04/21/22

NEWPORT ZONING BOARD OF REVIEW
MONDAY, APRIL 25, 2022 – 6:30 P.M.

***The Zoning Board of Review will meet in the City Hall Council Chambers, 2nd floor, 43 Broadway and via Webinar.**
Join link: https://cityofnewportmeet.webex.com/cityofnewportmeet/j.php?MTID=m2dd55baf9693741d5eaba1c302a8febe
Webinar number: 2632 026 7037
Webinar password: zoning (966464 from phones)

Join by phone
1-844-621-3956 United States Toll Free
+1-650-479-3208 United States Toll
Access code: 263 202 67037

AGENDA

I. Call to Order

II. Roll Call and Determination of Quorum

III. Consent Calendar:

PETITION OF JUSTIN HOLE, applicant and owner, for a special use permit and a variance to the dimensional requirements for permission to install 7' x 11.5' hot tub 2.5' from the west property line and 4.75' from the south property line, (10' required), and which increase the lot coverage from 27% to 28%, (20% allowed), applying to the property located at 11 Fillmore St., TAP 25, Lot 32, (R-10 zone).

PETITION OF JACK & KATHARINE ZINS, applicants and owners, for a special use permit and a variance to the dimensional requirements for permission to reduce the size of the lot to 8,236 sq. ft., (10,000 sq. ft. required), to have a lot coverage of 33.1%, (20% allowed), a setback from the north property line of 9, (20' required), and side setbacks of .2' and .3', (10' required), applying to the property located at 65-67 Bridge St., TAP 16, Lot 58, (R-10 zone). **(Cont. to 05/23/22 pending Planning Board approval.)**

PETITION OF JOHN & BARBARA ODEGAARD, applicants and owners, for a special use permit and a variance to the dimensional requirements for permission to construct a 16' x 18' single-story addition with a rooftop deck which will increase the lot coverage from 20% to 21%, (15% allowed), applying to the property located at 66 Harrison Ave., TAP 41, Lot 247, (R-40 zone).

PETITION OF ALMA MANXHARI, applicant and owner, for a special use permit and a variance to the dimensional requirements for permission to construct a second-floor dormer addition and a 125 sq. ft. rear addition which will increase the lot coverage from 21% to 24%, (20% allowed). Said dormer to be located 4' from the south property line, (10' required). Said addition to be located 2.75' from the south property line, (10' required), applying to the property located at 110 Champlin Pl. North, TAP 20 Lot 126, (R-10A).

III. Consent Calendar (cont.):

PETITION OF JAMES TOPPA, applicant and owner, for a special use permit and a variance to the dimensional requirements for permission to place air conditioner condensers 7' from the east property line, (10' required), applying to the property located at 54 Morton Ave., TAP 40, Lot 244, (R-10 zone).

PETITION OF VERBANA, LLC, applicant and owner, for a special use permit and a variance to the dimensional requirements for permission to place a 500-gal underground propane tank which will be located 25' from the east property line, (50' required), applying to the property located at 155 Ocean Ave., TAP 41, Lot 325, (R-120 zone).

PETITION OF MARK & SHIRLEY EASLEY, applicants and owners, for a special use permit and a variance to the dimensional requirements for permission to remove and reconstruct a new front porch which is located 3' from the west property line, (10' required), and which will increase the lot coverage from 28% to 31%, (20% allowed), applying to the property located at 18 Narragansett Ave., TAP 35, Lot 198, (R-10 zone).

PETITION OF CARL ZYSKOWSKI, applicant and owner, for a special use permit and a variance to the dimensional requirements for permission to construct a 10' x 10' shed which will be located 5' from the west and south property lines, (10' required), applying to the property located at 6 Cliff Ave., TAP 31, Lot 95, (R-10 zone).

PETITION OF MURDOCH MATHESON, applicant and owner, for a special use permit and a variance to the dimensional requirements for permission to place an air conditioner condenser 3.5' from the north property line, (10' required), applying to the property located at 193 Coggeshall Ave., TAP 37, Lot 33, (R-10 zone).

IV. Abbreviated Summary:

PETITION OF RICHARD OSLON, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to convert the existing rear deck and stairs into a half-bath and add a new stair addition which will be located 11' from the south property line, (20' required), and which will increase the lot coverage from 30% to 32%, (20% allowed), applying to the property located at 21 Hope St., TAP 11, Lot 120, (R-10 zone).

