

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

A meeting of the Zoning Board of Review was held on Monday, July 25, 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  
  
Guy Weston, Zoning Officer  
Girard Galvin, Assistant City Solicitor

ABSENT: Nicole Shevory

**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 GARY & JOAN BROWN, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to add a 4.5' x 6' covered landing and a 4.5' x 4' stairway addition which will increase the lot coverage from 26% to 27%, (20% allowed), applying to the property located at 41 Merton Rd., TAP 31, Lot 45, (R-10 zone).

PETITION OF JENNIFER HANLEY, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a new front porch and stairs which will increase the lot coverage from 28% to 30%, (20% allowed). Said porch to be located 4.5' from the west property line, (10' required), applying to the property located at 13 Robinson St., TAP 11, Lot 157, (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.

PETITION OF TRIPLER PELL, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to relocate 3 condenser units to within 1' for the west property line, (10' required), applying to the property located at 11 Mt. Vernon St. was withdrawn without prejudice.

A motion to approve the PETITION OF SID ABRUZZI & CHRISTOPHER ABRUZZI, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to maintain a 400 sq. ft. shed which increases the lot coverage from 15% to 21%, (20% allowed), applying to the property located at 6 Thurston Ave., TAP7, Lot 64, (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. Attorney Jay Lynch is to prepare the decision for the Board's signature.

A motion to approve the PETITION OF THE 10 PUTMAN STREET REALTY TRUST, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to place 3 wall mounted air conditioner condensers 2', (10' required), from the north property line applying to the property located at 16 Brinley St., TAP 25, Lot 13, (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. Attorney Michael Mineau is to prepare the decision for the Board's signature.

A motion to approve the PETITION OF ROBERT & KRISTINE BROWN, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to place an air conditioner condenser 5' from the west property line, (10' required), applying to the property located at 16 Pennacook St., TAP 7, Lot 204, (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.

A motion to approve the PETITION OF PHILIP CARTY, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to place an 8' x 12' shed, 2' from the north property line, (10' required), applying to the property located at 130 Carrol Ave., TAP 40, Lot 474, (R-10A 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 CHASTELLUX NEWPORT, LLC, applicant and owner; for permission to construct a new inground pool and surround terrace which will be located 64.8' from the east property line, (75' required), and 43.8' from the west property line, (50' required), and which will increase the lot coverage from 7% to 10%, (8

allowed), applying to the property located at 21 Chastellux Ave., TAP 42, Lot 36, (R-120 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 DAVID & DANA FILIPPELLI, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to remove an existing shed and construct a new covered patio which will be located 5' from the west property line and 2.5' from the south property line, (10' required), and which will increase the lot coverage from 20% to 24%, (20% allowed), applying to the property located at 17 Third St., TAP 16, Lot 27, (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, structure is not to be enclosed, no outdoor audio is allowed, setback from south property line to be increased to 3.5' from 2.5', and all invoices due to the city be paid prior to recording the decision.

A motion to approve the PETITION OF KATIE DUGAN, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 126 sq. ft. stair and deck addition which will increase the lot coverage from 25% to 28%, (20% allowed), applying to the property located at 113 Carroll Ave., TAP 41, Lot 184, (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, structure is not to be enclosed, and all invoices due to the city be paid prior to recording the decision.

A motion to approve the Amended PETITION OF ANN & STEPHEN QUARRY, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to remove the existing garage and construct a 16' x 33' in-law dwelling addition which will be located 2' from the north property line, (10' required), ~~enlarge existing garage by 288 sq. ft., construct a deck between new dwelling and main house,~~ and add a covered entry all of which will increase the lot coverage from 20% to ~~36~~ 28%, (20% allowed), applying to the property located at 20 Toppa Blvd., TAP 11, Lot 625, (R-10A 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 LAWERENCE WEBER AND MARY GERDES, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to maintain a porch addition with a second-floor deck which increases the lot coverage from 55% to 63%, (50% allowed), applying to the property located at 600 Thames St., Unit 1, TAP 35, Lot 269-1, (LB zone) was made by Mr. Rudd, seconded by Mr. Johnson. The motion was approved with the conditions the project be started and substantially completed within (12) twelve months from the date of decision,

structure is not to be enclosed, and all invoices due to the city be paid prior to recording the decision. The motion was approved on a 4-1 vote with Mr. Goldblatt voting nay. L. Stevenson appeared in opposition to the request. Attorney J. Russell Jackson represented the petition and will prepare the decision for the Board's signature.

A motion to approve the PETITION OF JOHN DUFFY, applicant and owner; for a special use permit and a variance to the off-street parking design standards for permission to convert the 2nd dwelling into a 2-bedroom guesthouse use and provide 5 stacked off-street parking spaces, (stacked parking spaces not allowed), applying to the property located at 19 Bayview Ave., TAP 14, Lot 106, (R-10 zone) was made by Mr. Rudd, seconded by Mr. Johnson. The motion was unanimously denied.

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

Meeting adjourned.