

# **NEWPORT ZONING BOARD OF REVIEW**

**MONDAY, August 26, 2013 - 7:00 P.M.**

**CITY HALL COUNCIL CHAMBERS**

## **AGENDA**

**I. Call to Order**

**II. Roll Call and Determination of Quorum**

**III. Minutes:**

**July 22, 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.**

## **Decisions (Receive, review, and sign)**

**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)**

## **Continued Petitions:**

**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 SALVE REGINA UNIVERSITY, applicant; SRU HOLDINGS, LLC., owner; for a special use permit and a variance to the dimensional requirements for permission to place a standby generator which will be located 3' from the east property line, (20'**

required), and 25' from the south property line, (50' required), applying to the property located at 15 Shepard Ave., TAP 36, Lot 37, (R-60 zone).

**PETITION OF JONATHAN JEFFERY & BRIGID RAFFERTY, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a second floor addition which will be located 1.8' from the east property line, (10' required), applying to the property located at 17 Webster St., TAP 40, Lot 32, (R-10 zone).**

**PETITION OF JOYCE KIRBY & MICHAEL GRACE, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to place a standby generator 2.9' from the north property line, (10' required), applying to the property located at 51 Ayrault St., TAP 22, Lot 109, (R-10 zone).**

**PETITION OF JOHN SHEA, applicant and owner; for a special use permit for permission to construct a new 150 s.f. rooftop deck applying to the property located at 21 Kay St., TAP 25, Lot 2, (R-10 zone).**

**PETITION OF JOHN & CYNTHIA LAFFERTY, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct approximately 600 s.f. of raised patio and living additions which will be located 2.33' from the north property line and 9.5' from the south property line, (10'**

required), and which will increase the lot coverage from 28% to 45%, (20% allowed), applying to the property located at 42 Third St., TAP 12, Lot 257, (R-10 zone).

## **VI. New Petitions:**

**PETITION OF ASHLEY PORUTH, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct an 8' x 12' rooftop deck which will be located 32.8' above the established grade, (30' height allowed), applying to the property located at 27 Holland St., TAP 35, Lot 15, (R-10 zone).**

**PETITION OF GEORGE & IRENE MENAS, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a 12' x 16' rear deck which will increase the lot coverage from 25% to 27%, (20% allowed), applying to the property located at 44 Toppa Blvd., TAP 11, Lot 650, (R-10A zone).**

**PETITION OF CANDANCE MARTIN, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 8' x 6' shed which will be located 3' from the east property line, (10' required) and which will increase the lot coverage from 20% to 21%, (20% allowed), applying to the property located at 32 Slocum St., TAP 34, Lot 102, (R-10 zone).**

**PETITION OF EDITH McBEAN NEWBERRY, TRUSTEE, applicant and**

**owner, for a variance to the dimensional requirements for permission to place an underground propane tank/emergency generator 3' from the south property line, (50' required), and 10' from the east property line, (75' required), applying to the property located at 75 Hazard Rd., TAP 41, Lot 203, (R-120 zone).**

**PETITION OF ROBERT AMADO, applicant and owner; for a special use permit for permission to construct an 10' x 20' rooftop deck applying to the property located at 18 John St., TAP 27, Lot 66, (R-3 zone).**

**PETITION OF NEW YORK YACHT CLUB, applicant and owner, for a variance to the dimensional requirements for permission to place an emergency generator 3' from the west property line, (20' required) applying to the property located at 5 Halidon Ave., TAP 41, Lot 12 (R-120 zone).**

**PETITION OF BART DUNBAR & LISA LEWIS, applicants and owners; for a special use permit and variances to the dimensional requirements for permission to modifying two existing non-conforming structures by constructing a 740 sq. ft., two-story addition to the main structure and a 128 sq. ft., single-story addition to the existing studio which will be 0 ft. from the north property line (20 ft. required). Said additions will increase the lot coverage from 26% to 32% (20% allowed) applying to the property located at 25 Bridge St., Tax Assessor's Plat 17, Lot 50, (R-10 zone).**

## **VII. Adjournment:**