

Posted 12/19/2024

NEWPORT ZONING BOARD OF REVIEW
Monday, December 23, 2024 – 6:00 P.M.

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes –

1. November 25, 2024 Draft Minutes

IV. Communications – From Staff

1. Proposed 2025 Meeting Schedule
2. Setting rescheduled meeting date for **144-150 Thames Street Application** – Suggested Dates: January 13, 2025 or February 10, 2025

V. Summary Calendar

1. App. #2024-Dec-003 PETITION OF THE PRESERVATION SOCIETY OF NEWPORT COUNTY, applicants and owners, **0 Coggeshall Avenue**, TAP 40, Lot 013 (R-10A Zone), for a special use permit to convert an existing single-family dwelling to a two-family dwelling.
Application Materials, November 4, 2024
Staff Report, December 19, 2024
2. App. #2024-Dec-004 PETITION OF 11 CHARTIER CIRCLE, LLC, applicant and owner, **11 Chartier Circle**, TAP 44, Lot 094 (R-40A Zone, Historic Overlay), for a special use permit to construct a second story deck on a new house on a substandard lot of record.
Application Materials, November 6, 2024
Staff Report, December 19, 2024
3. App. #2024-Dec-005 PETITION OF SHEILA PERRY, applicant and owner, **102 Third Street**, TAP 09, Lot 150 (R-10 Zone), for a special use permit and dimensional variance to construct third-floor dormers on the north and south sides of the house, meeting the existing roof height of 34' (30' permitted).
Application Materials, November 7, 2024
Staff Report, December 19, 2024

VI. Abbreviated Summary - None

VII. Appeals - None

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513 Broadway, Newport, RI

VIII. Full Hearing Petitions to be Considered

1. App #2024-Nov-001 PETITION OF 7 CARROLL AVE LLC, applicant and owner, **7 Carroll Avenue**, TAP 40, Lot 131 (LB Zone), for a special use permit and dimensional variances to convert one dwelling unit to a three-bedroom guest house, without providing additional parking (2 additional spaces required), without providing the required 24-foot two-way drive aisle on the same property.
Application Materials, September 11, 2024
Previous Application Denial Decision, August 23, 2024
Objection – Schrieber, November 13, 2024
Staff Report, December 19, 2024
2. App #2024-Nov-002 PETITION OF MARK ORAVEC, applicant and owner, **9 Lee’s Wharf**, TAP 32, Lot 253 (WB Zone), for dimensional variances to convert a two-bedroom guest house to a four-bedroom guest house without providing additional parking (2 additional spaces required), requiring reversing into the right-of-way (no maneuvering onto the public right-of-way permitted).
Application Materials, September 13, 2024
Objection – Rabinowitz, November 19, 2024
Staff Report, December 19, 2024
3. App. #2024-Nov-012 PETITION OF MICHAEL AND LAURIE LONDERGAN, applicants and owners, **96 Kay Street**, TAP 11, Lot 065, (R-10 Zone) for special use permit and dimensional variance to construct an in-ground pool, increasing the lot coverage from 24.82% to 29.76% (where 23% is permitted).
Application Materials, October 3, 2024
Staff Report, November 21, 2024
Letter of Concern – Minor, November 22, 2024
Objection – Landry, November 25, 2024
Objection – Petition, November 25, 2024
Remove Name from Petition, November 25, 2024
Supplemental – Response to Objections, December 16, 2024
Supplemental – Land Use Report, December 16, 2024
Supplemental Staff Report, December 19, 2024
4. App. #2024-Dec-008 PETITION OF MARK & IDA ARAMLI TRUST 2021, applicants and owners, **533 Bellevue Avenue**, TAP 37, Lot 002 (R-60 Zone, Historic Overlay), for special use permits and dimensional variances to construct a side porch 20’ from the south side property line (35.3’ required), demolish an existing detached 1-story garage and construct an attached 1 1/2 -story garage 11.6’ from the north side property line (35.3’ required), construct a third-floor addition with a height of 40’ (35’ permitted) and a skylight over the 35’ height limit, and construct an in-ground pool, increasing the lot coverage from 8.8% to 13.2% (11.2% permitted) and special use permits to construct two second-story decks.
Application Materials, November 13, 2024
Staff Report, December 19, 2024

