

**NEWPORT ZONING BOARD OF REVIEW  
MONDAY, JANUARY 27, 2014 - 7:00 P.M.  
CITY HALL COUNCIL CHAMBERS  
AGENDA**

**I. Call to Order**

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

**III. Minutes:**

**December 16, 2013**

**January 6, 2014**

**IV. Communications:**

**V. Action Items:**

**Request for Extension of Approval.**

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

**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 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 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 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).**

#### **VII. New Petitions:**

**PETITION OF FRANCIS WEST, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a new deck/stairway addition which will be located 0' from the south property line, (40' required), and which will increase the lot coverage from 12% to 13%, (10% allowed), applying to the property located at 226 Carroll Ave., TAP 41, Lot 366, (R-40A zone).**

**PETITION OF SEACAPE HOLDINGS, LLC, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to demolish the existing two-family dwelling and construct a new multi-family dwelling with five (5) units which will have a height of 34.5', (30' allowed), applying to the property located**

**at 2-4 Southmayd St., TAP 9, Lot 64, (R-10 zone).**

**PETITION OF MARK REITMAN, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to remove an existing rear deck and construct a new rear addition which will be located 4.75' from the west property line and .5' from the east property line, (10' required), place a new condenser 3' from the east property line, (10' required), and construct a new shed which will be located 3' from the north and west property lines, (10' required). Said additions to increase the lot coverage from 37% to 43%, (20% allowed), applying to the property located at 7 Willow St., TAP 12, Lot 189, (R-10 zone).**

**APPEAL OF THE ANOLIK FAMILY LIMITED PARTNERSHIP, appellants, appealing the Zoning Officer's failure to make a determination, render a decision, provide guidance and/or otherwise respond to Appellant's written request for zoning enforcement within fifteen (15) days as required by R.I.G.L. § 45-24-54 and the City of Newport Zoning Ordinance 17.112.010 with respect to property of Congregation Jeshuat Israel, TAP 24, Lot 78 (the "Parking Lots") & Lot 53 (the "Levi Gale House"), (R-3 zone).**

**PETITION OF ELISABETH EMORY, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 2nd floor roof deck over the existing front porch which is located 5.5' from the north property line, (15'**

required), applying to the property located at 117 Wellington Ave., TAP 39, Lot 383, (R-10 zone).

**PETITION OF BOB-TOD, INC., applicant and owner; for a special use permit to modify a previous approval for 7 dwelling units by subdividing the property into two lots and adding a two-family dwelling, applying to the property located at 30 Red Cross Ave., TAP 29, Lot 1, (R-10 zone).**

**PETITION OF THE INTERNATIONAL TENNIS HALL OF FAME, applicant and owner, for permission to demolish an existing gas station, retail store and indoor tennis courts to expand the existing tennis complex and provide 42 off-street parking spaces, (346 off-street parking spaces required), applying to the property located on Memorial Blvd. & Freebody St., TAP 29, Lots 47, 47.4, 49, 187, & 205, (GB zone).**

**PETITION OF ETC GROUP, LLC, applicant and owner; for a special use permit for permission to convert the existing retail space into a fast-food restaurant applying to the property located at 112 William St., TAP 28, Lot 88, (GB zone).**

**PETITION OF JOSEPH McENNESS, JR. & PAMELA GIANNINI, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a bedroom/bathroom, single-story addition which will be located 3.4'**

**from the north property line, (10' required), 5.5' from the east property line, (20' required), and a reconstructed front porch that will be located 11.2' from the west property line, (15' required), all of which will increase the lot coverage by 761 sq. ft. and from 25% to 37%, (20% allowed), applying to the property located at 68 Prairie Ave., TAP 23, Lot 50, (R-10A zone).**

**PETITION OF RUSSELL CARLONE, applicant and owner; for a variance to the dimensional requirements for permission to construct a new single-family dwelling with inground pool which will increase the lot coverage from 0% to 36%, (20% allowed), applying to the property located on Kay Blvd., TAP 11, Lot 682, (R-10 zone.)**

**PETITION OF NANETT BLISH, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to add an enlarged covered front porch which will be located 11.6' from the south property, (15' required), and which will increase the lot coverage from 23% to 24%, (20% allowed), applying to the property located at 116 Kay St., TAP 11, Lot 339, (R-10A zone).**

**PETITION OF JOHN & DENISE OLIVEIRA, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to demolish the existing structure and construct a new 3-story, single-family dwelling with attached garage which will be located 6' from the south property line, (10' required), and which will increase the lot coverage from 19% to 40%, (20% allowed), applying**

**to the property located at 27 Lee Ave., TAP 35, Lot 217, (R-10 zone).**

**PETITION OF EASTERN ESTATES, for a variance to the dimensional requirements for permission to construct an ornamental pergola 2.75' from the north property line, (20' required), applying to the properties located at 570, 580 & 590 Bellevue Ave., TAP 37, Lots 13, 102 & 108, (R-60 zone).**

**PETITION OF LARRY SILVERSTEIN, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to demolish the existing structure and construct a new 2-1/2-story, single-family dwelling which will be located 8' from the north property line and 6' from the east property line, (15' required), and a detached garage which will be located 0' from the west and 1' from the south property lines, (10' required), and which will increase the lot coverage from 26% to 36%, (20% allowed), applying to the property located at 215 Gibbs Ave., TAP 20, Lot 199, (R-10A zone). (To be continued to 02/24/14)**

**PETITION OF DAVID EIKELAND, applicant and owner; for a variance to the dimensional requirements for permission to remove the existing single-story addition and construct a new 3-story addition on the same footprint which is located 6' from the west property line, (15' required), applying to the property located at 35 Wellington Ave., TAP 39, Lot 346, (R-10 zone).**

## **VIII. Adjournment:**