

APPLICATION FOR A SPECIAL USE PERMIT

CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW

DATE: 12-03-2021

Board members:

ZON
JAN 5

JAN 5, 2022
CASH \$100.00

JAN 4 2022
DUES \$200.00

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: 16-18 Liberty Street

Tax Assessor's Plat 26 Lot 049

Petitioner Information

Applicant Adam Montalbano Address 16-18 Liberty Street, Newport, RI, 02840

Owner _____ Address _____

Lessee _____ Address _____

Property Characteristics

Dimensions of lot-frontage 51'4" depth 99'6" area 5105 sq. ft.

Zoning District in which premises is located R10

How long have you owned above premises? 25

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings 2891

Total square footage of the footprint of proposed buildings 2891

Present use of premises Residential (4-unit house)

Instructions

(Please read and follow carefully)

This application is to be used when submitting an appeal to the City of Newport's Zoning Board of Review, seeking to apply for a special use permit. Should the project also require a regulatory/dimensional variance, a separate dimensional/regulatory application must also be completed and submitted at the same time. The zoning ordinance prohibits the varying of the density requirements for multi-family dwellings.

This application is an important legal public document. Please type or print all information completely, accurately, clearly and legibly. It is your responsibility as the appellant to provide accurate and complete information and data. Incomplete, inaccurate or missing information and data may cause a delay in the Board's ability to render a decision or cause the application to be rejected as incomplete.

The petitioner must be available to appear before the Zoning Board of Review at a public hearing. The petitioner may be represented by legal counsel at this hearing. Architects, realtors, contractors, etc. may testify during the hearing, but they may not represent the petitioner and should not be listed as the applicant.

Other required items in addition to the completed application:

A site plan showing all off-street parking and accessory structures (see example).

Elevations (see example)

Floor Plans

Any other drawing or information deemed necessary by the Zoning Officer

The appropriate filing fee.

Information for prospective petitioners

Once the application is received and certified as complete, a list of abutting property owners located within 200 feet of the subject property will be prepared. A letter of notice will be sent to these abutters two weeks prior to the meeting date. While the city, as a service, will prepare and send this letter, it is the ultimate responsibility of the petitioner to review and insure all abutting property owners are notified.

To speed the hearing process, the Zoning Board will accept written testimony of any expert witness. This written testimony may be presented with the application at the time of the submittal or any time up to fourteen (14) days prior to the hearing date.

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

Proposed use of premises Short-term rental with resident manager

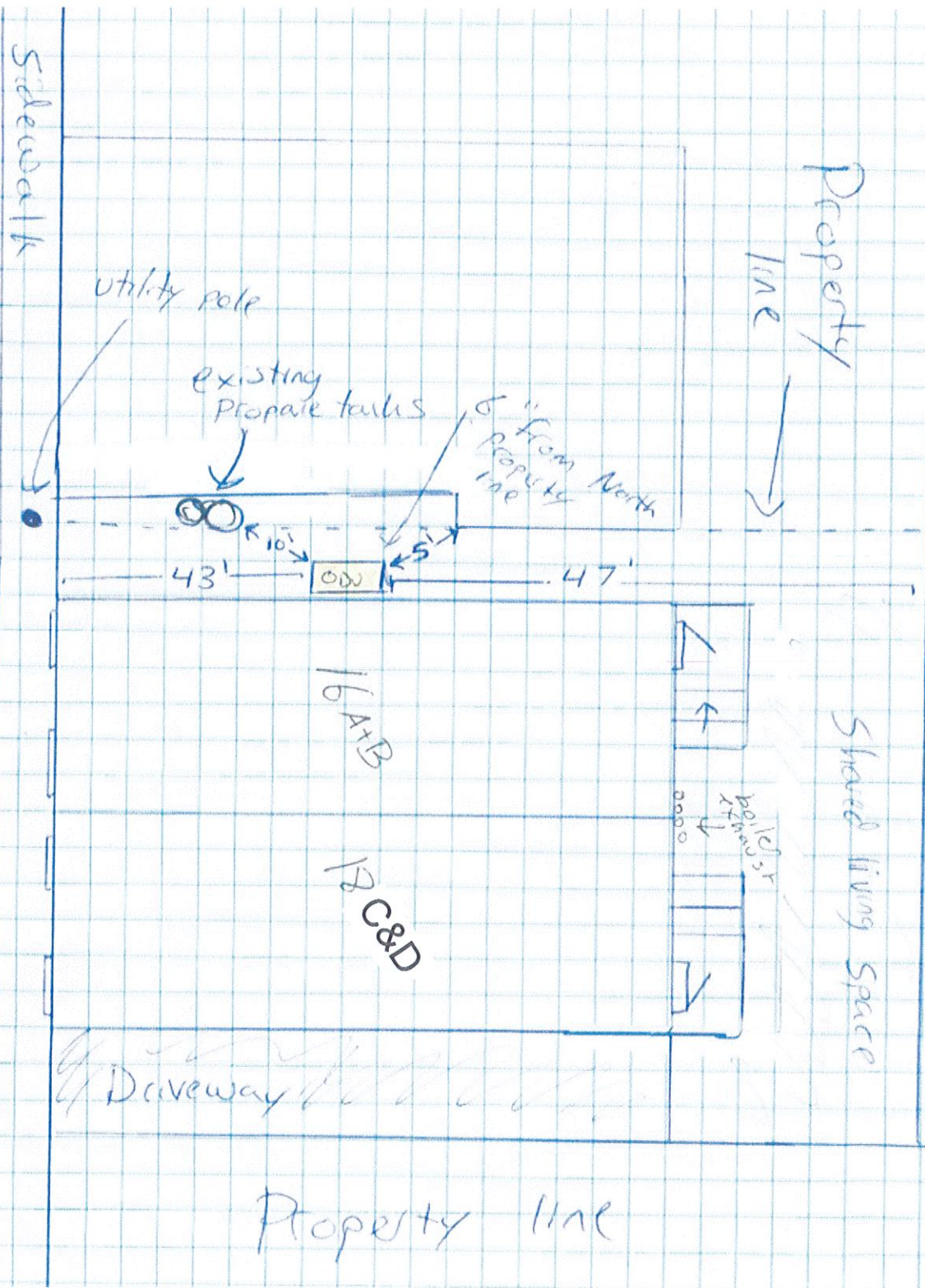
Give extent of proposed alterations Hosting guests mostly in summer and sometimes in other seasons, very strict hosting requirements (purpose of stay, 3pm check-in / 10am check-out, no noise and 10pm quiet hours policy), resident manager direct line of communication with owner.

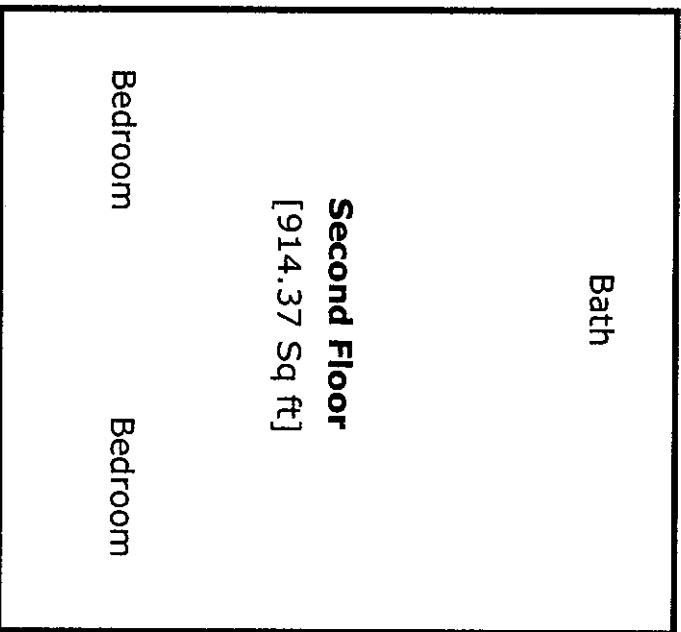
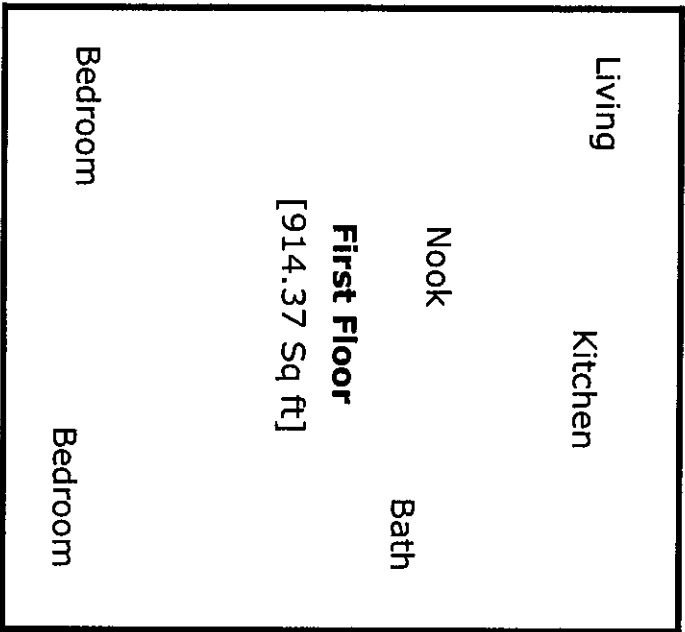
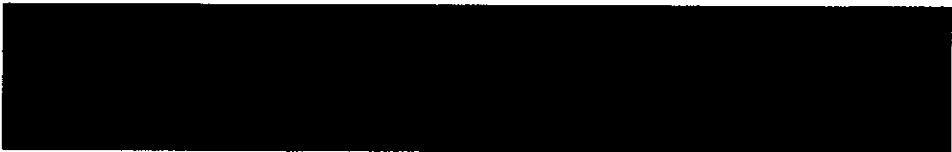
Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	5105	10,000	5105
Lot Coverage	2485 (48.6%)	3000 (20%)	2491 (48.8%)
Dwelling Units	4	4	4
Parking (# of spaces)	2 (for 18D)	2 (for 18D)	2 (for 18D)
Front Setback	0"	10'	0"
Side Setbacks	42"	10'	6"
Rear Setback	26'	20'	26'
Height	30'	30'	30'

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

Liberty St Site Plan



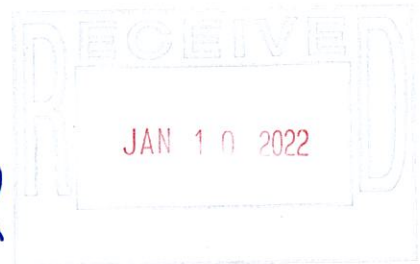


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Side Setbacks	42"	16'	6"
Rear Setback	26'	20'	26'
Height	30'	30'	30'

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

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".

Adam Montalbano

Applicant's Signature

Owner's Signature

(978) 790-3228

Telephone Number

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Telephone Number

Email address adam.montalbano@gmail.com

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

Liberty ST site plan

