

9/21/2023

**NEWPORT ZONING BOARD OF REVIEW**  
**Monday, September 25, 2023 – 6:30 P.M.**

**I. Call to Order**

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

**III. Minutes: None**

**IV. Communications**

1. **Action Items**

a. **Withdrawal Requests**

- i. 11 Ocean Heights Road – Request to Withdraw without Prejudice
- ii. 448-450 Thames Street – Request to Withdraw without Prejudice
- iii. 57 Marchant Street – Request to Withdraw without Prejudice

b. **Extension Requests**

- i. 34 South Baptist – Request for a 12-month extension

**V. Summary Calendar**

1. App. #2023-Sept-010 PETITION OF JOSEPH J. DUGGAN, applicant and owner, **16 Garfield Street**, TAP 07, Lot 302, (R-10 Zone) for a special use permit and dimensional variance to construct a 12'x16' rear deck, increasing the lot coverage from 20.9% to 25.2% (20% allowed).

Application Materials, August 15, 2023

Staff Report, September 21, 2023

2. App. #2023-Sept-011 PETITION OF TIMOTHY and ROBERTA HARRINGTON, applicants and owners, **85 Pope Street**, TAP 32, Lot 103, (R-10 Zone) for a special use permit and dimensional variance to install AC condensers located 0' from the East Street front property line (15' required).

Application Materials, August 15, 2023

Supplemental Photos, August 28, 2023

Staff Report, September 21, 2023

**VI. Abbreviated Summary**

1. App. #2023-Sept-005 PETITION OF 11 Ocean Heights, LLC, applicant and owner, **11 Ocean Heights Road**, TAP 41, Lot 331, (R-120 Zone) for a dimensional variance to construct a raised patio and in-ground pool on a property approved for a single-family residence, increasing the lot coverage to 11.65% (8% allowed). (**Withdrawn**)

# Meeting Notice

## Newport Zoning Board of Review

**Monday, September 25, 2023**  
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**2<sup>nd</sup> Floor Conference Hall**  
**513 Broadway, Newport, RI**

2. App. #2022-Oct-11. PETITION OF COACH HOUSE CONDOMINIUM ASSOCIATION, applicant and owner; **103-121 Coggeshall Avenue**, TAP 37, Lot 100, (R-10A zone); for a special use permit and a variance to the dimensional requirements to allow a major subdivision to create a separate lot for Unit 10 with an existing dwelling located 9' from front property line (15' required).  
Application Materials, September 26, 2022  
Planning Board Memorandum, September 20, 2023  
Staff Report, September 21, 2023
  
3. \*Corrected App. #2023-Jul-009 PETITION OF IGOR SOKOL, applicant and owner, **232 Ocean Avenue**, TAP 41, Lot 101, (R-120 Zone, Historic Overlay) for a special use permit and dimensional variances to install one AC condenser unit 7' from the front property line (75' required), and one condenser in the located 51' from the front and 31' from the side property lines (75' and 50' required, respectively), and install an in-ground pool, increasing the lot coverage from 8.4% to 8.7% (8% permitted).  
Application Materials, June 9, 2023  
Staff Report, July 20, 2023  
Supplemental Landscape Plan, September 20, 2023  
Public Comment – Combined, September 21, 2023  
Withdrawal of Objection, September 21, 2023  
Supplemental Staff Report, September 21, 2023

### **VII. Appeals**

APPEAL OF SHAWN AND DEBBIE SWEENEY, appellants and owners; 48 Everett Street, TAP 22, Lot 022, (R-10 zone); appealing the decision of the Historic District Commission denying permission to replace a slate roof with a composite slate roof. **(Continue to 10/23/2023 to set Briefing Schedule)**

### **VIII. Full Hearing Petitions to be Considered**

1. App. #2023-May-003 PETITION OF FRED ROY, applicant and owner, **43 Palmer Street**, TAP 41, Lot 163 (R-10 Zone) for a special use permit and dimensional variance to construct a detached carport over an existing driveway, located 2' from the front property line (20' required) and 3' from the side property line (10' required), increasing the lot coverage from 30.8% to 39.25%. **(Continued from 8/28/23)**  
Application Materials, March 27, 2023  
Staff Report, August 24, 2023
  
2. \*App. #2023-Apr-002 PETITION OF BMT, LLC, Lessee, CAM, LLC, applicants and owner, **206 Thames Street**, TAP 24, Lot 157, (GB Zone) for a special use permit and dimensional variances to make modifications to an existing restaurant, adding 1,546 square feet of service area, located

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partially outdoors, adding a stairwell that increases the lot coverage from 91.1% to 94%, and providing zero additional parking spaces (11 additional spaces required).

Application Materials, March 03, 2023

Supplemental – Traffic Report, September 19, 2023

Supplemental – Original and Updated Screening Plan, September 19, 2023

Public Comment – Combined, September 21, 2023

Staff Report, September 21, 2023

3. App. #2023-May-002 PETITION OF ADRIAN PREZIOSO, applicant and owner, **24 Byrnes Street**, TAP 35, Lot 061, (R-10 Zone) for a special use permit and dimensional variances to 1) expand a front porch, located 1' 10" from front property line, 2) construct a rear addition, located 2'-1" from the side property line (10' required) and 5'-7" from the rear property line (20' required), and 3) add a deck partially within the rear setback, increasing the lot coverage from 28.5% to 39.5% (20% permitted).

