

Minutes of the
Newport Zoning Board of Review

A regular meeting of the Zoning Board of Review was held on Monday, July 28, 2025, in the City Hall Council Chambers, 43 Broadway at 6:00 p.m.

PRESENT: Wick Rudd, Chair
David Riley, Vice Chair
Bart Grimes
Nicole Shevory
Richard Berlinsky (Alternate)

ABSENT: Russell Johnson, Secretary
Melissa Pattavina (Alternate)

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

The following withdrawal requests were considered and approved by the Board:

- 9 County Street – Request to withdraw without prejudice.
- 118 Prospect Hill Street – Request to withdraw without prejudice.

The following extension requests were considered and approved by the Board:

- 7 Cottage Street – Second Extension request – approved for 12-month extension.
- 435 Broadway – Second Extension request – approved for 24-month extension.

D E C I S I O N S

Corrected App. #ZBR-25-49 PETITION OF WILL DEINES, applicant and owner, 14 Tews Court, TAP 26, Lot 047, (R-10 Zone) for a special use permit and dimensional variance to construct a second-floor addition located 5' from the front property line (7' required).

Board Member Berlinsky recused himself from adjudicating the petition. The applicant was present and there was no opposition to the petition. The applicant's attorney, J. Russell Jackson, 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. Jackson to write the draft decision.

App. #ZBR-25-57 PETITION OF WILLIAM SMILEY, applicant and owner, 34 Poplar Street, TAP 16, Lot 220, (R-10 Zone) for special use permits and dimensional variances to construct a 32 sq. ft.

addition to an existing detached accessory shed, located 2.4' from the right (west) property line (2.53' required), increasing the lot coverage from 35.74% to 37.02% (34.94% allowed)

The applicant was present to represent the application 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 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-25-61 PETITION OF EDOUARD A. KACHELMANN & LYNDSEY WOODMAN KACHELMANN, applicants and owners, 300 Broadway, TAP 14, Lot 023, (R-10 Zone) for a dimensional variance to install an HVAC condenser 2' from the right (north) side property line (5' required).

The applicants were present and there was no opposition to the petition. The applicant's attorney, Tanner Jackson, 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 approved unanimously. Mr. Jackson to write the draft decision.

App. #2025-Feb-003 PETITION OF PATRICK KILROY, applicant and owner, 62-64 Bridge Street, TAP 16, Lot 079, (R-10 Zone; Historic Overlay) for a dimensional variance to permit the property to have two driveways without providing the requisite 100 feet of lot frontage.

The applicant was present and there was no opposition to the petition. The applicant's attorney, J. Russell 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 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. Mr. Jackson to write the draft decision.

Meeting was adjourned at 6:30 pm.