

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

A regular meeting of the Zoning Board of Review was held on Monday, February 24, 2025, in the City Hall Council Chambers, 43 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, January 27, 2025.

The following items were considered and approved:

- Follow-up Special Meeting for 144-150 Thames St. was set for March 31, 2025.
- 406-410 Thames St. request to withdraw without prejudice was approved.

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

App. # 2025-Feb-001 PETITION OF GLENN HEROSIAN, applicant and owner, **85 Dixon Street**, TAP 35, Lot 094, (R-60 Zone, Historic District Overlay), for a special use permit and a dimensional variance to construct a one-story rear entry addition, increasing lot coverage from 28% to 28.5% (19.3% allowed).

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. Staff to write the draft decision.

App. #2025-Feb-005 PETITION OF ELLINOR WALTERS, applicant and owner, **7 Malbone Road**, TAP 10, Lot 005-4, (R-10 Zone) for a special use permit and dimensional variance to construct second floor dormer additions, with the southeast dormer located 1'-4" from the property line (3' 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. Staff to write the draft decision.

App. #2025-Feb-002 PETITION OF KEITH & PATRICIA BLANCHETTE, applicants and owners, **29 Young Street**, TAP 32, Lot 042, (R-10 Zone), for special use permits and a dimensional variance to construct a second story balcony on the front of an existing garage, increasing lot coverage from 33% to 36% (32.74% allowed).

The applicant was present and there was no opposition. Mr. Johnson asked a question of the purpose of the balcony. Mr. Riley asked a question about the use of the proposed second floor.

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. Staff to write the draft decision.

App. #2025-Feb-004 PETITION OF JANET D. HEALY, applicant and owner, **108 Kay Boulevard**, TAP 11, Lot 719, (R-10A Zone) for a special use permit and dimensional variance to construct a front porch, increasing lot coverage from 21.9% to 23.5% (20% permitted).

The applicant was present there was no opposition. Mr. Grimes asked why this application triggered a Special Use Permit and a Dimensional Variance. The Zoning Officer answered there was a slight error on the lot coverage percentages, but it was largely the same as the previously approved 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 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. Staff to write the draft decision.

App. #2025-Feb-006 PETITION OF LAURA GLAZIER 1998 FAMILY TRUST, applicant and owner, **7 Hope Street**, TAP 11, Lot 162, (R-10 Zone) for a special use permit to construct six additional on-site parking spaces, utilizing a non-conforming 16'-wide driveway for two-way traffic (24' required).

Attorney Tanner Jackson was present and represented the application. Attorney Matt Leys was present, representing objectors from the Condo Association located at 9 Hope Street. Attorney Jackson stated the applicants and objectors came to an agreement prior to the meeting. Attorney Leys

provided Mr. Riley with a written copy of the condition. Mr. Grimes asked about the nonconforming driveway and whether it would be paved. Mr. Johnson asked why the applicant needed six additional parking spaces. The Zoning Officer clarified that the historic use of the building is as a three-family, and because the owner wishes to allow tenant parking on the property, additional parking is required.

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 as presented to the Board, 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 Jackson to write the draft decision.

App. #2025-Feb-007 PETITION OF KARL & ALLISON WITTON, applicants and owners, **98 Roseneath Avenue**, TAP 40, Lot 239, (R-10 Zone) for a special use permit and dimensional variance to construct a front two-story addition, a one-story rear addition with a deck on the second floor, and construction of an accessory shed, increasing the lot coverage from 20% to 23.7% (20% allowed).

The applicants were present and there was no opposition. Mr. Johnson asked why the applicants did not get lot coverage proportionality and about the proposed deck size and location. Mr. Riley asked where the additions would be. Mr. Grimes asked about setback relief, and the Zoning Officer clarified that due to the lot's substandard nature, R-3 zoning district standards apply.

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. Staff to write the draft decision.

\*Amended App #2024-Nov-003 PETITION OF 640 THAMES STREET, LLC, applicant and owner, **640 Thames Street**, TAP 35, Lot 226 (LB Zone), for a special use permit and a dimensional variance to convert one dwelling unit into a guest house containing a total of five (5) bedrooms without providing additional parking (4 additional spaces required).

Attorney Joshua Parks was present and represented the application. Ms. Shevory recused herself from the hearing, Ms. Pattavina stepped in to adjudicate the hearing in place of Ms. Shevory. Prior to Attorney Parks presentation, the Zoning Officer clarified that he received an additional objection letter before the meeting. There were several objectors present. The property manager, Amanda Feeney, was present. Jim Houle was recognized as an expert by the Board. Attorney Parks clarified that he had not found a lease for the four additional parking spaces required.

The Board discussed and Mr. Riley made a motion to continue the application to the March 24, 2025 Zoning Board of Review meeting, seconded by Ms. Pattavina. The motion was unanimously approved.

\*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).

Attorney Michael Monti was present and represented the application. The applicants were also present. One objector, Lynn Sanzo was present. Attorney Monti explained the application and stated that the applicants located a parking space on Fair St. and are waiting for the property owner to return to the country before signing the lease. Ms. Sanzo stated her concerns with off-site parking.

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 yearly lease for a designated parking space within a half-mile radius of the property be submitted to the Zoning Officer for approval, and adopt as the Board's conclusions of law that the petitioner has met their burden of proof 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 board discussed the petition and a roll call vote was taken. The motion was unanimously approved. Attorney Monti to write the draft decision.

\*App. #2025-Jan-008. PETITION OF GARYN WHATMOUGH & RACHELLE DiMEDIA, applicants and owners; **55 Gibbs Avenue**, TAP 11, Lot 080, (R-10 Zone); for a special use permit and variance to the dimensional requirement to demolish an existing one-story three-car garage, and construct a new two-story three-car garage with upper-level gym, increasing the lot coverage from 32% to 34.87% (28.8% permitted), and a second-floor deck on a substandard lot of record

The applicants were present and there was no opposition. The applicants clarified that the objector withdrew their objection prior to the meeting. Mr. Johnson asked why this application was a full hearing, and the Zoning Officer clarified it was because the objector had not yet withdrawn their objection. Mr. Riley asked about the proposed deck's proximity to the neighboring property.

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 as presented to the Board, 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 board discussed the petition and a roll call vote was taken. The motion was unanimously approved. Staff to write the draft decision.

Meeting was adjourned at 10:00 pm.