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# NEWPORT ZONING BOARD OF REVIEW

**MONDAY, November 9, 2020 – 7:00 P.M.**

**THE MEETING WILL BE HELD REMOTELY IN COMPLIANCE WITH GOVERNOR RAIMONDO'S EXECUTIVE ORDER 20-25- 1. (b) "SUCH MEANS MAY INCLUDE, WITHOUT LIMITATION, PROVIDING PUBLIC ACCESS THROUGH TELEPHONE, INTERNET, OR SATELLITE ENABLED AUDIO OR VIDEO CONFERENCING OR**

**ANY OTHER TECHNOLOGY THAT ENABLES THE PUBLIC TO CLEARLY FOLLOW THE PROCEEDINGS OF THE PUBLIC BODY WHILE THOSE ACTIVITIES ARE OCCURRING".**

**\*The Zoning Board of Review will meet via the Zoom Platform. Public participation will also be available through remote means\***

## AGENDA

### **I. Call to Order**

### **II. Roll Call and Determination of Quorum**

### **III. Minutes:**

### **IV. Communications:**

### **Action Items:**

### **Request for Extension of Approval**

None

### **Decisions (Receive, review, and sign)**

None

### **VI. Continued Petitions**

1. PETITION OF SALVE REGINA UNIVERSITY, applicant and owner; for a special use permit for permission to construct a 214-bed dormitory with a staff dwelling unit applying to the properties located at 23, 45, & 51 Shephard Ave. and 26 Lawrence Ave., 74 & 80 Victoria Ave., TAP 36, Lots 36, 96, 98, 102, 103 & 104, (R-60 zone). **(Continue to November 23, 2020)**

2. PETITION OF SALVE REGINA UNIVERSITY, applicant and owner; for a special use permit for permission to construct a 196 bed dormitory with a staff dwelling unit applying to the properties located at 204, 206 & 218 Ruggles Ave. and Lawrence Ave., TAP 36, Lots 48, 49, 89, 111 & 126, (R-60 zone). **(Continue to November 23, 2020)**

3. PETITION OF HARBOUR REALTY, LLC, applicant; HARBOUR REALTY, LLC, TOMORL, LLC., 20 WEST EXTENSION, LLC., WAITES WHARF REALTY ASSOCIATION, LLC., AND THOMAS B. ABRUZESE, owners; for a special use permit and a variance to the dimensional requirements for permission to demolish the existing structures and construct a 150-room transient guest facility, (91 rooms allowed), with a standard restaurant, banquet and wedding facilities, and provide 266 off-street parking spaces on a noncontiguous lot, (all off-street parking must be on the same lot as the use required), and to allow of use of public right of way to maneuver into and out of spaces, (Use of public right of way not allowed), applying to the property located on 0, 1, 16 & 25 Waite's Wharf, 23 Coddington Wharf, and 20 West Extension St., TAP 32, Lots 155, 267, 268, 272, 248, & 293, (WB zone). **(Continue to November 23, 2020)**

4. PETITION OF ISLAND MOVING COMPANY, applicant; CITY OF NEWPORT, owner; for a special use permit and a variance to the off-street parking design standards for permission to demolish the former administration building and construct a new dance studio, (school of limited instruction), and provide off-street parking which will be located 5' from the south property line, (10' required), applying to the property located at 435 Broadway, TAP 6, Lot 11, (R-10 zone). **(Continue to November 23, 2020)**

5. PETITION OF ISLAND MOVING COMPANY, applicant; CITY OF NEWPORT, owner; for a variance to the dimensional requirements for permission to demolish the former school building and subdivide the property into 5 parcels. Parcel B to be 9, 58 sq. ft., parcel C to be 9,124 sq. ft. and parcel D to be 9,003 sq. ft., (10,000 sq. ft. required). Lot width/frontage of parcels A, B & C, to be 14.66' and lot width/front of parcel D to be 41.07', (80' required), applying to the property located at 435 Broadway, TAP 6, Lot 11, (R-10 zone). **(Continue to November 23, 2020)**

6. PETITION OF LES HELMERS, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 3rd floor addition which will be located 0' from the east property line, (3' required), applying to the property located at 28 Ann St., TAP 27, Lot 155, (R-3 zone). **(Continue to November 23, 2020)**

7. PETITION OF L. ROSS SINCLAIR & DIANE KAZARIAN, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to demolish the existing structure and build a new single-family dwelling which will be located 22' from the east property line, (50' required), and 18.8' from the south property line, (40' required), and which will reduce the lot coverage from 17.8% to 17.7%, (10% allowed), applying to the property located at 40 Castle Hill Ave., TAP 44, Lot 92, (R-40A zone). **(Continue to November 23, 2020)**

8. APPEAL OF RICHARD FISHER & PATRICIA MARVEL FISHER, appellants, ARC

HTNEWRI001, LLC, owner; appealing the issuance of Building Permit #123153, Plumbing Permit #123516,

and Electrical Permit #123514 applying to the property located at 2 Kay St., TAP21, Lot 123, (R-10 zone).