PETITION OF E. J. HUDSON, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to demolish the existing dwelling and construct a new dwelling which will be located 7.2' from the north property line, (10' required), and which will decrease the lot coverage from 35% to 34%, (20% allowed), applying to the property located at 83 Roseneath Ave., TAP 39, Lot 4-4, (R-10 zone).

PETITION OF PAUL LASCHIAZZA, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 12' x 18' shed which will be located 3' from the north and east property lines, (10' required), and which will increase the lot coverage from 20% to 24%, (20% allowed), applying to the property located at 55 Second St., 12, Lot 192, (R-10 zone).

III. Abbreviated Summary:

PETITION OF LAUREN & PATRICK DURNEY, applicants and owners, for a special use permit and a variance to the dimensional requirements for permission to remove an existing rear addition and deck and construct a larger 2-story addition which will be located 4.5' from the south property line, (10' required and a new rear deck. Also, permission to demolish and reconstruct an existing detached garage which will be located 6' from the north property line, (10' required). Said proposal to increase the lot coverage from 19% to 27%, (20% allowed), applying to the property located at 31 Annandale Rd., (TAP 29, Lot 119, (R-10 zone).

IV. Appeals:

*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). **(Decision)**

APPEAL OF TIMOTHY & MAUREEN WEST, appellants and owners; appealing the decision of the Historic District Commission denying permission to replace a slate roof with an asphalt roof and remove existing dormers, applying to the property located at 45 Everett St., TAP 22, Lot 17, (R-10 zone). **(Continued to 05/23/22) (Appellant brief submitted, awaiting transcript)**

V. Full Hearings:

*PETITION OF SALVE REGINA UNIVERSITY, applicant and owner; for a special use permit and approval of the Development Plan 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). **(Continued to 3/31/22)**

*PETITION OF SALVE REGINA UNIVERSITY, applicant and owner; for a special use permit and approval of the Development Plan 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). **(Continued to 3/31/22)**

*PETITION OF WILLIAM & LISA RUH, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a new single-family dwelling and add a deck to an existing structure both of which will increase the lot coverage from 8% to 28%, (20% allowed), applying to the property located at 88 Washington St., TAP 12, Lot 46, (R-10 zone). **(Continue to 05/23/22)**

*PETITION OF BRANDON PICO, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to rent the second dwelling unit as a "guest house" and provide only 3 off-street parking space which require the use of the right of way to maneuver, (use of right of way not allowed), applying to the property located at 52 Marchant St., TAP 39, Lot 400, (R-10 zone).

VI. Full Hearings(cont.):

*PETITION OF RANDI WALLCE, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to convert the existing second floor of the detached garage from sleeping quarters into a guest house use applying to the property located at 22 Johnson Ct., TAP 13, Lot 51, (R-10 zone). **(To be withdrawn)**

*PETITION OF L AND B ASSOCIATES, applicant; Swinburne Row Retail, LLC., owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 1,000 sq. ft. second floor deck and a 900 sq. ft. first floor bocce court dining area to the existing standard restaurant and provide 0 additional off-street parking spaces, (14 additional off-street parking spaces required), applying to the property located at 151 Swinburne Row, (The Stoneacre Restaurant), TAP 24, Lot 349-1, (GB zone).

*Amended PETITION OF JOHN MCCARTHY, applicant and owner; for permission to use the first-floor dwelling for rentals of less than 30 days, (guesthouse use), with an aisle width of less than 20', (20" required), and a driveway width of less than 24', (24' required for 2-way traffic), applying to the property located at 19 South Baptist St., TAP 32, Lot 186, (R-10 zone). **(Continue to 05/23/22)**

PETITION OF GEORGE GRASSI, applicant and owner; for a special use permit and a variance to the off-street parking design standards for permission to install a 3rd off-street parking space requiring the use of the public right of way to maneuver, (use of public right of way not allowed),applying to the property located at 11 Atlantic Ave., TAP 40, Lot 214, (R-10 zone). **(Continue to 05/23/22)**

PETITION OF SW 02-283 LLC, applicant and owner; for a special use permit for permission to modify the existing commercial parking lot applying to the property located at 9 Sayer's Whf., TAP 27, Lots 2 & 283, (WB zone). **(Continue to 05/23/22)**

