



# TOWN OF PORTSMOUTH

## ZONING BOARD OF REVIEW

### MAY SPECIAL MEETING AGENDA

#### THURSDAY – MAY 25, 2023 - 7:00 PM

**TOWN COUNCIL CHAMBERS - 2200 EAST MAIN RD PORTSMOUTH, RI 02871**

**Due to a quorum matter for the regularly scheduled May 18, 2023 Zoning Board meeting, this special meeting will be held to accommodate those affected. Please note the Zoom Access information for the May 25<sup>th</sup> meeting is different from the May 18<sup>th</sup> ZBR meeting.**

The Town of Portsmouth's Zoning Board Meeting will be in person, live streamed on the web and by phone dial-in using the Zoom remote meeting service. Please note that any referenced documentation that is displayed during the meeting will be visible through the web or mobile device but will not be visible using the phone dial-in option.

**To access the meeting by phone dial-in, please dial: 1-888-788-0099**

Once prompted for the meeting ID, please dial: **851 8606 4479**

Once prompted for a participant ID:

If you are an invited participant, **dial your participant ID followed by #**

If you are a member of the public, **just dial #**

**You will now be in the meeting.**

While in the audio conference, **to raise your hand to ask a question, dial \*9** and the host will be notified of your interest to ask a question. **To mute/unmute yourself, dial \*6**

**To access the meeting through the web** using a computer or mobile device, go to the following web link in any browser (i.e. Google Chrome, Internet Explorer, Apple Safari, Mozilla Firefox, etc.) to run the Zoom app and view the meeting:

<https://us02web.zoom.us/j/85186064479>

Using your laptop or mobile device, you can raise your hand to ask a question, or pose the question in the moderated Question and Answering chat window. The host will then be able to respond to your raised hand or Q&A question.

To find further information on upcoming Zoning Board meetings, please visit the following website:  
<https://www.portsmouthri.com/232/Zoning-Board-of-Review>

#### **I. ROLL CALL**

#### **II. MINUTES**

#### **III. CHAIRMAN'S REPORT**

#### **IV. OLD BUSINESS**

- 1. Eric Offenber (applicant) representing 1127 RE Investment LLC (owner) for property located at 1172 West Main Road; being Tax Assessor's Map 44 Lot 3 (Zoned Light Industrial, I-L). The Applicant seeks a Special Use Permit (Article VI, Section C(1)) to alter existing buildings devoted to a non-conforming use. The applicant is also seeking Dimensional Variances for structures located in the setbacks (Article IV, Section B, C(5)). (Application has been continued to the June 15, 2023 ZBR meeting.)**

## V. NEW BUSINESS

1. **Benjamin Chin (applicant and owner) for property located at 21 Mount View Road; being Tax Assessor's Map 1 Lot 3 (Zoned Residential, R-10). The Applicant seeks a Special Use Permit (Article VII, Section A(1)(c)) and Dimensional Variances (Article IV, Section B; Article VI, Section A(4)) to construct a front portch on a substandard lot of record.**
2. **Richard P. D'Addario representing Byron G. Ehrhart (applicant and owner) for property located at 1134 West Main Road; being Tax Assessor's Map 44 Lot 18 (Zoned Light Industrial, I-L). The Applicant seeks Dimensional Variances (Article IV, Section B) to construct an accessory garage building and a Special Use Permit (Article VII, Section A(1)(d)) for an alteration to a non-conforming use.**
3. **JPS Construction and Design (applicant) for Breakwater Properties (owner) for property located at 1046, 1048, and 1050 West Main Road; being Tax Assessor's Map 58 Lot 2 (Zoned Commercial, C). The Applicant seeks a Dimensional Variance (Article IV, Section B) for maximum percent lot coverage and Special Use Permits (Article V, Section E(14.3), Section G(4) and Section G(7)) to construct an additional structure for storage and light carpentry that is more than 30% over the size of the existing buildings.**
4. **Cort Chappell (applicant) representing John and Denise Weishaupt (owners) for property located at 0 Park Avenue; being Tax Assessor's Map 21 Lot 55 (Zoned Residential, R-10). The Applicant seeks Dimensional Variances (Article III, Section D(2) ; Article IV, Section B ; Article VI, Section A(4)) to build a new single family residence on a substandard lot of record not fronting on a public street.**
5. **Marco Di Mattino (owner) representing Anna D's Café (applicant) for property located at 954 East Main Road; being Tax Assessor's Map 57 Lot 4B (Zoned Residential, R-20). The Applicant seeks a Special Use Permit (Article V, Section C(5)) to hold a farmer's market on the property during the summer months.**
6. **Art Shenberger (applicant) for Town of Portsmouth (owner) for property located at 0 Hedley Street; being Tax Assessor's Map 38 Lot 7A (Zoned Light Industrial, I-L). The Appliant seeks a Special Use Permit (Article VII, Section E) to erect an antenna over 35'.**
7. **Art Shenberger (applicant) for Prudence Island Water District (owner) for property located at 024 Homestead Avenue; being Tax Assessor's Map 38 Lot 7A (Zoned Residential, R-60). The Appliant seeks a Special Use Permit (Article VII, Section E) to erect an antenna over 35'.**
8. **Art Shenberger (applicant) for Bernard McKay (owner) for property located at 0109 Beach Road; being Tax Assessor's Map 74 Lot 5 (Zoned Residential, R-20). The Appliant seeks a Special Use Permit (Article VII, Section E) and a Dimensional Variance (Article IV, Section B) to erect an antenna over 35' within the rear setback.**
9. **AP Enterprise, LLC (applicant and owner) for properties located at 0 Walnut Street, 0 Highland Avenue, 0 Russel Avenue, and 0 Park Avenue; being Tax Assessor's Map 20 Lots 1, 3, and 13, and Map 25 Lot 2 (Zoned Commercial and Residential, R-10). The Applicant seeks a Special Use Permit (Article V, Section B(12)) to create an outdoor recreation facility. (Application has been continued to the June 15, 2023 meeting.)**

Respectfully submitted,

Jim Nott, Chairman

*The public is welcome to any meeting of the Town's boards and committees. Copies of all application supporting documents can be publicly downloaded on at <https://www.portsmouthri.com/232/Zoning-Board-of-Review> or by contacting the Town Planning office at 401-643-0333.*