

APPLICATION FOR A SPECIAL USE PERMIT

#300.00

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW

JAN 14 2022

DATE: 1/14/22

Board members:

ZON FEB 2022 #1832

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: 5 Princeton Street

Tax Assessor's Plat 06 Lot 350

Petitioner Information

Applicant _____ Address _____

Owner Liam Barry Address 5 Princeton Street

Lessee _____ Address _____

Property Characteristics

Dimensions of lot-frontage _____ depth _____ area 3510 sq. ft.

Zoning District in which premises is located R10

How long have you owned above premises? Since May 2021

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings 1216

Total square footage of the footprint of proposed buildings 1216

Present use of premises 2 Family rental Property

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

Proposed use of premises

To convert the first floor 2 bedroom apartment into a 'guest house' as defined in section 17.08.010 of the zoning code

Give extent of proposed alterations

Remove bushes from front of property, relocate steps and add gravel to front to create 2 parking spaces

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	3510		3510
Lot Coverage			No change
Dwelling Units	2		2
Parking (# of spaces)	3	5	5
Front Setback			No change
Side Setbacks			No change
Rear Setback			No change
Height			No change

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

Goal ED1.5 To provide year round tourism

Goal TS.1 To provide sufficient parking for tourism

Goal LU.1.7 To protect existing character + encourage business

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) 662 7276

Telephone Number

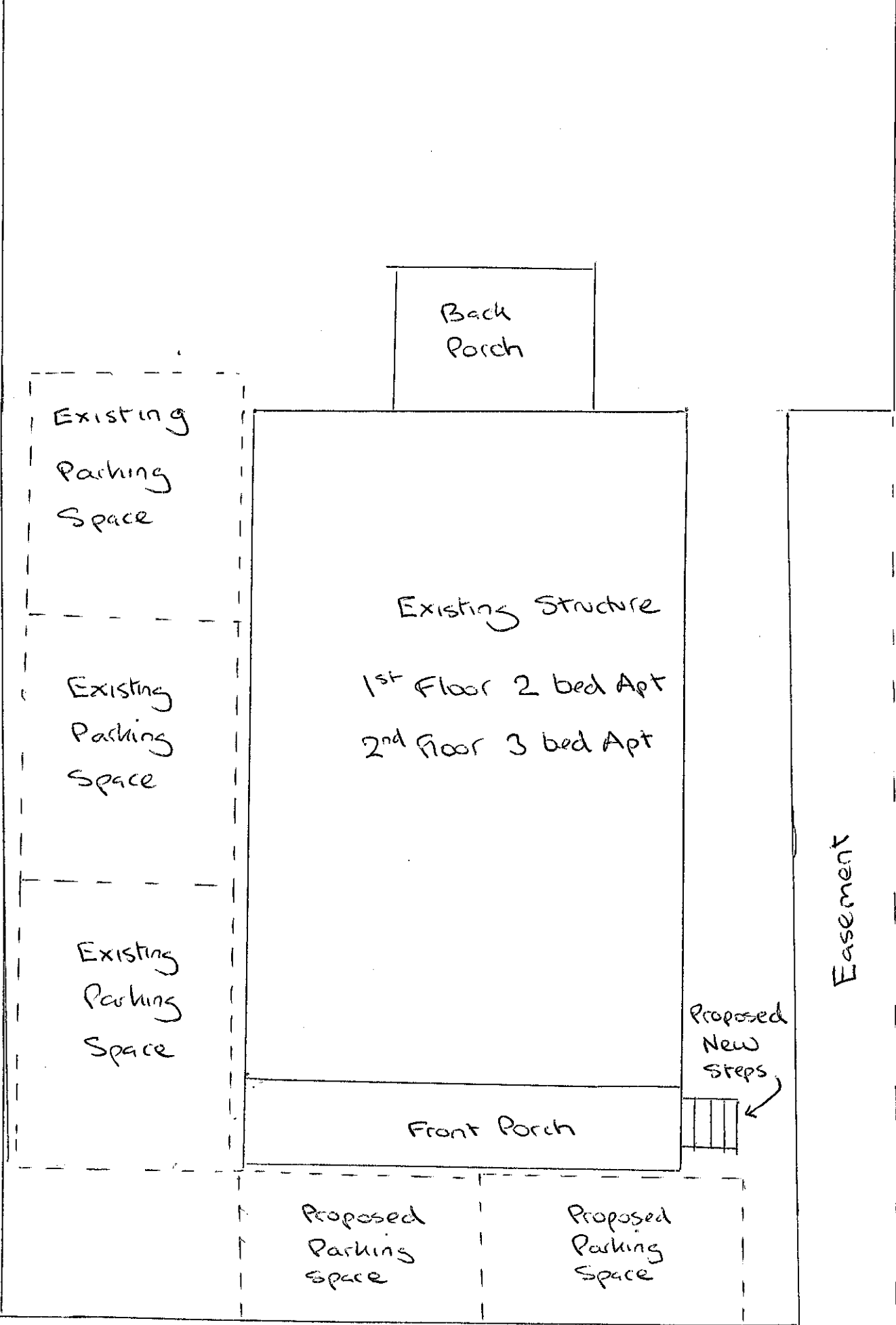
(401) 662 7276

Telephone Number

Email address

Obairdevelopment@cox.net

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



Back Porch

Existing Parking Space

Existing Structure

1st Floor 2 bed Apt

2nd floor 3 bed Apt

Existing Parking Space

Existing Parking Space

Easement

Proposed New Steps

Front Porch

Proposed Parking space

Proposed Parking Space

5 Princeton Street

1/11/2022

City of Newport
Zoning Board of Review
43 Broadway
Newport, RI 02840

January 14th 2022

Dear Board Members

Re : 5 Princeton Street Guest House Special Use Permit Application

Enclosed is an application for a special use permit to change the use of one apartment at the above property from a year round rent to a 'Guest House'.

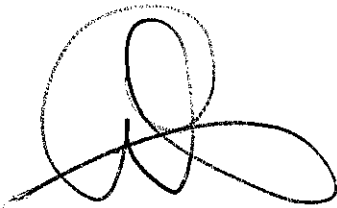
5 Princeton Street is a 2 family home where I (Liam Barry) reside in the 2nd floor 3 bedroom apartment. Currently there is a year round tenant occupying the 1st floor 2 bedroom apartment. This 2 bedroom unit is the one I wish to change to a 'Guest House'.

The application is attached with a schematic attached showing the layout of the property.

I was unable to locate a special use permit application fee in the list of city fees so Ill gladly forward any fee that may be required.

Thank you in advance for your time and Ill await a response to this application

Yours Faithfully

A handwritten signature in black ink, consisting of a large, stylized 'L' and 'B' intertwined.

Liam Barry