PETITION OF THE MOORING, LTD. D/B/A SMOKEHOUSE, applicant; SW 244, LLC, owner; for a special use permit and a variance to the off-street parking requirements for permission to maintain an outdoor seating area of approximately 1,050 sq. ft. outdoor seating area and provide 0 additional off-street parking spaces, (7 additional off-street parking spaces required), applying to the property located at 31 Scott's Whf., (Smokehouse Café), TAP 27, Lot 244, (WB zone). **(Continue to 05/23/22)**

*PETITION OF RUSSELL & BRENDA PEDRO for a special use permit for permission to offer occasional dog daycare and boarding as a home occupation use applying to the property located at 15 Keeher Ave., TAP 11, Lot 441, (R-10A zone). **(Continue to 05/23/22)**

PETITION OF COLBEA ENTERPRISES, LLC., applicant and owner; for a special use permit for permission demolish the existing gas station, diner and warehouse building and construct a new gas station and car wash applying to the property located at 138 JT Connell Highway & 184-186 Admiral Kalbfus Rd., TAP 4, Lots 13-4 & 55, (CI zone). **(Continue to 05/23/22)**

VI. Full Hearings (cont.):

PETITION OF JENNIFER RUFFNER, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to demolish the existing shed and construct a new 12' x 16.5' shed which will be located 4' from the east property line and 6' from the north property line, (both require a 10' setback), and which will increase the lot coverage from 25% to 30%, (20% allowed), applying to the property located at 1 Longwood Pl., TAP 10, Lot 205, (R-10 zone). **(Continue to 05/23/22)**

*PETITION OF JOHN CRANSHAW, applicant and owner; for a variance to the dimensional requirements for permission to maintain overhead electric power lines, (underground electrical service required), applying to the property located at 32 & 34 Callender Ave., TAP 18, Lot 87, (R-10 zone). **(Continue to 05/23/22)**

*PETITION OF DENNIS ROTUNNO, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to install 2 air conditioner condensers one of which will be located 6' from the east property line, (10' required), applying to the property located at 5 Sylvan St., TAP 33, Lot 95, (R-10 zone). **(Withdrawn)**

PETITION OF THE WHARF PUB, LLC., applicant and owner; for a special use permit and a variance to the off-street parking requirements for permission to construct to expand the first floor of the restaurant by 60 sq. ft., add an 800 sq. ft. 2nd floor deck service area, and add a 90 sq. ft. 3rd floor view deck and provide 0 additional off-street parking spaces, (approximately 7 additional off-street parking spaces required), applying to the property located at 37 Bowen's Whf., (The Wharf Pub), TAP 24, Lot 356, (WB zone). **(Continue to 05/23/22)**

PETITION OF 527 HARBOR POINT LLC., applicant and owner; for a variance to the dimensional requirements for permission to construct a single-family dwelling, inground pool, and a pool house which will increase the lot coverage from 0 to 15%, (10% allowed), applying to the property located at 527 Ocean Ave., TAP 44, Lot 118, (R-40A zone). **(Continue to 05/23/22)**

Amended PETITION OF ANN & STEPHEN QUARRY, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to remove the existing garage and construct a 16' x 33' in-law dwelling addition which will be located 2' from the north property line, (10' required), ~~enlarge existing garage by 288 sq. ft., construct a deck between new dwelling and main house,~~ and add a covered entry all of which will increase the lot coverage from 20% to ~~36~~ 28%, (20% allowed), applying to the property located at 20 Toppa Blvd., TAP 11, Lot 625, (R-10A zone). **(Continue to 05/23/22)**

PETITION OF CULLEN & MAGDALENA GUILMARTIN, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a 3rd floor dormer which will be located 7.83' from the west property line, (10' required), applying to the property located at 34. S. Baptist St., TAP 32, Lot 167, (R-10 zone). **(Continue to 05/23/22)**

VI. Full Hearings (cont.):

PETITION OF CARLOS RODRIQUES, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 2nd and 3rd floor deck/stairway system which will increase the lot coverage from 29% to 35%, (20% allowed), applying to the property located at 20 Summer St., TAP 10, Lot 6, (R-10 zone). **(Continue to 05/23/22)**