*Indicates objection(s) to the application

IX. Full Hearing Petitions to be Continued

1. *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). **(Set Special Meeting Date)**
2. *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 to 1/27/25 by Request of the Applicant)**
3. *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 1/27/25 by Request of the Applicant)**
4. *App #2024-Nov-003 PETITION OF 640 THAMES STREET, LLC, applicant and owner, **640 Thames Street**, TAP 35, Lot 226 (LB Zone), for a use variance, a special use permit, and a dimensional variance to convert two dwelling units into two guest house units containing a total of five (5) bedrooms, with two “lock-out” bedrooms, requiring reversing into the right-of-way (no maneuvering onto the public right-of-way permitted), and without providing additional parking (2 additional spaces required), and without providing the required on-site manager. **(Continue to 1/27/25 by Request of the Applicant)**
5. *App #2024-Nov-004 PETITION OF 424 & 624 THAMES STREET, LLC, applicant and owner, **624-626 Thames Street**, TAP 35, Lot 123 (LB Zone), for a special use permit and dimensional variances to convert two dwelling units into two guest house units containing a total of five (5) bedrooms, without providing additional parking (2 additional spaces required), requiring reversing into the right-of-way (no maneuvering onto the public right-of-way permitted). **(Continue to 1/27/25 by Request of the Applicant)**
6. App #2024-Nov-005 PETITION OF 424 & 624 THAMES STREET, LLC, applicant and owner, **424 Thames Street**, TAP 32, Lot 023 (LB Zone), for a use variance, special use permit, and dimensional variance to convert a dwelling unit into a three-bedroom guest house, without providing additional parking (2 additional spaces required), requiring reversing into the right-of-way (no maneuvering onto the public right-of-way permitted), and without providing the required on-site manager. **(Continue to 1/27/25 by Request of the Applicant)**
7. App #2024-Nov-006 PETITION OF 130 TOURO STREET, LLC, applicant and owner, **130 Touro Street**, TAP 21, Lot 121 (R-10 Zone, Historic Overlay), for a use variance to convert two one-bedroom dwelling units into two one-bedroom guest houses. **(Continue to 1/27/25 by Request of the Applicant)**

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8. App #2024-Nov-007 PETITION OF WORLD VIEW GRAPHICS, INC., applicant and owner, **404 Thames Street**, TAP 27, Lot 259 (LB Zone), for a special use permit, and dimensional variance to convert one dwelling unit into a two-bedroom guest house, without providing additional parking (1 additional space required for the manager). **(Continue to 1/27/25 by Request of the Applicant)**
9. App #2024-Nov-008 PETITION OF 517 THAMES STREET, LLC, applicant and owner, **517 Thames Street**, TAP 35, Lot 128 (WB Zone), for a dimensional variance to convert one dwelling unit into a two-bedroom guest house, without providing additional parking (1 additional space required for the manager). **(Continue to 1/27/25 by Request of the Applicant)**
10. App. #2024-Nov-009 PETITION OF VINEYARD 5 LLC, applicants and owners, **221-225 Spring Street, Unit 7**, TAP 27, Lot 054, (GB Zone; Historic Overlay) for a dimensional variance to convert a residential dwelling unit to a three-bedroom Guest House without providing additional parking (1 additional space required). **(Continue to 1/27/25 by Request of the Applicant)**
11. App. #2024-Dec-010 PETITION OF ISLAND ASSOCIATES INC., applicant and owner, **99 Second Street**, TAP 09, Lot 103 (R-10 Zone, Historic Overlay), for a dimensional variance to abandon an existing attached second dwelling unit and construct a new detached second dwelling unit on a substandard property (minimum of 10,000 sq.ft. required for a new second unit). **(Continue to 1/27/25)**
12. *App. #2024-Dec-011 PETITION OF BRYON EHRHART, TRUSTEE, applicant and owner, **677 Thames Street**, TAP 39, Lot 055 (LB Zone), for a special use permit to construct a fourth-floor roof deck on a substandard lot of record. **(Continue to 1/27/25)**

*Indicates objection(s) to the application

X. Inactive Petitions & Appeals:

1. **Appeals Awaiting Transcripts or Briefs:** None
2. **Petitions Pending Other Board Decisions (Continued Generally)**
 - a. App. #2024-Dec-009 PETITION OF FLEURY PROPERTIES, LLC, applicant and owner, **34 Sherman Street**, TAP 21, Lot 109 (R-10 Zone, Historic Overlay), for a dimensional variance to construct a second-story addition to an existing, one-story detached garage, located 2' from the rear property line (5' required). **(Continue Generally)**

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).

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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