Minutes of the

**Newport Zoning Board of Review**

A meeting of the Zoning Board of Review was held on Monday, December 14, 2020, via the Zoom meeting platform at 7:00 p.m.

PRESENT: Chuck Allott, Acting Chair

Bart Grimes, Actinc Secretary

Russell Johnson

David Riley

Samuel Goldblatt

 Guy Weston, Zoning Officer

 Girard Galvin, Assistant City Solicitor

 Nancy Caron, Stenographer, Allied Court Reporters

ABSENT: Wick Rudd

 Robert Buzard

**DECISIONS**

A motion to approve the PETITION OF JEFFERY MARLOWE & NANCY SPERONI, applicants and owners; for a special use permit and a variance to the dimensional and off-street parking requirements to construct a third floor addition to house a second dwelling unit, (new dwelling unit not allowed), which will be located .5’ from the north property line, (5’ required), and provide 0 additional off-street parking spaces, (2 additional off-street parking spaces required), applying to the property located at 113 Memorial Blvd. West, TAP 27, Lot 83, (GB zone) A motion was made by Mr. Johnson, seconded by Mr. Grimes. The motion was unanimously approved with 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 that decision. With conditions there be no 2nd kitchen and no 2nd unit on the 3rd floor of the property.

A motion to approve the PETITION OF PATRICK & DEBORAH DONOVAN, applicants and owners; for a special use permit and a variance to the off-street parking requirements for permission to convert the 2nd dwelling unit into a 3-bedroom guesthouse and provide 0’ additional off-street parking spaces, (3 additional non-stacked parking spaces required), applying to the property located at 30 Harrison Ave., TAP 41, Lot 66, (R-10 zone). A motion was made by Mr. Johnson to approve, there was discussion and a vote. Mr. Goldblatt & Mr. Allott both voted no and Mr. Johnson, Mr. Grimes and Mr. Riley all voted yes. The petition was denied as it did not have 4 board member votes.

A motion to approve the 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). A motion to approve the amended petition which will increase the lot coverage from 26.5% to 32% was made by Mr. Johnson, seconded by Mr. Grimes.A roll call vote was conducted and all five members approved this petition with conditions it be started and substantially completed within twelve (12) months and all invoices from abutter notices be paid before recording the decision. Other conditions include privacy screening, light removed and lighting screened. Peter Regan was the attorney representing the applicant and Peter will write the decision.

The following petitions were approved as abbreviated summary:

PETITION OF EARL & NANCY POWELL, applicants; FANTASY ROCK, LLC, and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 34' x 30' detached, 2-1/2 story, garage/guest suite with deck connecting bridge which will be located 0' from the south property line, (75' required), and which will increase the lot coverage from 7% to 9%, (8% allowed), applying to the property located at 1 Highland Pl., TAP 41, Lot 320, (R-120 zone).

PETITION OF ROSS TRETHEWEY; applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a new covered front porch which will be located 3.33' from the north property line, (10' required), and which will increase the lot coverage from 40% to 44%, (20% allowed), applying to the property located at 36 Second St., TAP 12, Lot 280, (R-10 zone).

PETITION OF SUSAN TOTH, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 23’ x 11’ second floor deck which will be located 3’ from the north property line, (10’ required), applying to the property located at 12 Lincoln St. TAP 19, Lot 116, (R-10 zone).

The following petitions were continued to a regular meeting of December 17, 2020:

PETITION OF JAMES PIZZARUSO & LYN MURRAY, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a 2-1/2 story, single-family dwelling on an existing vacant lot which will be located 12’ from the north property line, (15’ required), 4.5’ from the east property line, (10’ required), and 17.4’ from the south property line, (20’ required). Said structure to have a lot coverage of 29%, (20% allowed), applying to the property located on 0 Vicksburg Pl., TAP 13, Lot 2, (R-10 zone).

PETITION OF DEREK SAVAS, ET ALS, applicants and owners, for a special use permit to the dimensional requirements for permission to convert the existing 1,584 sq. ft., professional office space into a residential unit, applying to the property located at 359 Thames St., TAP 27, Lot 158, Units UFG, (WB 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).

PETITION OF TRACY DETWILER, 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 larger 2-1/2 story garage which will increase the lot coverage from 22% to 28%, (20% allowed). Said garage to be located 3.25’ from the west property line, (10’ required), applying to the property located at 27 Everett St., TAP 19, Lot 87, (R-10 zone).

PETITION OF KEITH & KATHY LONGSON, applicants and owners, for a special use permit for permission to construct new front stairs, a new rear addition with a first and second story deck, all of which will increase the lot coverage from 23% to 30%, (20% allowed). In addition, add a second floor addition to the existing single-story garage which is located 7.9’ from the north property line, (10’ required), applying to the property located at 70 Roseneath Ave., TAP 39, Lot 366, (R-10 zone).

PETITION OF STEPHEN MONK & PAUL BREINER, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a 160 sq. ft. first floor deck and a 49 sq. ft. second floor deck and add two second floor dormers to the existing detached garage which is located 3.66’ from the south property line, (5’ required), applying to the property located at 79 Prospect Hill St., TAP 27, Lot 59, (R-3 zone). (Continue to January 4, 2020)

PETITION OF DAVID & ALICIA LACHI, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to convert the existing detached garage into a guest unit by constructing second floor dormer which will be located 1' from the west property lines (10' required) applying to the property located at 20 Catherine St., TAP 25, Lot 40, (R-10 zone).

PETITION OF JOSEPH & BRENDA BAGINSKI, applicants and owners; for a variance to the dimensional requirements for permission to construct a new single-family dwelling which will increase the lot coverage from 0% to 31%, (20% allowed), applying to the property located on Keeher Ave., TAP 11, Lot 748, (R-10A zone).

The following petitions have been continued to Monday, January 4, 2021:

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).

PETITION OF JOHN DUKES, applicant; Lee & Thames Associates, owner; for a special use permit for permission to construct a new 16’ x 18’ rooftop deck addition applying to the property located at the corner of 550 Thames St. and 6 Lee Ave., TAP 35, Lot 257, (LB zone

PETITION OF ELIZABETH ENOCHS, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to demolish the existing structure and construct a larger single-family dwelling, shed and pool house all of which will increase the lot coverage from 12% to 14%, (10% allowed). New dwelling to be 24.3’ from east property line and 36.5’ from west property line, (40’ required). Proposed shed to be located 5.75’ from the east property line and proposed pool house to be located 13’ from the east property line, (20’ required), applying to the property located at 3 Gordon St., TAP 36, Lot 90, (R-60 zone). (Continue to January 4, 2020)

PETITION OF TIM MANNING, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a full second story addition to the existing detached garage which will be located 1’ from the east property line, (10’ required), and which will increase lot coverage from 30% to 31%, (20% allowed), applying to the property located at 25 Thurston Ave., TAP 7, Lot 51, (R-10 zone). (Continue to January 4, 2020)

APPEAL OF MR. & MRS. LES HELMERS, appellant and owner; appealing the decision of the Historic District Commission on the denial of a roof addition applying to the property located at 28 Ann St., TAP 27, Lot 155, (R-10 zone). (Continue to January 4, 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).

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).

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 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.)

 The following petition was withdrawn without prejudice:

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).