

Posted 02/22/2026

NEWPORT ZONING BOARD OF REVIEW

Monday, February 23, 2026 – 6:00 P.M.

NOTICE: THIS MEETING HAS BEEN CANCELLED DUE TO INCLEMENT WEATHER. ALL SCHEDULED PETITIONS WILL BE RE-ADVERTISED AND APPEAR ON THE MARCH 23, 2026 ZONING BOARD OF REVIEW AGENDA.

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes –

1. [December 15, 2025 Draft Minutes](#)

IV. Communications –

1. Extension Requests –
 - i. [98 Roseneath – Request for 12-month extension](#)
2. Withdrawal Requests –
 - i. [130 Touro – Request to withdraw without prejudice](#)
 - ii. [0 Pelham \(73 Pelham\) – Request to withdraw](#)
3. Staff Communications
 - i. [Newport's Green and Complete Streets Policy 2025 Annual Report](#)

V. Summary Calendar –

1. App. #ZBR-25-128 PETITION OF BARBARA J. HUGHES, applicant and owner, **57 Toppa Boulevard**, TAP 11, Lot 573, (R-10A Zone) for a dimensional variance to construct a 48 sq. ft. addition, increasing the lot coverage from 25% to 26% (20% allowed).
[Application Details and Materials, November 21, 2025](#)
2. Corrected App. #ZBR-25-131 PETITION OF ROBERT E. JUSTUS, applicant and owner, **86-92 Kay Street, Unit 4**, TAP 11, Lot 249-4, (R-10 Zone) for a dimensional variance to legalize a previously-installed 32 sq. ft. accessory shed, located 4' from the right (east) side property line (5' required), increasing the lot coverage from 33% to 33.3% (20% allowed).
[Application Details and Materials, December 2, 2025](#)
3. App. #ZBR-25-134 PETITION OF KARL PIGHETTI, applicant and owner, **44 Extension Street**, TAP 32, Lot 237, (R-10 Zone) for a dimensional variance to reconstruct and modify an existing one-

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story roof, requiring the increase in height of a wall located 0' from the front property line (approximately 1' required).

[Application Details and Materials, December 9, 2025](#)

4. App. #ZBR-26-1 PETITION OF NRI 18 ROSA PARTNERSHIP, applicant and owner, **18 Rosa Terrace**, TAP 02, Lot 028, (R-10 Zone) for a dimensional variance to install a second curb cut on a property with a lot frontage of 75' (100' required) to provide two new on-site parking spaces.

[Application Details and Materials, January 2, 2026](#)

5. App. #ZBR-26-3 PETITION OF STEPHEN LANG, applicant, NARRAGANSETT VENTURE PARTNERS, LLC, owner, **10 Liberty Street**, TAP 26, Lot 035 (R-10 Zone) for a dimensional variance to construct a second-floor dormer 6.5' from the north side property line (10' required).

[Application Details and Materials, January 12, 2026](#)

VI. Abbreviated Summary

1. App. #ZBR-25-126 PETITION OF EDWARD M. BUDILL, applicant and owner, **6 Casey Court**, TAP 37, Lot 025, (R-10A Zone) for dimensional variances to construct a 40 square foot third-floor deck (30 square feet permitted), not located the requisite 3 feet in from exterior walls of the floor below, and located 8' from the west (left) side property line (10' required).

[Application Details and Materials, November 20, 2025](#)

2. App. #ZBR-26-7 PETITION OF 11 GUERNEY LLC, applicant and owner, **11 Guerney Court**, TAP 12, Lot 020, (R-10 Zone, Historic Overlay) for dimensional variances to construct an outdoor grill addition on an existing non-conforming accessory structure, reaching 12.95' in height, located 4" from the front property line (20' required), construct a chimney addition on the main structure located 2.83' from the north side property line (6.68' required), increasing lot coverage from 35.2% to 35.5% where 26.63% is permitted.

[Application Details and Materials, January 13, 2026](#)

VII. Appeals

1. App. #ZBR-25-123 APPEAL OF 4 GOOD LLC, appellants and owners, **4 Goodwin Street, Unit 1**, TAP 35, Lot 236-1, (WB Zone) appealing the Zoning Officer's determination of an incomplete application (App #ZBR-25-111) requesting dimensional variance relief to exceed the maximum number of guest house bedrooms for a single property.

[Appeal Details and Materials, November 11, 2025](#)

2. App. #ZBR-25-124 APPEAL OF DOROTHY C. KOSTEK AND SHANNON K. DUNNIGAN, appellants and owners, **4 Goodwin Street, Unit 2**, TAP 35, Lot 236-2, (WB Zone) appealing the Zoning Officer's determination of an incomplete application (App #ZBR-25-112) requesting dimensional variance relief to exceed the maximum number of guest house bedrooms for a single property.

