

Meeting Notice Newport Zoning Board of Review

Monday, June 22, 2026
Newport City Hall
City Council Chambers
43 Broadway, Newport, RI

Posted 06/17/2026

NEWPORT ZONING BOARD OF REVIEW **Monday, June 22, 2026 – 6:00 P.M.**

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes –

1. [May 18, 2026 Draft Minutes](#)

IV. Communications –

1. **Extension Requests** –
 - i. [57 Marchant – Request for 6-month extension](#)
 - ii. [551 Thames Street – request for 12-month extension.](#)
2. **Withdrawal Requests** –
 - i. **2 Wheatland Court** – Withdrawal by Staff

V. Summary Calendar

1. App #ZBR-26-28 PETITION OF SHELLEY BUCKHANTZ, applicant, CC7 LLC, owner, **7 Cozzens Court**, TAP 17, Lot 273 (R-10 Zone, Historic Overlay) for a dimensional variance to install a condenser 2'-6" from the rear property line (5' required).
[Application Details and Materials, April 4, 2026](#)
2. App. #ZBR-26-33 PETITION OF JOHN W. COOK AND CAROL M MACKIN, owners and applicants, **42 Golden Hill Street**, TAP 28, Lot 107 (R-3 Zone, Historic Overlay), for a dimensional variance to replace two condensers 10" from the right side property line (5' required).
[Application Details and Materials, April 21, 2026](#)
3. App. #ZBR-26-40 PETITION OF MARK AND EVALINA TABER, applicants and owners, **452 Bellevue Avenue**, TAP 36, Lot 015 (R-60 Zone, Historic Overlay) for a dimensional variance to demolish an existing pool house and reconstruct a new, taller pool house in the same footprint, maintaining a lot coverage of 14.44% (10% allowed).
[Application Details and Materials, May 12, 2026](#)

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VI. Abbreviated Summary

1. App. #ZBR-26-32 PETITION OF FINBARR MURRAY, applicant, MURRAY FAMILY TRUST, owner, **9-11 Broadway**, TAP 17, Lot 225 (GB Zone) for a variance to the requirement to underground utilities.
[Application Details and Materials, April 20, 2026](#)
2. App. #ZBR-26-34 PETITION OF KENDALL TUCKER HOLMES, applicant, 8 PECKHAM AVE LLC, **8 Peckham Ave**, TAP 07, Lot 131 (R-10 Zone) for a variance to the requirement to underground utilities.
[Application Details and Materials, April 28, 2026](#)
3. App. #ZBR-26-35 PETITION OF VINCENT CRUZ, JR., applicant and owner, **10 Red Cross Terrace**, TAP 29, Lot 194 (R-10 Zone) for dimensional variances to expand the existing one-car garage to a two-car garage, install a bulkhead door, expand the existing front porch, and elevate an existing rear addition that is located 12.5' from the rear property line (16.78' required), increasing the lot coverage from 25.85% to 27.83% (23.22% allowed).
[Application Details and Materials, May 7, 2026](#)
4. App. #ZBR-26-36 PETITION OF MARK HERTENSTEIN, owner and applicant, **6 Maitland Court**, TAP 09, Lot 026, (R-10 Zone, Historic Overlay), for retroactive approval of dimensional variances for construction of a second driveway on a residential property with only 90 feet of frontage (100 feet required), and without the required 35 feet separating two driveways.
[Application Details and Materials, May 8, 2026](#)
5. App. #ZBR-26-38 PETITION OF DANIELLE GENEST, applicant, ISLAND MOVING COMPANY, owner, **435 Broadway**, TAP 06, Lot 011 (R-10 Zone), for a temporary use permit to allow the installation of a temporary 4'x8' informational sign regarding the future use of the property
[Application Details and Materials, May 11, 2026](#)
6. App. #ZBR-26-41 PETITION OF JENNA & QUINCY MILLER, applicants, MILLER FAMILY LIVING TRUST, owners, **63 John Street**, TAP 28, Lot 067 (R-3 Zone, Historic Overlay) for a dimensional variance to install a hot tub 10' from the Memorial Blvd. front property line (20' required for accessory structures).
[Application Details and Materials, May 12, 2026](#)

VII. Appeals – None

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VIII. Full Hearing Petitions to be Considered

1. *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).
[Application Details and Materials, January 13, 2026](#)
2. App. #ZBR-26-31 PETITION OF DAWN M. EGAN, applicant and owner, **153 Ruggles Avenue**, TAP 40, Lot 411 (R-10A Zone) for a dimensional variance to add additions to the house, including an expansion of the existing garage, rear living room addition, and expansion of the rear deck, increasing the lot coverage from 23.8% to 29.9% (20% allowed).
[Application Details and Materials, April 14, 2026](#)
3. App. #ZBR-26-39 PETITION OF EQUITY INVESTMENT GROUP, LLC, applicant and owner, **32 Bayside Avenue**, TAP 09, Lot 299 (R-10 Zone) for dimensional variances to construct a rear addition, expansion of a rear deck with a pergola structure over the north side of the deck, located 1' from the north side property line (5.76' required), and construction of a 393 square foot second floor roof deck (100 square feet allowed), increasing the lot coverage from 29.8% to 36.9% (28.48% allowed)
[Application Details and Materials, May 12, 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 7/27/26 by request of the Applicant**)
2. *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 7/27/26 by request of the Applicant**)
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. (**Withdrawn by Zoning Officer**)

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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