

NEWPORT ZONING BOARD OF REVIEW SPECIAL MEETING

Council Chambers, 2nd floor, 43 Broadway
Thursday, October 13, 2022 – 6:00 P.M.

This meeting will be held in person. It is the fourth in a series of scheduled special meetings.
(Special meeting schedule: August 31, 2022, September 21, 2022, September 22, 2022, October 13, 2022)

AGENDA

- I. Call to Order
- II. Roll Call and Determination of Quorum
- III. Special Meeting Items:

*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).

*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).

- Consider and establish next special meeting date(s) (proposed December 6th, 7th, or 8th) for final arguments and Zoning Board discussion and decision.

IV. Summary:

[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 Road, TAP 10, Lot 5-4, (R-10 zone).

[Staff Report](#)

V. Abbreviated Summary:

[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).

[Staff Report](#)

[Public Comment](#)

[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).

[Staff Report](#)

[Public Comment](#)

[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).

[Staff Report](#)

[PETITION OF TED FISCHER](#), applicant and owner, for a special use permit and a variance to the dimensional requirements for permission to relocate existing detached garage and attach to the main residence on its eastern elevation and extend the main residence's southern elevation 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).

[Staff Report](#)

*[PETITION OF JAMES ALLAN EGAN](#), applicant and owner; for a special use permit and a variance to the off-street parking requirements for permission to maintain a 290 sq. ft. museum use and provide 0 additional off-street parking spaces, (10 additional off-street parking spaces required), applying to the property located at **152 Mill St.**, TAP 25, Lot 131, (GB zone).

[Staff Report](#)

[Public Comment](#)

*[PETITION OF ERIC BELL](#), applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct an 8'x26' front porch and stairway which will increase the lot coverage from 26% to 34% (20% allowed), located at 5' from both side property lines (10' required), applying to the property located at **12 Dartmouth Street**, TAP 10, Lot 142. (R-10 zone)

[Staff Report](#)

[Public Comment](#)

VI. Full Hearings:

(All items not heard at this meeting will be continued to the next regularly scheduled meeting to be held on October 24, 2022.)

[PETITION OF JAMES CROCKFORD](#), applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to demolish and rebuild a new single-family dwelling which will be located 28' from the east property line, (100' required), 30' from the south property line, (50' required), and which will increase the lot coverage from 5% to 13%, (6% allowed), applying to the property located at **33 Brenton Rd.**, TAP 41, Lot 241, (R-160 zone).

[Staff Report](#)

*Objection submitted

**Applicants not available.

IV. Minutes

Not available

V. Adjournment