

APPLICATION FOR A SPECIAL USE PERMIT

CITY OF NEWPORT, RI ZONING BOARD OF REVIEW

DATE: 02/19/2020

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: 8 West Marlborough Street

Tax Assessor's Plat 17 Lot 237

Petitioner Information

Applicant	<u>8 W Marlborough Street, LLC and JRL Holdings, LLC</u>	Address	<u>c/o Adler Pollock & Sheehan P.C. 49 Bellevue Ave., Newport, RI 02840</u>
Owner	<u>8 W Marlborough Street, LLC and JRL Holdings, LLC</u>	Address	<u>c/o Adler Pollock & Sheehan P.C. 49 Bellevue Ave., Newport, RI 02840</u>
Lessee	<u>n/a</u>	Address	<u>n/a</u>

Property Characteristics

Dimensions of lot-frontage 43.16 depth 66.28 area 2,765 sq. ft.

Zoning District in which premises is located GB

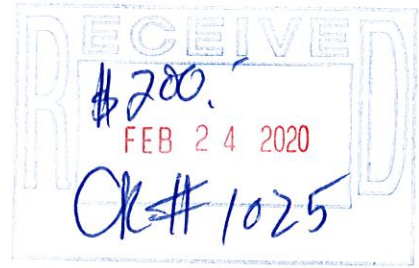
How long have you owned above premises? since 11/01/2019

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings 2,385

Total square footage of the footprint of proposed buildings 2,385

Present use of premises short-term apartment rental



Handwritten signature: JBL March 15

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

Proposed use of premises short-term apartment rental

Give extent of proposed alterations Create new second floor roof deck. Proposed deck is 300 square feet.

Proposed deck will be made of wood and will contain railings. A site plan detailing the proposed deck (drawing A101)
is attached to this application.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	2,385	2,212	2,385
Lot Coverage	86%	80%	86%
Dwelling Units	3	1	3
Parking (# of spaces)	0	6	0
Front Setback	5	0	5
Side Setbacks	E: 1' 4 5/16"; W: 0	0	E: 1' 4 5/16"; W: 0
Rear Setback	10	0	10
Height	40' 3"	45	40' 3"

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

This project is consistent with the goals set forth in the Comprehensive Land Use Plan, in particular those policies
aimed at economic development through the continued development of a more substantial year-round tourism
economy. E.g. Goal ED-1.5.

