

**NEWPORT ZONING BOARD OF REVIEW**

**MONDAY, FEBRUARY 24, 2014 - 7:00 P.M.**

**CITY HALL COUNCIL CHAMBERS**

**AGENDA**

**I. Call to Order**

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

**III. Minutes:**

**January 24, 2014**

**IV. Communications:**

**V. Action Items:**

**Request for Extension of Approval.**

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

**VI. Continued 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).  
(Continued to 03/10/14)

**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).**

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**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).

**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).**

**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 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 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 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).**

## **VII. New Petitions:**

**PETITION OF JASON HERRICK, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a new second floor addition to the existing guest cottage which is located 5' from the north property line, (30' required), and 5' from the west property line, (15' required), applying to the property located at 31 Bowery St., TAP 33, Lot 94, (R-20 zone.)**

**PETITION OF MICHAEL & JEAN WALSH, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to convert the existing garage into a guest bed/bath room.**

**Said garage is located 4' from the north and west property lines, (10' required), applying to the property located at 31 Harrison Ave., TAP 40, Lot 194, (R-10 zone.)**

**PETITION OF CLARENCE PAGE, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to place a standby generator 2' from the north property line, (10' required), applying to the property located at 1 Pearl St., TAP 18, Lot 101, (R-10 zone).**

**PETITION OF GREG & KATHY NORDEN, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to demolish the existing garage and construct a new 2-car garage which will be located 3' from the east property line, (10' required), expand a mudroom enclosure, and replace a patio stairway all of which will increase the lot coverage from 24% to 25%, (20% allowed), applying to the property located at 37 Walnut St., TAP 12, Lot 70, (R-10 zone.)**

**PETITION OF MICHAEL WALSH & SUSAN RUF, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to demolish one of the existing single family dwellings and reconstruct the same, (1 principle building per**

**lot allowed), which will be located 12' from the east property line, (30' required), applying to the property located at 153 Eustis Ave., TAP 23, Lot 64, (R-20 zone.)**

**PETITION OF CHARLES DANE & WILLIAM DANE, applicants and owners; for a variance to the dimensional requirements for permission to raise the existing single family dwelling approximately 5' and construct 4 sets of steps which will increase the lot coverage from 20% to 22%, (20% allowed), applying to the property located at 70 Bridge St., TAP 16, Lot 78, (R-10 zone.)**

**PETITION OF WHALETAIL, LLC, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to renovate and restore the existing guest cottage which is located 21' from the north property line, (40' required), and 30' from the west property line, (50' required), applying to the property located at 479 Bellevue Ave., TAP 36, Lot 31, (R-20 zone.)**

**PETITION OF J.H. ENTERPRISES, INC., applicant and owner;, NEWPORT BAY CLUB HOMWOWNER'S ASSOC., INC., owner; for a special use permit and a variance to the off-street parking requirements for permission to expand the service area of an existing standard restaurant by adding a self-contained kitchen to the existing 726 s. f. of additional service area and 6 additional employees and providing 0 additional off-street parking spaces, (7 additional off-street parking spaces allowed) applying to the property located at**

**337 Thames St., (Perry Mill Building Plaza), TAP 27, Lot 266, (WB zone).**

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**PETITION OF HURRICANE HUT, LLC, applicant and owner; for a special use permit and a variance to the off-street parking requirements for permission to convert 1,100 s.f. of fish and seafood storage, handling and retail into a standard restaurant, add a seasonal exterior dining area of 425 s. f., and expand the existing restaurant service area by 150 s.f. and provide 0 additional off-street parking spaces (14 additional off-street parking spaces required) applying to the property located on Bowen's Whf., (Aquidneck Lobster), TAP 24, Lots 246 & 351, (WB zone).**

**VIII. Adjournment:**