

Revised 10/20/20

\*Telephone Access is available Toll Free by dialing: 1-888-788-0099 (Toll Free) or 1-833-548-0276 (Toll Free)

<https://us02web.zoom.us/j/84457330375?>

Meeting ID: 844 5733 0375

Passcode: 1639

## **NEWPORT ZONING BOARD OF REVIEW THURSDAY, OCTOBER 29, 2020 – 7:00 P.M.**

**THE MEETING WILL BE HELD REMOTELY IN COMPLIANCE WITH GOVERNOR RAIMONDO’S EXECUTIVE ORDER 20-25- 1. (b) “ 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 ACTIVITES ARE OCCURING”.**

**\*The Zoning Board of Review will meet via the Zoom Platform. Public participation will also be available through remote means\***

### **AGENDA**

- I. Call to Order**
- II. Roll Call and Determination of Quorum**
- III. Minutes:**
- IV. Communications:**

#### **Action Items:**

##### **Request for Extension of Approval**

None

##### **Decisions (Receive, review, and sign)**

None

#### **VI. Continued Petitions**

None

## VII. New Petitions:

35. PETITION OF ANTHONY ZALOUMIS, applicant and owner; for a special use permit for permission to convert a portion of the building into a 4-room guest house use applying to the property located at 22 Freebody St., TAP 33, Lot 56, (R-10 zone). **(To Be Withdrawn)**
36. APPEAL OF MR. JASON PERKINS, appellant; NRI 12 GOODWIN ST PARTNERSHIP, owner; appealing the issuance of building permit #125985 applying to the property located at 12 Goodwin St., TAP 35, Lot 244, (WB zone).
37. PETITION OF JOHN McCARTHY, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 16' x 22' second level deck which will be located 6' from the west property line, (10' required), and which will increase the lot coverage from 27% to 37%, (20% allowed), applying to the property located at 19 South Baptist St., TAP 32, Lot 186, (R-10 zone).
38. PETITION OF MADELINE MARQUISS, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to extend the existing 9' x 9' deck to a 14' x 12' deck which is located 3' from the east property line, (10' required), and which will increase the lot coverage from 39% to 42%, (20% allowed), applying to the property located at 31 Evarts St., TAP 9, Lot 38, (R-10 zone).
39. PETITION OF NAVARRE HIEBEL, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 12' x 14' porch addition which will be located 8.3' from the east property line, (10' required), and which will increase the lot coverage from 26% to 29%, (20% allowed) applying to the property located at 94 Ruggles Ave., TAP 40, Lot 333, (R-10A zone).
40. PETITION OF ESMOND HARMSWORTH, applicant and owner; for a special use permit and a variance to the dimensional requirement for permission to construct a 1,000 sq. ft. veranda addition on the east side of the building and which will increase the lot coverage from 15% to 17%, (10% allowed), applying to the property located at 639 Bellevue Ave., TAP 38, Lot 5, (R-60 zone).
41. PETITION OF TRACY COPPLA, applicant and lessee; BELLEVUE PLAZA, LLC, owner; for a special use permit for permission to convert the existing 1,600 sq. ft. retail store into a fast-food restaurant serving nutritional shakes, smoothies and related goods applying to the property located at 260 Bellevue Ave., TAP 33, Lot 57, (GB zone).
42. PETITION OF ADAM ZAFF, applicant and owner; for a dimensional variance for permission to construct a new single-family dwelling which will be located 8.1' from the west property line, 8.6' from the south property line, 5.5' from the north property line and 4.7' from the east property line, (10' required), and which will increase the lot coverage from 0% to 31%, (20% allowed), applying to the property located at 0 Tompkins Ct., TAP 25, Lot 125, (R-10 zone).

43. PETITION OF KENNETH & DEBORAH McDONALD, applicants and owners; for a special use permit and a variance to the off-street parking requirements for permission to slightly elevate the existing structure, add a second floor rear addition and new front entrance. Said building is located 1' from the north property line, 8' from the south property line, (10' required), and 15.75' from the west property line, (20' required). Said proposal will increase the lot coverage from 41% to 43%, (20% allowed), applying to the property located at 40 Second St., TAP 12, Lot 275, (R-10 zone).
44. PETITION OF HINDA & STEVE PERDREAUX, applicants and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 6' x 19.23' rear deck addition with a pergola roof which will be located 2' from the north property line, (10' required) and which will increase the lot coverage from 22% to 25%, (20% allowed), applying to the property located at 51 Third St., TAP 12, Lot 43, (R-10 zone).
45. PETITION OF MELVIN HILL, applicant; WHITE WALL, LLC, owner; for a variance to the dimensional requirements for permission to construct a 540 sq. ft. inground pool which will increase the lot coverage from 20% to 25%, (20% allowed), applying to the property located at 21 Prairie Ave., TAP 20, Lot 220, (R-10 zone). **(To Be Withdrawn)**
46. PETITION OF JUAN & ALBA CAMPOS, applicants and owners; for special use permit and a variance to the dimensional requirements for permission to demolish the existing garage and construct a 32' x 20', 2-1/2 story, detached single-family dwelling on the property, (One principal building per lot allowed), which will increase the lot coverage from 26% to 27%, (20% allowed), applying to the property located at 132 Everts St., TAP 10, Lot 203, (R-10 zone).
47. PETITION OF FRANK & TERESA CONSOLI, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a two story addition above the existing rear one story and deck which will be located 3.75' from the east property line, (10' required), and which will increase the lot coverage from 29% to 30%, (20% allowed), applying to the property located at 21 Connection St., TAP 39, Lot 451, (R-10 zone).
48. PETITION OF KEVIN & DINA QUIRK, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to add new front and rear gable dormers to the existing detached garage which is located 53' from the north property line, (100' required), and add an exterior stairway which will increase the lot coverage from 9.2% to 9.3%, (6% allowed), applying to the property located at 24 Brenton Rd., TAP 41, Lot 301, (R-160 zone).
49. PETITION OF SEAN & JESSICA QUIRK, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a rear deck and stair addition, a 36' x 16' inground pool and convert the existing non-conforming garage into storage, a pool house and a bathroom. Said additions will increase the lot coverage from 19% to 29%, (20% allowed), applying to the property located at 122 Ruggles Ave., TAP 40, Lot 346, (R-10A zone).
50. PETITION OF 12 PEARL, LLC, applicant; ALVIN WARD, JR. ET ALS, owners; for a special use permit and a variance to the dimensional requirements for permission to construct third floor dormers which will be located 1' from the west property line, (10' required), applying to the property located at 2 Sharon Ct., TAP 39, Lot 396, (R-10 zone).

