

Posted 04/16/2026

NEWPORT ZONING BOARD OF REVIEW
Monday, April 20, 2026 – 6:00 P.M.

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes –

1. [March 23, 2026 Draft Minutes](#)

IV. Communications –

1. Extension Requests – None
2. Withdrawal Requests – [12 Goodwin Street request to withdraw appeal](#)

V. Summary Calendar –

1. App. #ZBR-26-18 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 install two AC condensers 3’ from the right (south) side property line (5’ required).
[Application Details and Materials, February 19, 2026](#)

VI. Abbreviated Summary

1. App. #ZBR-25-141 PETITION OF MARK & KATHERINE WATTS, applicants and owners, **64 Bateman Avenue**, TAP 40, Lot 160 (R-10A Zone), for a dimensional variance to construct a detached accessory structure located 14’-10” from the Kerins Terrace front property line (20’ required).
[Application Details and Materials, December 30, 2025](#)

VII. Appeals - None

VIII. Full Hearing Petitions to be Considered

1. *Corrected 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 dimensional variances to the parking standards to not provide the 14 additional parking spaces required and the minimum lot size required for a commercial indoor recreation facility (3,633 sq.ft. provided where 10,000 sq.ft. is required).
[Application Details and Materials, January 12, 2026](#)

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2. App. #ZBR-26-14 PETITION OF AINA & JEFFREY F. PALLIS, applicants and owners, **14-16 Bull Street & 2 Central Street**, TAP 21, Lot 032-6, (R-10 Zone) for dimensional variances to expand an existing, legal, non-conforming, detached 3-car garage by 3' to the south, raising the garage walls located 1' from the right (north) side property line (8.28' required), demolishing a deck and constructing a new porch connection between the main house and the garage, increasing the lot coverage from 43.61% to 45.16% (23.44% allowed), and modifying a shed-roof dormer by reconstructing the dormer roof as a hipped roof, reaching a height of 32'-9" (30' allowed).
[Application Details and Materials, February 10, 2026](#)
3. App. #ZBR-26-16 PETITION OF STAY NEWPORT, LLC, applicants, and THE JEAN M. SMITH REVOCABLE TRUST 2006, owners, **5 Lees Wharf**, TAP 32, Lot 019 (WB Zone), for a dimensional variance to convert a 3-bedroom Guest House to a 5-bedroom Guest House without providing the required on-site parking (2 additional spaces required).
[Application Details and Materials, February 11, 2026](#)
4. App. #ZBR-25-110 PETITION OF 41 WASHINGTON, LLC, applicant and owner, **1 Cherry Street**, TAP 12, Lot 036 (R-10 Zone, Historic Overlay), for dimensional variances to construct an upper-level greenhouse roof structure reaching a height of 44.2' (30' allowed), to construct a one-story addition to the east of the existing structure, and an attached deck, located 0.67' from the Cherry Street front property line (6.92' required), increasing the lot coverage from 59% to 71.47% (30.77% allowed).
[Application Details and Materials, October 13, 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 5/18/26 by request of the Applicant**)
2. Corrected Amended App #2025-May-013 PETITION OF 594-596 THAMES STREET, LLC, Applicant & Owner, **594-596 Thames Street**, TAP 35, Lot 213, (Limited Business Zone) for dimensional variances to construct a two-story rear addition, expanding an existing standard restaurant and creating a new one-bedroom dwelling, increasing the lot coverage from 46% to 60.3% (50% allowed); without providing additional on-site parking (6 additional spaces required); and seeking a variance from the commercial parking standards regarding aisle width and backing into a public right of way. (**Continue to 5/18/26 for readvertising**)
3. *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

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adjacent and parallel to the sidewalk with a dimension of 7.5' wide by 18' long (9' wide by 18' long required). (**Continue to 5/18/26**)

4. App. #ZBR-26-15 PETITION OF FLEURY PROPERTIES, LLC, applicant and owner, **1 Cottage Street**, TAP 25, Lot 064, (R-10 Zone, Historic District Overlay) for dimensional variances to construct a new one-car detached garage and a 288 square foot in-ground pool, increasing the lot coverage from 24.73% to 29.25% (20% allowed). (**Continue to 5/18/2026**)
5. App. #ZBR-26-20 PETITION OF TOOTI PATZI, LLC, applicant, DAVID G. BAZARSKY REVOCABLE TRUST AND CAROL R. BAZARSKY REVOCABLE TRUST, owner, **7 Memorial Boulevard**, TAP 29, Lot 050, (GB Zone) for a special use permit to convert an existing standard restaurant to a fast-food restaurant that would also offer small, private, catered dinners on certain nights between 5pm and 11pm. (**Continue to 5/18/26**)
6. *App. #ZBR-26-21 PETITION OF ANDREW & AVANI MCHUGH, applicants and owners, **2 Wheatland Court**, TAP 37, Lot 036-4, (R-10A Zone) for a temporary use permit to place a recreational vehicle on the property temporarily to provide housing for the owners while they await construction of their new single-family dwelling. (**Continue to 5/18/26**)

*Indicates objection(s) to the application

X. Inactive Petitions & Appeals:

1. **Appeals Awaiting Transcripts or Briefs:** None

2. **Petitions Pending Other Board Decisions:**

- a. App. #ZBR-26-19 PETITION OF RALPH AND LAURA WITT, applicants and owners, **7 Cottage Street**, TAP 25, Lot 093, (R-10 Zone, Historic Overlay) for a dimensional variance to construct a pool equipment pad and related pool equipment 2.1' from the south side property line (4.09' required). (**Pending HDC Approval**)
- b. App. #ZBR-26-22 PETITION OF BRUCE & JANINE BROUSSARD, applicants and owners, **719 Bellevue Avenue**, TAP 38, Lot 020 (R-60 Zone, Historic Overlay), for dimensional variances to enclose an existing three-level deck structure and construct an attached first-floor deck, located 27.16' from the west side property line (40' required, increasing the lot coverage from 17.72% to 18% (10% allowed). (**Continue to 5/18/2026 for re-advertisement & HDC Approval**)

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).

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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). **(Request to withdraw)**
3. 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