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CORNELIUS C. MOORE

1916 - 1970

SALVATORE L. VIRGADAMO

1940 - 1986

JEREMIAH C. LYNCH, JR.

1957 - 1987

October Sixteen
Two Thousand Eighteen

*ZBR
Nov-2*

Mr. Guy Weston
Ms. Christine O'Grady
Office of Zoning & Planning
43 Broadway
Newport, Rhode Island 02840



Re: Salve Regina Dormitory Project

Dear Guy & Christine:

I am enclosing amended Development Plan Review Applications for the Watts dormitory and the amended special use permit for that site. The amended application and special use permit remove Lot 37 from the development.

Please feel free to contact me if you have any questions.

With Best Wishes, I am

Sincerely yours,

MOORE, VIRGADAMO & LYNCH, LTD.

By

Jeremiah C. Lynch, III

JCL

Enclosure

AMENDED
APPLICATION FOR A SPECIAL USE PERMIT

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW



DATE: _____

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: 23, 45, & 51 Shepard Avenue, 26 Lawrence Ave., 74 & 80 Victoria Ave.

Tax Assessor's Plat 36 Lot 36, 96, 98, 102, 103 & 104

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 871+/- depth 300+/- area 261,047 sq. ft. *

Zoning District in which premises is located R-60

How long have you owned above premises? 35 years

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings 22,057

Total square footage of the footprint of proposed buildings 26,038

Present use of premises University use: dormitory and office space.

* Based upon merger of Lots 36, 96, 98, 102, 103 & 104.

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

Proposed use of premises University use: dormitory and office space.

Give extent of proposed alterations The applicant intends to demolish the single family structures and new wing of Watts/Sherman House and construct a new dormitory with a 18,863 sq. ft. footprint. The new dorm will contain 214 beds and one apartment. (45 beds will remain in the Watts/Sherman)

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.) *	261,047	60,000	261,047
Lot Coverage	8.5%	10 %	10%
Dwelling Units	108 beds		260 beds
Parking (# of spaces)	61	88 (min)-170 (max)	92
Front Setback	20	50	69
Side Setbacks	203	40	74
Rear Setback	n/a	n/a	n/a
Height		45	34'3"

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.

* Calculated on merger of Lots 36, 96, 98, 102, 103 & 104.

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

()

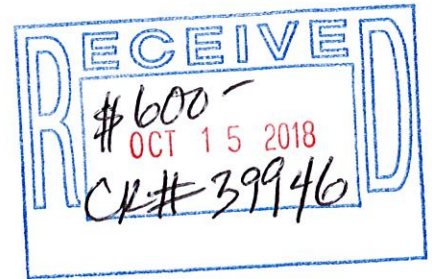
Telephone Number

Email address jlynch@mvlaw.com

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

APPLICATION FOR A SPECIAL USE PERMIT

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW



DATE: _____

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: 15-17, 23, 45, & 51 Shepard Avenue, 26 Lawrence Ave., 74 & 80 Victoria Ave.

Tax Assessor's Plat 36 Lot 36, 37, 96, 98, 102, 103 & 104

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 1,024+/- depth 300+/- area 307,912 sq. ft. *

Zoning District in which premises is located R-60

How long have you owned above premises? 35 years

Are there buildings on the premises at present? yes

Total square footage of the footprint of existing buildings 25,840

Total square footage of the footprint of proposed buildings 30,620

Present use of premises University use: dormitory and office space.

* Based upon merger of Lots 36, 37, 96, 98, 102, 103 & 104.

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

Proposed use of premises University use: dormitory and office space.

Give extent of proposed alterations The applicant intends to demolish the single family structures and new wing of Watts/Sherman House and construct a new dormitory with a 18,863 sq. ft. footprint. The new dorm will contain 215 beds and one apartment. (46 beds will remain in the Watts/Sherman)

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.) *	307,912	60,000	307,912
Lot Coverage	8.4%	10 %	10%
Dwelling Units	45 beds		260 beds
Parking (# of spaces)	61	88 (min)-170 (max)	98
Front Setback	20	50	68
Side Setbacks		40	75
Rear Setback	n/a	n/a	n/a
Height		45	34.3

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.

* Calculated on merger of Lots 36, 37, 96, 98, 102, 103 & 104.

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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".

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Applicant's Signature

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