

Town of Exeter, Rhode Island

Zoning Board of Review

675 Ten Rod Road
Exeter, R.I. 02822

294-4028
Fax 267-0128

ZONING APPLICATION

Follow attached directions for filing application. All information must be complete. Failure to comply with all of the requirements could result in processing delays and/or the board's refusal to hear your application.

APPLICATION FOR:

DATE: _____

Check all that apply

- Special Use Permit
- Dimensional Variance
- Use Variance

1. APPLICANT/AGENT: _____ **PHONE:** _____

Please Print

ADDRESS: _____
Street Name and Number Town/City State Zip

2. PROPERTY OWNER: _____ **PHONE:** _____

Please Print

ADDRESS: _____
Street Name and Number Town/City State Zip

3. LOCATION OF PROPERTY: _____

Street Name and Number Town/City State Zip

4. ASSESSOR'S MAP # _____ **BLOCK #** _____ **LOT #** _____

5. DIMENSION OF LOT: Frontage: _____ Depth: _____ Area: _____ (acreage or sq. ft.)

6. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: _____.

7. DEED AND RECORDING INFORMATION: Date: _____ Book: _____ Page: _____.

8. PRESENT USE OF PROPERTY: _____.

9. PROPOSED USE OF PROPERTY: _____.

10. EXISTING BUILDING/S: Size: _____ Style: _____ Use: _____

11. PROPOSED BUILDING/ADDITION: Size: _____ Style: _____ Use: _____.

12. DESCRIBE PROPOSED ALTERATIONS: _____

ZONING APPLICATION INSTRUCTIONS

APPLICATION: ~(Please collate the 12 copies of each item)~

1. Provide two original and 12 copies of the completed, signed application. One original will be returned to the applicant, upon payment of fee.
2. Submit a check with application for zoning application fee, made payable to the *Town of Exeter*

ZONING CERTIFICATE:

1. Submit a completed zoning certificate, signed by the Zoning Inspector.
(Submit 12 copies)

INFORMATION TO BE FOUND IN TAX ASSESSOR'S OFFICE:

RADIUS MAP:

1. Copy of radius map with subject property outlined in color and a 200 foot circumference drawn around the subject property (not less than ½" = 200). Draw **NORTH ARROW** on copy of map. (Submit 12 copies)

****When an application is for new construction of a residential or commercial building, the petitioner shall indicate on submitted map, the zoning district of all lots within 200 feet of subject lot/s.**

2. Provide a list of abutters within 200' radius, neatly typed or handwritten which includes the abutters' name, mailing address and Plat, Block and Lot number. (Only one certified letter is required to be sent to owners of multiple lots). (Submit 12 copies)

SITE MAP:

1. Submit plan showing accurate location of building/s with **ALL BOUNDARY SETBACKS CLEARLY MARKED** on an 8 ½ x 11 paper. Draw **NORTH ARROW** on map. If there is question as to lot lines, a survey must accompany the application. (Submit 12 copies)
2. Businesses must have a **STAMPED PLAN** from an engineer. On an application for an **INDUSTRIAL** or **COMMERCIAL** building, a floor plan showing locations of loading and unloading platforms shall be submitted. The site plan is required to show parking spaces and exact location of structure, including setbacks and landscaping.

CERTIFIED LETTERS: (a copy of which is included in the application packet)

1. Letters must be sent to all abutting property owners within 200 ft. radius and **MUST BE MAILED NO LATER THAN 14 DAYS PRIOR TO THE SCHEDULED HEARING DATE.** The **GREEN** card is to be addressed to the "Zoning Board", Exeter Town Hall, 675 Ten Rod Rd., Exeter, RI 02822 for return. Place the applicant's name on the top of the green card for file identification. White post office receipts must contain addressee's name (address not necessary) and applicant's name. Return white receipts to the Zoning Board Clerk at the scheduled hearing.

