

NEWPORT ZONING BOARD OF REVIEW

43 Broadway

MONDAY, JUNE 22, 2020 – 7:00 P.M.

AGENDA

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes:

IV. Communications:

PETITION OF LISA PURCELL, applicant and lessee; WEST BROADWAY ASSOCIATES, owner; for a special use permit for permission to covert the existing retail space into a fast-food restaurant serving homemade ice cream and related goods applying to the property located at 76 Broadway, TAP 17, Lot 340, (GB zone).

(Withdrawn)

V. Action Items:

Approval of Summary Calendar:

Summary Calendar

1. PETITION OF BRUCE MONIZ, applicant and owner, for a special use permit and a variance to the density requirement for permission to convert the existing first floor retail space into a soft serve ice cream shop, (fast-food restaurant), and provide 0 additional off-street parking spaces, (3 additional off-street parking spaces required), applying to the property located at 489 Thames St., TAP 32, Lot 157, (WB zone).
2. PETITION OF MICHAEL HANNERS, applicant and owner; for a variance to the dimensional requirements for permission to construct a 17' X 20', 1ST floor deck addition which will increase the lot coverage from 20% to 23%, (20% allowed), applying to the property located at 7 McCormick Rd., TAP 40, Lot 407, (R-10 zone).
3. PETITION OF SUZANNE & THOMAS ROWDEN, applicants and owners; for a special use permit to construct a new screen porch which will be located 16.75' from the south property line, (20' required), and alter a non-conforming structure by demolishing the existing detached garage and construction a new, 2-story addition which will have a total lot coverage of 41%, (20% allowed), applying to the property located at 8 Lucas Ave., TAP 39, Lot 306 & 334, (R-10 zone).

4. PETITION OF JEROME & LESLIE CAPOCCIA, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to place a 6' x 11' shed, 1' from the south property line, (10' required), and which will increase the lot coverage from 26% to 29%, (20% allowed), applying to the property located at 19 Eustis Ave., TAP 11, Lot 227, (R-10A zone).
5. PETITION OF THE SNOW EFFECT, LLC, applicant and lessee; WEST BROADWAY ASSOCIATES, owner; for a special use permit for permission to covert the existing retail space into a fast-food restaurant serving nutritional shakes, smoothies and related goods applying to the property located at 84 Broadway, TAP 17, Lot 340, (GB zone).
6. PETITION OF FRANCES & GERARD GUILLEMOT, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to demolish the existing detached carport and construct a 24' x 32', 1-1/2 story, detached, garage/storage building which will be located 5' from the east property line and 35' from the south property line, (50' required), applying to the property located at 53 Ridge Rd., TAP 44, Lot 47, (R-120 zone).
7. PETITION OF GIUSEPPE (JOE) PUGLIARES, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct 10' X 14' shed which will be located 6' from the south property line and 3' from the west property line, (10' required), and which will increase the lot coverage from 24% to 26%, (20% allowed), applying to the property located at 98 Third St., TAP 9, Lot 142, (R-10 zone).
8. PETITION OF GORDON DEVELOPMENT, applicant and owner, for a special use permit and a variance to the dimensional requirements for permission to construct a 5' x 8' rear laundry room and balcony addition which will be located approximately 17' from the south property line, (20' required), and which will increase the lot coverage from 22% to 24%, (20% allowed), also to place an air conditioning condenser 1' from the west property line, (10' required), applying to the property located at 7 Young St., TAP 32, Lot 318, (R-10 zone).
9. PETITION OF JOHN HODGENS, JR., applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 12' x 12' shed which will be located 5' from the west property line, (10' required), applying to the property located at 9 Beach Ave., TAP 31, Lot 108, (R-10 zone).
10. PETITION OF KATHRYN & EDWARD STEATOR, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a master bath bay which will be located 22' from the west property line (75' required), 2 air conditioner condensers which will be located 6' from the south property line, (50' required), and 2 air conditioner condensers which will be located 22' from the north property line, (50' required), applying to the property located at 125 Brenton Rd., TAP 43, Lot 71, (R-160 zone).

11. PETITION OF DAN CORMIER, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 13.5' X 13' rear bedroom addition which will increase the lot coverage from 23% to 25%, (20% allowed), applying to the property located at 32 Toppa Blvd., TAP 11, Lot 575, (R-10A zone).
12. PETITION OF CHERYL CHANDLER, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct 413 sq. ft. above-ground pool which will increase the lot coverage from 19% to 23%, (20% allowed), applying to the property located at 14 Madeline Dr., TAP 7, Lot 569, (R-10 zone).

Abbreviated Hearings

1. PETITION OF JOANN KUSS, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to place an air conditioner condenser 7' from the north property line, (20' required), applying to the property located at 33 Ledge Rd., TAP 38, Lot 52, (R-60 zone).
2. PETITION OF RUPERT NESBIT, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to demolish the existing garage and construct a new 2-story, artist studio and workshop which will located 4.5' from the north property line, and 5.75' from the west property line, (10' required), and which will reduce the lot coverage from 39% to 38%, (20% allowed), applying to the property located at 15 Johnson Ct., TAP 14, Lot 13, (R-10 zone).
3. PETITION OF CHRISTINA CUSSIMANO & JOHN GRENIER, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a 35 sq. ft. rear landing and stair addition which will increase the lot coverage from 31% to 32%, (20% allowed), applying to the property located at 34 Roseneath Ave., TAP 39, Lot 434, (R-10 zone).
4. PETITION OF KATHRYN O'CONNOR, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct two new rear deck landings, one of which will be located 6.2' from the north property line, (10' required). Said additions will increase the lot coverage from 72% to 75%, (20% allowed), applying to the property located at 4 Record St., TAP 10, Lot 193, (R-10 zone).
5. PETITION OF KATHRYN O'CONNOR, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct two new rear deck landings, one of which will be located 6.2' from the north property line, (10' required). Said additions will increase the lot coverage from 72% to 75%, (20% allowed), applying to the property located at 4 Record St., TAP 10, Lot 193, (R-10 zone).
6. PETITION OF BARBARA WINKLER & ROBERT VITELLO, applicants &

owners; for a special use permit and a variance to the dimensional requirements for permission to construct a 13' x 19.5' first floor, rear deck and stair addition which will increase the lot coverage from 26% to 31%, (20% allowed), applying to the property located at 17 Everett Street, TAP 19, Lot 52, (R-10 zone).

7. PETITION OF DAVID PLATT, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 15' x 7' first floor, rear deck and stair addition which will increase the lot coverage from 22% to 25%, (20% allowed), applying to the property located at 70 Bridge St., TAP 16, Lot 78, (R-10 zone).

VI. Adjournment:

Please note:

THE MEETING WILL BE HELD REMOTELY IN COMPLIANCE WITH GOVERNOR RAIMONDO'S EXECUTIVE ORDER 20-25- 1. (a) " SUCH MEANS MAY INCLUDE, WITHOUT LIMITATION, PROVIDING PUBLIC ACCESS THROUGH TELEPHONE, INTERNET, OR SATELLITE ENABLED AUDIO OR VIDEO CONFERENCING OR ANY OTHER TECHNOLOGY THAT ENABLES THE PUBLIC TO CLEARLY FOLLOW THE PROCEEDINGS OF THE PUBLIC BODY WHILE THOSE ACTIVITIES ARE OCCURRING".

Join Zoom Meeting

Meeting ID: 323 585 0353

Password: 2V1yXc

Please send any inquiry to Guy Weston, Zoning Officer, at gweston@cityofnewport.com or call (401) 845-5452