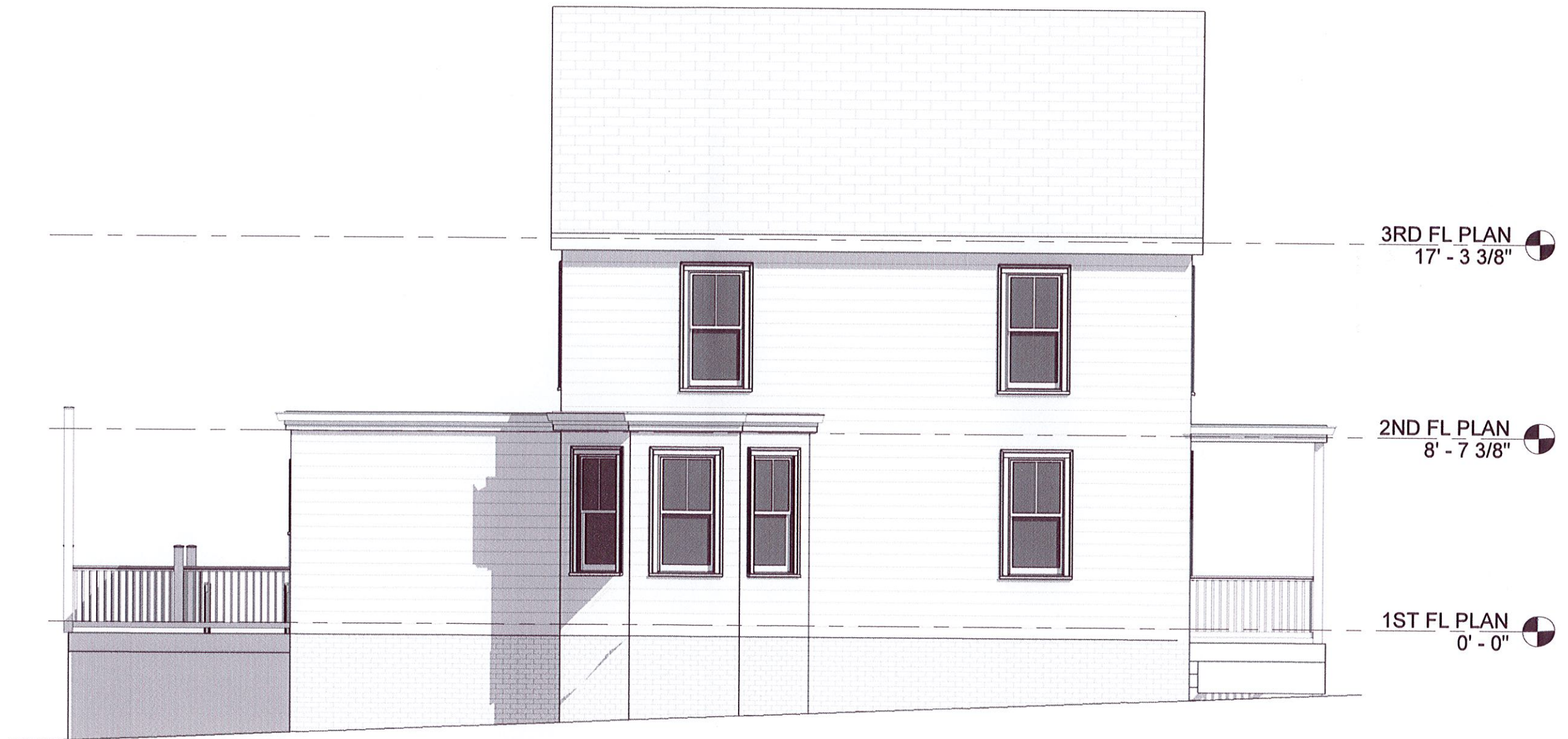


8  
A211



2ND FL PLAN  
8' - 3 1/2"

1ST FL PLAN  
0' - 0"



