

Minutes of the
Newport Zoning Board of Review

A special meeting of the Zoning Board of Review was held on Thursday, February 24, 2022, via the Zoom platform at 6:30 p.m.

PRESENT: Sam Goldblatt, Chair
Russell Johnson, Acting Vice-Chair
David Riley
Bart Grimes, Acting Secretary
Nicole Shevory

Guy Weston, Zoning Officer
Nancy Caron, Stenographer, Esquire Solutions

ABSENT: Susan Perkins
Wick Rudd, Vice-Chair

D E C I S I O N S

A motion to approve the PETITION OF BAYBERRY INN NEWPORT, LLC., applicant and owner; for a special use permit and a variance to the dimensional requirements for permission for renovate the existing rear entry by adding a 2nd and 3rd floor deck area which will increase the lot coverage from 24% to 25%, (20% allowed), applying to the property located at 20 Kay St., TAP 21, Lot 127, (R-10 zone) was made by Mr. Johnson, seconded by Mr. Grimes. 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. Attorney Matthew Leys represented the application.

A motion to approve the PETITION OF LAURA GILL, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to remove and reconfigure an existing rear 3-story landing and stairway system which will be located 2' from the east property line, (10' required), and which will increase the lot coverage from 58% to 59%, (20% allowed), applying to the property located at 38 Pope St., TAP 32, Lot 88, (R-10 zone) was made by Mr. Johnson, seconded by Mr. Grimes. 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. Attorney J. Russell Jackson represented the application

A motion to approve the amended PETITION OF ALEXANDRA HEALY, applicant and owner; for a special use permit and a variance to the dimensional requirements for

permission to construct a 6' x 16' front deck which will increase the lot coverage from 43% to 44%, (20% allowed), applying to the property located at 28 Hoppin Rd., TAP 6, Lot 308, (R-10 zone) was made by Mr. Johnson, seconded by Mr. Grimes. 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. Alexandra Healy represented the application.

By an unanimous vote, the Board granted twelve (12) month extensions to the following petitions:

PETITION OF L. ROSS SINCLAIR & DIANE KAZARIAN, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to demolish the existing structure and build a new single-family dwelling which will be located 22' from the east property line, (50' required), and 18.8' from the south property line, (40' required) and which will reduce the lot coverage from 17.8% to 17.7%, (10% allowed), applying to the property located at 40 Castle Hill Ave., TAP 44, Lot 92, (R-40A zone).

PETITION OF WILLIAM & CRISTINA HELDEN, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to slightly the existing garage and family room which will be located 5.75' from the north property line, (10' required) and which will increase the lot coverage from 28.5% to 29%, (20% allowed), applying to the property located at 18 Cliff Ave., TAP 31, Lot 122, (R-10 zone).

PETITION OF JOHN GULLISON, applicant; 2-4 LEDYARD PARTNERSHIP, owner; for a special use permit and a variance to the dimensional requirements for permission to construct a rear 2nd floor dormer which will be located 5.75' from the north property line, (20' required), applying to the property located at 2-4 Ledyard St., TAP 6, Lot 197, (R-10 zone).

Meeting adjourned.