**(Continue to November 23, 2020)**

9. PETITION OF WELOVENEWPORT, LLC, applicant and owner; for a variance to the dimensional requirements for permission to demolish the existing structure and construct a new 2-1/2 story, 18,000 sq. ft. single-family dwelling. Said dwelling to be located, 30' from the west property line, (50' required), and 50' from the east property line, (75' required). Total lot coverage of property to be increase from 8% to 13%, (8% allowed), applying to the property located at 1 Harborview Dr., TAP 42, Lot 10, (R-120 zone). **(Cont. to special meeting date to be determined)**

10. PETITION OF JOHN DUKES, applicant; Lee & Thames Associates, owner; for a special use permit for permission to construct a new 16' x 18' rooftop deck addition applying to the property located at the corner of 550 Thames St. and 6 Lee Ave., TAP 35, Lot 257, (LB zone). **(Continue to November 23, 2020)**

11. APPEAL OF WELOVENEWPORT, LLC, appellant, CLAYTON DEUTSCH, owner; appealing the decision of the zoning officer's approval of Building Permit 123863 applying to the property at 2 Harbor View Dr., TAP 42, Lot 39, (R-120 zone). **(Cont. to special meeting to be determined)**

12. PETITION OF JEFFERY MARLOWE & NANCY SPERONI, applicants and owners; for a special use permit and a variance to the dimensional and off-street parking requirements to construct a third floor addition to house a second dwelling unit, (new dwelling unit not allowed), which will be located .5' from the north property line, (5' required), and provide 0 additional off-street parking spaces, (2 additional off-street parking spaces required), applying to the property located at 113 Memorial Blvd. West, TAP 27, Lot 83, (GB zone).

**(Continue to November 23, 2020)**

13. PETITION OF PATRICK & DEBORAH DONOVAN, applicants and owners; for a special use permit and a variance to the off-street parking requirements for permission to convert the 2<sup>nd</sup> dwelling unit into a 3-bedroom guesthouse and provide 0 additional off-street parking spaces, (3 additional non-stacked parking spaces required), applying to the property located at 30 Harrison Ave., TAP 41, Lot 66, (R-10 zone).

**(Continue to November 23, 2020)**

14. PETITION OF ANTHONY LORUSSO, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to add a 12' by 23', 3-story addition with a 12' by 17'6", 3rd floor deck, and a 1'6" by 7'2" bump out, which will be located 4' from the north property line, (15' required), and which will increase lot coverage from 23% to 34%, (20% allowed), applying to the property located at 37 Wellington Ave. TAP 39, Lot 137, (R-10 zone). **(Continue to January 4, 2021)**

15. PETITION OF SEAN NAPOLITANO, applicant; A-1 ROOFING & CONSTRUCTION, owner; for a variance to the density requirements for permission to convert the structure from a single-family dwelling into a two-family dwelling, (new two-family dwelling not allowed), applying to the property located at 46 Church St., TAP 24, Lot 154, (GB zone). **(Continue to November 23, 2020)**

16. PETITION OF HOWARD WHARF, LP, applicant and owner; for a special use permit for permission to construct a 21-room transient guest facility with a standard restaurant applying to the property located at 24 Lee's Wharf a/k/a 5 Howard Wharf, TAP 32, Lot 314, (WB zone). **(Continue to a special meeting in December 14, 2020)**

17. PETITION OF PETER McGEOUGH, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 2-1/2 story kitchen/bedroom addition which will be located 5' from the east property line, (20' required), 8' from the south property line, (10' required), and which will increase the lot coverage from 34% to 37%, (20% allowed), applying to the property located at 39-1/2 Second St., TAP 12, Lot 147, (R-10 zone).

