

Revised 12/11/19

NEWPORT ZONING BOARD OF REVIEW
THURSDAY, JANUARY 2, 2020 – 7:00 P.M.
City Hall Council Chambers, Second Floor
43 Broadway

AGENDA

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes:

November 25, 2019

IV. Communications:

V. Action Items:

Request for Extension of Approval

PETITION OF SBJ REALTY, LLC, applicant; BRENNAN REALTY, LLC NO. 4, owner; for a variance to the dimensional requirements for permission to construct a 12 unit vacation guest facility and provide 0 loading zone spaces, (2 loading zone spaces required), applying to the property located at 37 Memorial Blvd., 39-39½ Memorial Blvd., & 0 Merton Rd., TAP 29, Lots 66, 67, & 170, (GB zone).

Decisions (Receive, review, and sign)

VI. Continued Petitions:

1. *PETITION OF SALVE REGINA UNIVERSITY, applicant and owner; for a special use permit for permission to construct a 214 bed dormitory with a staff dwelling unit applying to the properties located at 23, 45, & 51 Shephard Ave. and 26 Lawrence Ave., 74 & 80 Victoria Ave., TAP 36, Lots 36, 96, 98, 102, 103 & 104, (R-60 zone). (Cont. Ni Si)*
2. *PETITION OF SALVE REGINA UNIVERSITY, applicant and owner; for a special use permit for permission to construct a 196 bed dormitory with a staff dwelling unit applying to the properties located at 204, 206 & 218 Ruggles Ave. and Lawrence Ave., TAP 36, Lots 48, 49, 89, 111 & 126, (R-60 zone). (Cont. Ni Si)*
3. *APPEAL OF SRU HOLDINGS, LLC & SALVE REGINA UNIVERSITY, appellants and owners; appealing the decision of the Historic District Commission denying a Certificate of Appropriateness for the design of a proposed new dormitory, Building "A" (a/k/a Watts Dormitory), TAP 36, Lots 36, 39, 98, 102, 103, 104, a/k/a 35, 45, 51 Shepard Ave., 26 Lawrence Ave., & 78, 80 Victoria Ave.*

4. *Amended* PETITION OF CHRISTINA CUSSIMANO, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 188 sq. ft. rear landing and stair addition which will increase the lot coverage from 28 31% to 33 34%, (20% allowed), and to place 2 air conditioner condensers 6' 2" from the north property line, (10' required), applying to the property located at 34 Roseneath Ave., TAP 39, Lot 434, (R-10 zone).
5. *PETITION OF HARBOUR REALTY, LLC, applicant; HARBOUR REALTY, LLC., TOMORL, LLC., 20 WEST EXTENSION, LLC., WAITES WHARF REALTY ASSOCIATION, LLC., AND THOMAS B. ABRUZESE, owners; for a special use permit and a variance to the dimensional requirements for permission to demolish the existing structures and construct a 150-room transient guest facility, (91 rooms allowed), with a standard restaurant, banquet and wedding facilities, and provide 266 off-street parking spaces on a noncontiguous lot, (all off-street parking must be on the same lot as the use required), and to allow of use of public right of way to maneuver into and out of spaces, (Use of public right of way not allowed), applying to the property located on 0, 1, 16 & 25 Waite's Wharf, 23 Coddington Wharf, and 20 West Extension St., TAP 32, Lots 155, 267, 268, 272, 248, & 293, (WB zone).*
6. *PETITION OF ISLAND MOVING COMPANY, applicant; CITY OF NEWPORT, owner; for a special use permit and a variance to the off-street parking design standards for permission to demolish the former administration building and construct a new dance studio, (school of limited instruction), and provide off-street parking which will be located 5' from the south property line, (10' required), applying to the property located at 435 Broadway, TAP 6, Lot 11, (R-10 zone). (Cont. to January 27, 2020 pending review by the Planning Board and the Technical Review Committee)*

PETITION OF ISLAND MOVING COMPANY, applicant; CITY OF NEWPORT, owner; for a variance to the dimensional requirements for permission to demolish the former school building and subdivide the property into 5 parcels. Parcel B to be 9, 58 sq. ft., parcel C to be 9,124 sq. ft. and parcel D to be 9,003 sq. ft., (10,000 sq. ft. required). Lot width/frontage of parcels A, B & C, to be 14.66' and lot width/front of parcel D to be 41.07', (80' required), applying to the property located at 435 Broadway, TAP 6, Lot 11, (R-10 zone). (Cont. to January 27, 2020 pending review by the Planning Board and the Technical Review Committee)

