

Minutes of the  
**Newport Zoning Board of Review**

A regular meeting of the Zoning Board of Review was held on Monday, June 23, 2025, in the City Hall Council Chambers, 43 Broadway at 6:00 p.m.

PRESENT: Wick Rudd, Chair  
David Riley, Vice Chair  
Russell Johnson, Secretary  
Bart Grimes  
Nicole Shevory  
Melissa Pattavina (Alternate)

Patricia Reynolds, Director, Planning and Development Department  
Dylan Conley, Assistant City Solicitor  
Zachary Cabrera, Assistant Planner

The following meeting minutes were considered and approved:

- May 19, 2025 Draft Meeting Minutes were considered and approved by the Board.
- April 28, 2025 Draft Meeting Minutes were considered and approved by the Board

**D E C I S I O N S**

App. #ZBR-25-53 PETITION OF EMILIE DOUBLAS BALL, applicant and owner, 14 Greenough Place, TAP 22, Lot 065, (R-10 Zone) for a dimensional variance to install two HVAC condenser units under the front porch, located approximately 15 feet from the front property line (20' required for accessory structures).

The applicant was not present and there was no opposition to the petition.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The motion was unanimously approved. Staff to write the draft decision.

App. #ZBR-25-44 PETITION OF VANIA BROWN, applicant and owner, 20 Gould Street, TAP 14, Lot 128, (R-10 Zone) for a dimensional variance to construct a one-story rear addition, increasing the lot coverage from 27.35% to 36.8% (32% allowed).

The applicant was present to represent the application and there was no opposition to the petition. The applicant's attorney, Daniel Herchenroether, was also present at the hearing to represent the petitioner.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The motion was unanimously approved. Staff to write the draft decision.

App. #ZBR-25-46 PETITION OF DANIEL GLEMSER and DAVID FROHMBERG, applicants and owners, 25 Kay Boulevard, TAP 11, Lot 760, (R-10A Zone) for a special use permit and dimensional variance to construct a one-story rear addition located 3 feet from the north side property line (10' required).

The applicants were present and there was no opposition to the petition. The applicant's architect, John Simonetti, was also present at the hearing to represent the petition.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and under Chapter 17.109 Special Use Permits, Category 6, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The motion was approved unanimously. Staff to write the draft decision.

App. #ZBR-25-47 PETITION OF 599 OCEAN AVE LLC, applicant and owner, 599 Ocean Avenue, TAP 44, Lot 071, (R-40A Zone) for a dimensional variance to expand an existing second-floor deck to a total of 400 sq.ft. in size (100 sq. ft. allowed).

The applicant was present and there was no opposition to the petition. The applicant's attorney, Tenesa Azar, was also present to represent the application. The applicant's architect, Spencer McCombe, was also present at the hearing to represent the petition.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The motion was unanimously approved. Ms. Azar to write the draft decision.

App. #ZBR-25-52 PETITION OF JOHN DOHERTY, applicant and owner, 3 Bush Street, TAP 21, Lot 156, (R-10 Zone) for a special use permit and dimensional variance to construct third floor dormers, reaching a maximum height of 33' (30' allowed).

The applicant was present and there was no opposition to the petition. The applicant's attorney, Tanner Jackson, was also present to represent the application.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and under Chapter 17.109 Special Use Permits, Category 6, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The motion was approved unanimously. Mr. Jackson to write the draft decision.

App. #ZBR-25-54 PETITION OF EMILY B. & ALICIA LIPINSKI, applicants and owners, 89A Roseneath Avenue, TAP 41, Lot 391, (R-10 Zone) for a special use permit and dimensional variance to remove and existing front deck and construct a 90 sq. ft. two-story addition, increasing the lot coverage from 36.8% to 37.7% (34.6% allowed).

The applicant was present and there was one objector present. The applicant's attorney, David Martland, was present at the hearing to represent the petition. The applicant's architect, Sean Napolitano, was also present at the hearing to support the petition.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and under Chapter 17.109 Special Use Permits, Category 6, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The motion was approved unanimously. Mr. Martland to write the draft decision.

