

**COMBINED APPLICATION FOR A SPECIAL USE PERMIT & A
REGULATORY (DIMENSIONAL) VARIANCE**

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW

DATE: April 18, 2022

Board members:

RON MAY 3

\$300.00 CASH APR 18 2022
CASH

The undersigned hereby petitions the Zoning Board of Review for a special use permit 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: 150-152-154 Mill Street, Newport, RI 02840

Tax Assessor's Plat 25 Lot 131

Petitioner Information

Applicant	<u>James Alan Egan</u>	Address	<u>mailing address 152 Mill St, Newport, RI 02840</u>
Owner	<u>James Alan Egan + Lucinda Landon</u>	Address	<u>mailing address 152 Mill St. Newport, RI 02840</u>
Lessee	<u>Alexis Farrar (Bohemian Bias)</u>	Address	<u>mailing address 154 Mill St, Newport RI 02840</u>

Property Characteristics

Dimensions of lot-frontage 67 feet depth 50 feet area 3,580 sq. ft.

Zoning District in which premises is located General Business

How long have you owned above premises? 16 years

Are there buildings on the premises at present? yes (one building with three addresses)

Total square footage of the footprint of existing buildings 2,837 square feet

Total square footage of the footprint of proposed buildings 0 - (no new building)

Present use of premises 150 Mill St: vacant / 152 Mill St: Newport Tower Museum

154 Mill St: Bohemian Bias
(retail clothing + accessories)

(Building Permit 8-22-230)

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

Proposed use of premises

150 and 152 Mill Street will be joined with interior doors, the 2 front (south) rooms will be an enlarged Newport Tower Museum, and the back two rooms (north) will be the curator's residence

Give extent of proposed alterations

make two interior doorways and install a shower

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	3,850 sq. ft.	.	same
Lot Coverage	79.24%		same
Dwelling Units	0		1
Parking (# of spaces)	0		on street parking
Front Setback	4 feet (south side)		same
Side Setbacks	3 feet (west side) 1 foot (east side)		same
Rear Setback	4 feet (north side)		same
Height	10 feet		same

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

* See two attached pages which emphasize how important "Educational and cultural institutions play a critical role in preserving and promoting the city's cultural heritage"

Cultural Organizations and Agencies

Educational and cultural institutions play a critical role in preserving and promoting the city's cultural heritage. Newport's arts organizations, libraries, museums, churches, and colleges are spearheads for cultural programs and events. A number of organizations seek to collect, preserve, and share the material culture of Newport's collective past. Local institutions should be recognized for their efforts in the collection and preservation of architecture and landscapes, books, artwork, furniture, photographs, architectural drawings, maps, and other artifacts, the product of over 350 years of Newport history. These organizations contribute to the community by providing access to collections and developing educational opportunities in history, art, music, dance, and drama. Increased awareness, appreciation, and respect for the cultural heritage of Newport are an important safeguard for its continued growth.

Goal HC-1

To identify, protect, and enhance the City's cultural and historical resources.

- | | |
|-----------------------|--|
| Policy HC-1.1 | The City shall maintain qualified professional staff to provide the highest possible level of service in supporting the protection of the city's historic resources and in collaboration with other key stakeholders within government, non-profits, neighborhoods and other interested parties. |
| Policy HC-1.2 | The City should consider historic and cultural resources when making operational decisions to successfully enhance and protect historic and cultural resources. |
| Policy HC-1.3 | The City shall advocate for appropriate private sector actions which protect and enhance the community's historic and cultural resources. |
| Policy HC-1.4 | The City shall develop and adopt a comprehensive set of guidelines and related design expectations that promote suitable use of historic properties and structures. |
| Policy HC-1.5 | The City shall continue to develop and deploy a comprehensive program of Communication and educate, in collaboration with other key stakeholders within government, non-profits, neighborhoods and other interests. |
| Policy HC-1.6 | The City shall engage interested constituencies in historic and cultural resource planning and plan implementation and support efforts to integrate cultural literacy into and programs. Educate residents and utilize community collaboration |
| Policy HC-1.7 | The City shall work in tandem with cultural institutions to create economic benefit for the entire community, to promote cultural literacy among all age groups. |
| Policy HC-1.8 | Create outreach programs, recognizing that cultural institutions create economic benefit for the entire community. |
| Policy HC-1.9 | The City shall create and implement innovative programs and practices to assure the equitable allocation of culture and arts resources throughout the City with respect to geography, income, age and other constituent attributes. |
| Policy HC-1.10 | The City shall utilize and capitalize on its architectural character and cultural heritage to promote economic growth. |

10.3 Implementation Actions

The following are the implementation actions for the goals included in the Historical & Cultural Resources Element.