7. PETITION OF LES HELMERS, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 3rd floor addition which will be located 0' from the east property line, (3' required), applying to the property located at 28 Ann St., TAP 27, Lot 155, (R-3 zone).
8. 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).
9. *APPEAL OF RICHARD FISHER & PATRICIA MARVEL FISHER, appellants, ARC HTNEWRI001, LLC, owner; appealing the issuance of Building Permit #123153, Plumbing Permit #123516, and Electrical Permit #123514 applying to the property located at 2 Kay St., TAP 21, Lot 123, (R-10 zone).*

10. PETITION OF JOHN GULLISON, applicant; NRI 12 GOODWIN PARTNERSHIP , owner; for a special use permit and a variance to the dimensional requirements for permission to demolish the existing garage and construct a 3-level living addition with decks which will be located 2.5' from the east property line, (5' required), and which will increase the lot coverage from 55% to 56%, (40% allowed), applying to the property located at 12 Goodwin St., TAP 35, Lot 244, (WB zone).
11. PETITION OF WELOVENEWPORT, LLC, applicant and owner; for a variance to the dimensional requirements for permission to demolish the existing structure and construct a new 2-1/2 story, 18,000 sq. ft. single-family dwelling. Said dwelling to be located, 30' from the west property line, (50' required), and 50' from the east property line, (75' required). Total lot coverage of property to be increase from 8% to 13%, (8% allowed), applying to the property located at 1 Harborview Dr., TAP 42, Lot 10, (R-120 zone).
12. PETITION OF QRG, LLC, applicant and owner, for a special use permit and a variance to the dimensional requirements for permission to construct a 5' x 10' deck addition which will be located less than 1' from the north property line, (20' required), and which will increase the lot coverage from 58% to 60%, (20% allowed), applying to the property located at 4-6 Mann Ave., TAP 21, Lot 5, (R-10 zone).
13. PETITION OF THAMES STREET LODGING GROUP, LLC, applicant and owner, for a special use permit and a variance to the dimensional requirements for permission to use an overhead electrical wire service, (new underground service required), applying to the property located at 595 Thames St., TAP 39, Lot 270, (LB zone).
14. PETITION OF DENNIS ROTUNNO, TRUSTEE, applicant and owner; special use permit and a variance to the dimensional requirements for permission to construct a 14' x 20', 1-1/2 story garage, which will be located 5' from the west and south property lines, (10' required), and which will increase the lot coverage from 23% to 29%, (20% allowed), applying to the property located at 5 Sylvan Ter., TAP 33, Lot 95, (R-10 zone).
15. PETITION OF CYNTHIA KERR, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to replace and existing shed with a 12' x 11' shed which will be located 2' from the north and east property lines, (10' required), applying to the property located at 21-23 Shields St., TAP 40, Lot 460, (R-10A zone).

VII. New Petitions

16. APPEAL OF JOSEPH TOOLE & TOOLE COMPANIES, INC., appellant and owner; appealing the decision of the City Planner not certifying as complete an application for Development Plan Review applying to the property located at 202 J.T. Connell Highway, TAP 4, Lots 52 & 82, (CI zone).
17. PETITION OF JACK & FRANCES PERKINS, applicants and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a new 209 sq. ft. front porch addition which will increase the lot coverage from 36% to 41%, (20% allowed), applying to the property located at 32 Berkeley Ave., TAP 34, Lot 129, (R-10).

18. PETITION OF S. MATTHEWS HAMILTON, TRUSTEE, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to move one dwelling unit (Unit D), from a building presently containing two dwelling units to an existing structure containing garages and guest quarters, (two principal buildings on one lot not allowed), applying to the property located at 58 Beacon Hill Rd., Units C & D, TAP 43, Lot 60, Units C & D, (R-160 zone).
19. PETITION OF CHARLES KIVEN, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to place a standby generator and air conditioner condensers 1' from the north property line, (10' required), applying to the property located at 37 Kay Blvd., TAP 11, Lot 690, (R-10A zone).

VIII. Adjournment:

Please note:

Meetings begin promptly at the time posted and will not last for more than four (4) hours. The Board normally will take a short break after 1½ to 2 hours of hearings to reaccess the agenda and their ability to reach the remaining items pending before it.

The Board will not entertain/begin a new petition after 10:30 p.m. and will conclude all hearings at 11:00 p.m. therefore some petitions cannot be heard due to these time constraints and will be continued to the next regular meeting date.

Items not to be heard tonight.