Application Materials, March 27, 2023

Supplemental Plans, September 20, 2023

Staff Report, September 21, 2023

4. \*App. #2023-May-008 PETITION OF BRENT & VICTORIA GEORGE, applicants and owners, **448-450 Thames Street/3 Howard Street, Unit 2**, TAP 32, Lot 075-2, (LB Zone) for a special use permit to convert the existing residential unit into a guest house. **(Withdrawn)**

5. App. #2023-May-010 Corrected PETITION OF RED HOUSE MANAGEMENT, LLC, applicant and owner, **89 Thames Street**, TAP 17, Lot 236, (GB Zone, Historic Overlay) for a regulatory variance to provide the required four (4) parking spaces for a four-bedroom guest house on the neighboring property at 6 West Marlborough Street (required parking must be provided on the subject property).

Application Materials, April 6, 2023

Staff Report, September 21, 2023

6. \*App. #2023-Jul-005 PETITION OF THE TAJ RESIDENCES, LLC, applicant and owner, **57 Marchant Street**, TAP 39, Lot 469, (R-10 Zone) for a special use permit and dimensional variances to construct a mudroom and two-story garage addition, located 5' from the north (side) property line (10' required), increasing the lot coverage from 30% to 40% (20% permitted), and a special use permit to construct a second-story deck on a non-conforming property. **(Withdrawn)**

7. \*App. #2023-Jul-016 PETITION OF RALPH AND LAURA WITT, applicants and owners **7 Cottage Street**, TAP 25, Lot 093, (R-10 Zone, Historic Overlay) for special use permits and dimensional variances to replace and expand an existing front porch, located 3.4' from the Cottage Street front property line and 9.4' from the Redwood Street front property line (15' required for

# Meeting Notice

## Newport Zoning Board of Review

**Monday, September 25, 2023**

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**2<sup>nd</sup> Floor Conference Hall**

**513 Broadway, Newport, RI**

both), reconstruct and reduce the size of the side deck located 9'4" from the Redwood Street front property line (15' required), replace an existing garage with a new garage located 2.1' from the side property line (10' required), and construct an in-ground pool, increasing the lot coverage from 37.4% to 40.1% (20% permitted).

Application Materials, June 12, 2023

HDC Approval, June 23, 2023

Amended Application and Supplemental Materials, July 13, 2023

Staff Report, August 24, 2023

Objection, August 28, 2023

Supplemental Staff Report, September 21, 2023

### **IX. Full Hearing Petitions to be Continued**

1. App #2019-Aug-1. 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; **0, 1, 16 & 25 Waite's Wharf, 23 Coddington Wharf, and 20 West Extension Street**, TAP 32, Lots 155, 267, 268, 272, 248, & 293, (WB zone); 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). **(Continue to Special Meeting on 10/16/23)**
2. App. #2023-Apr-004 PETITION OF STEVEN MCCAULEY, applicant, and STEVEN MCCAULEY, TINKA MCCAULEY, ALEKSANDER PLAKU, AND LEOPOLD MARTINI, owners, **668 Thames Street**, TAP 40, Lot 027, (LB Zone) for a special use permit to convert one two-bedroom unit in a three-unit building to a guest house. **(Continue to 10/23/23 for re-advertising)**
2. \*App. #2023-Apr-005 PETITION OF DAVID PLATT, applicant and owner, **70 Bridge Street**, TAP 16, Lot 078, (R-10 Zone, Historic Overlay) for a special use permit, dimensional variance, and regulatory variance to construct a second principal residential building on a property, increasing the lot coverage from 18% to 26% (20% permitted). **(Continue to 10/23/23 by request of the Applicant)**
3. \*App. #2023-May-013 PETITION OF 52-56 THAMES STREET, LLC, applicant and owner, **52-56 Thames Street**, TAP 17, Lot 074, (GB Zone; Historic Overlay) for dimensional variances to convert an existing two-family residence to two guest houses with five bedrooms without providing additional parking (1 additional required), without providing the 24' access driveway, and requiring

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## Newport Zoning Board of Review

**Monday, September 25, 2023**  
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backing out into the right-of way, and a special use permit to construct a roof deck on a non-conforming property. **(Continue to 10/23/23 for re-advertising)**

