

Posted 11/14/2024

**NEWPORT ZONING BOARD OF REVIEW
SPECIAL MEETING
Monday, November 18, 2024 – 6:00 P.M.**

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes - None

IV. Communications – None

V. Summary Calendar - None

VI. Abbreviated Summary – None

VII. Appeals - None

VIII. Full Hearing Petitions to be Considered

1. *Amended App. #2024-Aug-005 PETITION OF 78-80 THAMES STREET, LLC, applicant and owner, **78-80 Thames Street**, TAP 17, Lot 138 (GB Zone; Historic Overlay), for a retroactive dimensional variance to convert two existing dwelling units to guest house units, containing a total of five (5) bedrooms, with two “lock-out” bedrooms, without providing additional parking spaces (2 additional spaces required).
Application Materials, July 9, 2024
Amended Application, September 20, 2024
Objections – Combined, November 14, 2024
Staff Report, November 14, 2024
2. App. #2024-Aug-006 PETITION OF 20-24 FRANKLIN STREET, LLC, applicant and owner, **20-24 Franklin Street**, TAP 27, Lot 050 (GB Zone, Historic Overlay), for a retroactive dimensional variance to convert an existing dwelling to a guest house, without providing additional parking spaces (4 additional spaces required).
Application Materials, July 9, 2024
Staff Report, November 14, 2024

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Auditorium
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3. App. #2024-Sept-010 PETITION OF 523-525 THAMES STREET, LLC, applicant and owner, **523-525 Thames Street**, TAP 35, Lot 124, (WB Zone) for a retroactive dimensional variance to convert two existing dwelling units to guest house units, without providing additional parking spaces (2 additional spaces required).
Application Materials, July 9, 2024
Staff Report, November 14, 2024
4. App. #2024-Sept-009 PETITION OF TAJ RESIDENCES, LLC, applicant and owner, **7 & 9 Dearborn Street**, TAP 32, Lot 214, (R-10 Zone) for special use permits and a dimensional variance to convert an existing non-conforming four-family home to a three-family home, removal of a rear shed, construction of a second floor covered front deck located 0' from the front property line (6.44' required), reconstruction and expansion of a three-level rear egress stair and deck system, reconstruction and expansion of a third floor roof deck, reducing the lot coverage from 42.3% to 39.38% (31.42% permitted).
Application Materials, August 13, 2024
Supplemental – Lot Coverage Plans, October 2, 2024
Supplemental – Revised Zoning Plans, October 2, 2024
Substandard Lot Proportionality Calculations
Staff Report, November 14, 2024

*Indicates objection(s) to the application

IX. Full Hearing Petitions to be Continued

1. *Corrected App. #2024-Mar-008 PETITION OF C.C.B CAPITAL & REAL ESTATE, INC., applicants and owners, **406-410 Thames Street**, TAP 27, Lot 184, (LB Zone) for a special use permit and use variance to convert a dwelling to a guest house with no on-site manager, and a dimensional variance to provide no additional parking spaces (2 additional parking spaces required). **(Continue to 12/23/24 by Request of the Applicant)**
2. *App #2024-May-016 PETITION OF ANDREW & AVANI McHUGH, applicants and owners, **2 Wheatland Court**, TAP 37, Lot 036-4 (R-10A Zone), to demolish an existing dwelling, and dimensional variances to construct a new single-family dwelling, reaching a height of 38'-6" (36'-9" permitted as defined by FEMA), establishing a lot coverage of 57.54% (35.13% permitted). **(Continue to 11/25/2024)**
3. *Amended App. #2023-Jun-012 PETITION OF C.C.B. CAPITAL & REAL ESTATE INC., applicant, 144 THAMES STREET, LLC, owner, **144-150 Thames Street**, TAP 24, Lot 045, (GB Zone) for dimensional variances to construct a new mixed-use building, containing 14 Vacation Guest Facility units (11 permitted), providing 17 parking spaces (48 spaces required). **(Continue to 12/9/24 Special Meeting by request of the Applicant)**

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X. Inactive Petitions & Appeals:

1. **Appeals Awaiting Transcripts or Briefs:** None
2. **Petitions Pending Other Board Decisions (Continued Generally)**
 - a. *App #2024-Mar-006 PETITION OF A1 ROOFING & CONSTRUCTION, LLC, applicant and owner, **134-136 Spring Street**, TAP 24, Lot 163 (GB Zone), for a special use permit to construct a second-floor roof deck over a new first-floor addition. (**Continue, Pending HDC Review**)

XI. Other Inactive Petitions

1. *PETITION OF BP REALTY, LLC, applicant and owner; **Banisters Wharf**, DBA The Black Pearl, TAP 24, Lot 276, (WB zone); 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).
2. 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).
3. *App #2024-Apr-011 PETITION OF LA FARGE RESTORATION FUND AT NEWPORT CONGREGATIONAL CHURCH, applicant and owner, 0 Spring Street & Pelham Street, **0 Pelham Street (aka 73 Pelham Street)**, TAP 27, Lots 011 and 284 (R-3 Zone, Historic Overlay), for a special use permit to convert the existing church and former Parish Hall to a museum. (**Continue generally by request of the applicant**)
4. App. #2024-Jul-003 PETITION OF CHURCH OF JESUS SAVIOR OF NEWPORT, applicant and owner, **507 Broadway**, TAP 06, Lot 009-4, (R-10 Zone) for a variance to construct a twenty (20) space parking lot to serve the Jesus Savior Church, not located on the same lot as the church. (**Continue generally by request of the applicant**)

XII. 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-assess the agenda and their ability to reach the remaining items pending before it.

The Board will not entertain/begin a new petition after 9:30 p.m. and will conclude all hearings at 10:00 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 Nick Armour, Zoning Officer, at narmour@cityofnewport.com or call (401) 845-5452

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