App. #ZBR-25-55 PETITION OF ANTHONY & LYNNE REY, applicants and owners, 31 Hunter Avenue, TAP 20, Lot 070, (R-10A Zone) for special use permits and dimensional variances to construct second floor dormers on an existing detached accessory structure, located 3'-4 1/4" from the north (side) property line (10' required) and 4'-10 7/8" from the west (rear) property line (10' required).

The applicant was present and there was no opposition. The applicant's attorney, Peter Regan, was also present at the hearing to represent the petition.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and under Chapter 17.109 Special Use Permits, Category 6, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The motion was approved unanimously. Mr. Regan to write the draft decision.

App. #2025-May-001 PETITION OF CPDW PROPERTIES, applicants and owners, 16 Mary Street #4, TAP 24, Lot 353-4, (GB Zone) for a dimensional variance to convert an existing two-bedroom dwelling to a two-bedroom guest house without providing the required parking (one additional manager space required).

The applicant was present and there was no opposition. The applicant explained the petition, and requested that the Board waive the requirement for the manager parking space. Chair Rudd polled his fellow Board members, and Mr. Riley made a motion to waive the required manager parking space, seconded by Ms. Shevory. The Board discussed the motion and a roll call vote was taken, the motion was unanimously approved.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and on the conditions that the waiver of the required manager parking space will only apply to the current property owner and the petitioner must confirm ownership of the property with City Staff upon yearly guest house renewal, and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The Board discussed and a roll call vote was taken, the motion was unanimously approved. Staff to write the draft decision.

App. #2025-May-005 PETITION OF KEITH A. and MICHELLE L. BRIGGS, applicants and owners, 13 Goodwin Street, TAP 35, Lot 240, (WB Zone) for a dimensional variance to add a third bedroom to a guest house without providing the required parking (one additional space required).

The applicants were present and there was no opposition. The applicant's attorney, Michael Monti, was also present at the hearing to represent the petition.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The Board discussed and a roll call vote was taken, the motion was unanimously approved. Mr. Monti to write the draft decision.

App. #2025-May-011 PETITION OF STEPHANIE SHULER, applicant and owner, 6 ½ & 8 Cross Street, TAP 17, Lot 031-4, (R-10 Zone) for a dimensional variance to construct a new 3-car parking area and an 11-foot-wide driveway (24' required for 2-way traffic).

The applicants were present and there was one objector present. The applicant explained the petition and responded to questions from the Board. One objector was invited to present his objections and respond to questions from the Board.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The Board discussed and a roll call vote was taken, the motion was unanimously approved. Staff to write the draft decision.

App. #2025-Apr-003 PETITION OF NRI 17 BAYVIEW PARTNERSHIP, applicant and owner, 17 Bayview Avenue, TAP 14, Lot 107, (R-10 Zone), for special use permits and dimensional variances to convert an existing non-conforming two-family dwelling to a multi-family dwelling containing three units, on a property that already exceeds the allowable density, without providing the required parking spaces (2 additional spaces required), and without providing a two-way drive aisle, necessitating reversing onto the right-of-way (not permitted for multi-family properties).

The applicant was present and there was no opposition. The applicant's attorney, Jay Lynch, was also present at the hearing to support the petition. The petitioner's real estate expert, Jim Houle, was also present at the hearing to support the petition.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and on the following conditions: (1) that an easement be conducted between properties located at 22 Newport Avenue and 17 Bayview Avenue; and (2) the applicant will grant a license to the owner of the property located at 15 & 15 ½ Bayview Avenue for access to allow off street parking to the rear of 15 & 15 ½ Bayview Avenue, and other documents and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and under Chapter 17.109 Special Use Permits, Category 6, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The motion was approved unanimously. Mr. Regan to write the draft decision.

Meeting was adjourned at 10:00 pm.