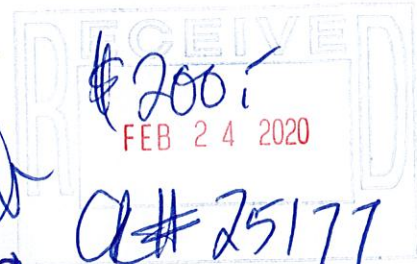


APPLICATION FOR A SPECIAL USE PERMIT

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW



DATE: February 20, 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: 84 Broadway

Tax Assessor's Plat 17 Lot 340

Petitioner Information

Applicant The Snow Effect, LLC Address 690 Aquidneck Avenue, Middletown, RI 02842

Owner West Broadway Associates Address 536 Granite Street, Suite 301, Branitree, MA 02184

Lessee The Snow Effect, LLC Address _____

Property Characteristics

Dimensions of lot-frontage varies depth varies area 2.3 Acres sq. ft.

Zoning District in which premises is located General Business

How long have you owned above premises? Applicant will be leasing the premises

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings Approximately 30,000 sq ft

Total square footage of the footprint of proposed buildings No Change

Present use of premises Property is currently a mix of commercial, retail and office uses

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

Proposed use of premises _____ Applicant is proposing to convert 1,500 square foot portion of the premises
from office space to fast food restuarant (nuritional shakes, smoothies and related goods).

Give extent of proposed alterations _____ Interior alterations only.

Zoning Characteristics Matrix

NO CHANGES TO EXISTING

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)			
Lot Coverage			
Dwelling Units			
Parking (# of spaces)			
Front Setback			
Side Setbacks			
Rear Setback			
Height			

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

_____ Element 3 Land Use, Goal LU-1, Policy LU-1.6, Policy LU-1.7,

_____ Element 4 Economic Development, Goal ED-1

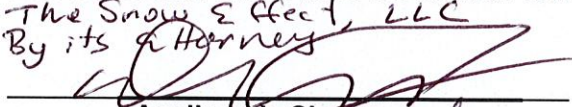
The Zoning Boards Role

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".

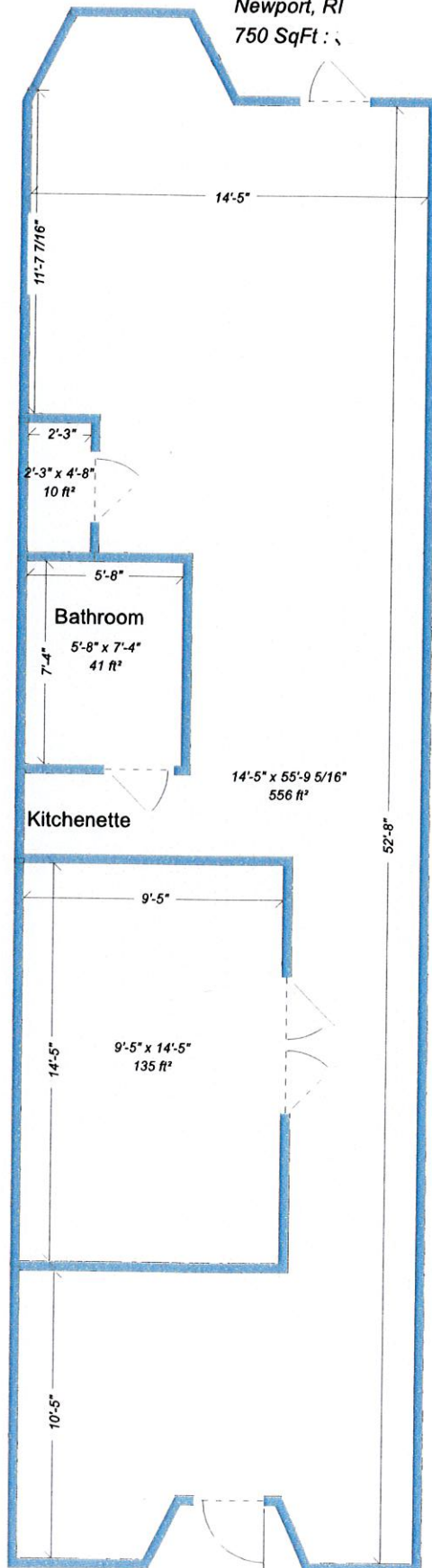
The Snow Effect, LLC
By its Attorney

Applicant's Signature
David P. Martland
(401) 848 6200
Telephone Number

 **David Flad** 02/21/2020
2/21/2020 3:21:41 PM EST
Owner's Signature
(617) 398-5114
Telephone Number

Email address dmartland@silvalawgroup.com

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

84 Broadway
Newport, RI
750 SqFt : ,



*For Conceptual Use Only