

**NEWPORT ZONING BOARD OF REVIEW
MONDAY, JANUARY 6, 2014 - 7:00 P.M.
CITY HALL COUNCIL CHAMBERS
AGENDA**

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes:

November 25, 2013

IV. Communications:

Memo from Joseph J. Nicholson., Esq. dated 11/18/13 Re. Ethics in Government and Open Meetings Law

Letter from Turner C. Scott dated 12/20/13 Re: Appeal of Preservation Society of Newport County

Letter from William R. Landry dated 12/23/13 Re: Appeal of Preservation Society of Newport County

Brief of the Preservation Society of Newport County Re: Appeal of the Preservation Society of Newport County, submitted by William R. Landry & Matthew H. Leys. (Received on 12/23/13 and previously

transmitted)

**Memorandum of the Bellevue-Ochre Point Neighborhood Association
Re: Appeal of the Preservation Society of Newport County, submitted
by Turner C. Scott. (Received on 12/23/13 and previously transmitted)**

V. Action Items:

Request for Extension of Approval.

PETITION OF PARISH HOUSE, LLC, applicant and owner, for a use variance for permission to convert the existing parish hall into seven (7) dwelling units (7 dwelling units not allowed), provide 10 on-site off-street parking spaces (14 onsite parking spaces required) and to construct a new shed dormer which will be below the existing ridge height but above the 30' maximum height limit applying to the property located at 27 High St., TAP 24, Lot 364 (R-3 zone).

PETITION OF ROPOLO FAMILY, LLC, applicant; JANE WALSH, ET. ALS., owners; for a special use permit and a variance to the off-street parking requirements for permission to add a 492 s.f. addition, convert an existing retail space into a standard restaurant and provide 0 additional off-street parking spaces, (4 additional off-street parking spaces required), applying to the property located at 136-138 Bellevue Ave., TAP 28, Lot 27-4, (GB zone).

Decisions (Receive, review, and sign)

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 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).

VI. 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).

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.

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).

VII. New Petitions:

PETITION OF BARBARA COBB, ET ALS TRUSTEES, applicants and owners; for a variance to the dimensional requirements for permission to construct a 821 sq. ft. pergola which will be located 2.5' from the south property line, (50' required), applying to the property located at 74 Beacon Hill Road, TAP 43, Lot 61, (R-160 zone).

PETITION OF JOANNE BREYER, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a single-car garage which will be located 5' from the west property line, (10' required), a new lap pool, and a 330 sq. ft. rear deck addition all of which will increase the lot coverage from 28% to 33%, (20% allowed), applying to the property located at 138 Webster St., TAP 36, Lot 92, (R-60 zone).

PETITION OF DEPINO FAMILY ENTERPRISES, LLC, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 150 sq. ft. connector addition and convert the existing barn/garage into inn keepers' quarters. Said connector will increase the lot coverage from 33% to

35%, (20% allowed), applying to the property located at 352 Spring St., TAP 32, Lot 59, (R-10 zone).

PETITION OF MOORELAND HOUSE, LLC, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a new covered porch and two balconies which will be located 19' from the west property line, (100' required), and 40' from the north property line, (50' required), applying to the property located at 30 Mooreland Rd., TAP 43, Lot 52, (R-160 zone).

PETITION OF SUSAN PETREE, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to place a standby generator 6' from the north property line, (10' required), applying to the property located at 198 Gibbs Ave., TAP 20, Lot 192, (R-10A zone).

PETITION OF STEPEHN BAKER, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a two-story entry/stairway addition which will be located 2.5' from the south property line, (5' required), applying to the property located at 13-1/2 Fair St., TAP 27, Lot 129, (R-3 zone).

PETITION OF MICHAEL & KARA MARLEY, applicants and owners; for a variance to the dimensional requirements for permission to construct a single-car garage which will be located 4' from the south property line, (10' required), applying to the property located at 26

Norman St., TAP 41, Lot 170, (R-10 zone).

PETITION OF LORRAINE & ROBERT STEINMETZ, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a 24' x 10' second floor deck which will be located 2.5' from the north property line and approximately 8' from the south property line, (10' required), and which will increase the lot coverage from 27% to 33%, (20% allowed), applying to property located at 63 Friendship St., TAP 11, Lot 64-2, (R-10 zone).

PETITION OF PETER ELSNER, applicant and owner; for special use permit and a variance to the dimensional requirements for permission to raise the height of the existing single-family dwelling from 23' to 27', (30' allowed) which is located 6.5' from the north property line, (10' required), and reconfigure the existing rear deck which will be located 13.5' from the east property line, (20' required), applying to the property located at 10 West St., TAP 32, Lot 134, (R-10 zone).

VIII. Adjournment: