

Revised 11/12/20

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

Meeting ID: 844 5733 0375

Passcode: 1639

NEWPORT ZONING BOARD OF REVIEW THURSDAY, NOVEMBER 12, 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. 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). **(Cont. to November 23, 2020)**
36. PETITION OF FELISA NOBLES, applicant; THEODORE COTSORDIS, owner; for a special use permit and a variance to the dimensional requirements for permission to construct a third floor dormer which will be located 0' from the west property line and 3.5' from the east property line, (10' required), and a new rear second floor deck which will be located approximately 4' from the east property line and 3.5' from the west property line, (10' required). Said deck to increase the lot coverage from 57% to 66%, (20% allowed), applying to the property located at 108 Van Zandt Ave., TAP 9, Lot 432, (R-10 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 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 Evarts St., TAP 10, Lot 203, (R-10 zone). **(Cont. to January 4, 2021)**
39. 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).
40. 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). **(Cont. to November 23, 2020)**
41. 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). **(Awaiting brief and transcripts) (Cont. to November 23, 2020)**
42. 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).

43. 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). **(Cont. to November 23, 2020)**
44. 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). **((Cont. to January 4, 2021 pending review by the Planning Board and the Technical Review Committee.))**

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