

NEWPORT CITY DEVELOPMENT REVIEW BOARD MINUTES

Public Hearing May 27, 2015

Members present:

John Harlamert, Agathe Coburn, Harriet Hall, Denise Bowen, Dan Ross

Others present:

Charles Elliott, Zoning Administrator

Joseph Downer, Permit 15017 Applicant

Meeting was called to order at 7:00 PM.

1. Approve minutes of two previous meetings.

Motion by Harriet Hall to approve the minutes of the April 8 and May 6, 2015 meetings as written. Second by Denise Bowen. Approved unanimously.

2. Consider application #15017 by Joseph and Pamela Downer for a variance of the property line setback requirement for the construction of a two car garage at 163 Mount Vernon Street.

A project overview was given by Mr. Downer explaining that a large embankment rises sharply beginning in the middle of his 60 foot wide lot and rises sharply up to Mount Vernon Street. This embankment limits access to the property and causes construction problems.

The DRB reviewed the following five variances conditions.

(1) There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to these conditions, and not the circumstances or conditions generally created by the provisions of the bylaw in the neighborhood or district in which the property is located.

Very unique physical conditions make the proposed location the only possible site for the garage.

(2) Because of these physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the bylaw, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

The lot is too narrow for normal construction.

(3) Unnecessary hardship has not been created by the applicant.

Hardship was not created by the applicant.

(4) The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare.

Project passes this criteria.

(5) The variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the bylaw and from the plan.

The requested property line set back variance does represent the minimum variance required to afford relief.

Motion by Dan Ross to approve the property line set back variance for Permit application No. 15017. Seconded by Agathe Coburn. Passed unanimously.

3. Other Business

None

4. Adjourn.

Motion by Denise Bowen, Seconded by Harriet Hall, Passed unanimously.

Approved August 12, 2015

A handwritten signature in black ink, appearing to read "John Harlamert". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

John Harlamert, DRB Chairman