APPENDIX A—ZONING

2.4

2.4.1. Use Category	District										Planned District	
	RE-2	RU-3	RU-4	CR-5	B	LB-R	LI	OS/PL	GWOL			
	All uses not listed above are specifically prohibited											
2.4.2. Dimensional Regulations	District										OS/PL	
1. Minimum lot size, acres	2	3	4	5								
2. Minimum street frontage, feet	200	250	300	350	150			150	400	200		
3. Maximum lot coverage by all structures, percent. Refer to article VI, section 2 for number of structures (building coverage)	15	15	15	10	25			25	25	10		
4. Minimum front depth (setback), feet	60	100	100	150	100			100	200	200		
5. Minimum front depth (setback) on arterial roads, feet		100	100	150	100			100	200	200		
6. Minimum side depth (setback), feet	30	60	80	100	30			30	50	50		
7. Minimum rear depth (setback), feet	50	50	50	150	75			75	100	150		
8. Maximum structure height, feet (excluding farm structures), measured from highest grade	40 75	40	40	40	40			40	40	40		
9. Maximum building capacity, persons	250	250	250	250				250				
10. Number of structures shall be in accordance with article VI, section 2												

NOTES:

- Any industrial structure or activity or outdoor storage shall be set at least 200 feet from the RE-2, RU-3, RU-4 and CR-5 district boundaries, and at least 100 feet from any B or LB/R district boundaries. A setback for structures and parking lots of 200 feet from all roads and suitable landscape screening shall be provided.
- No certificate of occupancy for any use shall be issued until the planning board has certified in writing that all development plan review requirements have been met.

1 acre = 43,560 ft.

- C. In granting a variance, the Exeter zoning board of review shall require that evidence to the satisfaction of the following standards be entered into the record of the proceedings:
 - 1. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant;
 - 2. That said hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain;
 - 3. That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent of purpose of the Exeter zoning ordinance or the Exeter comprehensive plan, upon which this ordinance is based; and
 - 4. That the relief to be granted is the least relief necessary.
- D. The Exeter zoning board of review shall, in addition to the above standards, require that evidence be entered into the record of the proceedings showing that:
 - 1. In granting a use variance the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of the Exeter zoning ordinance. Nonconforming use of neighboring land or structures in the same district and permitted use of lands or structures in an adjacent district shall not be considered in granting a use variance; and
 - 2. In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.
- E. An applicant may apply for, and be issued, a dimensional variance in conjunction with a special use.

3.F. General provisions; special use permits. Special use permits. An application for the issuance of special use permits may be made by an owner, as defined herein, by filing with [the] zoning board clerk an application describing the request and supported by such data and evidence as may be required by the Exeter zoning board of review, and which shall be approved by the Exeter zoning board of review.