4. \*App. #2023-Jun-006 PETITION OF LAURA TREONZE, applicant and owner, **69 Third Street**, TAP 12, Lot 024, (R-10 Zone, Historic Overlay), for a special use permit and dimensional variances to remove a raised patio and side porch, and construct a new, detached 1 ½-story garage, located 11” from south (side) property line (10’ required), increasing the lot coverage from 30.7% to 35% (20% allowed). **(Continue to 10/23/23 by request of the Applicant)**
5. \*App. #2023-Jul-001 PETITION OF ANNA AND BRUCE BARBIERI, applicants and owners, **47 Eustis Avenue**, TAP 11, Lot 337, (R-10A Zone) for a special use permit and dimensional variances to construct a new dining room addition, placed 6.4’ from the Taber Street front property line (15’ required), increasing the lot coverage from 27.5% to 32% (20% permitted). **(Continue to 10/23/23 by request of the Applicant)**
6. \*App. #2023-Jul-015 PETITION OF SEAN MALONEY AND MARGARET CHAI MALONEY, applicants and owners, **275 Harrison Avenue**, TAP 44, Lot 121, (R-160 Zone, Historic Overlay) for a special use permit and dimensional variance to construct a detached carriage house 16’ from the front property line (100’ required). **(Continue to 10/23/23)**
7. \*App. #2023-Jul-011 PETITION OF 49 & A HALF THIRD STREET, LLC, applicant and owner **49 ½ Third Street**, TAP 12, Lot 269, (R-10 Zone, Historic Overlay) to demolish an existing single-family dwelling and detached garage and construct a new single-family dwelling and attached garage, located 5’8” from the north side property line, 3’6” from the east side property line (10’ required for both), construct a bulkhead 4’9” from the north side property line and two AC condensers 4’3” from the north side property line (10’ required for both), establishing a lot coverage of 39% (20% allowed). **(Continue to 10/23/23)**
8. App. #2023-Sept-006 PETITION OF NRI 104-108 GIRARD PARTNERSHIP applicant and owner, **102-108 Girard Avenue**, TAP 03-011, (R-10 Zone) for modification to a special use permit and dimensional variance to move an approved multi-family building to be placed 6 feet from a side property line (10’ required). **(Continue to 10/23/23)**
9. App. #2023-Sept-009 PETITION OF WILLIAM AND LISA COLLINS, applicants and owners, **5 Waites Wharf**, TAP 32, Lot 158, (WB Zone) for a special use permit and dimensional variances to convert an existing single-family dwelling to a four bedroom guest house, providing zero additional parking spaces (2 additional needed for bedrooms and 1 needed for manager space), without complying with commercial parking space standards, including minimum driveway aisle width, 24’ access driveway aisle, and maneuvering into the right-of-way. **(Continue to 10/23/23)**

**X. Inactive Petitions & Appeals:**

**1. Appeals Awaiting Transcripts or Briefs:**

1. APPEAL OF MARK & IDA ARAMLI, owners and applicants; **54 Hammersmith Road**, TAP 43, Lot 54, (R-160 zone); appealing the decision of the Historic District Commission denying the Appellants application for a Certificate of Appropriateness to construct a new single-family dwelling and to modify a historic stone wall. (Awaiting Briefs)

**2. Petitions Pending Other Board Decisions (Continued Generally)**

1. Amended App #2022-Mar-15. PETITION OF JOHN & KATHLEEN TRENTOS, applicant and owner; **93 Second Street**, TAP 9, Lot 320, (R-10 zone); 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 5' from the north property line, (10' required), and construct a detached shed which will be located 4' from the north property line and 4' from the east property line (10' required for both), establishing the lot coverage of 35.4% (20% allowed). (**Continue pending HDC Review**)
2. App. #2023-Jul-017 PETITION OF LEDGES 66, LLC, applicant and owner, **66 Ocean Ave**, TAP 41, Lot 400, (R-120 Zone, Historic Overlay) for dimensional variances to permit the retention of two accessory buildings located 62.7' front the front property lines of two properties created through a subdivision (75' required).
3. App. #2023-Aug-004 PETITION OF 6 KERIN'S TERRACE, LLC, applicant and owner, **6 Kerin's Terrace**, TAP 40, Lot 455, (R-10A Zone) for a dimensional variance to demolish the existing single-family dwelling and construct a new single-family dwelling, located 5' from the east side property line (10' required). (**Pending Planning Board review**)
4. App. #2023-Sept-007 – PETITION OF PHILLIP III AND BOZENA CABAUD, applicants, 673 BELLEVUE, LLC owner, 673 Bellevue Avenue, TAP 38, Lot 022, (R-60 Zone, Historic Overlay) for a special use permit and dimensional variance to construct a staircase to a second floor deck on the carriage house, increasing the lot coverage from 10.64% to 10.88% (10% allowed). (**Pending HDC review**)
5. App. #2023-Sept-008 PETITION OF ROBERT & KATHLEEN QUTUB, applicants and owners, **437 Bellevue Avenue**, TAP 36, Lot 008, (R-60 Zone, Historic Overlay) for a special use permit and dimensional variances to construct an in-ground pool located 21' -2.5" from the Webster Street front property line (50' required), replace an existing mudroom entry stairs with covered entry, extend the kitchen entry porch, add new rear stairs to the patio, and add an outdoor kitchen and grill counter, increasing the lot coverage from 12.87% to 15.47% (10% allowed). (**Pending HDC review**)

**3. Other Inactive Petitions**

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## Newport Zoning Board of Review

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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).

### **XI. 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 Nick Armour, Zoning Officer, at [narmour@cityofnewport.com](mailto:narmour@cityofnewport.com) or call (401) 845-5452***