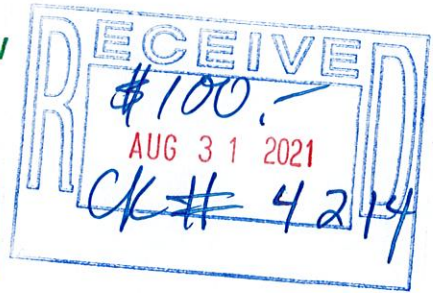


APPLICATION FOR A SPECIAL USE PERMIT

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW



DATE: 8/29/21

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: 15 KEEHER AVE

Tax Assessor's Plat 11 Lot 441

Petitioner Information

Applicant RUSSELL & BARBARA PEDRO Address 15 KEEHER AVE

Owner PEDRO FAMILY LIVING TRUST Address 15 KEEHER AVE

Lessee _____ Address _____

Property Characteristics

Dimensions of lot-frontage 25' depth _____ area 1250 sq. ft.

Zoning District in which premises is located R 10A

How long have you owned above premises? 20 YRS

Are there buildings on the premises at present? YES HOUSE & GARAGE

Total square footage of the footprint of existing buildings 1288

Total square footage of the footprint of proposed buildings NONE

Present use of premises PRIVATE HOME

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

Proposed use of premises

OCCASIONAL DOG DAYCARE +
BOARDING. THIS IS NOT EVERY DAY
MOSTLY HOLIDAYS SCHOOL VACATIONS
ETC

Give extent of proposed alterations

NONE

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	5000		
Lot Coverage	25-3/4		
Dwelling Units	HOUSE + GARAGE 2	2	2
Parking (# of spaces)	3-4		
Front Setback	25'		
Side Setbacks	14'		
Rear Setback	39'		
Height	25' (2 STORY)		

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

USE OF PROPERTY

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".

<u>Barbara Bedro</u>	<u>Barbara Bedro</u>
<u>Aussell Bedro</u>	<u>Aussell Bedro</u>
Applicant's Signature	Owner's Signature
<u>(401) 835-0705</u>	<u>(401) 847-6213</u>
Telephone Number	Telephone Number

Email address RUBARB69@UGNASONS

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

RUBARB69@UGNASONS.com?
RUBARB69@Verizon.net



Newport, RI



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

Parcel Identification

Map/Lot 11-441
 Account 2034
 State Code 02 - 2-3 Family
 Card 1/1
 User Account R02153

Assessment

Land \$234,500
 Building \$193,100
 Card Total \$427,600
 Parcel Total \$427,600

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2021	\$234,500	\$188,600	\$4,500	\$427,600
2020	\$197,600	\$161,700	\$2,900	\$362,200
2019	\$197,600	\$161,700	\$2,900	\$362,200
2018	\$197,600	\$161,700	\$2,900	\$362,200

Location and Owner

Location 15 KEEHER AVE
 Owner PEDRO FAMILY LIVING TRUST
 Owner2 PEDRO RUSSELL N & BARBARA A TRUSTEES
 Owner3
 Address 15 KEEHER AVE
 Address2
 Address3 Newport RI 02840

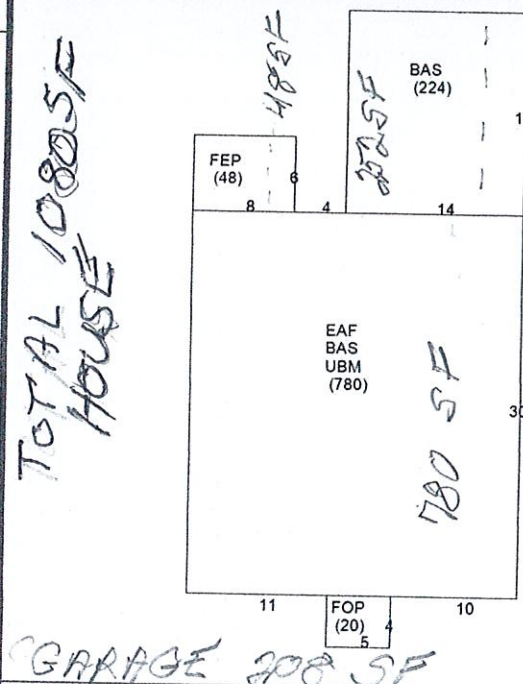
Building Information

Design Two Family
 Year Built 1935
 Heat Forced Air-D
 Fireplaces 1
 Rooms 8
 Bedrooms 2
 Bathrooms 2 Full Bath
 Above Grade Living Area 1,238 SF