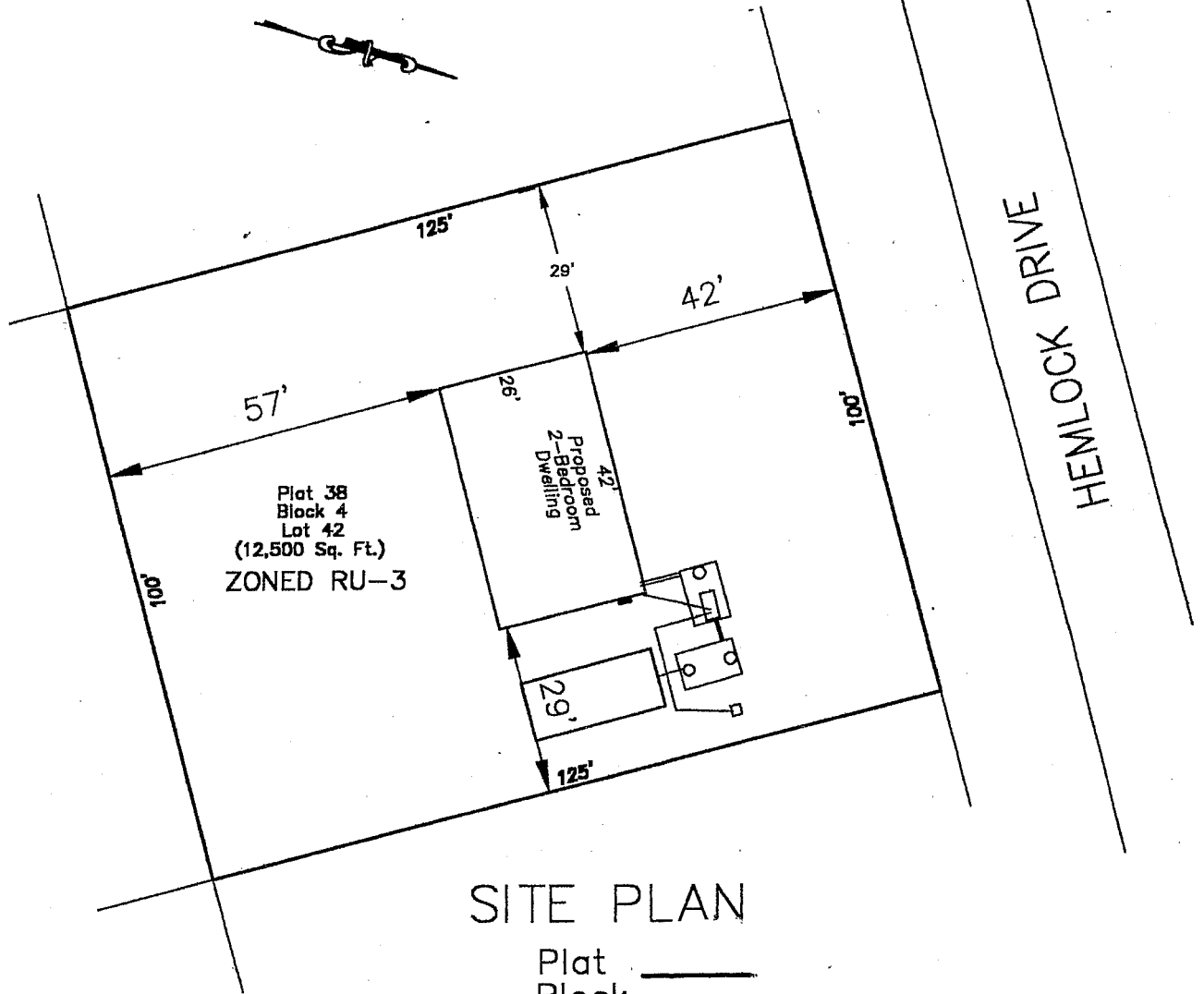
- A. The zone use table, as presented in article II, specifies the uses requiring special use permits in each district. Only such uses as specified in the above-referred table shall be eligible to receive [a] special use permit in each respective district; any use not listed is specifically prohibited.

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.



SITE PLAN

Plot _____
Block _____
Lot _____

Site map requires the accurate location of all existing and proposed structures (including but not limited to: decks, sheds, barns, dwelling unit) with **ALL** boundary setbacks clearly marked. Draw **NORTH** arrow and identify the nearest road.



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

Town of Exeter - Zoning
675 Ten Rod Road
Exeter, RI 02822

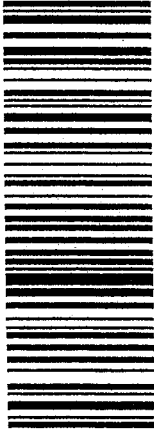
Applicant Name

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p> <p>B. Received by (<i>Printed Name</i>) C. Date of Delivery</p> <hr/> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p style="text-align: center; font-size: 1.2em;">ABUTTER'S NAME ADDRESS</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes</p>

2. Article Number (Transfer from service label) * 7002 0460 0000 3734 1836

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL



7002 0460 0000 3734 1836
* * 7002 0460 0000 3734 1836

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

O F F I C I A L U S E

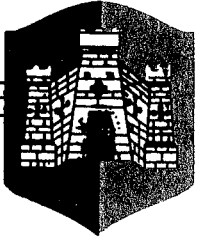
Postage	\$.42	Postmark Here
Certified Fee	2.70	
Return Receipt Fee (Endorsement Required)	2.20	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.32	

Sent To

Abutter's Name

Street, Apt. No.,
or PO Box No.

City, State, ZIP+ 4



Town of Exeter, Rhode Island

Zoning Board of Review

675 Ten Rod Road
Exeter, R.I. 02822

295-7500
Fax 295-1248

1-401-294-4028
1-401-267-0128

Date: _____

Dear _____,
name of abutter

You are being contacted today as an abutting landowner to _____
address of property
_____, also described as Plat _____ Block _____ Lot _____.