Goals & Actions	City Objectives								Priority Cost	Time	Responsibility / CIP
	Prosperous	Beautiful	Happy	Destination	Collaborative	Smart	Healthy	Resilient			
GOAL HC-1: To identify, protect, and enhance the City's cultural and historical resources.											
A) Reestablish Tax Incentive Programs for the protection and enhancement of historic structures.	■	■			■				Mid No Cost	Short	• City Council
B) Establish a system of communicating plans affecting Newport's historical and cultural assets to citizens to encourage community involvement.	■			■	■	■	■	■	Mid No Cost	Short & On-going	• City Council • Engage Newport
C) Continue to host tours through Newport's Historical District.	■			■	■				Mid \$	Short & On-going	• Tourism Board
D) Continue to promote awareness of Newport's rich history to school children and visitors.	■			■	■				Mid \$	Short & On-going	• BOE • Chamber, Tourism Board
E) Continue to secure funding for plans, programs, and projects affecting historical and cultural sites.	■	■		■	■				High No Cost	Short & On-going	• City Council • City Manager • City staff
F) Continue to seek public-private partnerships to restore, rehabilitate, protect, and preserve historical and cultural properties throughout Newport.	■	■		■	■				High \$	Short & On-going	• City Council • City Manager • City staff
G) Establish historic property guidebook for historic property owners.	■	■			■				Mid \$	Mid	• City Council • Preservation Planner
GOAL HC-2: To enhance the protection and survivability of historic resources from the impacts of climate change, sea level rise and storm hazards.											
A) Include historic preservation as part of a Climate Action Plan.	■	■		■	■	■	■	■	High \$	Short & On-going	• City Council
GOAL HC-3: To foster a climate that supports the continuation of Newport as a home for the artisan and creative artist.											
A) Develop a Cultural Enrichment Plan for the city.	■	■		■	■	■	■	■	High \$	Mid	• Planning • Cultural Organizations

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".

