



# TOWN OF PORTSMOUTH

## ZONING BOARD OF REVIEW

### JULY MEETING AGENDA

**THURSDAY – AUGUST 18, 2022 - 7:00 PM**

**TOWN COUNCIL CHAMBERS - 2200 EAST MAIN RD PORTSMOUTH, RI 02871**

The Town of Portsmouth's Zoning Board Meeting will be in person, live streamed on the web and by phone dial-in using the Zoom remote meeting service. Please note that any referenced documentation that is displayed during the meeting will be visible through the web or mobile device but will not be visible using the phone dial-in option.

**To access the meeting by phone dial-in**, please dial: **1-888-788-0099**

Once prompted for the meeting ID, please dial: **810-7212-4202 #**

Once prompted for a participant ID:

If you are an invited participant, **dial your participant ID followed by #**

If you are a member of the public, **just dial #**

**You will now be in the meeting.**

While in the audio conference, **to raise your hand to ask a question, dial \*9** and the host will be notified of your interest to ask a question. **To mute/unmute yourself, dial \*6**

**To access the meeting through the web** using a computer or mobile device, go to the following web link in any browser (i.e. Google Chrome, Internet Explorer, Apple Safari, Mozilla Firefox, etc.) to run the Zoom app and view the meeting: <https://livestream.portsmouthri.com/zoning>

Using your laptop or mobile device, you can raise your hand to ask a question, or pose the question in the moderated Question and Answering chat window. The host will then be able to respond to your raised hand or Q&A question.

To find further information on upcoming Zoning Board meetings, please visit the following website: <https://www.portsmouthri.com/232/Zoning-Board-of-Review>

#### **I. ROLL CALL**

#### **II. MINUTES**

#### **III. CHAIRMAN REPORT**

#### **IV. OLD BUSINESS (APPLICATIONS CONTINUED FROM THE JUNE 16, 2022 MEETING)**

1. (R-30) George & Marie Corey (owners) seek a dimensional variance for lot frontage (Art. IV, Sec. B) to reduce the frontage to 20 feet from 62 feet as part of an administrative subdivision located at 905 Wapping Rd. (66-8)
2. (C-1) 3302 East Main Road, LLC (owner) & Tesla c/o Dewberry Engineers seeks a modification to a previously approved special use permit for an auto fuel service station (Art. V Sec, F.1) and dimensional variance for side yard setback (Art. IV, Sec. B) to install electric vehicle charging stations located at 3302 East Main Rd. (24-1)

3. Hope Enterprises, LLC (Applicant & Owner) seeks a Special Use Permit to convert a detached garage into a third bedroom on a nonconforming lot of record (Article VII, Section A (1)(d)) located at 2944 East Main Road; being Tax Assessor's Map 31 Lot 21 (Zoned Commercial, C-1).