PETITION OF LAWERENCE WEBER AND MARY GERDES, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to maintain a porch addition with a second-floor deck which increases the lot coverage from 55% to 63%, (50% allowed), applying to the property located at 600 Thames St., Unit 1, TAP 35, Lot 269-1, (LB zone). **(Continue to 05/23/22)**

PETITION OF JOHN DUFFY, applicant and owner; for a special use permit and a variance to the off-street parking design standards for permission to convert the 2nd dwelling into a 2-bedroom guesthouse use and provide 5 stacked off-street parking spaces, (stacked parking spaces not allowed), applying to the property located at 19 Bayview Ave., TAP 14, Lot 106, (R-10 zone). **(Continue to 05/23/22)**

*PETITION OF LESLIE VARRECCHIA, applicant; PATRICIA VARRECCHIA, owner; for a special use permit and a variance to the dimensional requirements for permission to add a new set of a 2-story access stairway which will be located 2.2’ from the north property line, (10’ required), and which will increase the lot coverage from 20% to 22%, (20% allowed), applying to the property located at 14 Andrew St., TAP 40, Lot 385, (R-10A zone). **(Continue to 05/23/22)**

PETITION OF ROBERT WOLFE, applicant and owner, for a special use permit and variance to the dimensional requirements for permission to construct a 3rd floor dormer addition which will be located 8.2' from the east property line, (10' required), and a new rear stairway addition which will increase the lot coverage from 31% to 33%, (20% allowed), applying to the property located at 31 Bacheller St., TAP 35, Lot 62, (R-10 zone). **(Continue to 05/23/22)**

*PETITION OF MICHAEL & KAREN ASETTA, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 18.3' x 26' detached garage which will be located 3.5' from the west and north property lines, (10' required), and add a 23' x 10.5' rear addition to the existing dwelling which will be located 2.75' from the east property line, (10' required). Said garage and addition to increase the lot coverage from 20% to 26%, (20% allowed), applying to the property located at 27 Harrison Ave., TAP 40, Lot 106, (R-10 zone). **(Continue to 05/23/22)**

*PETITION OF SHELLEY MATHES, applicant and owner; for a special use permit and a variance to the dimensional requirement for permission to construct a rear in-law dwelling unit addition which will be located 6.5' from the east property line and which will increase the lot coverage from 28% to 32% applying to the property located at 6 Berkeley Ter., TAP 33, Lot 11, (R-10 zone). **(Continue to 05/23/22)**

VI. Full Hearings (cont.):

PETITION OF ADAM MONTALBANO for permission to the existing dwelling unit into a 3-bedroom guesthouse with a resident manager and provide 0 additional off-street parking spaces, (3 additional off-street parking spaces required), applying to the property located at 16-18 Liberty St., Unit #1, TAP 26, Lot 49, (R-10 zone). **(Continue to 05/23/22)**

PETITION OF PETER GEISLER, et als., for a variance to the dimensional requirements for permission to install a 12' x 33' inground pool which will be located 3' from the south property line, (10' required), and which will increase the lot coverage from 20% to 23%, (20% allowed), applying to the property located at 60 Rhode Island Ave., TAP 20, Lot 219, (R-10 zone). **(Continue to 05/23/22)**

PETITION OF LIAM BARRY, applicant and owner; for a special use permit and a variance to the off-street parking design standards for permission to convert the existing 2nd dwelling unit into a 2-bedroom guest house use and provide 5 "stacked" parking spaces, (stacked parking spaces not allowed), applying to the property located at 5 Princeton St., TAP 6, Lot 350, (R-10 zone). **(Continue to 05/23/22)**

PETITION OF CARTER MARIO, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a detached , 18' x 18', shed which will increase the lot coverage from 20% to 25%, (20% allowed), applying to the property located at 398 Spring St., TAP 32, Lot 169, (R-10 zone). **(Continue to 05/23/22)**

PETITION OF THAO VU NGUYGEN & DUONG EMTHANH applicants and owners; for a special use permit for permission to convert the existing 2-family dwelling into a 5-room guest house with a manager's dwelling unit applying to the property located at 22 Freebody St., TAP 33, Lot 56, (R-10 zone). **(Continue to 05/23/22)**

PETITION OF ELIZABETH KILZI, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 200 sq. ft. rear living addition which will increase the lot coverage from 21% to 26%, (20% allowed), applying to the property located at 5 Bliss Rd., TAP 11, Lot 107, (R-10 zone). **(Continue to 05/23/22)**

PETITION OF STACEY & ERIK GUDIM, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct an outdoor kitchen, which will be located 3.75' from the north property line, (10' required), and a plunge pool and spa which will increase the lot coverage from 25% to 27%, (20% allowed), applying to the property located at 52 Ayrault St., TAP 22, Lot 63, (R-10 zone). **(Continue to 05/23/22)**

PETITION OF PLEASANT PROPERTIES, LLC, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a new single-family dwelling which will be located 5' from the south property line, (10' required), 16.9' from the east property line, (20' required), and which will increase the lot coverage from 22% to 36%, (20% allowed), applying to the property located at 5 Bayside Ave., TAP 9, Lot 210, (R-10 zone). **(Continue to 05/23/22)**

VI. Full Hearings (cont.):

PETITION OF RICHARD HART, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to add a 2-story garage addition to the existing house which will be located 5' from the south property line, (10' required), and which will increase the lot coverage from 20% to 30%, (20% allowed), applying to the property located at 31 Prescott Hall Rd., TAP 9, Lot 313, (R-10 zone). **(Continue to 05/23/22)**

PETITION OF LUKE FLEURY, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to relocate and reconstruct the existing garage and construct an inground pool which will increase the lot coverage from 15% to 24%, (20% allowed), and add a 2nd and 3rd floor deck applying to the property located at 5 Dresser St. **(Continue to 05/23/22)**

PETITION OF JOHN & KATHLEEN TRENTOS, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to demolish and construct a new single-family dwelling which will be located 3.5' from the north property line, (10' required), and construct a detached shed which will be located 2.6' from the south property line and 2.7' from the east property line, (10' required). Said proposal to increase the lot coverage from 17% to 35%, (20% allowed), applying to the property located at 93 Second St., (TAP 9, Lot 320, (R-10 zone). **(Continue to 05/23/22)**

PETITION OF DAVID & LUCINE MOLLER, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to demolish the existing structure and construct a new single-family dwelling which will be located 35' from the east property line and 39' from the south property line, (50' required), and which will increase the lot coverage from 9% to 13%, (10% allowed), applying to the property located at 17 Commonwealth Ave., TAP 44, Lot 42, (R-40A zone). **(Continue to 05/23/22)**

*PETITION OF JASON & SARAH ADAMS, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to convert the existing dwelling into a 3-bedroom guest house and provide 0 additional off-street parking spaces, (1 additional off-street parking space required), which use the right of way to maneuver into and out of the spaces, (use of right of way not allowed), and a driveway which is only 12.5' wide, (24' width required), applying to the property located at 9 Goodwin St., TAP 35, Lot 259, (WB zone). **(Continue to 05/23/22)**

PETITION OF RYAN LEMOIE, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to install a single car off-street parking space which will require the use of the right of way to maneuver, (use of right of way not allowed), applying to the property located at 35 Elm St., TAP 16, Lot 31, (R-10 zone). **(Continue to 05/23/22)**

PETTION OF LEE ANN MURRAY, applicant and owner, for a special use permit and a variance to the dimensional requirements for permission to increase the size of an existing deck by 263 sq. ft. which will be located 4' from the side property line, (10' required), and 16' from the rear property line, (20' required) and which will increase the lot coverage from 24% to 32%, (20% allowed), applying to the property located a 7 Sharon Ct., TAP 39, Lot 488, (R-10 zone). **(Continue to 05/23/22)**

VI. Full Hearings (cont.):

PETITION OF DOUGLAS LOWENSTEIN, applicant and owner, for a special use permit and a variance to the dimensional requirements for permission to construct a 1-story rear deck addition which will be located 7.2' from the west property line, (10' required), a rear stair addition which will be located 5.6' from the south property line, (20' required), and a bulkhead addition which will be located 9.4' from the east property line, (10' required). Said additions will increase the lot coverage from 34% to 44%, (20% allowed), applying to the property located at 37 Dennison St., TAP 32, Lot 6, (R-10 zone). **(Continue to 05/23/22)**

PETITION OF VIVIANNA & GABRIEL ROYO, applicants and owners, for a special use permit and a variance to the doff-street parking design requirements for permission to operate a 5-bedroom guest house and provide only 4 off-street parking spaces which require the use of the public right of way to maneuver applying to the property located at 28 Prospect Hill St., TAP 27, Lot 38, (GB zone). **(Continue to 05/23/22)**