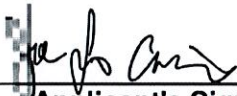
The Zoning Boards Role

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
(914) 574-1590

Telephone Number

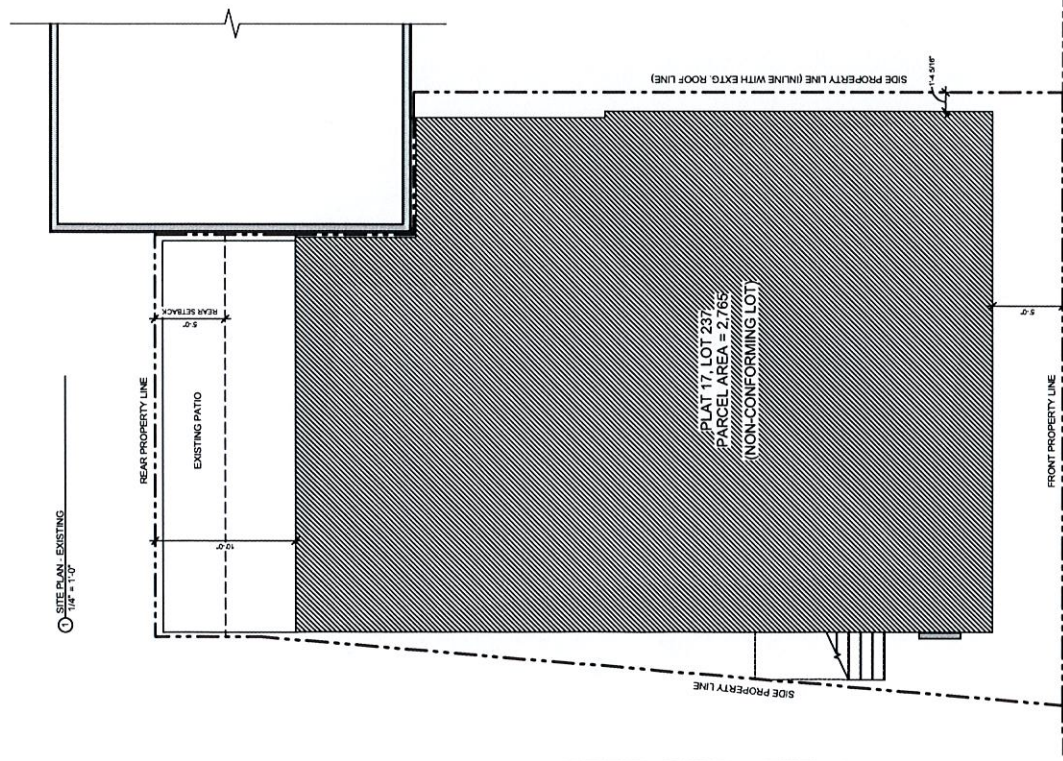


Owner's Signature
(914) 574-1590

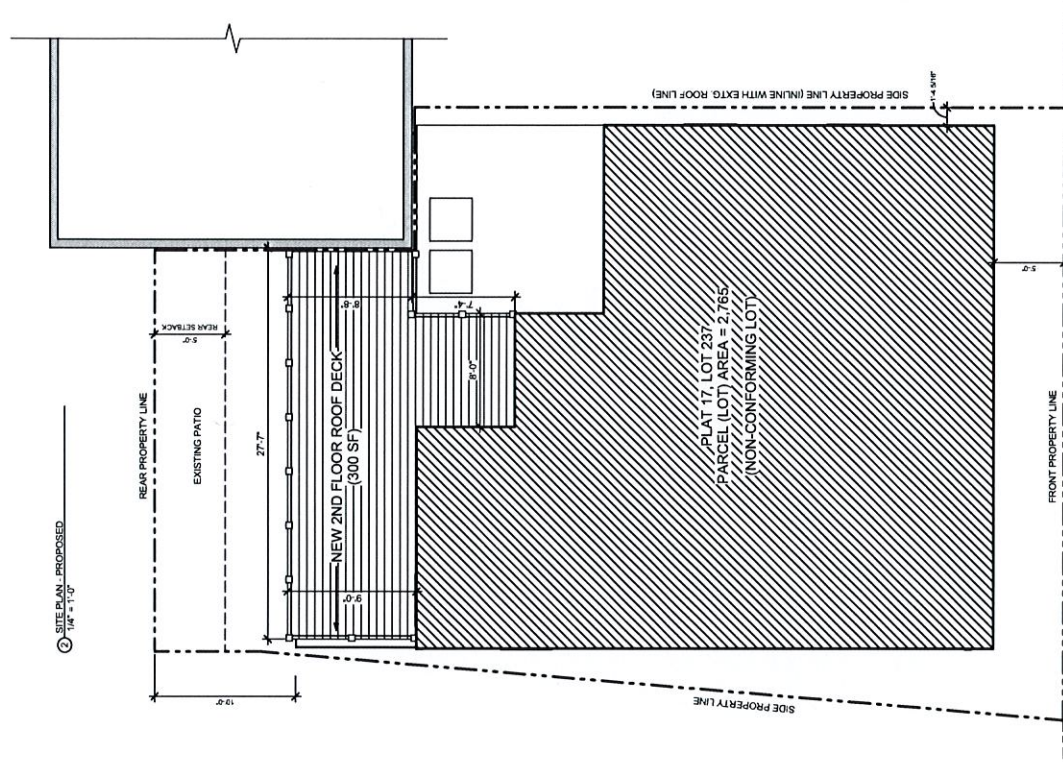
Telephone Number

Email address _____

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



① SITE PLAN - EXISTING
1/4" = 1'-0"



② SITE PLAN - PROPOSED
1/4" = 1'-0"

EXISTING SITE INFO:

PLAT / LOT	17 / 237
ZONE:	GB
EXTG FOOTPRINT:	2,385 SF.
TOTAL EXTG FP:	2,385 SF.
PARCEL (LOT) SIZE:	2,765 SF
ALLOWED COVERAGE:	80%
EXISTING COVERAGE:	86.2%
EXISTING SETBACKS:	
FRONT (SOUTH):	5'-0"
SIDE (EAST):	1'-4 5/16"
SIDE (WEST):	0'-0"
REAR (NORTH):	10'-0"

PROPOSED SITE INFO:

PLAT / LOT	17 / 237
ZONE:	GB
EXTG FOOTPRINT:	2,385 SF.
TOTAL PROPOSED FP:	2,385 SF.
PARCEL (LOT) SIZE:	2,765 SF
ALLOWED COVERAGE:	80%
PROPOSED COVERAGE:	86.2%
PROPOSED SETBACKS:	
FRONT (SOUTH):	5'-0"
SIDE (EAST):	1'-4 5/16"
SIDE (WEST):	0'-0"
REAR (NORTH):	10'-0"

NOTE: NO CHANGE TO SETBACK LINES OR
ADDITIONAL LOT COVERAGE.

WEST MARLBOROUGH STREET

WEST MARLBOROUGH STREET

**FAGAN DESIGN
BUILD STUDIO**

CHRIS FAGAN
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E: FAGAN1@GMAIL.COM
W: CFD-STUDIO.COM
A: PO BOX 774
NEWPORT, RI 02840

RENOVATION

8 WEST MARLBOROUGH STREET - NEWPORT, RI

DESCRIPTION: SITE PLAN - PROPOSED

SCALE: 1/4" = 1'-0"

DATE: 02-14-20

PAPER: 24"x36"

"HDC SET"

A101