

Town of Portsmouth

Zoning Board of Review

October Meeting Agenda

Thursday – October 19, 2023 - 7:00 PM

Town Council Chambers - 2200 East Main Rd Portsmouth, RI 02871

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: **810-7212-4202 #**

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://livestream.portsmouthri.com/zoning>

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**

- II.I. 1. Approval Of Meeting Minutes From July 20, 2023, September 7, 2023, And October 5, 2023

Documents:

[ZBRM 7.20.23.DOCX](#)
[ZBRM 9.7.23.DOCX](#)
[ZBRM 10.5.23.DOCX](#)

III. **OLD BUSINESS**

- III.I. A. Baileys LLC (Robert And Jean Robertson) (Applicant And Owner) For Property Located At 038 Fairview Avenue, Prudence Island; Being Tax Assessor's Map 77 Lot 63 (Zoned Residential, R-20). 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 Expand The Existing Structure And Add A Porch On A Substandard Lot Of Record.

Documents:

[LOT COVEAGE COMPARISON PI.PDF](#)
[MAP 200 FT ABUTTERS.PDF](#)
[SITE PLAN \(07-18-2023\)STAMPED-B \(1\).PDF](#)
[038 FAIRVIEW VARIANCE APPL..PDF](#)
[ABUTTERS 200 FT 038 FAIRVIEW.PDF](#)
[ELEVATIONS_PLAN.PDF](#)

IV. **NEW BUSINESS**

- IV.I. 1. Decision Extension Consideration – Cheryl Shirle, Of 36 Cliff Avenue, Requests A 1-Year Extension For A Dimensional Variance Granted In September 2022.

Documents:

[36 CLIFF AVE ZONING EXTENSION LETTER_SIGNED.PDF](#)

- IV.II. 2. Tanis J. Tavernier (Applicant And Owner) For Property Located At Alden Avenue (Prudence Island); Being Tax Assessor's Map 84 Lot 126 (Zoned Commercial, R-20). The Applicant Seeks A Special Use Permit (Article VII, Section E) To Construct A 70' Freestanding Antenna Tower To Provide Internet Access.

Documents:

[TAVERNIER.0132ALDENAVE.PDF](#)

- IV.III. 3. Roger Lemos (Applicant And Owner) For Property Located At 36 Mt. Tom Road (Prudence Island); Being Tax Assessor's Map 74 Lot 34 (Zoned Residential, R-20). The Applicant Seeks A Special Use Permit (Article VII, Section A1(C)) And Dimensional Variances (Article IV, Section B; Article VI, Section A4) To Construct An Attached Deck On A Substandard Lot Of Record.

Documents:

[DECK PLANS REV. 0 6-1-23.PDF](#)
[ZBRAPPLICATION.DRAFT.PDF](#)

- IV.IV. 4. Richard Grady (Applicant And Owner) For Property Located At 057 Cliff Road (Prudence Island); Being Tax Assessor's Map 84 Lot 22 (Zoned Residential, R-20). The Applicant Seeks A Special Use Permit (Article VII, Section A1(C)) To Construct An Addition On An Existing Structure On A Substandard Lot Of Record.

Documents:

[GRADY_APPLICATION FOR SPECIAL USE_057 CLIFF ROAD PRUDENCE ISLAND-9 18 23.PDF](#)

- IV.V. 5. Deborah & Frank Pine (Applicants And Owners) For Property Located At 745 Black Point Lane; Being Tax Assessor's Map 67 Lot 19 (Zoned Residential, R-40). The Applicant Seeks A Dimensional Variance (Article IV, Section B) To Construct A Garage Within The Side Yard Setback.

Documents:

[PINE ZONING PETITION.PDF](#)

- IV.VI. 6. Leonier Da Silva (Applicant And Owner) For Property Located At 36 Swan Drive; Being Tax Assessor's Map 67 Lot 96 (Zoned Residential, R-40). The Applicant Seeks A Special Use Permit (Article VII, Section A1(C)) And Dimensional Variances (Article IV, Section B; Article VI, Section A4) To Construct A Pool House And Minor Additions To The Primary Structure On A Substandard Lot Of Record.

Documents:

[ZONINGPETITION.PDF](#)
[36 SWAN DRIVE LOT COVERAGE CALCULATIONS.DOCX](#)

- IV.VII. 7. Cathy & Jeffery Siegal (Applicants And Owners) For Property Located At 227 Eastover Road; Being Tax Assessor's Map 65 Lot 17 (Zoned Residential, R-40). The Applicant Seeks A Dimensional Variance (Article V, Section I(5)) To Construct A Fence Enclosing A Swimming Pool Under 6 Feet.

Documents:

[SIEGAL.227EASTOVER.PDF](#)

- IV.VIII. 8. Michael Sabra (Applicant And Owner) For Property Located At 69 Fountain Avenue; Being Tax Assessor's Map 21 Lot 167 (Zoned Residential, R-10). The Applicant Seeks A Special Use Permit (Article VII, Section A1(C)) And Dimensional Variances (Article IV, Section B; Article VI, Section A4) For Retroactive Permission To Enlarge A Structure On A Substandard Lot Of Record.

Documents:

[SABRA.PORTSMOUTH ZONING BOARD APPLICATION FOR VARIANCE - 09.21.23.PDF](#)
[HOULE REPORT - 10.12.23.PDF](#)
[NEIGHBOR LETTERS.PDF](#)

V. **ADJOURN**

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.