

APPLICATION FOR A SPECIAL USE PERMIT

CITY OF NEWPORT, RI  
ZONING BOARD OF REVIEW

ZBR  
DEC 7

DATE: 12/2/21

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: 19 Bayview Avenue (Apt 1)

Tax Assessor's Plat 14 Lot 106

Petitioner Information

Applicant John Clinton Joffy Address 19 Bayview Ave Apt 2

Owner Same As Above Address Same As Above

Lessee N/A Address N/A

Property Characteristics

Dimensions of lot-frontage 28m depth 57m area 4792 sq. ft.

Zoning District in which premises is located R10

How long have you owned above premises? Since June 2019

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings 1200

Total square footage of the footprint of proposed buildings N/A

Present use of premises Primary Residence

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

Proposed use of premises

To use the downstairs, Apartment 1, for Airbnb/  
Short term rental. 2 Bedrooms, No More Than 4 people.  
I reside upstairs in Apartment 1

Give extent of proposed alterations No alterations will be needed.

### Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	4792		
Lot Coverage	15211 sq/ft		No
Dwelling Units	1 (2 Apartments)		Changes
Parking (# of spaces)	4+	4	Proposed
Front Setback	81 ft (v)		
Side Setbacks	N 59/ft S 59/ft		
Rear Setback	81 ft (E)		
Height	N/A		

