

APPLICATION FOR A SPECIAL USE PERMIT

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW

DATE: February 22, 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: 0 Lee's Wharf a/k/a 5 Howard Wharf

Tax Assessor's Plat 32 Lot 314

Petitioner Information

Applicant Howard Wharf, LP Address c/o David P Martland

Owner Howard Wharf, LP Address 1100 Aquidneck Avenue

Lessee _____ Address Middletown, RI 02842

Property Characteristics

Dimensions of lot-frontage 313.24 depth 100' area 32,069 sq. ft.

Zoning District in which premises is located Waterfront Business

How long have you owned above premises? 6 months

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings 900 sq ft

Total square footage of the footprint of proposed buildings 12,827 sq ft

Present use of premises Commerical off street parking facility

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

Proposed use of premises 21 unit inn with associated restaurant and meeting space (transient guest facility)

Give extent of proposed alterations Applicant is proposing to construct a 21 unit inn with associated accessory uses

including a restaurant, meeting space and parking. The building will have a total footprint of 12,827 sq ft. The structure will be elevated because of the flood plain. The project will provide for public access to the harbor walk.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	32,069 sq ft	5,000 sq ft	32,069 sq ft
Lot Coverage	3%	40%	40%
Dwelling Units	n/a	n/a	n/a
Parking (# of spaces)	97	50	50
Front Setback	100'	0'	12'
Side Setbacks	0'	5'	41.3' & 101.2'
Rear Setback	0'	5'	5'
Height	9'	47'	47'

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

See attached exhibit A

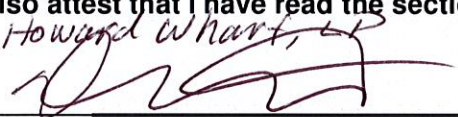
The Zoning Boards Role

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".

Howard Whart, LP


Applicant's Signature

Howard Whart LP


Owner's Signature

(401) 849-6200

Telephone Number

(401) 849-6200

Telephone Number

Email address *dmartland@silvalawgroup.com*

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

EXHIBIT A

Provisions of the Comprehensive Land Use Plan Applicable to the Project

Land Use

Goal LU-1: To provide a balance City consisting of residential, commercial, and employment uses consistent with the character, environmental resources and vision of the community.

Policy LU-1.3: The City shall work with state regional agencies and private property owners to maintain viable maritime uses and public access within the city's harbor area, while also supporting uses necessary to accommodate tourism.

Policy LU-1.4: The City shall maintain design standards to protect historic structures, maintain heritage of the community, and maintain views and access to the harbor and waterfront areas.

Policy LU-1.6: The City shall encourage upgrading, beautification, revitalization and environmentally appropriate reuse of existing commercial areas.

Economic Development

Goal ED-1: To develop a robust and diverse economy, providing suitable employment opportunities for residents, and a stable tax base.

Policy ED-1.1: The City shall support key economic drivers while also seeking to attract and grow its technology sector and businesses that represent new and innovative concepts and technologies.

Policy ED-1.5: The City shall build upon thriving sectors to develop a more substantial year-round tourism economy.

Goal ED-3: To provide efficient and effective government services to encourage economic development.

Transportation

Goal T-5: To provide sufficient and suitably located parking, designed to eliminate, mitigate or reduce impacts.

Open Space & Recreation

Goal OSR-3: To protect and enhance public access to shoreline and waterfront areas.

Policy OSR-3.1: The City shall enhance and protect public access to the shoreline and waterfront areas through recreational sites, public rights-of-way, and access easements.