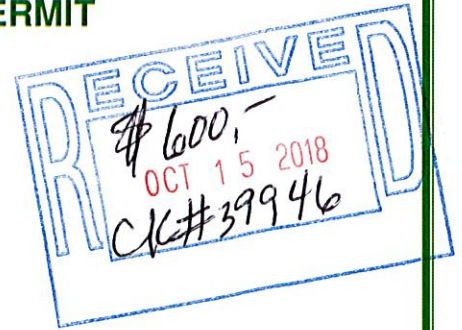


APPLICATION FOR A SPECIAL USE PERMIT

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW



DATE: _____

ZBR
NOV-3

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: 204, 206 & 218 Ruggles Avenue, 108 Lawrence Avenue, 0 Victoria Avenue

Tax Assessor's Plat 36 Lot 48, 49, 89, 111 & 126

Petitioner Information

Applicant Salve Regina University Address 100 Ochre Point Avenue, Newport, RI 02840

Owner Salve Regina University Address 100 Ochre Point Avenue, Newport, RI 02840

Lessee _____ Address _____

Property Characteristics

Dimensions of lot-frontage 797.34 depth 400 +/- area 358,834 sq. ft.

Zoning District in which premises is located R-60

How long have you owned above premises? 18+ years

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings 14,671

Total square footage of the footprint of proposed buildings 31,070

Present use of premises dormitory use

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

Proposed use of premises _____ dormitory use _____

Give extent of proposed alterations _____ The applicant intends to construct a new dormitory with a 16,485 sq. ft. footprint. The new dorm will provide 196 beds for students and one staff apartment (The existing structures with 103 bed will remain).

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.) *	358,834	60,000	358,834
Lot Coverage *	4%	10%	8.7%
Dwelling Units *	103 beds		299 beds
Parking (# of spaces) *	72	99 (min.)-198 (max)	118
Front Setback *	80 & 109	50	79 & 108
Side Setbacks *		40	
Rear Setback *	N/A	N/A	N/A
Height *		45	41.5

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

_____ Goal H-3: Reduce percentage of seasonally vacant homes;
 _____ Goal T-5: To provide sufficient suitable parking designed to minimize traffic impacts;
 _____ Goal HC-1: Protect and enhance City's cultural and historic resources.

*. Above calculations are based upon the merger of Lots 48, 49, 89, 111 & 126.

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".

by: Jeremiah C. Lynch, III

Applicant's Signature

() 846-0120

Telephone Number

by: Jeremiah C. Lynch, III

Owner's Signature

()

Telephone Number

Email address jlynch@mvllaw.com

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