

**NEWPORT ZONING BOARD OF REVIEW
MONDAY, OCTOBER 28, 2013 - 7:00 P.M.
CITY HALL COUNCIL CHAMBERS
AGENDA**

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes:

September 23, 2013

IV. Communications:

**Copy of email from William Hanley, Building Official to Guy Weston,
Zoning Officer dated 09/24/13 Re: Building Code Conflicts**

V. Action Items:

Decisions (Receive, review, and sign)

Continued Petitions:

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 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).

APPEAL OF EDWARD RUSSAVAGE & EILEEN MARTIN, appellants, appealing the decision of the Newport Planning Board's approval of the subdivision application of John & Maureen Greichen, applying to the property located at 42 Harrison Ave., TAP 41, Lot 21, (R-10 zone).

PETITION OF STACIE MILLS, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to add a third floor dormer which will be located 2.5' from the east property line, (10' required), and a 10' x 20' in ground pool which will increase the lot coverage from 20% to 23%, (20% allowed), applying to the property located at 19 Harrison Ave., TAP 40, Lot 207, (R-10 zone).

PETITION OF HAROLD CULLY, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a third floor dormer and a second floor porch addition both of which will be located 0' from the north property line (10' required) and a 3' x 8' second floor rear deck which will be located 2.33' from the west property line, (20' required), applying to the property located at 64 Third St., TAP 12, Lot 29, (R-10 zone).

PETITION OF ROSEHILL COTTAGES, LLC, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to convert the existing accessory structure into a third dwelling unit, (dwelling unit in separate structure not allowed), applying to the property located at 59 Roseneath Ave., TAP 39, Lot 443, Unit AX, (R-10 zone).

PETITION OF AQUIDNECK PROPERTIES, LLC, applicant and owner; for special use permit and a variance to the dimensional requirements for permission to construct a small deck and to construct a "historic tower element" which will have a height of 71.5', (30' allowed), applying to the property located at 50 School St., TAP 24, Lot 149, (R-3 zone).

PETITION OF AMY HICKS, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to add two story porch and stairway additions which will be located 1'

from the east property line and 3.5' from the west property line, (10' required), and which will increase the lot coverage from 43% to 57%, (20% allowed), applying to the property located at 33 Howard St., TAP 32, Lot 66, (R-10 zone).

PETITION OF THE MARTIN LUTHER KING COMMUNITY CENTER, INC., applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a new loading dock, entry ramp and driveway on the east side of the building and an small addition on the west side. Said additions to increase the lot coverage from 53% to 55%, (20% allowed), applying to the property located at 20-28 Dr. Marcus F. Wheatland Blvd., TAP 17, Lot 302, (R-10 zone).

VI. New Petitions:

PETITION OF THE NEWPORT RESTORATION FOUNDATION, applicant and owner; for a special use permit and a variance to the dimension requirements for permission to construct a 16' x 15.5' rear addition which will be located 3' from the west property line, (10' required), and which will increase the lot coverage from 21% to 32%, (20% allowed), applying to the property located at 88 Bridge St., TAP 16, Lot 233, (R-10 zone).

PETITION OF JULIE RUSH TOLAND, applicant and owner; for a variance to the dimensional requirements for permission to convert

the existing separate accessory structure into a second dwelling unit, (separate dwelling unit not allowed), applying to the property located at 28 Ayrault St., TAP 19, Lot 31, (R-10 zone).

PETITION OF ALLEN & VICTORIA McCOY, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to remove existing additions and construct a new covered rear porch and steps all which will be located 6.5' from the west property line, (20' required), applying to the property located at 84 Kay St., TAP 11, Lot 355, (R-10 zone).

PETITION OF ROBERT RIGGS, applicant and lessee; CHESTNUT PARTNERS, owner; for a special use permit for permission to convert approximately 1,800 sq. ft. of existing retail space into a pizzeria restaurant, (fast-food restaurant), applying to the property located at 1 Casino Terr., TAP 29 & 33, Lots 184 & 65, (GB zone).

PETITION OF CHRISTOPHER & CATHERINE ABBATE, applicants and owners; for special use permit and a variance to the dimensional requirements for permission to place a shed and pool equipment 15' from the north property line, (50' required), construct a new deck at the northeast interior ell, and expand an existing deck on the northeast corner of the structure applying to the property located at 26 Ridge Rd., TAP 44, Lot 38, (R-160 zone).

PETITION OF STEPHEN & MICHELLE CUTTS, applicants and owners;

for a special use permit and a variance to the dimensional requirements for permission to extend the existing rear deck to 24' x 8' which will increase the lot coverage from 27% to 31%, (20% allowed), applying to the property located at 4 Anthony Pl., TAP 41, Lot 96, (R-10 zone).

APPEAL OF THE PRESERVATION SOCIETY OF NEWPORT COUNTY, appealing the decision of the Newport Historic District Commission denying a Certificate of Appropriateness for a new welcome center located at 44 Ochre Point Avenue, The Breakers, TAP 36, Lot 59.

VII. Adjournment: