

Posted 05/14/2026

NEWPORT ZONING BOARD OF REVIEW
Monday, May 18, 2026 – 6:00 P.M.

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes –

1. [March 23, 2026 Corrected Draft Minutes](#)
2. [April 13, 2026 Draft Minutes](#)
3. [April 20, 2026 Draft Minutes](#)

IV. Communications –

1. Extension Requests – None
2. Withdrawal Requests – None

V. Summary Calendar – None

VI. Abbreviated Summary

1. App. #ZBR-26-2 PETITION OF JOHN GULLISON, applicant, BONNIE ZIMBLE, owner, **22 Newport Avenue**, TAP 14, Lot 005 (R-10 Zone), for a dimensional variance to allow for four (4) stacked “tandem” parking spaces on a multi-family property.
[Application Details and Materials, January 12, 2026](#)
2. App. #ZBR-26-29 PETITION OF SAMUEL HAMILTON III, applicant, TOP NOTCH, LLC, owner, **58 Beacon Hill Road, Unit A**, TAP 43, Lot 060(R-160 Zone, Historic Overlay), for dimensional variances to expand a second-floor deck from 395 square feet to 631 square feet (100 square feet allowed), increasing the lot coverage from 6.62% to 6.76% (6% allowed).
[Application Details and Materials, April 13, 2026](#)
3. 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).
[Application Details and Materials, March 6, 2026](#)

Meeting Notice

Newport Zoning Board of Review

Monday, May 18, 2026
Newport City Hall
City Council Chambers
43 Broadway, Newport, RI

4. Amended 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), and modification of the roof structure over this portion of the building, increasing the overall building height of the addition to 37'-0 ¼".

[Application Details and Materials, March 10, 2026](#)

VII. Appeals – None

VIII. Full Hearing Petitions to be Considered

1. App. # 2023-Jul-015 PETITION OF SEAN MALONEY AND MARGARET CHAI MALONEY, applicants and owners, **275 Harrison Avenue**, TAP 44, Lot 121, (R-160 Zone, Historic Overlay) for a special use permit and dimensional variance to construct a detached carriage house 16' from the front property line (100' required). (**Remanded from Rhode Island Superior Court**)

[Conditionally approved Certificate of Appropriateness, August 19, 2022](#)

[ZBR Application, June 12, 2023](#)

[Objection – Lynch, July 14, 2023](#)

[Objection – Wynne, July 17, 2023](#)

[Supplemental Houle Report, October 18, 2023](#)

[Staff Report, October 19, 2023](#)

[Transcript of November 2023 ZBR Regular Meeting, November 27, 2023](#)

[Letter from Applicant, December 14, 2023](#)

[Objector Exhibit – Joe Casali CV, January 22, 2024](#)

[Objector Exhibit, Casali Engineering Report, January 22, 2024](#)

[Transcript of January 2024 ZBR Regular Meeting, January 22, 2024](#)

[Recorded Zoning Board Approval Decision, March 26, 2024](#)

[Final HDC Approval – Full Record, October 2, 2024](#)

[Rhode Island Land Court – Remand Decision, February 27, 2026](#)

[Solicitor Memo to Zoning Board RE: Land Court Remand, May 14, 2026](#)

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.

[Application Materials, April 8, 2025](#)

[Supplemental – Amended Plan Set, October 17, 2025](#)

[Supplemental – Amended Plan Set, October 22, 2025](#)

Meeting Notice

Newport Zoning Board of Review

Monday, May 18, 2026
Newport City Hall
City Council Chambers
43 Broadway, Newport, RI

[Supplemental – Land Use Report, October 23, 2025](#)
[Staff Report, October 23, 2025](#)
[Letter of Concern – Weber, October 27, 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](#)
[Supplemental – Updated Plan Set, March 18, 2026](#)
[Supplemental – Parking Access Analysis, May 13, 2026](#)
[Letters of Objection – Combined, May 14, 2026](#)
[Letters of Support – Combined, May 14, 2026](#)
[Supplemental Staff Report, May 14, 2026](#)

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 adjacent and parallel to the sidewalk with a dimension of 7.5’ wide by 18’ long (9’ wide by 18’ long required).
[Application Details and Materials, July 21, 2025](#)
4. 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.
[Application Details and Materials, March 10, 2026](#)

*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 6/22/26 by request of the Applicant**)
2. App. #ZBR-26-8 PETITION OF THE COLLECTION AT BARNEY, LLC, applicant and owner, **18 Barney Street and 3 & 4 Barney Court**, TAP 21, Lot 063-4 (R-3 Zone, Historic Overlay), for dimensional variances to install an AC condenser on the front building, located 13.5’ from the Russo Court front property line (20’ required), and reconstructing a previously-existing two-story deck on the rear structure, located 0’ from the Russo Court front property line (5’ required), increasing the lot coverage from 59% to 61% (45% allowed). (**Continue to 6/22/26**)

Meeting Notice

Newport Zoning Board of Review

Monday, May 18, 2026
Newport City Hall
City Council Chambers
43 Broadway, Newport, RI

3. *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 6/22/26)**

X. Inactive Petitions & Appeals:

1. **Appeals Awaiting Transcripts or Briefs:** None
2. **Petitions Pending Other Board Decisions:**
 - i. 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). **(Pending HDC)**

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. 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