51. PETITION OF JEANNE LEDUC, applicant and owner, for a variance to the dimensional requirements for permission to maintain a raised pool terrace which is located approximately 15' from the west property line, (20' required), applying to the property located at 3 Bellevue South, TAP 38, Lot 80, (R-60 zone).
52. PETITION OF KEVIN BROWNING, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to place an air conditioner condenser 2' from the north property line, (10' required), applying to the property located at 110 Second St., Unit 2B, TAP 9, Lot 148, (R-10 zone).
53. PETITION OF GREGORY GENTILE, applicant and owner; for a variance to the dimensional requirements for permission to construct a 26' x 16', inground pool which will increase the lot coverage from 15% to 17%, (15% allowed), applying to the property located at 116 Old Beach RD., TAP 23, Lot 170, (R-20 zone).
54. APPEAL OF TIMOTHY & MAUREEN WEST, appellants and owners; appealing the decision of the Historic District Commission denying permission to replace a slate roof with an asphalt roof and remove existing dormers, applying to the property located at 45 Everett St., TAP 22, Lot 17, (R-10 zone).
55. PETITION OF SARA SHEEHY, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a second story addition to the garage which is located 5' from the east property line, (10' required), applying to the property located at 206 Coggeshall Ave., TAP 38, Lot 62, (R-10 zone).
56. PETITION OF ANDREW SEGAL & KAREN WEBER, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to raise the existing non-conforming structure by 2'. Said structure is located 0' from the west property line, (10' required), applying to the property located at 74 Bridge St., TAP 16, Lot 74, (R-10 zone).
57. PETITION OF RONALD & CHERYL LeDUC, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a new 48 sq. ft. addition which will increase the lot coverage from 31% to 33%, (20% allowed), applying to the property located at 4 Webster Ct., TAP 40, Lot 166, (R-10 zone).
58. PETITION OF JOHN DOYLE & JAMES BARTZ, for a special use permit and a variance to the dimensional requirements for permission to construct a 35' x 12' inground hot tube/pool, a 84 sq. ft. pool house, a front 349 sq. ft. addition and a second floor addition which will be located 0' from the west property line, (10' required), and which will increase the lot coverage from 16% to 25%, (20% allowed), applying to the property located at 5 Gooseberry Rd., TAP 41, Lot 264, (R-10A zone).
59. PETITION OF LUKE & CYNTHIA MURRAY, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to demolish the existing garage structure and construct a single-family dwelling which is located 2.5' from the north property line, (10' required), 3.6' from the west property line, (20' required), and which will increase the lot coverage from 39% to 45%, (20% allowed), applying to the property located on Tews Ct., TAP 26, Lot 32, (R-10 zone).

60. PETITION OF KEVIN & PATRICIA MEEHAN, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct 3 new building each with 4 dwelling units and renovate the existing from 2 dwelling unit building, and convert the existing carriage house into a single dwelling for a total of 15 dwelling units, (one principle use per lot allowed), which will increase the lot coverage from 9% to 28%, (20% allowed), applying to the property located at 15 & 17 Sylvan St., TAP 33, Lot 36, (R-10 zone).
61. PETITION OF ROBERT & MAUREEN SULLIVAN, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to enlarge an existing 9' x 14' shed, 2' from the east property line, (10' allowed), applying to property located at 2 Willow St., TAP 12, Lot 112-6 (R-10 zone).
62. PETITION OF DAVID BERTOLINI, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to place a gas fire pit 6.5' from the east and south property lines, (10' required), applying to the property locate at 15 Third Street, TAP 16, Lot 44, (R-10 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.***

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<https://zoom.us/97895088337>

***Please send any inquiry to Guy Weston, Zoning Officer, at [gweston@cityofnewport.com](mailto:gweston@cityofnewport.com) or call 6(401) 845-5452***