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

1G, 2H, 3B, 4A, 4B, 5A, 6A, 6B,



### 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

(401) 524-1342

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Owner's Signature

(401) 524-1342

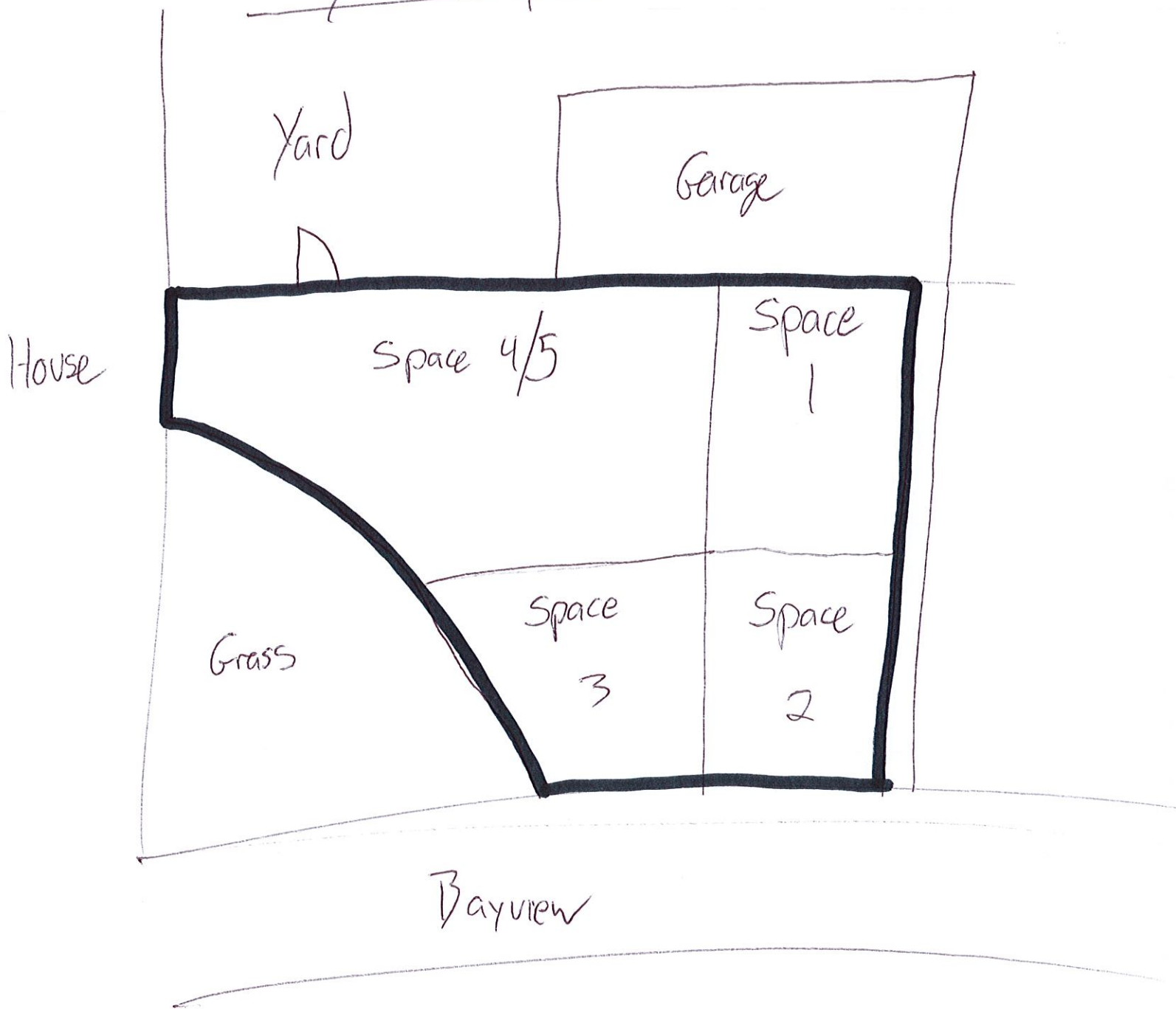
\_\_\_\_\_  
Telephone Number

Email address

Jeff21690@yahoo.com

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

\* Driveway \* 4 or 5 Spaces









2018      \$350,000      \$250,800      \$11,300      \$360,700

Location and Owner

Location      19 BAYVIEW AVE  
Owner      DUFFY JOHN C  
Owner2  
Owner3  
Address      19 BAYVIEW AVE UNIT 2  
Address2  
Address3      NEWPORT RI 02840

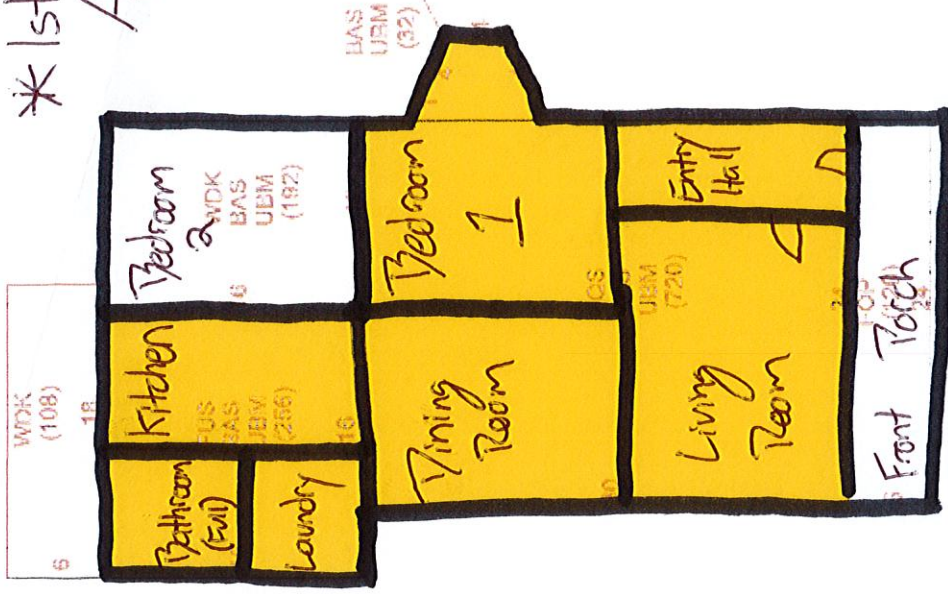
Building Information

Design      Two Family  
Year Built      1900  
Heat      Hot Water  
Fireplaces      0  
Rooms      9  
Bedrooms      4  
Bathrooms      2 Full Bath  
Above Grading/Finishing Area      2,032 SF

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
06/20/2019	\$410,000	2814-295	
07/18/2008	\$380,000	1953-44	
06/10/2008	\$0	-	
12/05/2006	\$380,000	1805-222	
12/07/2001	\$0	1089-112	
08/08/1997	\$0	773-275	

\*1st Floor\*  
Apt 1



Building Sub Areas

Sub Area	Net Area
Basement, Unfinished	1,200 SF
Deck, Wood	300 SF
First Floor	1,200 SF
Porch, Open, Finished	120 SF
Three Quarter Story	576 SF
Upper Story, Finished	256 SF