

Portsmouth Zoning Board of Review  
2200 East Main Road  
Portsmouth, RI 02871

PETITION

Hearing Date: \_\_\_\_\_

Continuance Date: \_\_\_\_\_

Applicant: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

Owner: Hope Enterprises  
Address: 62 WARNER ST.  
NEWPORT, RI 02840

Subject Premises:  
Address: 2944 EAST MAIN RD  
\_\_\_\_\_

Tax Assessor's Map 31 Lot: 21  
Zoning District: R10 C-1

Present Use of Premises: Residential

Proposed Use of premises: Residential

Zoning Ordinance Section: \_\_\_\_\_ Special Use Permit: X  
Dimensional Variance: \_\_\_\_\_

Relief Requested: Dimensional Variance  Special Use  Use Variance

Lot Size: 6,920 7600 sq.ft. Lot Coverage 1955 sq. ft. Lot Coverage 27.9 %  
Lot Coverage Variance Requested: 27.9 %

Grounds for Variance: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Grounds for Special Use Permit: BASED ON THE NEW SEPTIC DESIGN,  
IT IS REQUIRED TO ADD A THIRD BEDROOM TO THE PROPERTY.  
THE EXISTING GARAGE WOULD PROVIDE THE SPACE REQUIRED  
FOR A THIRD BEDROOM.

Applicant: John Damon  
Print Name JOHN DAMON  
Telephone: 401-846-4574  
E-mail: JOHN@TheDamonCo.com

Owner: \_\_\_\_\_  
Print Name Hope Enterprises  
Telephone: 401-846-4574  
E-mail: Email@TheDamonCo.com

Portsmouth Zoning Board of Review  
Dimensional Variance

Zoning District: R10

Required Setbacks:

	<u>R-10</u>	<u>R-20</u>	<u>R-30</u>	<u>R-40</u>	<u>R-60</u>
Front Yard	20 ft	30 ft	30 ft	30 ft	50 ft
Rear Yard	20 ft	30 ft	30 ft	30 ft	50 ft
Side Yard	10 ft	15 ft	20 ft	20 ft	50 ft

20' Yard Setback Location: FRONT Setback Required: 20 Ft.  
Proposed Distance to the Property Line: \_\_\_\_\_ Ft. Variance Requested : \_\_\_\_\_ Ft.  
Proposed Use: \_\_\_\_\_

15' Yard Setback Location: SIDE (L) Setback Required: 10 Ft.  
Proposed Distance to the Property Line: \_\_\_\_\_ Ft. Variance Requested : \_\_\_\_\_ Ft.  
Proposed Use: \_\_\_\_\_

5' Yard Setback Location: SIDE (R) Setback Required: 10 Ft.  
Proposed Distance to the Property Line: \_\_\_\_\_ Ft. Variance Requested : \_\_\_\_\_ Ft.  
Proposed Use: \_\_\_\_\_

9' Yard Setback Location: REAR (ACCESSORY BUILDING) Setback Required: 20 Ft.  
Proposed Distance to the Property Line: \_\_\_\_\_ Ft. Variance Requested : \_\_\_\_\_ Ft.  
Proposed Use: \_\_\_\_\_

Portsmouth Zoning Board of Review  
Lot Coverage

Existing:

	*Dimensions	Sq. Ft.		Dimensions	Sq. Ft.
House	<u>20.5' x 45.5'</u>	<u>1119 SF</u>	Deck	<u>12 x 12</u>	<u>152 SF</u>
	_____	_____	Bulkhead	_____	_____
Garage	<u>20.5' x 25.5'</u>	<u>532 SF</u>	Stairs	_____	_____
	_____	_____	Shed	<u>12.5' x 12.5'</u>	<u>152 SF</u>
Porch	_____	_____	Subtotal	_____	<u>304 SF</u>
Subtotal	_____	<u>1651 SF</u>	Total Sq. Ft.	_____	<u>1955 SF</u>
Lot Size	<u>7000 SF</u>		Existing Lot Coverage (Sq. Ft./Lot Size)		<u>27.9 %</u>

Proposed Additions:

	*Dimensions	Sq. Ft.		Dimensions	Sq. Ft.
House	<u>same</u>	_____	Deck	<u>same</u>	_____
Garage	<u>same</u>	_____	Shed	<u>same</u>	_____
Subtotal	_____	_____	Subtotal	_____	_____
Structures to be Removed are Subtracted:				( )	( )

Total Additional Sq. Ft. 1955 SF

Proposed Additional Lot Coverage (Sq. Ft./Lot Size) 0 %

Total Sq. Ft. Proposed (Existing Sq. Ft. + Proposed) 1955 SF

Proposed Lot Coverage (Proposed Sq. Ft./Lot Size) \_\_\_\_\_ %

Variance Requested NA 0 %

\* Includes all Overhangs

LIST OF ABUTTERS:

NORTH AP 31 LOT 22 LAWRENCE G. COOK

SOUTH AP 31 LOT 20A PHILLIP E. LACEY

WEST AP 31 LOT 20C DOUGLAS and JEMETTE CEARCE

HOPE ENTERPRISES, LLC  
62 Warner Street  
Newport, Rhode Island 02840  
Phone 401/846-4574 Fax 401/846-2758

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May 12, 2022

Town of Portsmouth  
Portsmouth, RI 02871

Re: Special use permit for 2944 East Main Road

To Whom It May Concern,

Hope Enterprises purchased 2944 East Main Road in November of 2021. At the time of the purchase it was known that a new septic system was required prior to occupancy. DiPrete Engineering designed a new 3-bedroom system which has been approved by the Department of Environmental Management for the property. Since there is only room for 2 bedrooms in the main structure on the property, we are requesting a special use permit to convert the existing garage into the third bedroom. There will be no changes to the existing building footprints. Feel free to contact me if you have any questions.

Sincerely,



John Damon  
Hope Enterprises, Owner



# PORTSMOUTH FIRE DEPARTMENT

2300 East Main Road / Portsmouth, Rhode Island 02871

[www.portsmouthfire.com](http://www.portsmouthfire.com)



Mark A. Reimels  
*Fire Marshal*

(401-683-1200)  
*Mreimels@portsmouthri.com*

Date: 5/10/2022

To: Whom it may concern

Re: Special Use Permit

I have received and reviewed a proposed site map for Map 31 Lot 21 located at 2944 East Main Rd for the purpose of a Special Use Permit for the property.

It is my understanding that the property owner wishes to add a bedroom in an existing garage.

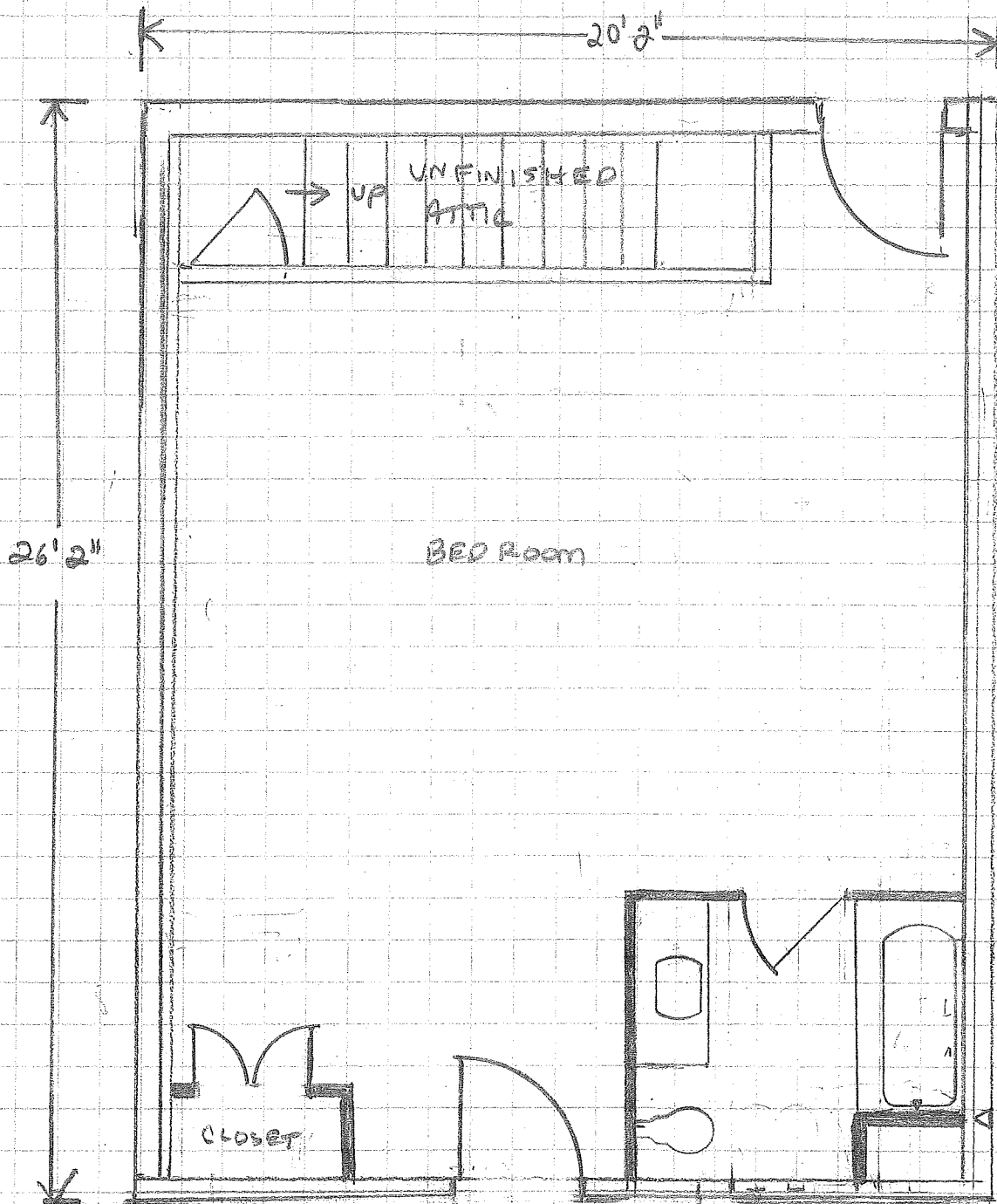
The Portsmouth Fire Department has no objections to the issuance of a Special Use Permit for the purpose noted above so long as the process for smoke / co installation is followed, including obtaining and necessary permits, the submittal of plans for plan review and also inspection prior to occupancy.

Respectfully,

Captain Mark Reimels  
Portsmouth Fire Marshal  
(401) 683-1200

2944 EAST MAIN RD

BED ROOM



$\frac{1}{4}'' = 1'$

Parcel ID: 31-127  
POTOMAC LLC  
140 CROMWELL DR  
PORTSMOUTH RI 02871-1372

Parcel ID: 31-15  
DANGORA LISA M  
39 DEXTER ST  
PORTSMOUTH RI 02871-2607

Parcel ID: 31-16  
TAYLOR MARY E & MICHAEL P  
25 DEXTER ST  
PORTSMOUTH RI 02871-2607

Parcel ID: 31-19  
ARRUDA WILLIAM & ANGELA BETH  
2922 EAST MAIN RD  
PORTSMOUTH RI 02871-4232

Parcel ID: 31-20  
CERCE DOUGLAS S & JEANNETTE  
49 DEXTER ST  
PORTSMOUTH RI 02871

Parcel ID: 31-20A  
DEAN STEFANIE &  
BAUMAN RAYMOND P  
2930 EAST MAIN RD  
PORTSMOUTH RI 02871-4232

Parcel ID: 31-20C  
CERCE DOUGLAS & JEANNETTE  
49 DEXTER ST  
PORTSMOUTH RI 02871

Parcel ID: 31-21  
MAYER PAUL E & TRACEY A  
2944 EAST MAIN RD  
PORTSMOUTH RI 02871

Parcel ID: 31-22  
COOK LAWRENCE G  
2952 EAST MAIN RD  
PORTSMOUTH RI 02871-4232

Parcel ID: 31-23  
BERGERON RHONDA A &  
WILLEY GRAFTON H IV  
220 REDWOOD RD  
PORTSMOUTH RI 02871-1014

Parcel ID: 31-24B  
LOOKING UPWARDS INC  
C/O THE KEYSTONE GROUP RI  
1130 TEN ROD RD, SUITE D2078  
NORTH KINGSTOWN RI 02852-4161

Parcel ID: 31-25  
2968 EAST MAIN ROAD LLC  
2968 EAST MAIN RD  
PORTSMOUTH RI 02871-4232

Parcel ID: 31-32  
BORDEN FAMILY LIMITED  
PARTNERSHIP  
C/O JOHN G BORDEN  
PO BOX 381  
PORTSMOUTH RI 02871-0381

Parcel ID: 31-32A  
BORDEN JOHN & SUSAN M  
41 MILL LN  
PORTSMOUTH RI 02871-1210



## TOWN OF PORTSMOUTH

2200 East Main Road  
Portsmouth, Rhode Island 02871  
[www.portsmouthri.gov](http://www.portsmouthri.gov)

June 2, 2022

RE: Abutter Notification

Dear Portsmouth Property Owner:

This letter is to notify you as a property owner located within 200 feet of a proposed development under review by the Zoning Board of Review, of an upcoming public hearing. The proposed development is described as follows:

**Hope Enterprises, LLC (Applicant & Owner) seeks a Special Use Permit to convert a detached garage into a third bedroom on a nonconforming lot of record (Article VII, Section A (1)(d)) located at 2944 East Main Road; being Tax Assessor's Map 31 Lot 21 (Zoned Commercial, C-1).**

The Town of Portsmouth's Zoning Board Meeting will be held in person in the Town Council Chambers at Town Hall located at 2200 East Main Road, live streamed on the web, and by phone dial-in using the ZOOM remote meeting service on **Thursday – June 16, 2022 – 7:00 PM**. 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>.