

Minutes of the
Newport Zoning Board of Review

A meeting of the Zoning Board of Review was held on Monday, June 27, 2022, in the Council Chambers, City Hall, 43 Broadway at 6:30 p.m.

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

Guy Weston, Zoning Officer
Girard Galvin, Assistant City Solicitor

ABSENT:

D E C I S I O N S

A motion to approve the PETITION OF THE MOORING, LTD. D/B/A SMOKEHOUSE, applicant; SW 244, LLC, owner; for a special use permit and a variance to the off-street parking requirements for permission to maintain an outdoor seating area of approximately 1,050 sq. ft. outdoor seating area and provide 0 additional off-street parking spaces, (7 additional off-street parking spaces required), applying to the property located at 31 Scott's Whf., (Smokehouse Café), TAP 27, Lot 244, (WB 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, the conditions 1-4 as outlined in the Planning Board transmittal letter be added, the proposed pergola not be enclosed, the application be remanded back to the Planning Board for final Development Plan approval, all invoices due to the city be paid prior to recording the decision. Attorney J. Russell Jackson is to prepare the decision for the Board's signature.

A motion to approve the PETITION OF COLBEA ENTERPRISES, LLC., applicant and owner; for a special use permit for permission demolish the existing gas station, diner and warehouse building and construct a new gas station and car wash applying to the property located at 138 JT Connell Highway & 184-186 Admiral Kalbfus Rd., TAP 4, Lots 13-4 & 55, (CI 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. Attorney Danelle Default is to prepare the decision for the Board's signature.

A motion to approve the PETITION OF 527 HARBOR POINT LLC., applicant and owner; for a variance to the dimensional requirements for permission to construct a single-family dwelling, inground pool, and a pool house which will increase the lot coverage from 0 to 15%, (10% allowed), applying to the property located at 527 Ocean Ave., TAP 44, Lot 118, (R-40A 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.

A motion to approve the PETITION OF SCOTT & MARY ROBINS, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a 123 sq. ft. dining room addition which will increase the lot coverage from 27% to 28%, (20% allowed), applying to the property located at 3 Greenough Pl., TAP 22, Lot 80, (R-10 zone) was made by Mr. Rudd, seconded by Mr. Johnson. The motion was approved upon a 4-1 vote, (Mr. Goldblatt voting nay), 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 is to prepare the written decision for the Board's signature.

All other matters were continued as to the notations on the posted agenda.

Meeting adjourned.