James Alan Egan
Applicant's Signature

(401) 447-6757
Telephone Number

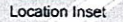
Email address j1m@jimegan-com

James Alan Egan & Lucinda Laudon
Owner's Signature

(401) 447-6757
Telephone Number

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

CITY OF
NEWPORT
RHODE ISLAND



SEE PLAT 21

SEE PLAT 22

R-20

SEE PLAT 24

R-3

GB

R-10

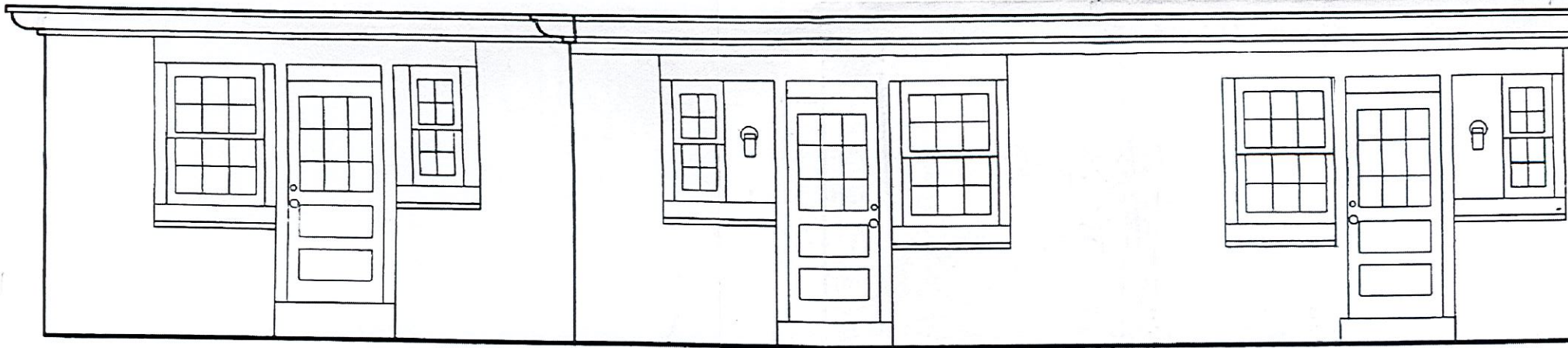
SEE PLAT 26

150-152-154
Mill Street

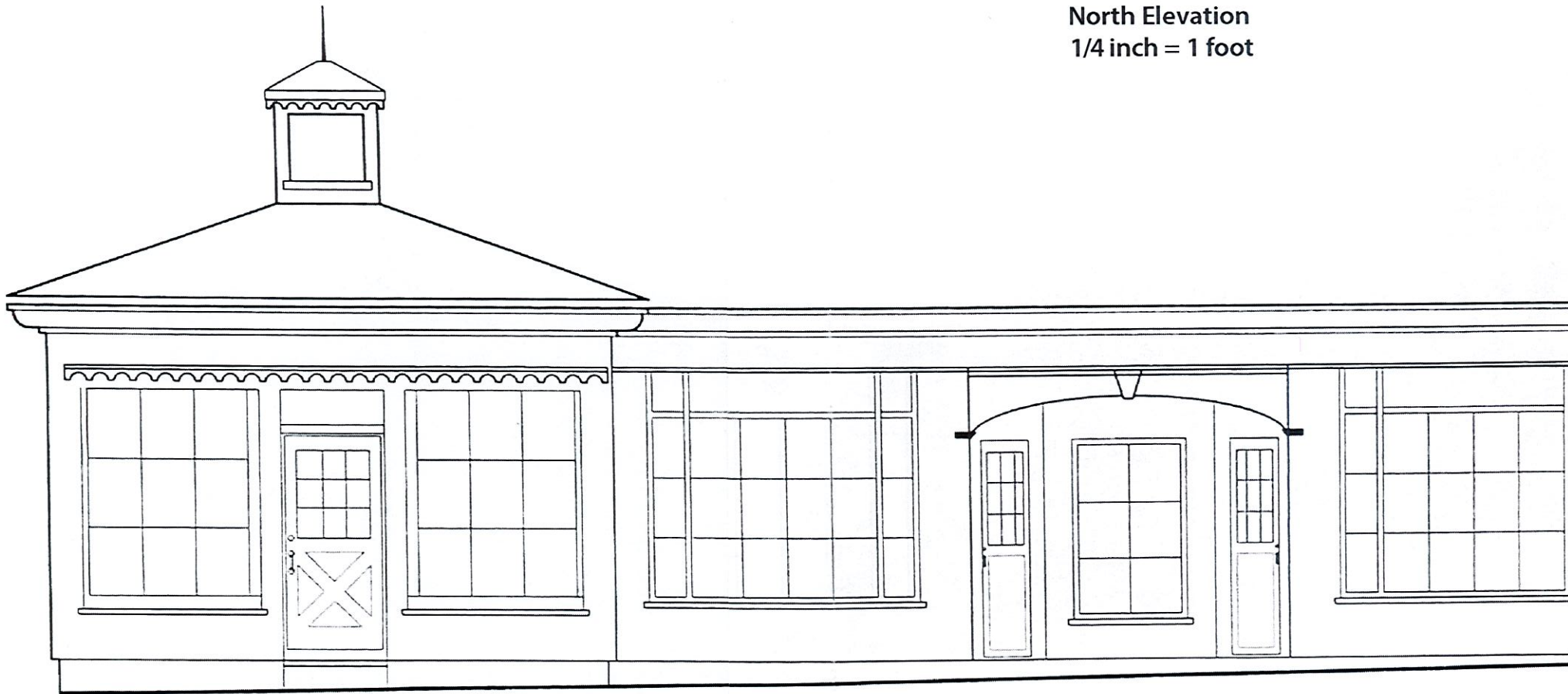
SEE PLAT 28

GB

