

Revised 11/5/19

NEWPORT ZONING BOARD OF REVIEW
MONDAY, NOVEMBER 25, 2019 – 7:00 P.M.
City Hall Council Chambers, Second Floor
43 Broadway

AGENDA

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes:

September 23, 2019

October 28, 2019

IV. Communications:

Letter from Attorney Karen Benson, Re: Appeal of Salve Regina University

Brief of Attorney William R. Landry, received October 28, 2019 Re: Appeal of Salve Regina University

V. Action Items:

Request for Extension of Approval

Decisions (Receive, review, and sign)

APPEAL OF FREDERICO SANTI & JOHN GACHER, appellants; appealing the decision of the Historic District Commission approving a Certificate of Appropriateness to construct an accessory structure applying to the property located at 166 Spring St., TAP 24, lot 225, (GB zone).

VI. Continued Petitions:

1. *PETITION OF SALVE REGINA UNIVERSITY, applicant and owner; for a special use permit for permission to construct a 214 bed dormitory with a staff dwelling unit applying to the properties located at 23, 45, & 51 Shephard Ave. and 26 Lawrence Ave., 74 & 80 Victoria Ave., TAP 36, Lots 36, 96, 98, 102, 103 & 104, (R-60 zone). (Cont. Ni Si)*

2. *PETITION OF SALVE REGINA UNIVERSITY, applicant and owner; for a special use permit for permission to construct a 196 bed dormitory with a staff dwelling unit applying to the properties located at 204, 206 & 218 Ruggles Ave. and Lawrence Ave., TAP 36, Lots 48, 49, 89, 111 & 126, (R-60 zone). (Cont. Ni Si)*
3. APPEAL OF SRU HOLDINGS, LLC & SALVE REGINA UNIVERSITY, appellants and owners; appealing the decision of the Historic District Commission denying a Certificate of Appropriateness for the design of a proposed new dormitory, Building "A" (a/k/a Watts Dormitory), TAP 36, Lots 36, 39, 98, 102, 103, 104, a/k/a 35, 45, 51 Shepard Ave., 26 Lawrence Ave., & 78, 80 Victoria Ave.
4. *Amended* PETITION OF CHRISTINA CUSSIMANO, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 188 sq. ft. rear landing and stair addition which will increase the lot coverage from 28 31% to 33 34%, (20% allowed), and to place 2 air conditioner condensers 6' 2" from the north property line, (10' required), applying to the property located at 34 Roseneath Ave., TAP 39, Lot 434, (R-10 zone).
5. *PETITION OF HARBOUR REALTY, LLC, applicant; HARBOUR REALTY, LLC., TOMORL, LLC., 20 WEST EXTENSION, LLC., WAITES WHARF REALTY ASSOCIATION, LLC., AND THOMAS B. ABRUZESE, owners; for a special use permit and a variance to the dimensional requirements for permission to demolish the existing structures and construct a 150-room transient guest facility, (91 rooms allowed), with a standard restaurant, banquet and wedding facilities, and provide 266 off-street parking spaces on a noncontiguous lot, (all off-street parking must be on the same lot as the use required), and to allow of use of public right of way to maneuver into and out of spaces, (Use of public right of way not allowed), applying to the property located on 0, 1, 16 & 25 Waite's Wharf, 23 Coddington Wharf, and 20 West Extension St., TAP 32, Lots 155, 267, 268, 272, 248, & 293, (WB zone). (Cont. to January 2, 2019 pending review by the Planning Board and the Technical Review Committee)*
6. PETITION OF PETER ARGUIMBAU, applicant and owner; for a variance to the off-street parking requirements for permission to let 2 guest house rooms as a "home occupation" and provide 0 additional off-street parking spaces, (2 additional off-street parking spaces required), applying to the property located at 267 Spring St., TAP 27, Lot 138, (R-3 zone).
7. PETITION OF JOHN & LORI CRIMMINS, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to demolish the existing detached garage/carriage house and construct a slightly larger structure which will be located 1' from the south property line and which will increase the lot coverage from 22% to 23%, (20% allowed), applying to the property located at 43 Sherman St., TAP 21, Lot 118, (R-10 zone).
8. *PETITION OF ISLAND MOVING COMPANY, applicant; CITY OF NEWPORT, owner; for a special use permit and a variance to the off-street parking design standards for permission to demolish the former administration building and construct a new dance studio, (school of limited instruction), and provide off-street parking which will be located 5' from the south property line, (10' required), applying to the property located at 435 Broadway, TAP 6, Lot 11, (R-10 zone). (Cont. to January 2, 2019 pending review by the Planning Board and the Technical Review Committee)*

PETITION OF ISLAND MOVING COMPANY, applicant; CITY OF NEWPORT, owner; for a variance to the dimensional requirements for permission to demolish the former school building and subdivide the property into 5 parcels. Parcel B to be 9, 58 sq. ft., parcel C to be 9,124 sq. ft. and parcel D to be 9,003 sq. ft., (10,000 sq. ft. required). Lot width/frontage of parcels A, B & C, to be 14.66' and lot width/front of parcel D to be 41.07', (80' required), applying to the property located at 435 Broadway, TAP 6, Lot 11, (R-10 zone). (Cont. to January 2, 2019 pending review by the Planning Board and the Technical Review Committee)

9. PETITION OF WARREN KATZ, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to place a hot tub, outdoor kitchen, fire pit, and water feature, 3' from the east property line, (10' required), applying to the property located at 60 Old Beach Rd., TAP 26, Lot 83, (R-20 zone).
10. PETITION PAUL CONNERY & KEELY FLYNN CONNERY, applicants and owners; for permission to demolish the existing garage and construct a new master bedroom addition with a 16' x 8' connector which will be located 4' from the north and 3' from the east property lines, (10' required), a 13' x 9.5' deck which will be located 0' from the north property line, (10' required), a new 12' x 20' garage, and a 16' x 23' deck all of which will increase the lot coverage from 22% to 35%, (20% allowed), applying to the property located at 14 Annandale Rd., TAP 31, Lot 86, (R-10 zone).
11. PETITION OF DAVID & LEE ANNE BOTELHO, applicants and owners; for a special use permit and a variance to the off-street parking requirements for permission convert the existing 2nd dwelling unit into a 1-bedroom guest house and provided additional off-street parking spaces, (2 additional off-street space required), applying to the property located at 20 Webster St., TAP 40, Lot 61, (R-10 zone).
12. PETITION OF LES HELMERS, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 3rd floor addition which will be located 0' from the east property line, (3' required), applying to the property located at 28 Ann St., TAP 27, Lot 155, (R-3 zone).
13. APPEAL OF RICHARD FISHER & PATRICIA MARVEL FISHER, appellants, ARC HTNEWRI001, LLC, owner; appealing the issuance of Building Permit #123153, Plumbing Permit #123516, and Electrical Permit #123514 applying to the property located at 2 Kay St., TAP 21, Lot 123, (R-10 zone).

VII. New Petitions

14. PETITION OF JOHN GULLISON, applicant; NRI 12 GOODWIN PARTNERSHIP , owner; for a special use permit and a variance to the dimensional requirements for permission to demolish the existing garage and construct a 3-level living addition with decks which will be located 2.5' from the east property line, (5' required), and which will increase the lot coverage from 55% to 56%, (40% allowed), applying to the property located at 12 Goodwin St., TAP 35, Lot 244, (WB zone).

15. PETITION OF WELOVENEWPORT, LLC, applicant and owner; for a variance to the dimensional requirements for permission to demolish the existing structure and construct a new 2-1/2 story, 18,000 sq. ft. single-family dwelling. Said dwelling to be located, 30' from the west property line, (50' required), and 50' from the east property line, (75' required). Total lot coverage of property to be increase from 8% to 13%, (8% allowed), applying to the property located at 1 Harborview Dr., TAP 42, Lot 10, (R-120 zone).
16. PETITION OF JONI & PAUL JABLANSKY, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to place two standby generators 16.5' from the north property line, (20' required), which will increase the lot coverage from 14% to 15%, (10% allowed), applying to the property located at 437 Bellevue Ave., TAP 36, Lot 8, (R-60 zone).
17. PETITION OF RANDI WALLCE; applicant and owner; for a special use permit for permission to convert the existing second floor of the detached garage from sleeping quarters into a guest house use applying to the property located at 22 Johnson Ct., TAP 13, Lot 51, (R-10 zone).
18. PETITION OF QRG, LLC, applicant and owner, for a special use permit and a variance to the dimensional requirements for permission to construct a 5' x 10' deck addition which will be located less than 1' from the north property line, (20' required), and which will increase the lot coverage from 58% to 60%, (20% allowed), applying to the property located at 4-6 Mann Ave., TAP 21, Lot 5, (R-10 zone).
19. PETITION OF THAMES STREET LODGING GROUP, LLC, applicant and owner, for a special use permit and a variance to the dimensional requirements for permission to use an overhead electrical wire service, (new underground service required), applying to the property located at 595 Thames St., TAP 39, Lot 270, (LB zone).
20. 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 22' x 28', 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).
21. PETITION OF GRANT POWEL & JILL BRAY, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to place two heat pump condensers 1' from the south property line, (10' required), applying to the property located at 31 Ayrault St., TAP 21, Lot 206, (R-10 zone).
22. PETITION OF DENNIS ROTUNNO, TRUSTEE, applicant and owner; special use permit and a variance to the dimensional requirements for permission to construct a 14' x 20', 1-1/2 story garage, which will be located 5' from the west and south property lines, (10' required), and which will increase the lot coverage from 23% to 29%, (20% allowed), applying to the property located at 5 Sylvan Ter., TAP 33, Lot 95, (R-10 zone).

23. PETITION OF CLIFFORD & CAREY CORT, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to expand the existing 2nd floor deck and front porch which will be located 6' from the north property line, (10' required), and add a 4' x 11' rear landing which will be located 19' from the east property line, (20' required). Said additions to increase the lot coverage from 33% to 38%, (20% allowed), applying to the property located at 115 Washington St., TAP 9, Lot 347, (R-10 zone).
24. PETITION OF PETER & HARRIET HARRIS, applicants and owners; for a variance to the dimensional requirements for permission to construct a 10.75' shed dormer addition which will be located no closer than 32' from the east property line (100 ft. required) applying to the property located at 29 Brenton Road, Tax Assessor's Plat 41, Lot 278, (R-160 zone).
25. PETITION OF STEFANIE MANSFIELD & NICHOLAS PALMERINO, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to add 181 sq. ft. of additions in an expanded front porch addition and a 2-story rear addition which will increase the lot coverage from 24% to 27%, (20% allowed), applying to the property located at 48 Hammond St., TAP 35, Lot 139, (R-10 zone).
26. PETITION OF CYNTHIA KERR, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to replace and existing shed with a 12' x 11' shed which will be located 2' from the north and east property lines, (10' required), applying to the property located at 21-23 Shields St., TAP 40, Lot 460, (R-10A 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.