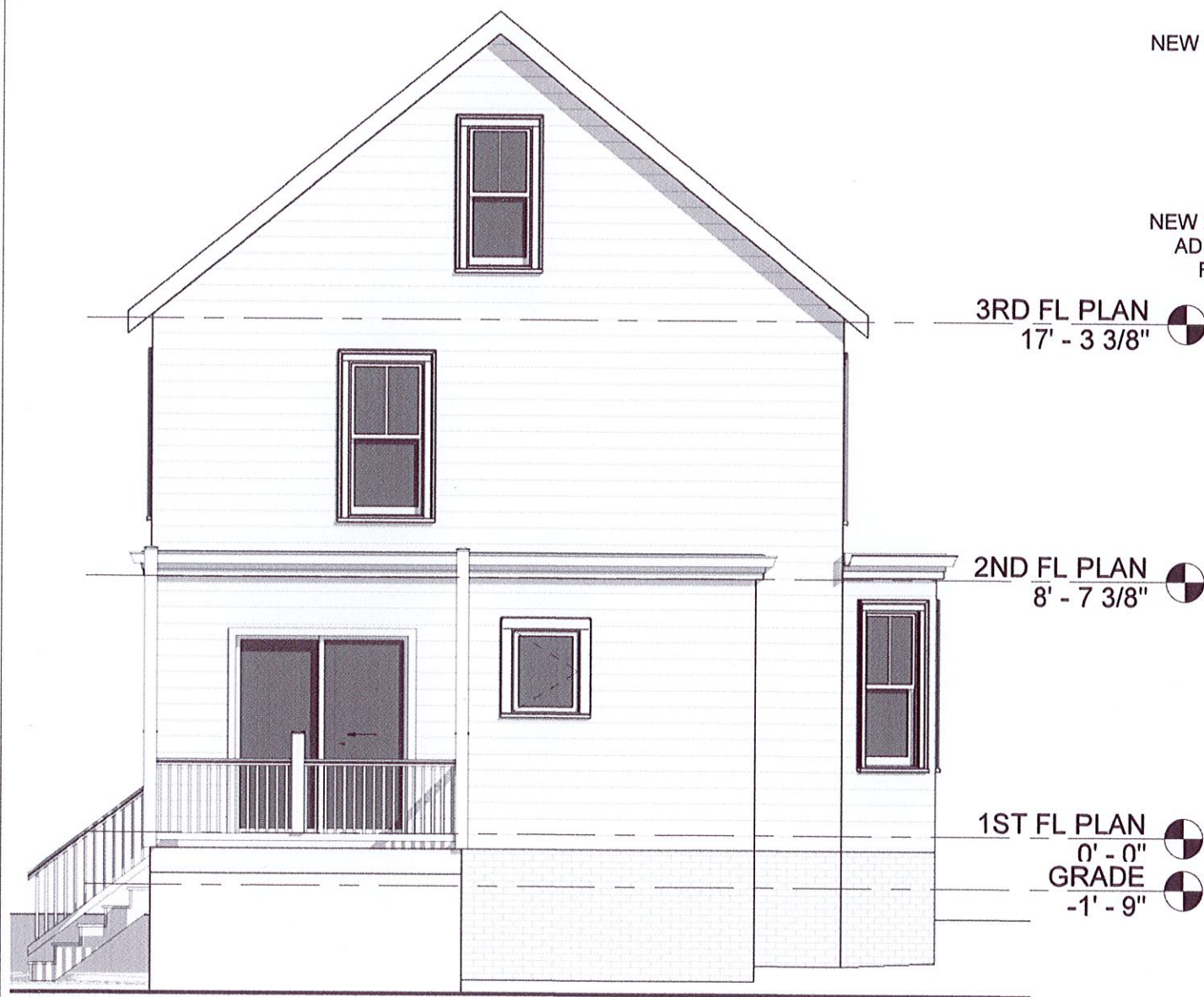
① SIDE ELEVATION EXISTING  
3/16" = 1'-0"



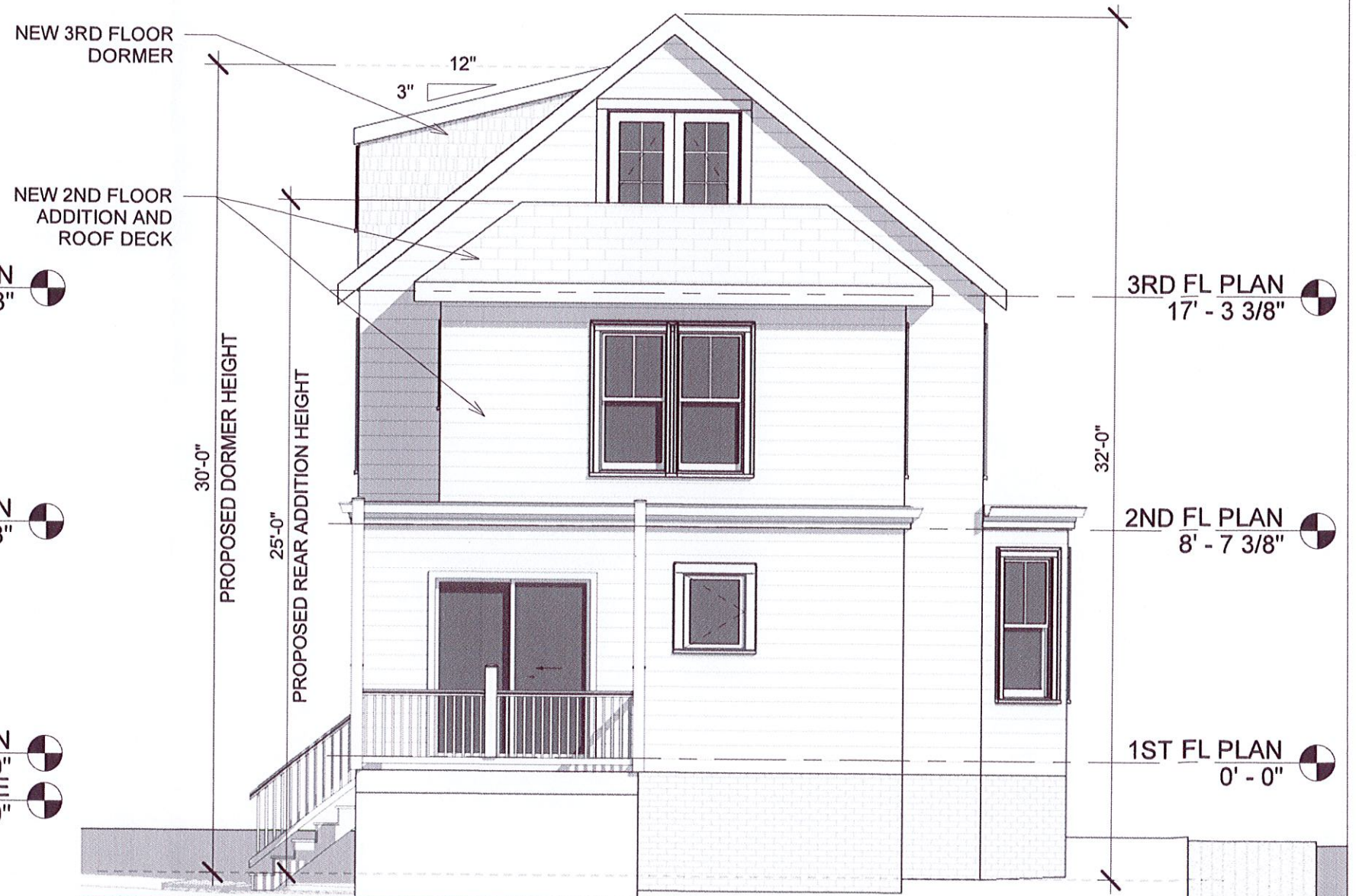


② SIDE ELEVATION PROPOSED  
3/16" = 1'-0"





① WEST ELEVATION EXISTING  
3/16" = 1'-0"



