

# APPLICATION FOR A SPECIAL USE PERMIT

CITY OF NEWPORT, RI  
ZONING BOARD OF REVIEW

DATE: FEB 15, 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: 30 HARRISON AVE

Tax Assessor's Plat 41 Lot 66

## Petitioner Information

Applicant PATRICK & DEBORAH DONOVAN Address 30 HARRISON AVE

Owner \_\_\_\_\_ Address \_\_\_\_\_

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

## Property Characteristics

Dimensions of lot-frontage 50 depth 100 area 5000 sq. ft.

Zoning District in which premises is located R 10

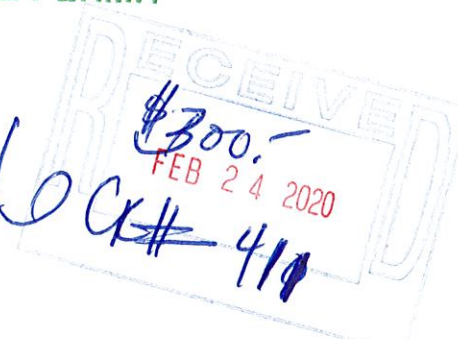
How long have you owned above premises? 15 YR

Are there buildings on the premises at present? YES

Total square footage of the footprint of existing buildings 1935

Total square footage of the footprint of proposed buildings 0

Present use of premises HOME + 1 RENTAL UNIT



ZBR  
March 6

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

Proposed use of premises

TO USE APT FOR SHORT TERM VISITORS. WE HAVE 4 GROWN CHILDREN W/FAMILIES. WE WISH TO USE APT AS FLEXIBLE HOUSING FOR THEM.

Give extent of proposed alterations NO ALTERATIONS

### Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	5000	10,000	
Lot Coverage	1935		
Dwelling Units	2	2	
Parking (# of spaces)	1	1	
Front Setback	10	15	
Side Setbacks	9	10	
Rear Setback	20	20	
Height	40	30	

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

6A: ENCOURAGE OWNER-OCCUPIED MULTIFAMILY HOUSING TO HELP PROMOTE NEIGHBORHOOD STABILIZATION

1A: ENSURE THAT NO CITIZEN IS DENIED HSNB OPPORTUNITY FOR SUCH REASONS AS RACE, ETHNICITY, NAT'L ORIGIN, RELIGION, MARITAL STATUS, CHILDREN, GENDER, SEXUAL PREFERENCE OR AGE



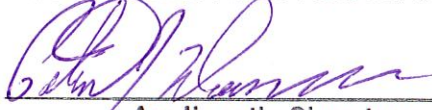
### The Zoning Boards Role

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

(401) 864-9190

Telephone Number

  
Owner's Signature

(401) 864-9190

Telephone Number

Email address RDONOVAN1053@GMAIL.COM

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

PATRICK DONOVAN

30 HARRISON AVE FIRST FLOOR



PARLOR

FRONT DOOR

DINING ROOM

KITCHEN

OFFICE

1ST FLOOR BATH

BACK STAIR-  
CASE  
ENTRY TO THIRD  
FLOOR

LIVING ROOM

SUN ROOM

30 HARRISON AVE SECOND FLOOR

PATRICK DONOVAN

MASTER SUITE

BATH  
ROOM

SECOND FLOOR LIVING ROOM

STAIRS

SECOND FLOOR  
BEDROOM

STUDY  
AREA

CHIMNEY

SECOND  
FLOOR

BATHROOM

LAUNDRY & CRAFT ROOM

THIRD FLOOR

BEDROOM

WASHER + DRYER SINK STORAGE

BACK STAIRCASE



30 HARRISON AVE. THIRD FLOOR

PATRICK DONOVAN

LIVING ROOM

KITCHEN TABLE

CHIMNEY

BEDROOM

BATHROOM

STOVE TOP  
&  
STORAGE

FRIG

BEDROOM

SINK  
+  
STORAGE

BACK STAIR CASE

PARKING

DRIVE

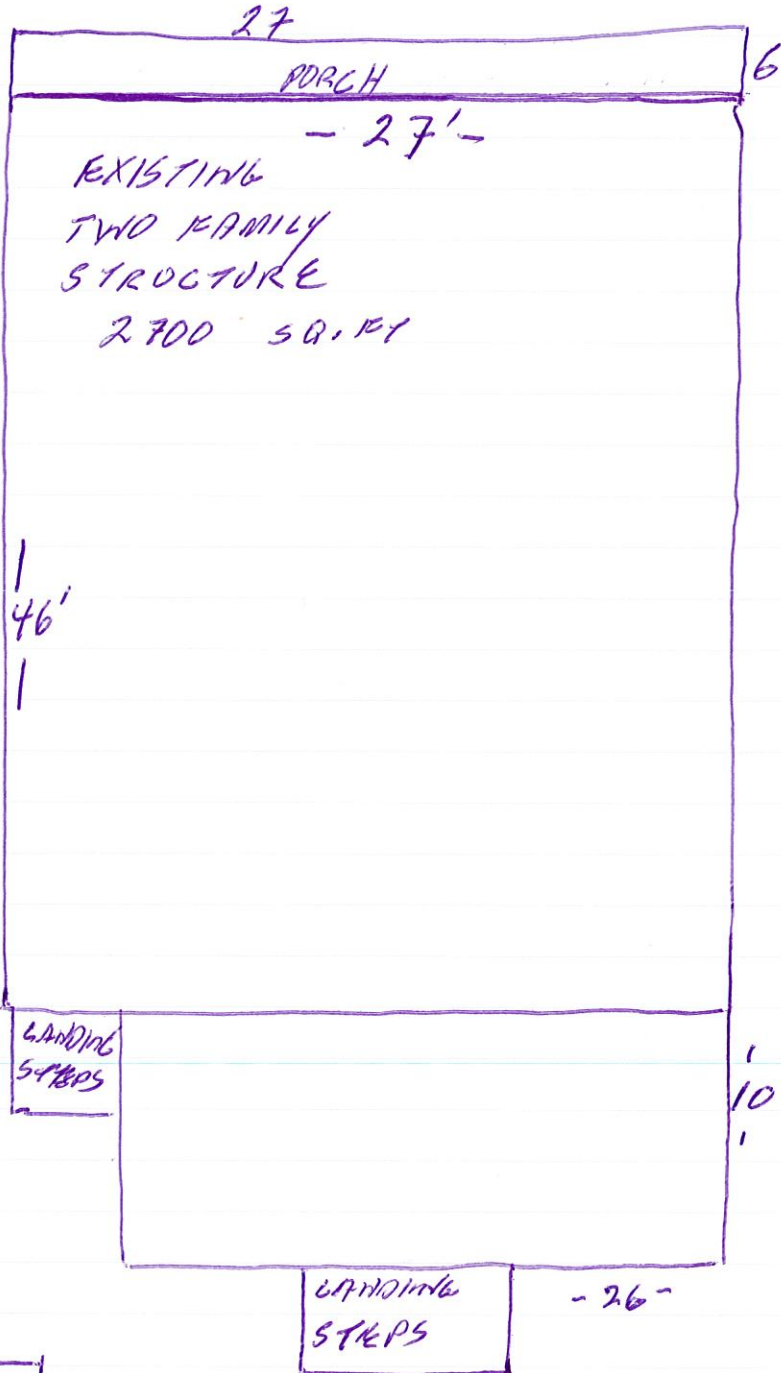
WAY

EXISTING

PARKING

FOUR CARS

ONE



82'

112'

15'

GARAGE

18'

PATRICK DONOVAN

30 HARRISON AVE