Staff Report

Prepared by Guy Weston,
Zoning Officer

Petition of Jeff Brooks

Petitioner seeks permission maintain and house 3 chickens on his property as a home occupation use.

The lot contains approximately 4,800 sq. ft. of land and is a non-conforming lot of record. The use of the property is that of a multi-family dwelling containing 3 dwelling units.

The use is permitted by special use permit and is restricted per Section 17.100.130(H) of the zoning code.

The use is in harmony with the surrounding area so long as the guidelines set forth are adhered to.

Narrative
● ● ●

PETITION OF JEFF BROOKS, applicant and owner; for a special use permit for permission to have 3 chickens housed on the property applying to the property located at 11-1/2 Newport Ave., TAP 14 Lot 133, (R-10 zone).

Zoning History
No recent history.

Vote: _____

*Condition(s):*_____

_____

*Secretary:*_____

Date: _____

APPLICATION FOR A SPECIAL USE PERMIT

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW

DATE: 5/14/20

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: 11 ½ NewPorT Ave

Tax Assessor's Plat 14 Lot 133

Petitioner Information

Applicant Jeffrey Brooks   Address 11 ½ Newport Ave

Owner Jeffrey Brooks   Address 11 ½ Newport Ave

Lessee_____ Address_____

Property Characteristics

Dimensions of lot-frontage $\emptyset$ depth 66' x 88' area 4,792 sq. ft.

Zoning District in which premises is located R10

How long have you owned above premises? 2 Years

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings 3,437 $^\phi$

Total square footage of the footprint of proposed buildings 3,437 $^\phi$

Present use of premises Three Family Residence

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

Proposed use of premises _Small Removable 6' Chicken Coop to Produce eggs for Self use._

Give extent of proposed alterations _Small 6' movable Coop Affixed to the Garage._

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	4,792	10,000	4,792
Lot Coverage	3,437	2,000	3,437
Dwelling Units	3	3	3
Parking (# of spaces)	3	3	3
Front Setback	5'	15'	5'
Side Setbacks	2'	10'	2'
Rear Setback	5'	20'	5'
Height	30'	30'	30'

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

H1 +H3 Allows for my wife and I to Stay in our home as owner Occupied three family

LU-1 Residential Owner Occupied use to Continue.

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   **Owner's Signature**

(   )_____   (401) 484-7368
Telephone Number   **Telephone Number**

Email address Jeff @ HoganRI.Com

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

29'

Garage

Trash

22'

29'

movable Coop

Door

10'

x

Fence

P3

P2

P1

88'

64'

House

33'

8'

44'

50'

66'