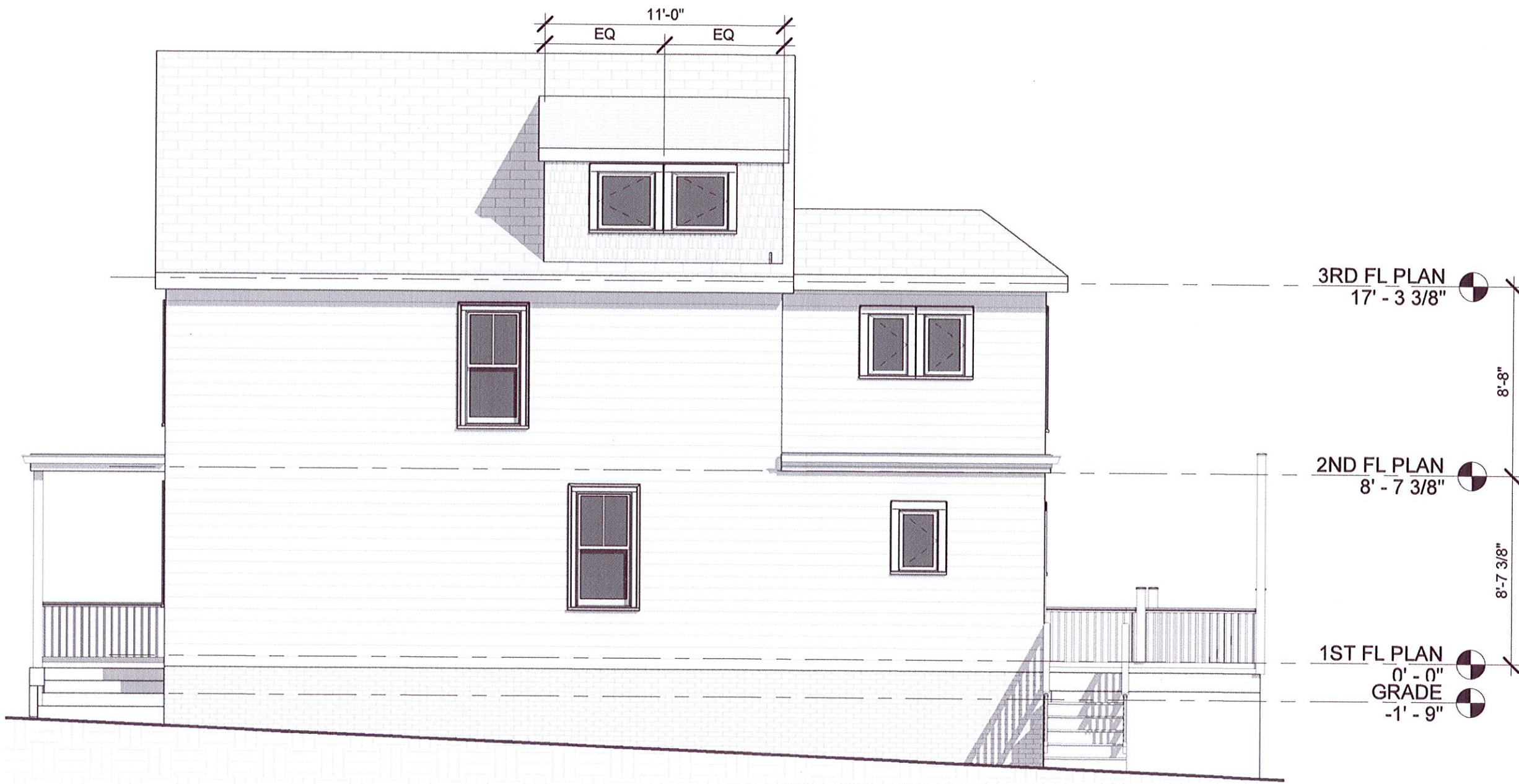
② WEST ELEVATION PROPOSED  
3/16" = 1'-0"





① SOUTH ELEVATION EXISTING  
3/16" = 1'-0"





① SOUTH ELEVATION PROPOSED  
3/16" = 1'-0"