[Appeal Details and Materials, November 11, 2025](#)

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3. App. #APL-26-1 APPEAL OF DEBRA A. MERRILL, appellant, The Collection at Barney, LLC, owner, **18 Barney Street and 3 & 4 Barney Court**, TAP 21, Lot 63-4 (R-3 Zone, Historic Overlay), appealing the decision of the Historic District Commission approving the owner's application for a Certificate of Appropriateness to construct a second-floor deck. (**Status Hearing**)
[Appeal Details and Materials, January 5, 2026](#)

VIII. Full Hearing Petitions to be Considered

1. Amended App #2025-May-013 PETITION OF 594-596 THAMES STREET, LLC, applicant and owner, **594-596 Thames Street**, TAP 35, Lot 213, (Limited Business Zone) for dimensional variances to alter an existing nonconforming development, (parking space non-conformity), by constructing an addition to the rear of the existing structure, increasing lot coverage from 46% to 60.3% (50% allowed); providing 2 parking spaces (12 spaces required); and seeking a variance from the commercial parking standards regarding aisle width and backing into a public right of way.
[Application Materials, April 8, 2025](#)
[Supplemental – Amended Plan Set, October 17, 2025](#)
[Supplemental – Amended Plan Set, October 22, 2025](#)
[Supplemental – Land Use Report, October 23, 2025](#)
[Revised Staff Report, November 20, 2025](#)
[Supplemental – Amended Plan Set, December 23, 2025](#)
[Supplemental – Amended Zoning Matrix, December 23, 2025](#)
[Supplemental – Project Narrative, December 23, 2025](#)
[Letters of Objection – Combined, January 22, 2026](#)
[Letters of Support – Combined, January 22, 2026](#)
[Supplemental Staff Report, January 22, 2026](#)
2. *App. #ZBR-25-108 PETITION OF CAFÉ ZELDA PROPERTY, LLC, applicant and owner, **528 Thames Street**, TAP 35, Lot 149, (LB Zone) for a Special Use Permit to expand the existing two-bedroom guest house to a four-bedroom guest house and a dimensional variance to not provide the required on-site parking (3 additional spaces required).
[Application Details and Materials, October 13, 2025](#)
3. *App #ZBR-25-97 PETITION OF HEIDI WOLLERT, applicant and owner, **26 East Bowery Street**, TAP 33, Lot 008, (R-10 Zone) for a dimensional variance to allow a Home Occupation guest rental of two bedrooms within the existing single-family dwelling without providing required parking on the property (2 additional spaces required).
[Application Details and Materials, September 9, 2025](#)
4. App. #ZBR-25-129 PETITION OF MICHELE McCORMACK, applicant and owner, **9 Kay Street**, TAP 25, Lot 018, (R-10 Zone, Historic Overlay) for a dimensional variance to construct a 364 sq. ft. pool increasing the lot coverage from 22% to 25% (20% allowed)

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[Application Details and Materials, December 1, 2025](#)

