Minutes of the

**Newport Zoning Board of Review**

A meeting of the Zoning Board of Review was held on Thursday, November 12, 2020, via the Zoom meeting platform at 7:00 p.m.

PRESENT: Chuck Allott, Acting Chair

Robert Buzard, Secretary

Bart Grimes

Russell Johnson

David Riley

Guy Weston, Zoning Officer

Girard Galvin, Assistant City Solicitor

Nancy Caron, Stenographer, Allied Court Reporters

ABSENT: Wick Rudd

Sam Goldblatt

**DECISIONS**

A motion to approve the 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 3’-6’’ 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). Felsia Nobles presented for the applicant. Scott Woolhouse was present as an objector.

A motion to approve the dormers with the conditions the project be started and substantially completed within twelve (12) months of the date of the decision, that all outstanding invoices relating to the cost of abutter notices be paid prior to the recording of the decision, that the 3rd floor balcony not be part of this approval and that any new drainage system include the installation of a drywell was made by Mr. Grimes, seconded by Mr. Buzard. The motion was unanimously approved.

A motion to approve the proposed 2nd floor deck with the conditions the project be started and substantially completed within twelve (12) months of the date of the decision and that all outstanding invoices relating to the cost of abutter notices be paid prior to the recording of the decision, was made by Mr. Grimes, seconded by Mr. Buzard. The motion was unanimously approved.

A motion to approve the 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) with the conditions the project be started and substantially completed within twelve (12) months of the date of the decision, that all outstanding invoices relating to the cost of abutter notices be paid prior to the recording of the decision, and the lot coverage variance if granted be limited to the pool and pool house only, was made by Mr. Grimes, seconded by Mr. Buzard. The motion was unanimously approved. Attorney J. Russell Jackson represented the applicant.

The following petitions were continued to a regular meeting of November 23, 2020:

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).

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).

PETITITION 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, a36’ 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).

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).

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).

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).

The following petitions were continued to a regular meeting of January 4, 2021:

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).

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.)