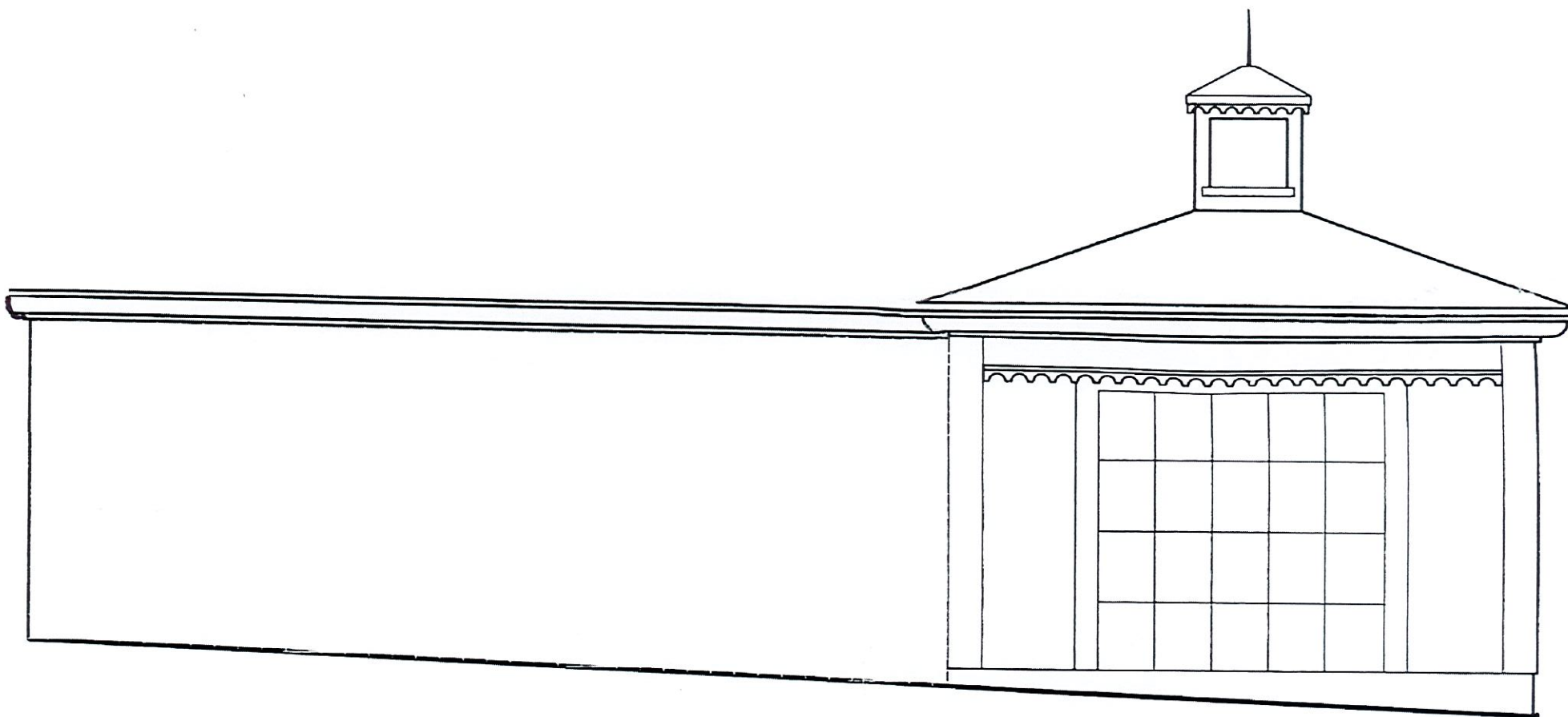




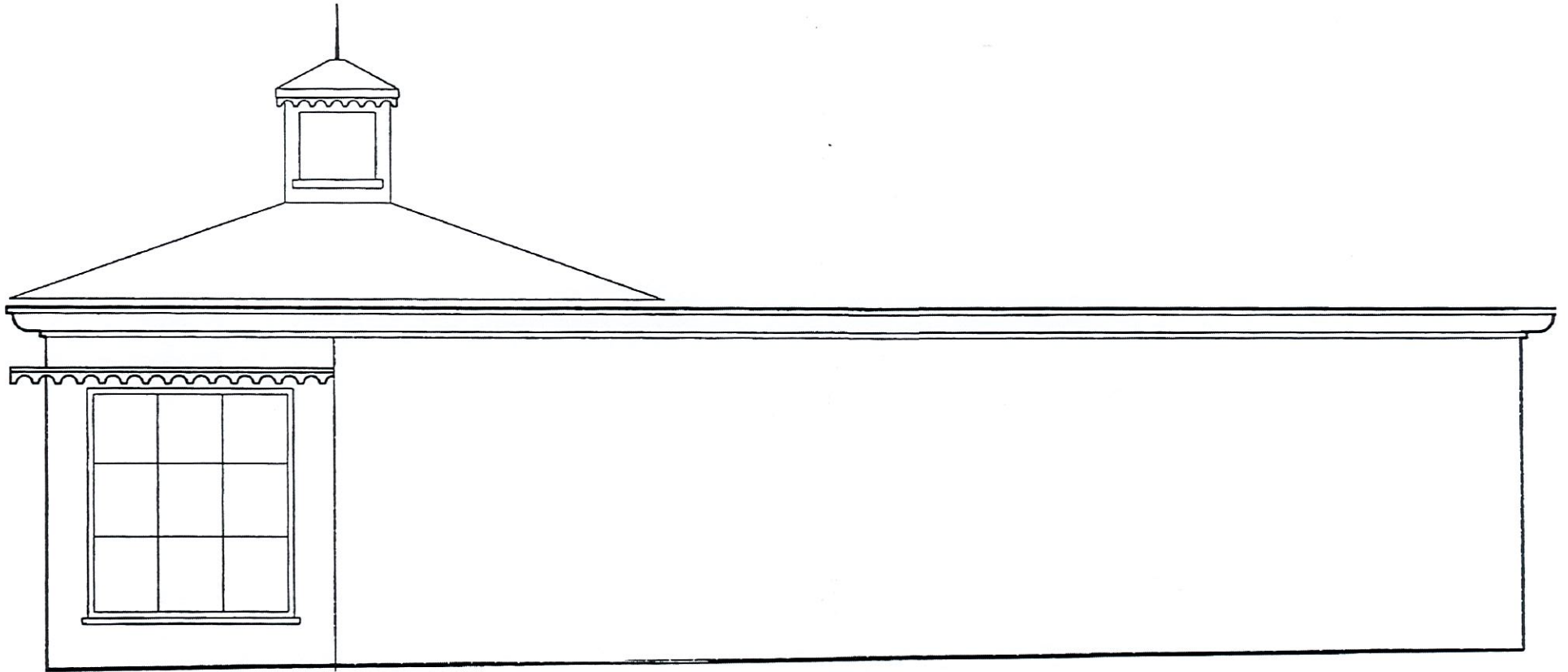
North Elevation
1/4 inch = 1 foot



South Elevation
1/4 inch = 1 foot



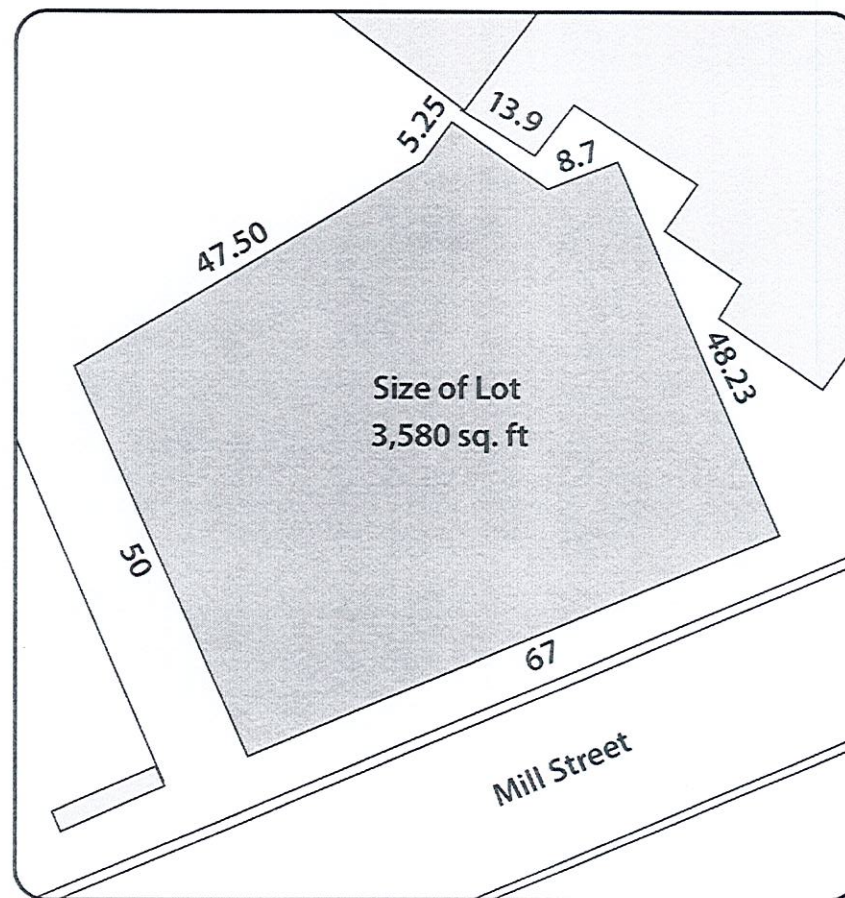
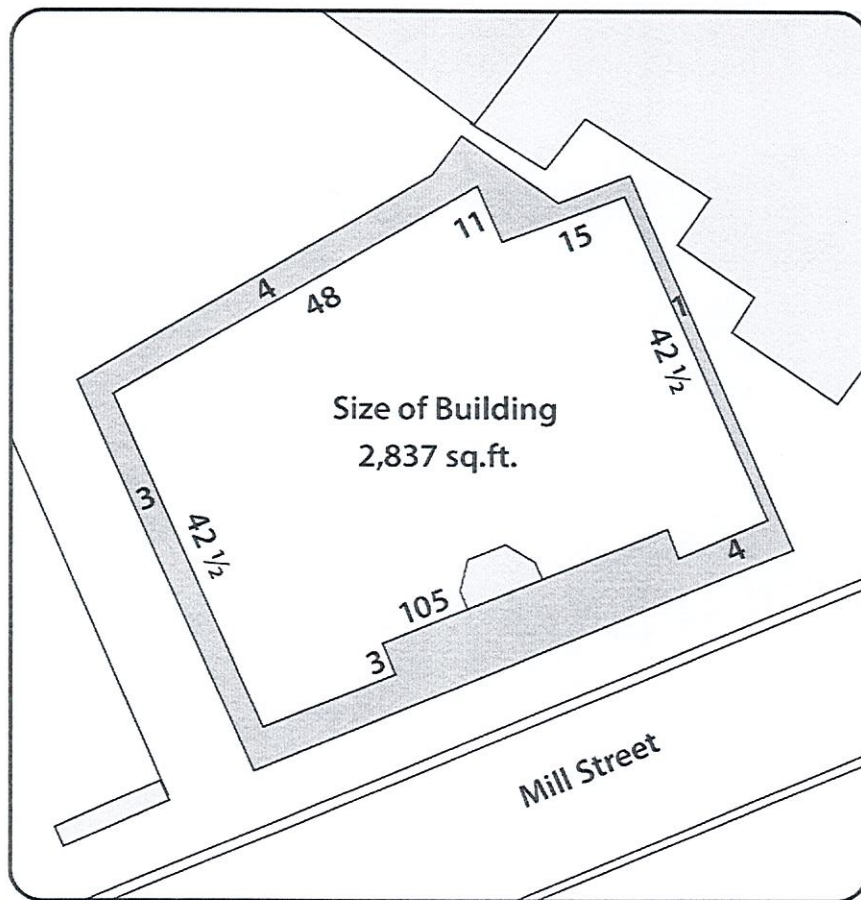
West Elevation
1/4 inch = 1 foot



