



TOWN OF PORTSMOUTH

ZONING BOARD OF REVIEW

JULY MEETING AGENDA

THURSDAY – SEPTEMBER 29, 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 AUGUST 18, 2022 MEETING)

1. Robert M. Silva, Esq. representing the Estate of Joseph F. Lacerda, (applicant & owner) for property located at 52 Paquins Lane; 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.

2. 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%. ***Applicant has requested to withdraw the application without prejudice.***
3. 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 ¾ addition as well as a 12' x 25' deck in the rear yard that needs 12' of relief from the rear yard setback.
4. 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.

V. NEW BUSINESS

1. Cheryl Shirley (applicant and owner) for property located at 36 Cliff Avenue; being Tax Assessor's Map 9 Lot 9 (Zoned Residential, R-10). The Applicant seeks a Dimensional Variance from Chapter 405 of the Town Code; Zoning Ordinance, for Maximum Percent Lot Coverage (Article IV Section B, Land Space Requirements Table). The project entails demolishing the existing primary structure and rebuilding a new house. The petitioner seeks to increase the lot coverage from an existing 22.5 percent to 29.8 percent where 20 percent is allowed.
2. Laura Holt (applicant) and Robert A. Kranz & Laura K. Holt Trustees (owners) for property located at 13 Johnnycake Lane; being Tax Assessor's Map 31 Lot 50B (Zoned Residential, R-20). The Applicant seeks a Special Use Permit under Chapter 405 of the Town Code; Zoning Ordinance; Article VII A(1)(c) and a Dimensional Variance from Article VI Non-Standard Development Section A(4). The petitioner seeks to enlarge (in height) the existing structure which does not meet the required 15-foot north side setback and is a substandard lot of record.
3. 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.