18. PETITION OF JAMES PIZZARUSO & LYN MURRAY, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a 2-1/2 story, single-family dwelling on an existing vacant lot which will be located 12' from the north property line, (15' required), 4.5' from the east property line, (10' required), and 17.4' from the south property line, (20' required). Said structure to have a lot coverage of 29%, (20% allowed), applying to the property located on 0 Vicksburg Pl., TAP 13, Lot 2, (R-10 zone).

19. PETITION OF JEROME KIRBY, III, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a new, 2-1/2 story, single-family dwelling and detached garage which will be located 1' from the north and west property lines, (10' required). Said proposal will increase the lot coverage from 0% to 30%, (20% allowed), applying to the property located at 117 Carroll Ave., TAP 41, Lot 407, (R-10A zone).

20. PETITION OF ELIZABETH ENOCHS, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to demolish the existing structure and construct a larger single-family dwelling, shed and pool house all of which will increase the lot coverage from 12% to 14%, (10% allowed). New dwelling to be 24.3' from east property line and 36.5' from west property line, (40' required). Proposed shed to be located 5.75' from the east property line and proposed pool house to be located 13' from the east property line, (20' required), applying to the property located at 3 Gordon St., TAP 36, Lot 90, (R-60 zone). **(Continue to November 23, 2020)**

21. PETITION OF TIM MANNING, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a full second story addition to the existing detached garage which will be located 1' from the east property line, (10' required), and which will increase lot coverage from 30% to 31%, (20% allowed), applying to the property located at 25 Thurston Ave., TAP 7, Lot 51, (R-10 zone).

22. PETITION OF JAMES & DENISE CARRIA, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a second-floor dormer addition which will be located 6.5' and 7.75' from the north property line, (10' required), applying to the property located on 2 Ellery Rd., TAP 20, Lot 6, (R-10A zone).

23. PETITION OF BP REALTY, LLC, applicant and owner for a special use permit and variance to the dimensional requirements for permission to install a 14'2" by 7'6" retractable awning structure over the northern portion of the existing outdoor bar area which will be located 0' from the north property line, (5' required), applying to the property located at Banisters Wharf, DBA The Black Pearl, TAP 24, Lot 276, (WB zone). **(Continue to November 23, 2020)**

24. PETITION OF DEREK SAVAS, ET AL, applicants and owners, for a variance to the dimensional requirements for permission to construct a new single-family dwelling which will be located 6' from the south property line, (10' required), and which will increase the lot coverage from 0% to 21%, (20% allowed), applying to the property located at 359 Thames St., TAP 27, Lot 158, Units UFG, (WB zone). **(To be read advertised. Continue to November 23, 2020)**

25. PETITION OF FELISA NOBLES, applicant; THEODORE COTSORDIS, owner; for a special use permit and a variance to the dimensional requirements for permission to construct a third floor dormer which will be located 0' from the west property line and 3.5' from the east property line, (10' required), and a new rear second floor deck which will be located approximately 4' from the east property line and 3.5' from the west property line, (10' required). Said deck to increase the lot coverage from 57% to 66%, (20% allowed), applying to the property located at 108 Van Zandt Ave., TAP 9, Lot 432, (R-10 zone).

26. PETITION OF STEPHEN & DIANE SAYERS, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to demolish the existing three-car garage and construct a new single-family dwelling which will be located 7' from the east property line, 5' from the west property line, (10' required), and which will increase the lot coverage from 19% to 30%, (20% allowed), applying to the property on Casey Ct., TAP 37, Lot 32, (R-10 A zone). **(Continue to November 23, 2020)**

27. APPEAL OF MR. & MRS. LES HELMERS, appellant and owner; appealing the decision of the Historic District Commission on the denial of a roof addition applying to the property located at 28 Ann St., TAP 27, Lot 155, (R-10 zone). **(Continue to November 23, 2020)**

#### **VII. New Petitions:**

None

#### **VIII. Adjournment:**

##### **Please note:**

*Meetings begin promptly at the time posted and will not last for more than four (4) hours. The Board normally will take a short break after 1½ to 2 hours of hearings to reassess the agenda and their ability to reach the remaining items pending before it.*

*The Board will not entertain/begin a new petition after 10:30 p.m. and will conclude all hearings at 11:00 p.m. therefore some petitions cannot be heard due to these time constraints and will be continued to the next regular meeting date.*

\*Telephone Access is available Toll Free by dialing: 1-888-788-0099 (Toll Free) or 1-833-548-0276 (Toll Free)

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**Please send any inquiry to Guy Weston, Zoning Officer, at [gweston@cityofnewport.com](mailto:gweston@cityofnewport.com) or call (401) 845-5452**