East Elevation
1/4 inch = 1 foot

Building and lot plans of 150-152-154 Mill Street

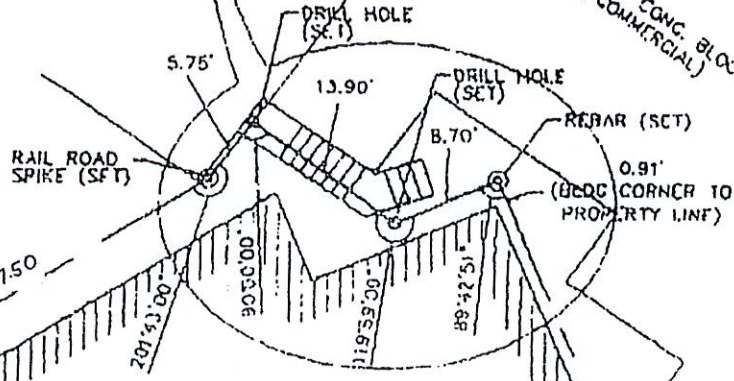
$$\frac{\text{Size of Building } 2,837 \text{ sq. ft.}}{\text{Size of Lot } 3,580 \text{ sq. ft.}} = \text{Building covers } 79.24\% \text{ of Lot}$$



SEE DETAIL

A.P. 25 LOT 88
N/F
OSWALD & GENEVIEVE
THOMAS
BK. 199, PG. 457

2-STORY WOOD & CONC. BLOCK
(BUSINESS/COMMERCIAL)



A.P. 25 LOT 131
AREA= 3,580 S.F.
N/F
AMERICAN NATIONAL
RED CROSS
BK. 218, PG. 113

1-STORY WOOD & BRICK
(BUSINESS/COMMERCIAL)

1 SET
598.16.00

FENCE
50.00'

BLOCK WALL

DRILL HOLE IN
STONE BOUND
(HELD)

67.00'

