

Thursday, March 21st 2024

Good evening, Portsmouth Zoning Board!

WHO: Marco Di Mattino
Anna D's Cafe
954 East Main Road
Portsmouth, RI 02871

WHAT: I would like to amend this petition from Special Use for an Agricultural event to **Chapter 405, Article V, Section 1**

We are applying for a recurring Special Use Permit for an Agricultural Event. We would like to have a small farmer's market behind the cafe with 6-9 vendors.

WHERE: We have a large grassy area behind the cafe that has several picnic tables. We would like to move the tables to the back of the property and have the vendors place folding tables under the small individual tents in the center of the yard.

WHEN: Mondays from 2pm-6pm beginning June 3rd, 2024

HOW:

- New septic built in 2015
- On premise parking for 46
- Within current business hours, during slowest hours on slowest day
- Include community
- We will likely be zoned as Commercial in the new Comprehensive Community Plan in order to be consistent with the surrounding area.



Town of Portsmouth
2200 East Main Road
Portsmouth, RI 02871

Zoning Board of Review **APPLICATION**

Hearing Date: April 18th, 2024

Continuance Date: _____

Applicant: Anna D's Cafe

Owner: Marco Di Mattino

Address: 954 East Main Road

Address: 192 Immokolee Drive

Portsmouth, RI 02871

Portsmouth, RI 02817

Subject Premises:

Address: 954 East Main Road
Portsmouth, RI 02871

Tax Assessor's Map: 57 Lot: 4B
Zoning District: Residential R-20

Present Use of Premises: Cafe/Restaurant

Proposed Use of premises:

We would like to continue use of the picnic and garden area behind the cafe as a farmer's market on Mondays from 2-6pm beginning June 3rd, 2024. Cafe hours are currently 7-4 and ice cream hours will be 12-8 come summer time.

Zoning Ordinance Section:

Special Use Permit: Article V Section C Number 5

Dimensional Variance: N/A

Relief Requested: Dimensional Variance **Special Use** Use Variance

Lot Size: 37,026 sq. ft. Lot Coverage 10,650 sq. ft. Lot Coverage 28.76 %

Lot Coverage Variance Requested: 0 %

Grounds for Variance:

Having lived in towns in the area that have farmer's markets, and after having a successful season last year with our market, we think it would be a nice addition and community event for the residents of Portsmouth.

Grounds for Special Use Permit:

Exhibiting local Agricultural work.

Applicant: Anna D's Cafe
Print Name: Anna D's Cafe
T e l e p h o n e :
4016836338 E-mail:
annadcafe@gmail.com

Print Name: Marco Di
Mattino Telephone:
4013307610 E-mail:
marco.dimattino@gmail.com

Owner: Marco Di Mattino

Town of Portsmouth
2200 East Main Road
Portsmouth, RI 02871

Zoning Board of Review Dimensional Variance

Zoning District: _____

Required Setbacks:

	R-10	R-20	R-30	R-40	R-60	C TC I-L/H
Front Yard	20 ft	30 ft	30 ft	50 ft	Side Yard	30 ft 20 ft 15 ft
30 ft 30 ft 50 ft	Rear	10 ft	15 ft	20 ft	20 ft	5 ft 60 ft 20 ft 50 ft
Yard	20 ft	30 ft	30 ft	50 ft		15 ft 30 ft

Side Yard Yard Setback Location: South Setback Required: 15 Ft. Proposed
Distance to the Property Line: 18 Ft. Variance Requested: 0 Ft. Proposed Use: Stand for
farmer or craftsmen

Rear Yard Yard Setback Location: West Setback Required: 30 Ft. Proposed
Proposed Distance to the Property Line: 60 Ft. Variance Requested : 0 Ft.
Proposed Use: Stand for farmer or craftsmen

Side Yard Yard Setback Location: North Setback Required: 15 Ft. Proposed
Distance to the Property Line: 50 Ft. Variance Requested: 0 Ft. Proposed Use:
Stand for farmer or craftsman

Front Yard Yard Setback Location: East Setback Required: 30 Ft. Proposed Distance
to the Property Line: 120 Ft. Variance Requested: 0 Ft. Proposed Use: Stand
for farmer or craftsmen