PETITION OF TED FISCHER, applicant and owner, for a special use permit and a variance to the dimensional requirements for permission to demolish and reconstruct the single-family dwelling and garage which will be located 23.5' from the east property line, (75' required). The new dwelling will be located 47.9' from the west property line, (50' required). Said proposal will increase the lot coverage from 9.8% to 10.2%, (8 % allowed) and will have a height of 36.5', (35' allowed), applying to the property located at 1 Ocean Heights Rd., TAP 41, Lot 334, (R-120 zone). **(Continue to 05/23/22)**

PETITION OF ALEXANDER DONLAN, applicant; ELLINOR WALTERS, owner; for a special use permit and a variance to the dimensional requirements for permission for permission to construct a 61.7 sq. ft entry addition and a 175 sq. ft. deck addition which will be located 3' from the east property line, (10' required), and which will increase the lot coverage from 25% to 32%, (20% allowed), applying to the property located at 7 Malbone Rd., TAP 10, Lot 5-4, (R-10 zone). **(Continue to 05/23/22)**

*PETITION OF AUDRAIN AUTOMBILE MUSEUM, INC; applicant; ARC HTNEWRI001, owner; for a modification of an approved special use permit for permission to modify said approval and permit 2 special events for Motor Week on September 29 and September 30, 2022 applying to the property located at 2 Kay St., TAP 21, Lot 123, (R-10 zone). **(Continue to 05/23/22)**

VII. Inactive Petitions:

*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).

*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).

APPEAL OF MR. JASON PERKINS, appellant; NRI 12 GOODWIN ST PARTNERSHIP, owner; appealing the issuance of building permit #125985 applying to the property located at 12 Goodwin St., TAP 35, Lot 244, (WB zone).

VIII. Minutes:

February 28, 2022
March 28, 2022

IX. Communications:

a. Action Items:

i. Requests for Extension of Approval

PETITION OF WILLIAM & SHARI DAILEY, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a second-floor bathroom addition which will be located 3.3' from the east property line, (10' required), applying to the property located at 9 Ellery Rd., TAP 20, Lot 83, (R-10A zone).

PETITION OF ALYSE WILLIAMS & ROBERT TOROBIO, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to raise the ridge of the existing roof from 28' to 33', (30' allowed), applying to the property located at 2 Rowland Rd., TAP 7, Lot 415, (R-10 zone).

i. Requests for Extension of Approval (cont.)

PETITION OF CAMERON & MICHAELA STEWART, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a 2-story rear addition which will be located 3.75' from the south property line, (10' required), a gas fireplace which will be located 2' from the south property line, (10' required), and add a new 12' x 26' rear deck with stairs all of which increase the lot coverage from 18% to 26%, (20% allowed), applying to the property located at 114 Champlin Pl. North, TAP 20, Lot 203, (R-10A zone).

PETITION OF DONALD TOFIAS, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 1-story, 19.5' x 27.33' greenhouse addition which will increase the lot coverage from 18% to 20%, (10% allowed), applying to the property located at 79-83 Dixon St., TAP 35, Lot 282, (R-60 zone).

ii. Decisions (Receive, review and sign)

PETITITON OF MALEK & ASYA NAIT-DAOUD, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to maintain a 3rd floor front deck which is located 5' from the west property line, (10' required), and maintain a 6' by 6 storage shed which is located 3' from the west and north property lines, (10' required), and which increases the lot coverage from 34% to 35%, (20% allowed), applying to the property located at 58 Berkeley Ave., TAP 34, Lot 119, (R-10 zone).

iii. Motion to Rescind

Motion to Rescind the Special Use Permit approval to operate a guest house granted to 232 Spring Street, Tax Assessor's Plat 27, Lot 258.

X. 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 re-access the agenda and their ability to reach the remaining items pending before it.

The Board will not entertain/begin a new petition after 10:00 p.m. and will conclude all hearings at 10:30 p.m. therefore some petitions cannot be heard due to these time constraints and will be continued to the next regular meeting date.
Please send any inquiry to Guy Weston, Zoning Officer, at gweston@cityofnewport.com or call (401) 845-5452

*Indicates an objection(s) to the application