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
01/23/2020	\$0	2863-305	Quit Claim
01/16/2001	\$170,000	987-111	
05/12/1987	\$0	471-137	

Click To Open Google Maps



Building Sub Areas

Sub Area	Net Area
Attic, Expansion, Finishe	234 SF
Basement, Unfinished	780 SF
First Floor	1,004 SF
Porch, Enclosed, Finished	48 SF
Porch, Open, Finished	20 SF

Land Information

Land Area	5,000 SF
Zoning	R10A
View	-
Neighborhood	0750

Yard Item(s)

Description	Quantity	Size	Year
GARAGE-GOOD	1	208	2001

You are currently running an experimental version of Earth.

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15 Keher Ave
Newport, RI 02840
41.50°N, 71.30°W

15 Keher Ave

Google Earth

Imagery date: 9/20/19-newer

8 m

Camera: 54 m 41°29'57"N 71°17'50"W

14 m







BACK YARD - LONGEST WIDTH 35'







BACK YARD LENGTH 39'





ABUTTER

RE: Russell and Barbara Pedro – 15 Keeher Ave. – Newport, Rhode Island 02842

August 27, 2021

Good Morning,

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We want to be sure going forward that this endeavor has little to no impact to our surrounding friends and neighbors.

We did receive a notice that a complaint was made regarding the dogs. To the best of my knowledge this has been the only time a complaint has been filed. I believe this complaint was due to the dogs barking in the yard as I was attending to a health issue with Russell. This is not an excuse but an explanation.

We want very much to continue this work, not only is it a financial benefit to social security but it is also an emotional support during these times.

If this has impacted your space and/or quality of life, please let us know. Our door is always open.

Thank you for your time.

A small questionnaire:

Do you have any objection: No: ☒ Yes ☐ if you picked yes, how can this be resolved amicably?

Barbara Pedro 17 Keeher Ave 8-28-21
signature Address Date

ACROSS THE STREET

RE: Russell and Barbara Pedro – 15 Keeher Ave. – Newport, Rhode Island 02842

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Sandra J. Flowers 16 Keeher Ave. 08/31/21
signature Address Date

ACROSS THE STREET

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Signature: William Pedro Address: 14 Keeher Ave Date: 8/28/21

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signature

Address

Date

Carla D. Pedraza 15 Keeher Ave Newport RI

8-28-2021

ABUTTER

RE: Russell and Barbara Pedro – 15 Keeher Ave. – Newport, Rhode Island 02842

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<u>Dina M. Pedro Pedro</u>	<u>15 Keeher Ave</u>	<u>8/28/21</u>
signature	Address	Date

DIRECTLY ACROSS THE STREET

RE: Russell and Barbara Pedro – 15 Keeher Ave. – Newport, Rhode Island 02842

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Thomas D. Mamboulet	18 Keeher Ave.	8/28/21
Megan Browning	18 Keeher Ave	8/28/21
signature	Address	Date

2 HOUSES DOWN

RE: Russell and Barbara Pedro – 15 Keeher Ave. – Newport, Rhode Island 02842

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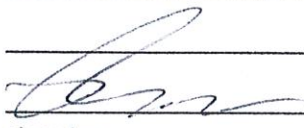
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	19 Keeher Ave	8/29/21
signature	Address	Date

3 HOUSES DOWN

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Ca Kutsafis 21 Keeher Ave Newport August 28, 21
signature Address Date

ABUTTER

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John Cabral
signature

17 Keeher Ave
Address

8/28/21
Date

ABOUTER

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Diana Colee

signature

17 Keeher Ave

Address

8/28/21

Date