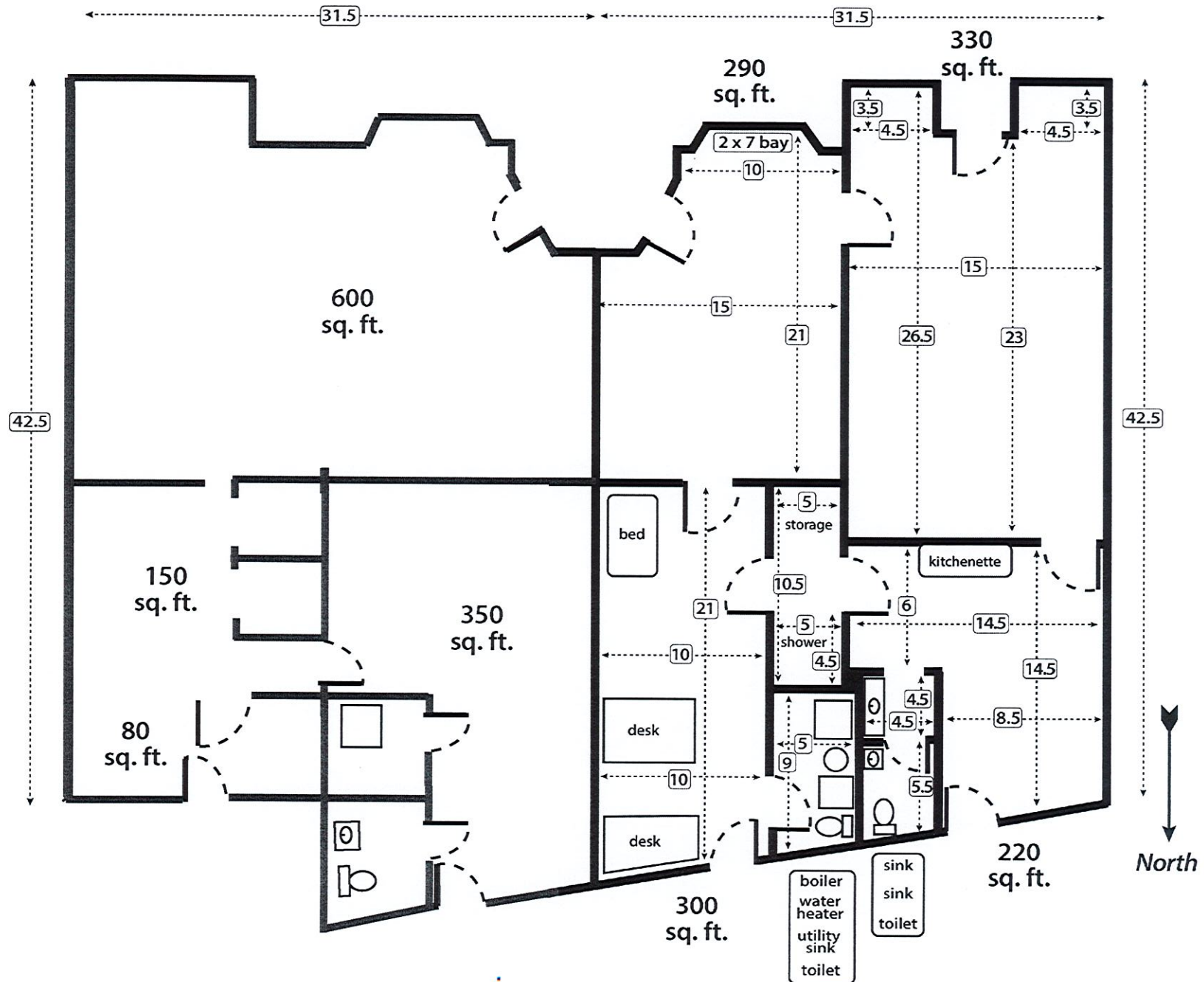
MILL STREET
(RIGHT OF WAY)

0.93'
(BLDG CORNER TO
PROPERTY LINE)

DRILL HOLE
(SET)

