

**NEWPORT ZONING BOARD OF REVIEW
MONDAY, NOVEMBER 25, 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 & October 28, 2013

IV. Communications:

V. Action Items:

Decisions (Receive, review, and sign)

Continued Petitions:

**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 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 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.

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VI. New Petitions:

PETITION OF SEAL ROCK, LLC, applicant and owner; for a special use permit and a variance to the dimensional requirements for

permission to add a 1-1/2 story storage loft addition to the garage which will is located .5' from the east property line and 0' from the south property line, (10' required), applying to the property located at 10 Gilroy St., TAP 41, Lot 61, (R-10 zone).

PETITION OF WILLIAM FITZGERALD & JOAN JACOBS, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to maintain an 8' x 4' shed which is located 0' from the south property line, (10' required), and which will increase the lot coverage from 35% to 37%, (20% allowed), applying to the property located at 47 Kingston Ave., TAP 14, Lot 32-4, (R-10 zone).

PETITION OF JOHN S. BEVAN, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to place a standby generator 10' from the south property line, (20' required), applying to the property located at 67 Webster St., TAP 36, Lot 140, (R-60 zone).

PETITION OF GERALD GIOVAGNOLI, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a new rear 464 sq. ft. rear deck, porch entry, and kitchen addition, which will be located 3.75' from the west property line, (10' required), and which will increase the lot coverage from 22% to 28%, (20% allowed), applying to the property located at 13 Canonicus Ave., TAP 7, Lot 199, (R-10 zone).

PETITION OF LINDA SAWYER & JOHN HARRIS, applicants and owners; for permission to modified a condition of a previous approval for a special use permit and dimensional variance by using the detached garage as additional living space and as a second dwelling unit, applying to the property located at 665 Bellevue Ave., TAP 38, Lot 12, (R-60 zone).

PETITION OF DAWN EGAN & DREW GOLDSTEIN, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a 17' x 34' in-ground pool which will increase the lot coverage from 20% to 25%, (20% allowed), applying to the property located at 153 Ruggles Ave., TAP 40, Lot 411

PETITION OF SHAUNA & JOSEPH WATTERSON, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to add a 2-1/2 story garage addition which will increase the lot coverage from 21% to 28%, (20% allowed), applying to the property located at 3 Kerins Terr., TAP 40, Lot 454, (R-10 zone).

PETITION OF DEAN DEMELLO, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 20' x 20' detached garage/shed which will be located 2' from the south and east property lines and which will increase the lot coverage from 18% to 26%, (20% allowed), applying to the property

located at 175 Third St., TAP 9, Lot 406, (R-10 zone).

PETITION OF DAVID BOTELHO, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to remove the existing rear addition and construct a new 14' x 14' single story entry addition which will be located 7' from the east property line and 9' from the west property line, (10' required), and which will increase the lot coverage from 26% to 33%, (20% allowed), applying to the property located at 20 Webster St., TAP 40, Lot 61, (R-10 zone).

PETITION OF SANDPIPER LLC, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to place a standby generator 4.33' from the west property line and 1.66' from the south property line, (15' required), applying to the property located at 20 Sea View Ave., TAP 31, Lot 67, (R-10 zone).

PETITION OF EDITH McBEAN NEWBERRY, TRUSTEE, applicant and owner, for a variance to the dimensional requirements for permission to air conditioner condensers and a stand-by generator 49' to 52' 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 MICHAEL T.S. & SUSAN PERKINS, applicant and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a 182 sq. ft. covered porch

addition which will be located 7.33' from the west property line, 12.75' from the north property line, (15' required), and which will increase the lot coverage from 27% to 34%, (20% allowed) applying to the property located at 56 Marchant St., TAP 39, Lot 92, (R-10 zone).

PETITION OF ELIZABETH COLLINS, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to add a full second story addition which will be located 6.75' from the north property line, (40' required), applying to the property located at 10 Sullivan St., TAP 41, Lot 209, R-40 zone

VII. Adjournment: