

Revised 1/6/20

NEWPORT ZONING BOARD OF REVIEW
THURSDAY, JANUARY 27, 2020 – 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:

November 25, 2019

IV. Communications:

V. Action Items:

Request for Extension of Approval

Decisions (Receive, review, and sign)

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. (Cont. to January 27, 2020 for receipt of submitted briefs and to February 24, 2020 oral arguments and decision.)*

4. *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 February 24, 2020 pending review by the Planning Board and the Technical Review Committee)*

5. *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 February 24, 2020 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 February 24, 2020 pending review by the Planning Board and the Technical Review Committee)

6. *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).*

7. *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).*

8. *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).*

9. TITION 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).
10. 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).
11. 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).
12. 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).
13. Amended 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).
14. *APPEAL OF JOSEPH TOOLE & TOOLE COMPANIES, INC., appellant and owner; appealing the decision of the City Planner not certifying as complete an application for Development Plan Review applying to the property located at 202 J.T. Connell Highway, TAP 4, Lots 52 & 82, (CI zone). (Continued to February 24, 2020)*
15. PETITION OF CHARLES KIVEN, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to place a standby generator and air conditioner condensers 1' from the north property line, (10' required), applying to the property located at 37 Kay Blvd., TAP 11, Lot 690, (R-10A zone).

VII. New Petitions

16. APPEAL OF SRU HOLDINGS, LLC & SALVE REGINA UNIVERSITY, appellants and owners; appealing the decision of the Historic District Commission recorded on November 27, 2019, denying a Certificate of Appropriateness for the design of a proposed new dormitory, Building "B" (a/k/a Wallace Dormitory), TAP 36, Lots 48, 49, 89, 111, 126, a/k/a 204, 206, 218 Ruggles Ave., 108 Lawrence Ave., & 0 Victoria Ave.

17. 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).
18. PETITION OF MICHAEL & ELIZABETH McKINNON, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a 14' x 22' rear deck addition which will increase the lot coverage from 23% to 28%, (20% allowed), applying to the property located at 22 Kay Blvd., TAP 11, Lot 686, (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.