

Minutes of the
Newport Zoning Board of Review

A meeting of the Zoning Board of Review was held on Monday, January 24, 2022, in the Council Chambers, City Hall, 43 Broadway at 6:30 p.m.

PRESENT: Sam Goldblatt, Chair
Russell Johnson, Secretary
David Reily
Bart Grimes
Nicole Shevory
Wick Rudd, Vice-Chair
Susan Perkins

Guy Weston, Zoning Officer
Girard Galvin, Assistant City Solicitor
Nancy Caron, Stenographer, Esquire Solutions

ABSENT:

D E C I S I O N S

A motion to adopt the staff reports, plans and applications as the Board's findings of fact on items listed below on the Consent Summary section of the agenda was made by Mr. Rudd, seconded by Mr. Johnson. The motion was unanimously approved.

PETITION OF KATE HAAKONSEN, TRUSTEE, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to place 2, wall hung, mini-split, air condenser units, 2.5' from the east property line, (10' required), applying to the property located at 7 South Baptist St., TAP 32, Lot 188, (R-10 zone).

A motion to approve the afore-mentioned consent items with the condition that the project be started and substantially completed within 12 months of the date of the decision and that all outstanding invoices for abutter notification be paid prior to the recording of the decision was made by Mr. Rudd, seconded by Mr. Johnson. The motion was unanimously approved.

A motion to approve the PETITION OF PETER GEISLER, et als., for a variance to the dimensional requirements for permission to install a 12' x 33' inground pool which will be located 3' from the south property line, (10' required), and which will increase the lot coverage from 20% to 23%, (20% allowed), applying to the property located at 60 Rhode Island Ave., TAP 20, Lot 219, (R-10 zone) was made by Mr. Rudd, seconded by Mr. Johnson. The motion was unanimously approved with the conditions the project be

started and substantially completed within (12) twelve months from the date of decision, and all invoices due to the city be paid prior to recording the decision.

Testimony commenced on the amended PETITION OF JEFFREY LIPSHIRES, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 1½-story addition and a second floor dormer addition to the existing detached garage which will be located 2.5' from the south and 3' from the east property line, (10' required), which will increase the lot coverage from 21% to 26%, (20% allowed), applying to the property located at 45 Kay St., TAP 22, Lot 104, (R-10 zone). The matter was continued to the meeting of March 28, 2022.

Meeting adjourned.