

NEWPORT ZONING BOARD OF REVIEW

MONDAY, JUNE 24, 2013 - 7:00 P.M.

CITY HALL COUNCIL CHAMBERS

AGENDA

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes:

May 27, 2013

IV. Communications:

V. Action Items:

Motion to modify the condition of approval for the PETITION OF SHANNON S. BLAIR, applicant and owner; for a variance to the dimensional requirements for permission to demolish a portion of the existing deck and maintain a 5' x 3' addition which will be located .5' from the east property line (10' required), 3.33' from the north property line, (20' required) and which will increase the lot coverage from 43% to 44%, (20% allowed) applying to the property located at 5 Prescott Pl., TAP 13, Lot 128, (R-10 zone) by eliminating the requirement to add bathroom windows. (Continue to July 22, 2013)

Request for extention: PETITION OF COLM V. DOLAN, applicant and owner; for a variance to the off-street parking requirements and the dimensional requirements for permission to construct a 32 ft. x 24 ft., 2-1/2 story, single-family dwelling which will be located approximately 1.33 ft. from the south property line, 2.1 ft. from the west property line (10 ft. required), 1.5 ft. from the north property line (15 ft. required), which will increase the lot coverage from 0% to 44% (20% allowed) and provide 0 off-street parking spaces (2 off-street parking spaces required) applying to the property located at 67 Memorial Blvd., (southwest corner of Annandale Rd. & Memorial Blvd.), Tax Assessor's Plat 29, Lot 188, (R-10 zone).

Request to withdraw: PETITION OF JOHN GENGA, applicant and owner; for a use variance, for permission add an “Accessory Dwelling Unit”, (accessory dwelling units not allowed), applying to the property located at 9 Xavier Terr., TAP 11, Lot 656, (R-10A zone), (May-14)

Decisions (Receive, review, and sign)

PETITION OF PAUL VIERA & CYNTHIA WARD, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to completely renovate the existing single-family dwelling by adding a deck, a second floor addition, a new garage and a new front porch which will be located 13.75' from the south property, (50' required). Said renovations to increase the

lot coverage from 9% to 18%, (10% allowed) applying to the property located at 9 Commonwealth Ave., TAP 44, Lot 79, (R-40 zone).

VI. Continued Petitions:

PETITION OF KYLE GOODWIN, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 3' X 2.5' generator which will be located 3' from the east property line, (10' required) applying to the property located at 10 Narragansett Ave., TAP 35, Lot 211, (R-10 zone), (Mar-6)

PETITION OF JAMES RUGGIERI, applicant; 387 Thames Street, LLC, owner; for a special use permit for permission the convert the existing retail space into a fast-food restaurant applying to the property located at 387 Thames St., Unit R1, TAP 27, Lot 277-R1, (WB zone), (Apr-10)

PETITION OF TARIGO PROPERTIES, LLC, applicant and owner; A & O, Inc. d/b/a Asterisk Restaurant, Lessee; for a special use permit and a variance to the off-street parking requirements for permission to adding 198 sq. ft. of seasonal outdoor customer service area and provide 0 additional off-street parking spaces, (2 additional off-street parking spaces required), applying to the property located at 599 Thames St., TAP 39, Lot 90, (LB zone), (May-5)

PETITION OF ANDREW & DEBRA ACKERMAN, applicants and

owners; SCALES & SHELLS, lessee; for a special use permit and a variance to the dimensional requirements for permission to construct an enclosure addition and an extension of a covered wheelchair ramp which will be located 0' from the south property line, (5' required), applying to the property located at 527 Thames St., TAP 35, Lot 196, (WB zone), (May-11)

PETITION OF ANDREW & DEBRA ACKERMAN, applicants, 47 WEST 14TH St. Corp., owners; for a special use permit and a variance to the dimensional requirements for permission to construct an enclosure addition and an extension of a covered wheelchair ramp which will be located 0' from the north property line, (5' required), applying to the property located at 537 Thames St., TAP 35, Lot 107, (WB zone), (May-12)

VII. New Petitions:

PETITION OF ZACHARY & MEAGAN COBB, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a 16' x 24', screen room/storage area addition which will be located 2.5' from the south property line, (20' required) and which will increase the lot coverage from 38% to 47%, (20% allowed) applying to the property located at 39 Mt. Vernon St., TAP 21, Lot 140, (R-10 zone). (Jun-1)

PETITION OF RONNA LOWENSTEIN, applicant and owner; for a

special use permit and a variance to the dimensional requirements for permission to install a standby generator which will be located 0' from the north property line, (5' required), 0' from the east property line, (3' required) and which will increase the lot coverage from 49% to 50%, (45% allowed) applying to the property located at 40 William St., TAP 27, Lot 123, (R-3 zone). (Jun-2)

PETITION OF PAUL TILLEY, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to install a 8' X 10' shed which will be located 2' from the south and west property lines, (10' required), and replace an existing 2nd floor deck with a deck and stairway which will increase the lot coverage from 27% to 29%, (20% allowed) applying to the property located at 68 Eastnor Rd., TAP 41, Lot 229, (R-10 zone). (Jun-3)

PETITION OF MELVIN HILL, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a rooftop observatory which will have a height of approximately 44' from the established grade, (35' allowed), applying to the property located at 8 Atlantic Ave., TAP 44, Lot 141, (R-120 zone). (Jun-4)

PETITION OF LINDA & CRAIG SCHILDER, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct 3rd story bedroom/bath addition and deck which will be located 7' from the south property line, 3.23' from the

north property, (10' required), which will have a height of approximately 32.75' from the established grade, (30' allowed), and a 5.33' x 8.75', single-story rear addition which will be located 7' from the west property line, (20' required), 3.25' from the north property line, (10' required), applying to the property located at 57 Houston Ave., TAP 39, Lot 19, (R-10 zone). (Jun-5)

PETITION OF TARA SHERIDAN, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to install a 7' X 19' front porch addition which will increase the lot coverage from 27% to 29%, (20% allowed) applying to the property located at 8 Sylvan Ter., TAP 33, Lot 33, (R-10 zone). (Jun-6)

PETITION OF CLAYTON & NANCY DEUTSCH, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to install a standby generator which will be located 21' from the east property line, (50' required) applying to the property located on 2 Harbor View Dr., TAP 42, Lot 39, (R-120 zone). (Jun-7)

PETITION OF GEREMIA BUILDERS, LLC, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a new single-family dwelling which will be located 7.8' from the south property line, (10' required), 18.5' from the east property line, (20' required), and which will increase the lot

coverage from 0% to 27%, (20% allowed), applying to the property located on Kyle Ter., TAP 6, Lot 253, (R-10 zone). (Jun-8)

PETITION OF STEPHEN CASEY, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a new 560 s.f. deck which will be located 5' from the south property line, (15' required) and which will increase the lot coverage from 18% to 25%, (20% allowed), applying to the property located at 8 Casey Ct., TAP 37, Lot 24, (R-10A zone). (Jun-9)

PETITION OF NEWPORT HISTORICAL SOCIETY, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a new 711 s.f. main entrance and elevator addition. Said elevator tower to be 49.5' high, (49.5' allowed), applying to the property located at 82 Touro St., TAP 24, Lot 289, (R-3 zone). (Jun-10)

PETITION OF VALARIE PINER, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to remove the existing rear deck and construct a new 680 s.f. living/deck addition which will increase the lot coverage from 16% to 26%, (20% allowed), applying to the property located at 6 Toppa Blvd., TAP 11, Lot 568, (R-10A zone). (Jun-11)

PETITION OF RONALD LeDUC & CHERYL WIRTH, applicants and owners; for a special use permit and a variance to the dimensional

requirements for permission to construct a new 180 s.f. rear deck and stairway addition which will increase the lot coverage from 24% to 29%, (20% allowed) and which will have a height of 32.5', applying to the property located at 4 Webster Ct., TAP 40, Lot 166, (R-10 zone). (Jun-12)

PETITION OF RICHARD & AUDREY SILVIA, applicants and owners; for a use variance for permission to the existing commercial space into a 3rd dwelling unit, (2 dwelling units allowed), applying to the property located at 69 Garfield St., TAP 9, Lot 264, (R-10 zone). (Jun-13)

PETITION OF THOMAS & CARRIE WALKER, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a new 23' X 31', 2-car garage which will be located 5' from the north and 8' from the west property lines, (10' required), and which will increase the lot coverage from 20% to 27%, (20% allowed), applying to the property located at 26 Greenough Pl., TAP 22, Lot 41, (R-10 zone). (Jun-14)

PETITION OF JOHN & MAUREEN GREICHEN, applicants and owners; for a variance to the dimensional requirements for permission to create a new lot with a lot width of less than 80' applying to the property located at 42 Harrison Ave., TAP 41, Lot 21, (R-10 zone). (Jun-15)

VIII. Adjournment: