

PLANNING BOARD  
CITY OF NEWPORT, RHODE ISLAND  
NOTICE OF PUBLIC HEARING

The Newport Planning Board will consider the Application for Unified Development Review made by Island Associates, Inc., for property located at 99 Second Street, Plat 9, Lot(s) 103 at a public hearing at 6:30PM on Monday, May 6, 2024 at Newport City Hall, Council Chambers, 43 Broadway, Newport, RI. The purpose of the public hearing is to consider a minor subdivision for preliminary approval. The applicant proposes to subdivide an existing single lot consisting of 9,713.2 square feet of land area into two lots, with proposed Parcel A consisting of 5,002 square feet of land and proposed Parcel B consisting of 4,711.2 square feet of land. The Applicant requests dimensional variances from the following sections of the City of Newport Zoning Ordinance for the R-10 Zone; Section 17.20.030 (A) Minimum Lot Area, to create a proposed Parcel A with a Lot Area of 5,002 square feet and Parcel B with a Lot Area of 4,711.2 square feet, where 10,000 square feet is required; Section 17.20.030 (B) Minimum Lot Width, to create a proposed Parcel A, with 55.03 feet of lot width, where 80 feet is required; Section 17.20.040 Setback Requirements to allow the existing building on proposed Parcel A to be 3.3 feet from the front property line where 14.56 feet is required, and to be 5.9 feet from the north side property line where 9.71 feet is required; Section 17.20.070 Density Requirements, to allow for the existence of a two family dwelling on proposed Parcel A containing 5,002 square feet of land, where 10,000 square feet is required, and to allow for a single family dwelling on proposed Parcel B, containing 4,711.2 square feet of land where 10,000 square feet is required. The Applicant requests a Special Use Permit pursuant to Section 17.109 (Special Use Permits), Section 17.109.020 (F) (Category 6 Special Use Permit) and Section 17.72.030 (E) (Alteration to Nonconforming Development). Application materials are available at Newport City Hall, Department of Planning and Development.

All persons interested in the above are respectfully requested to be present at the time and place to be heard thereon. Facilities are accessible for people with disabilities.

Newport Planning Board  
Patricia Reynolds, Administrative Officer