

Town of Little Compton
Town Hall
P.O. Box 226
Little Compton, RI 02837

LITTLE COMPTON ZONING BOARD OF REVIEW

RULES & REGULATIONS FOR ADMINISTRATION

ADOPTED OCTOBER 3, 1994,
REVISED; NOVEMBER 25, 2003, MARCH 16, 2005

1. Appeals and/or applications are to be filed on forms prepared and supplied by the Little Compton Zoning Board of Review (the "Board"). If filed by other than the owner of the subject property the owner shall join in the application by signing the same. Appeals and/or applications and all other supporting material required by these Rules and Regulations shall be filed at least 40 days before the expected hearing date.
2. It shall be the duty of the person making the appeal or filing the application to supply the Board a list of all property owners of record of land wholly or partly within 200 feet of the subject property whether within the Town or an adjacent Town showing the names and addresses of such property owners and the Plat and lot numbers of the lots respectively owned by them.
3. The appellant or applicant shall provide a copy of the Assessor's Plat or Plats, showing the site of the subject property and all such property wholly or partly within 200 feet of the subject property.
4. The appellant or applicant shall provide a scale drawing of the subject property prepared and certified by a registered Civil Engineer or Registered Land Surveyor with a minimum size of 8 ½" x 11" and a minimum scale of 1' = 100 feet, showing all lot lines, street lines and zoning district boundary lines within 200 feet of the subject property, with appropriate dimensions, scale and North arrow. All existing and proposed buildings and structures, septic systems and water wells on the property shall be accurately shown on the drawing with appropriate dimensions.
5. The appellant or applicant shall provide scale floor plan and elevation drawings of the structure or structures when it is appropriate to demonstrate that a hardship justifying the petition exists.
6. The appellant or applicant shall pay a fee of Three Hundred Fifty Dollars (\$350) by check payable to the Town of Little Compton.

7. The board shall cause public notice of the appeal or application to be given at least fourteen (14) days prior to the date of the hearing in a newspaper of general circulation in the Town of Little Compton and by first class mail to all persons owning of record land within 200 feet of the subject property and to such others as may be required by Section 14-9.8 of the Zoning Ordinance.
8. The Board shall request that the Planning Board shall report its findings and recommendations, with respect to any application, including a statement on the general consistency of the application with the goals and purposes of the Comprehensive Plan of the Town, in writing to the Board within thirty (30) days of the request.
9. The appellant or applicant shall provide at the time of filing **thirteen (13)** copies of the application and all of the materials required by these Rules & Regulations or as the board may otherwise request. **Plans and drawings shall be folded to an 8 1/2" x 11" size.**
10. The Board will maintain a record of all hearings and shall cause all decisions to be filed with its records and a copy posted in the office of the Town Clerk, within ten (10) working days from the date when the decision was rendered. Any such decision shall be mailed to the applicant or his or her attorney of record, to the Planning Board, the Building Official, the Town Council, the Town Conservation Commission and to the Town Clerk who shall post the decision for twenty (20) days. Any decision evidencing the granting of a variance or special use permit shall also be recorded by the owner in the land evidence records of the Town after twenty (20) days have passed from the filing of the decision, but prior to the issuance of any building permit or certificate of occupancy.

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APPLICATION

Town of Little Compton Zoning Board of Review

File No. _____

Date: _____

Board Members:

The undersigned hereby applies to the Zoning Board of Review for the following:

(Check one box only):

1. () **AN APPEAL** as provided for in section 14-9.1.a, 14-9.3.a or 14-9.7 of the Zoning Ordinance.
2. () **A VARIANCE** as provided for in section 14-9.3.b of the Zoning Ordinance.
3. () **A SPECIAL USE PERMIT** as provided for in Section 14-9.3.c of the Zoning Ordinance.

- I. I hereby submit the following information in support of this application for consideration and public hearing:

Applicant Name (Typed or printed) _____

Applicant Address: _____

_____ Tel. No.: _____

Applicant Signature: _____

Owner's Signature (if not applicant): _____

PREMISES:

1. Location: Street No. _____ Street Name: _____

2. Assessors' Plat No. _____ Lot No(s): _____

3. General Dimensions: Area _____ sq. feet _____

Frontage _____ feet

Average Depth _____ feet

4. Zoning District _____

5. Existing Structures on Premises:

Principal Structure

Ground Floor Area: _____ sq. feet

Number of Floors: _____

Structure Height: _____ feet

Accessory Structure(s):

Ground Floor Area: _____ sq. feet

Number of Floors: _____

Structure Height: _____ feet

6. Current Use of Structure and Site:

Residence (), No. of Units: _____

Business (), Type: _____

Other (), Specify: _____

7. Accessory Uses on Premises:

Parking: _____ sq. feet

Spaces: _____

Loading: _____ sq. feet

Bays: _____

Other (Describe): _____

8. Ownership:

Name of Owner: _____

Address of Owner: _____

Telephone No. of Owner: _____

Duration of Present Ownership: _____

II. APPEAL (Complete this section only if Box No 1 of the introduction is checked).

1. Give Title and Name of Town Official whose ruling is being appealed:

2. Give a brief description of the decision or order of said official and the reason an appeal is being made:

3. File a copy of such decision or order with this application.

III. VARIANCE (Complete this section only if Box No.2 of the introduction is checked)

1. Proposed use, activity or action for which variance is requested:

2. Regulation in the Zoning Ordinance from which a variance is requested:
Section No. _____. Brief description of the regulation and the variance that is requested:

3. Grounds for variance: The applicant should address the criteria governing the granting of the variance in Section 14-9.6 of the Zoning Ordinance:

IV. SPECIAL USE PERMIT (Complete this section only if Box No. 3 of the introduction is checked):

1. Proposed use, action or activity for which a Special Use Permit is requested:

2. Section of the Zoning Ordinance which authorizes granting of the Special-Use Permit:

V. REQUIRED ACCOMPANYING MATERIAL:

This application will not be deemed to be filed unless and until all plans, documents and payments specified by the Rule and Regulations of the Little Compton Zoning Board of Review are properly filed.

Please return this application and all accompanying material to the Town of Little Compton, Zoning Board of Review, Town Hall, P.O. Box 226, Little Compton, RI 02837.