NORTHEAST ENGINEERS
& CONSULTANTS, Inc
Roger F. Licotte
5/14/01

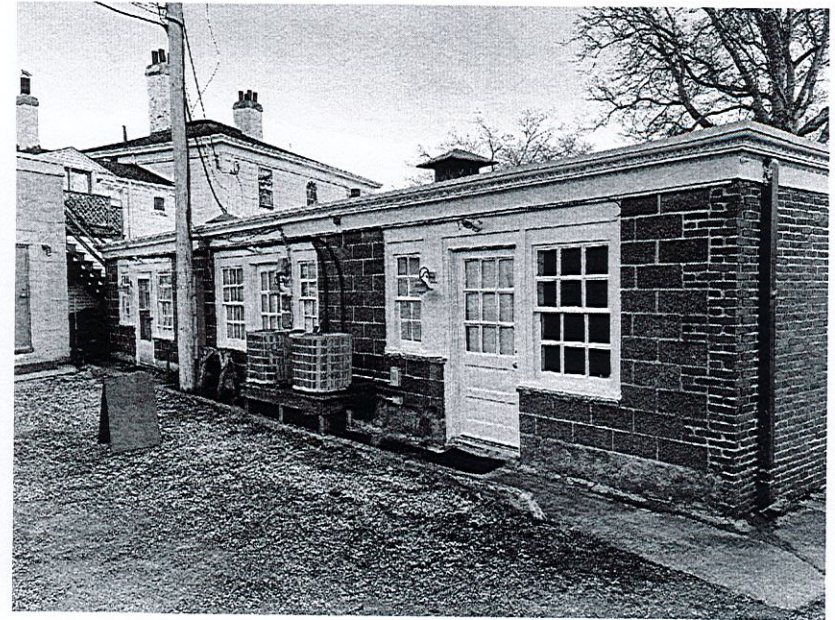
150 Mill St.



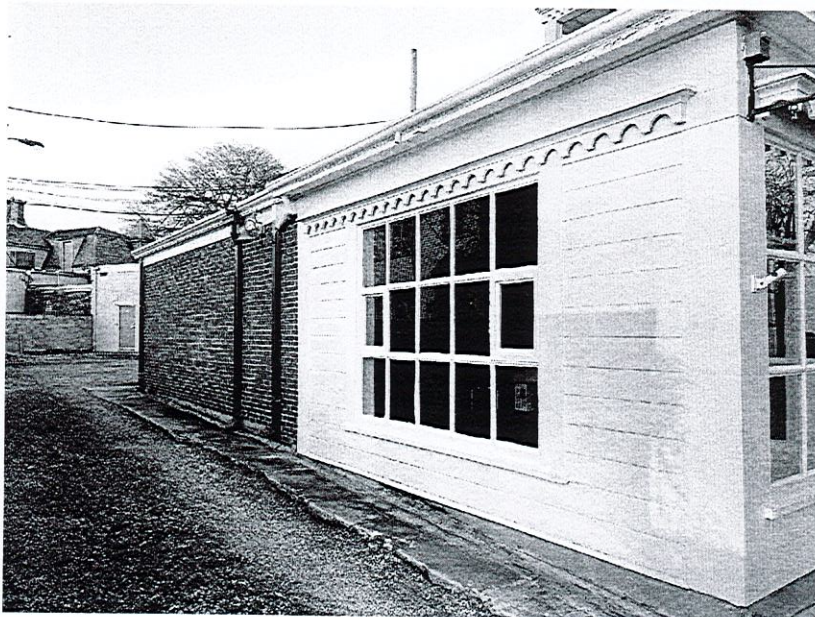
Exterior Photos of 150-152-154 Mill Street



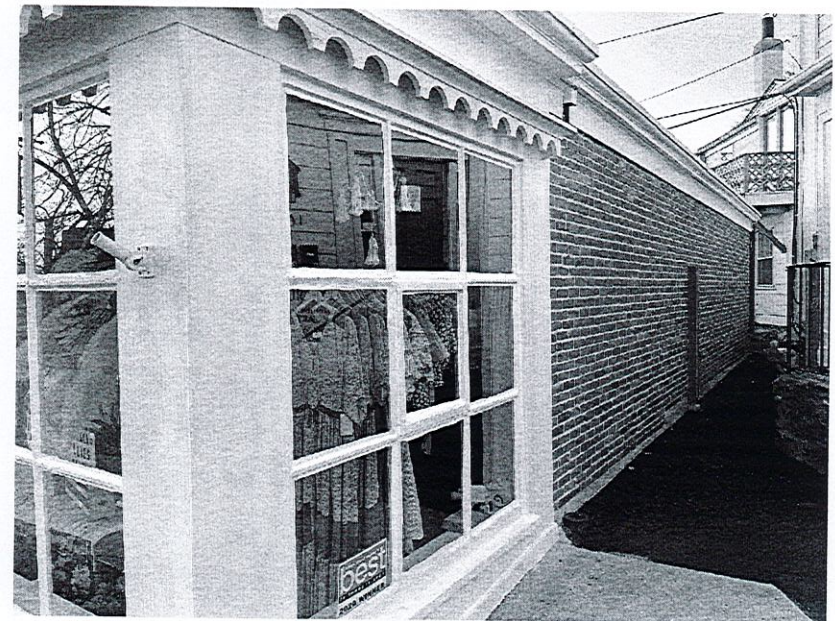
South facade



North facade



West facade



East facade

150 Mill St.