*Indicates objection(s) to the application

IX. Full Hearing Petitions to be Continued

1. *Amended App #2024-Nov-003 PETITION OF 640 THAMES STREET, LLC, applicant and owner, **640 Thames Street**, TAP 35, Lot 226 (LB Zone), for a special use permit and a dimensional variance to convert one dwelling unit into a guest house containing a total of five (5) bedrooms without providing additional parking (4 additional spaces required). (**Continue to 3/23/26 by request of the Applicant**)
2. *App #2024-Nov-006 PETITION OF 130 TOURO STREET, LLC, applicant and owner, **130 Touro Street**, TAP 21, Lot 121 (R-10 Zone, Historic Overlay), for a use variance to convert two one-bedroom dwelling units into two one-bedroom guest houses. (**Request to Withdraw**)
3. *App #ZBR-25-122 PETITION OF 20-22 ANTHONY REVOCABLE TRUST, applicant and owner, **20-22 Anthony Street**, TAP 32, Lot 317 (R-10 Zone) for dimensional variances to demolish an existing two-family dwelling and construct a new single-family dwelling, located 1' from the north (left) side property line (1'-11" required), reaching a height of 33'-3" (30' allowed), with a lot coverage of 60.95% (36.13% allowed), and construction of a 129 sq. ft. 3rd floor roof deck (30 sq. ft. allowed). (**Continue to 3/23/26 for Scheduling Purposes Only**)
4. App. #ZBR-25-74 PETITION OF SAMUEL HALLOWELL, applicant and owner, **5 Tyler Street**, TAP 19, Lot 106, (R-10 Zone) for a retroactive dimensional variance to permit a parking space adjacent and parallel to the sidewalk with a dimension of 7.5' wide by 18' long (9' wide by 18' long required). (**Continue to 3/23/26**)
5. App. #ZBR-26-4 PETITION OF MEND YOGA, applicant, BJA ASSOCIATES, LLC, owner, **283-287 Broadway**, TAP 11, Lot 066, (LB Zone) for a special use permit to establish a commercial indoor recreation facility (yoga studio), and a dimensional variance to the parking standards to not provide the 14 additional parking spaces required. (**Continue to 3/23/26**)
6. App. #ZBR-26-6 PETITION OF JOHN LIPORACE, applicant and owner, **16 Anthony Street**, TAP 32, Lot 060 (R-10 Zone) for dimensional variances to demolish an existing rear deck and construct a new two-story rear addition, and a second and third floor additions, reaching a height of 31.5' (30' permitted), and construct a 30.63 sq. ft. third-floor balcony where 24 sq. ft. is permitted, reducing lot coverage from 54.4% to 51.9% (33.61% permitted). (**Continue to 3/23/26**)
7. App. #ZBR-25-114 PETITION OF JULIAN & OLIVIA WASSENAAR, applicants and owners, **21 Clay Street**, TAP 34, Lot 054, (R-60 Zone, Historic Overlay) for dimensional variances to construct a 672 sq. ft. pool, located 37.25' from the Stewart Court front property line (48.74' required) increasing the lot coverage from 14.24% to 15.4% (10.3% allowed). (**Continue to 3/23/26 for re-advertising**)

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CANCELLED

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X. Inactive Petitions & Appeals:

1. **Appeals Awaiting Transcripts or Briefs:** None
2. **Petitions Pending Other Board Decisions:**
 - i. App. #ZBR-25-119 PETITION OF ELIJAH DUCKWORTH-SCHACHTER, applicant and owner, **6 Greenough Place**, TAP 22, Lot 027, (R-10 Zone, Historic Overlay) for dimensional variances to lift by 6 inches and re-orient an existing non-conforming accessory structure, placing it 1.73' from the northwest side property line (1.58' existing at closest point) and 5.75' from the northeast side property line (4.93' existing at closest point), and replacing an existing lean to addition with a new addition 1.73' from the northwest property line (1.73' existing).

XI. Other Inactive Petitions

1. *PETITION OF BP REALTY, LLC, applicant and owner; **Banisters Wharf**, DBA The Black Pearl, TAP 24, Lot 276, (WB zone); for a special use permit and variance to the dimensional requirements for permission to install a 14'2" by 7'6" retractable awning structure over the northern portion of the existing outdoor bar area which will be located 0' from the north property line (5' required).
2. APPEAL OF MR. JASON PERKINS, appellant; NRI 12 GOODWIN ST PARTNERSHIP, owner; appealing the issuance of building permit #125985 applying to the property located at **12 Goodwin St.**, TAP 35, Lot 244, (WB zone).
3. *App #2024-Apr-011 PETITION OF LA FARGE RESTORATION FUND AT NEWPORT CONGREGATIONAL CHURCH, applicant and owner, 0 Spring Street & Pelham Street, **0 Pelham Street (aka 73 Pelham Street)**, TAP 27, Lots 011 and 284 (R-3 Zone, Historic Overlay), for a special use permit to convert the existing church and former Parish Hall to a museum. (**Request to Withdraw**)
4. App. #2024-Jul-003 PETITION OF CHURCH OF JESUS SAVIOR OF NEWPORT, applicant and owner, **507 Broadway**, TAP 06, Lot 009-4, (R-10 Zone) for a variance to construct a twenty (20) space parking lot to serve the Jesus Savior Church, not located on the same lot as the church. (**Continue generally by request of the applicant**)

XII. Adjournment

Please note:

Meetings begin promptly at the time posted and will not last for more than four (4) hours. The Board normally will take a short break after 1½ to 2 hours of hearings to re-assess the agenda and their ability to reach the remaining items pending before it.

The Board will not entertain/begin a new petition after 9:30 p.m. and will conclude all hearings at 10:00 p.m. therefore some petitions cannot be heard due to these time constraints and will be continued to the next regular meeting date.

Please send any inquiry to Nick Armour, Zoning Officer, at narmour@cityofnewport.com or call (401) 845-5452