(Mr./ Ms.) _____ has filed an application for a special
name of applicant
exception or variation to the Zoning Ordinance to _____
proposed use of property

The Public Hearing will be at our regular Zoning Board Meeting to be held on
_____, at 7:30 p.m. The meeting will be held at 675 Ten Rod
date of hearing
Road, Exeter, RI 02822. At this time the Exeter Zoning Board will review the
application and you may be heard either for or against the application.

Sincerely,

Linda Bowers Vlasaty
Exeter Zoning Clerk

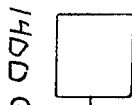
SAMPLE



PROPOSED ADDITION
FOOTPRINT

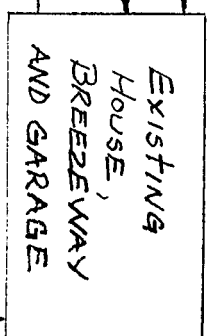
300'

145'



14DD G.

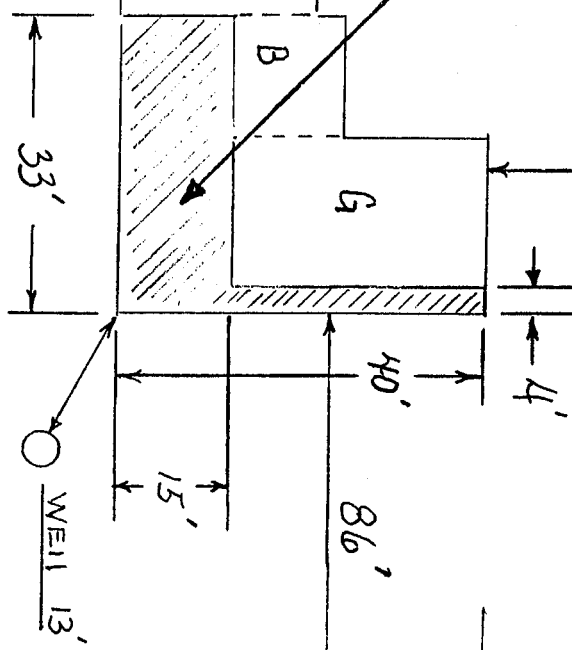
60'



EXISTING
House,
BREZEWAY
AND GARAGE

B

G



33'

40'

86'

15'

300'

187'

73'

300'

WIDDON SWEETS ROAD

Block 11
LOT 2

TOWN OF EXETER

ZONING FEES

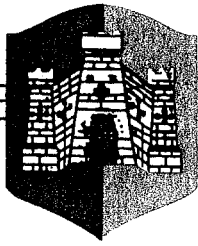
ZONING APPLICATION FEE: The fee of **\$300** must accompany each Zoning Application payable to the Town of Exeter.

CONTINUANCES: Any application that is continued beyond 2 Zoning Board meetings for any reason, will be billed a **\$75.00** fee for each additional advertisement placed in the Providence Journal.

APPEAL HEARINGS: The applicant shall be responsible to pay the **\$300.00** fee for obtaining a stenographer, in addition to the application fee in the amount of **\$300**. Unless otherwise directed the Zoning Clerk will be responsible for confirming the appearance of the stenographer.

EXTENSIONS: Requests for an extension beyond the one (1) year time allotment for new construction and six (6) month time allotment for additions/modifications to existing uses, commencing at the time of the variance approval to the issuance of the construction permit shall require a fee of **\$50.00** payable to the Town of Exeter.

Susan La Perriere
Zoning Board Clerk



Town of Exeter, Rhode Island

Zoning Board of Review

675 Ten Rod Road
Exeter, R.I. 02822

295-7500
Fax 295-1248

ZONING BOARD MEETING SCHEDULE and APPLICATION DEADLINES FOR 2009

<u>MEETING DATE</u>	<u>COMPLETED APPLICATION DEADLINE DATE</u>
January 8, 2009	November 18, 2008
February 12, 2009	December 16, 2008
March 12, 2009	January 19, 2009
April 9, 2009	February 16, 2009
May 14, 2009	March 16, 2009
June 11, 2009	April 20, 2009
July 9, 2009	May 18, 2009
August 13, 2009	June 15, 2009
September 10, 2009	July 20, 2009
October 8, 2009	August 17, 2009
November 12, 2009	September 21, 2009
December 10, 2009	October 19, 2009
January 14, 2010	November 16, 2009