

Minutes of the  
**Newport Zoning Board of Review**

A regular meeting of the Zoning Board of Review was held on Monday, January 27, 2025, in the Auditorium of Innovate Newport, 513 Broadway at 6:00 p.m.

PRESENT: Wick Rudd, Chair  
David Riley, Vice Chair  
Russell Johnson, Secretary  
Bart Grimes  
Nicole Shevory  
Melissa Pattavina (Alternate)

Nicholas Armour, Zoning Officer  
Dylan Conley, Assistant City Solicitor  
Zachary Cabrera, Assistant Planner

The following meeting minutes were considered and approved:

- Monday, December 23, 2024.

The following items were considered and approved:

- 0 Spring St. (73 Pelham) request to withdraw application was approved.
- 624-626 Thames St. request to withdraw application without prejudice was approved.
- 424 Thames St. request to withdraw application without prejudice was approved.
- 19 Cranston Ave. moved from Full Hearing Calendar to Abbreviated Summary Calendar.

**D E C I S I O N S**

App #2025-Jan-007. PETITION OF CHRISTOPHER & MARYANN HUGHES, applicants and owners; **23 John Street**, TAP 27, Lot 090, (R-3 Zone); for a special use permit and variance to the dimensional requirement to construct a new rear landing and stairs, located 1.5' from the side setback (2.4' required).

The applicants were present and there was no opposition. Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and under Chapter 17.109 Special Use Permits, Category 6, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The motion was unanimously approved. Attorney Russell to write the draft decision.

App #2025-Jan-002. PETITION OF SUSAN BOOTH, applicant and owner; **19 Cranston Avenue**, TAP 19, Lot 101, (R-10 zone); for a variance to the dimensional requirement for permission to construct a parking space in the front yard with a width of 8'-6" (where 9' is required).

Attorney Tanner Jackson was present and represented the application. One objector, Michael DiPaola was present. Mr. DiPaola presented his objections to the board.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and on the conditions that the proposed parking space does not impeded the sidewalk and that the applicants apply for a curb cut with the city and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The motion was unanimously approved. Attorney Tanner Jackson to write the draft decision.

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).

Attorney J. Russell Jackson was present and represented the application and there was no opposition. Mr. Grimes asked a question regarding the number of dwellings in the building.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and on the condition that no further units be added to the main structure, and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The motion was unanimously approved. Attorney J. Russell Jackson to write the draft decision.

App #2025-Jan-001. PETITION OF LION CAPITAL, LLC & ARYN HAWKS, LLC, applicant and owner; **140-144 Broadway**, TAP 18, Lot 123, (GB zone); for a variance to the dimensional requirement to convert two dwelling units into two guest house units, containing four total bedrooms, without providing the required additional on-site parking (1 additional space required).

Derek Savas was present and represented the application and there was no opposition. Several board members asked questions regarding the commercial parking lot where the lease will occur.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and on the condition that a copy of the lease be presented to the Zoning Officer for yearly renewal of Short Term Rental units, and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The motion was unanimously approved. Staff to write the draft decision.

App #2025-Jan-003. PETITION OF JOYCE & WILLIAM WOOD BAILEY, applicants and owners; **33 Hammond Street**, TAP 35, Lot 182, (R-10 zone); for a special use permit to construct a front third-floor balcony on a substandard lot of record.

Applicant Joyce Wood Bailey was present and there was no opposition. Designers Victoria Hill and Melvin “Buddy” Hill represented the application. Mr. Johnson had concerns with introducing recessed balcony to the neighborhood. Mr. Grimes asked about whether the applicants spoke to abutting neighbors.

Mr. Riley made a motion to adopt as the Board’s findings of fact the information in the staff report, application, and other documents, and on the condition that the guest house only be rented to one party at a time, and adopt as the Board’s conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.109 Special Use Permits, Category 6, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The motion was approved 4-1, Mr. Johnson voting in opposition. Staff to write the draft decision.

App #2025-Jan-005. PETITION OF 181 HONEYMAN, LLC, applicant and owner; **104 Second Street**, TAP 09, Lot 101, (R-10 Zone); for special use permits to decrease the non-conforming density (converting a three-family to a two-family dwelling), and construction of second- and third-floor decks on a substandard lot of record.

Attorney J. Russell Jackson was present and represented the application. There was no opposition. Mr. Jackson explained the proposal. Mr. Grimes asked if the property in question was in the historic district, Mr. Jackson answered that the property is not in the historic district.

Mr. Riley made a motion to adopt as the Board’s findings of fact the information in the staff report, application, and other documents and adopt as the Board’s conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.109 Special Use Permits, Category 6, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The motion was unanimously approved. Attorney J. Russell Jackson to write the draft decision.

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.

Applicant Mark Aramli was present and represented the application. Attorney Jay Lynch was present and represented objectors Leslie Barrett and Julie Anderson. Mr. Lynch stated the objector’s intention to withdraw objections. No other objectors were present. Architect Daniel Herchenroether was

present and recognized as an expert in architecture. Mr. Aramli and Mr. Herchenroether described the application. Mr. Riley asked about the existing pool and how it will be replaced. Mr. Johnson asked a question about the second-level decks.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and on the conditions that upgraded condensers and/or privacy screening be installed, vegetation satisfactory to neighbors be planted for screening, and a stormwater management plan be included in the building permit application, and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under Chapter 17.108 Variances and Modifications, and under each element under Chapter 17.109 Special Use Permits, Category 6, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The board discussed the petition and a roll call vote was taken. The motion was unanimously approved. Staff to write the draft decision.

\*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.

Attorney David Martland was present and represented the application. Applicant Sean Napolitano was present and there was no opposition. The Zoning Officer clarified that he received two written letters of objection but neither objector was present. Mr. Martland described the project.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and on the conditions that the deck cannot be enclosed and that the deck surface be set back six feet from Spring St. frontage, and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under Chapter 17.109 Special Use Permits, Category 6, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The board discussed the petition and a roll call vote was taken. The motion was unanimously approved. Attorney David Martland to write the draft decision.

\*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.

Attorney Richard D'Addario was present and represented the application. Objectors Loretta Burke and Tim Carroll were present. Objector Lorretta Burke wished to continue the hearing because she was not notified of the rescheduled hearing. Architect Greg Yolani was present and recognized as an expert in architecture. Mr. D'Addario described the project and asked Mr. Yolani several questions regarding the project.

Objector Tim Carroll explained his objections and Mr. D'Addario cross examined Mr. Carroll. Objector Lorretta Burke presented her objections and Mr. D'Addario cross-examined Ms. Burke.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and on the conditions that sound proofing and screening of A/C units and generator be installed, and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under Chapter 17.109 Special Use Permits, Category 6, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The board discussed the petition and a roll call vote was taken. The motion was unanimously denied. Staff to write the draft decision.

Meeting was adjourned at 10:00 pm.