## V. NEW BUSINESS

1. Lori Ann Arruda (owner) for property located at 156 Sprague Street; being Tax Assessor's Map 28 Lot 86 (Zoned Residential, R-20). The Applicant seeks Dimensional Variances from the East and North front yard setbacks as well as from the maximum percent lot coverage (Article IV Section B). Additionally, a Special Use Permit is being sought (Article VII Section A(1)(c)) for the enlargement of the two-family structure on a substandard lot of record.
2. Ann Kidd (owner) for property located at 222 Point Road; being Tax Assessor's Map 15 Lot 4 Sub Lot 1 (Zoned Residential, R-10). The Applicant seeks a Dimensional Variance from the East front yard setback (Article IV Section B) to construct a new 2-bedroom single-family dwelling which will not comply with the 20' required front yard setback.
3. Rhode Island Brewers Guild (applicant) and Donovan Gray Distribution, LLC (owner) for property located at 54 Bristol Ferry Road; being Tax Assessor's Map 28 Lot 17 (Zoned Residential, R-20). The Applicant seeks a Special Use Permit for an "Agricultural Special Event," (Article V, Section C(5) and Article VII Section A(1)(L)) to host the Ocean State Beer Festival on August 21, 2022; the annual fundraiser for the R.I. Brewers Guild which will host approximately 400 guest and be held from 2-5:30 p.m.
4. Robert A. Paradis and Jeanne A. Paradis, Trustees of the Paradis Family Revocable Trust (applicant & owner) for property located at 40 Mail Coach Road; being Tax Assessor's Map 55A Lot 96 (Zoned Residential, R-20). The Applicant seeks a Special Use Permit under Chapter 405 of the Town Code; Zoning Ordinance; Article VII, Special Use Permits, Section A(1)(c). Additionally, Dimensional Variances are being requested under Article IV, District Intensity Regulations, Section B Land Space Requirements Table and Article VI Non-Standard Development, Section A(4). The Applicant seeks to construct a 6'x18' deck on the front of the home requesting a variance of 6.5 feet.
5. Tanis Tavernier (applicant and owner) for property located at 0 Alden Avenue (Prudence Island); being Tax Assessor's Map 84 Lots 126 & 127 (Zoned Residential, R-20). The Applicant seeks a Dimensional Variance under Chapter 405 of the Town Code; Zoning Ordinance; Article III, Section D Application of District Regulations, Subsection 2 which states no building shall be erected except on a lot fronting on a public street. The Applicant is requesting to construct a 30'x70' residential dwelling on a non-public roadway. **Applicant has requested a continuance until the September 15, 2022 meeting.**
6. Ileene Chernoff (applicant and owner) for property located at 20 Point Road; being Tax Assessor's Map 21 Lot 86 (Zoned Commercial, C-1). The Applicant seeks a Dimensional Variance under Chapter 405 of the Town Code; Zoning Ordinance; Article IV Section B Land Space Requirements Table (rear yard setback relief) and a Special Use Permit under Article VII, Section A(1)(c) (enlargement of a structure on a substandard lot of record). The applicant is requesting to a 15' x 24' garage encroaching in the side yard setback. An additional 7' x 17.5' covered front porch is also proposed.
7. Paulo Azevedo, (applicant & owner) for property located at 24 West Shore Road; being Tax Assessor's Map 27 Lot 19B (Zoned Residential, R-20). The Applicant seeks a Dimensional Variance from the East side yard setback (Article IV Section B) to add a second storage shed (Article V Section I.3) and locating a storage shed outside of the rear yard (Article IV Section C.5) to store various tools and equipment. The Applicant is requesting a 7 ft. variance from the side yard setback for the proposed 640 sq. ft. shed.

8. David Mailloux (applicant and owner) for property located at 35 Dyer Street; being Tax Assessor's Map 28 Lots 73 & 74 (Zoned Residential, R-20). The Applicant seeks a Special Use Permit under Chapter 405 of the Town Code; Zoning Ordinance; Article VII, Special Use Permits, Section A(1)(c). The Applicant is requesting a reconsideration of a special use permit from August 25, 1998, to modify the original decision granting permission as a dance studio with associated office use.
9. Robert M. Silva, Esq. representing the Estate of Joseph F. Lacerda, (applicant & owner) for property located at 325 Union Street; being Tax Assessor's Map 64 Lots 14 and 15 (Zoned Residential, R-30). The Applicant seeks a Dimensional Variance to allow an existing non-conforming lot with no frontage on a public street to be subdivided into two lots with no frontage on a public street (Article IV Section B). The petition also requests a variance to allow two existing structures to remain on the new lot (Article V Section I.3) and allow these structures to remain in the front and side yard setbacks (Article IV Section C.5). The Applicant is requesting a 6.79 ft. variance from the side yard setback for an existing shed and an 11.7 ft. variance from the front yard setback for an existing garage.
10. Lester Streeter (applicant) representing Carolyn Pitt (owner) for property located at 107 Dighton Avenue; being Tax Assessor's Map 4 Lot 28A (Zoned Residential, R-10). The Applicant seeks a Dimensional Variance under Chapter 405 of the Town Code; Zoning Ordinance; Article IV Section B Land Space Requirements Table. The Applicant is requesting to construct a deck in the rear yard that would increase the lot coverage by 2.6%, for a total lot coverage of 22.5%. The maximum lot coverage in a R-10 zone is 20%.
11. Daniel Scudder (applicant and owner) represented by Brewster Thornton Group for property located at 017 Brown Lane (Prudence Island); being Tax Assessor's Map 77 Lot 9 (Zoned Residential, R-20). The Applicant seeks a Dimensional Variance under Chapter 405 of the Town Code; Zoning Ordinance; Article IV Section B Land Space Requirements Table (rear yard setback relief) and a Special Use Permit under Article VII, Section A(1)(c) (enlargement of a structure on a substandard lot of record). The Applicant is requesting to construct a 23' x 20', 1 3/4 addition as well as a 12' x 25' deck in the rear yard that needs 12' of relief from the rear yard setback.
12. Review Summary of the 2022 Legislative Session that affects local, regional and statewide planning.

Respectfully submitted,  
Jim Nott, Chairman

*The public is welcome to any meeting of the Town's boards and committees. Copies of all application supporting documents can be publicly downloaded on at <https://www.portsmouthri.com/232/Zoning-Board-of-Review> or by contacting the Town Planning office at 401-643-0333.*

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