

Meeting Notice Newport Zoning Board of Review

Monday, July 27, 2026
Newport City Hall
City Council Chambers
43 Broadway, Newport, RI

Posted 07/23/2026

NEWPORT ZONING BOARD OF REVIEW **Monday, July 27, 2026 – 6:00 P.M.**

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes –

1. [June 22, 2026 Draft Minutes](#)

IV. Communications –

1. Extension Requests –

- i. [17 Bayview Avenue – Request for 12-month extension](#)
- ii. [6 ½ & 8 Cross Street – Request for 12-month extension](#)
- iii. [33 Corne Street – Request for 9-month extension](#)
- iv. [76 Van Zandt – Request for 12-month extension](#)

2. Withdrawal Requests –

- i. [640 Thames Street – Request to withdraw without prejudice](#)

V. Summary Calendar

1. App. #ZBR-26-43 PETITION OF ALEXANDER AND ELLINOR DONLAN, applicants and owners, **7 Malbone Road**, TAP 10, Lot 005-4 (R-10 Zone) for a dimensional variance to construct a dormer addition located 3' from the right side property line (10' required).
[Application Details and Materials, May 21, 2026](#)

VI. Abbreviated Summary

1. 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). **(Continued from 6/22/26)**
[Application Details and Materials, April 14, 2026](#)
2. App. #ZBR-26-46 PETITION OF ROBERT DAMIANO AND LINDA PERRY RIERA applicants and owners, **6 Tompkins Court**, TAP 25, Lot 035 (R-10 Zone, Historic District Overlay) for a dimensional variance to convert an existing two-car garage to a bedroom and construct a new, attached, one-car garage, located 3.07' from the front property line (5.31' required), increasing the lot coverage from 28.7% to 36.7% (32.92% allowed).
[Application Details and Materials, June 8, 2026](#)

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VII. Appeals –

1. App. #APL-26-2 APPEAL OF THE COLLECTION AT BARNEY, LLC, appellant and owner, **18 Barney Street and 3 & 4 Barney Court**, TAP 21, Lot 63-4 (R-3 Zone, Historic Overlay), appealing the decision of the Zoning Officer requiring the submission of dimensional variances for construction of two driveways on the property without prior approval, requiring vehicles to reverse onto Barney Court and Russo Court.

[Appeal Details and Materials, May 27, 2026](#)

VIII. Full Hearing Petitions to be Considered

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). (**Withdrawal Request**)

2. *Amended 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), and variances to allow for a second driveway and curb cut on a property 45' wide (100' lot width required), and without providing 35 feet between driveways.

[Application Details and Materials, July 21, 2025](#)

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](#)

4. App. #ZBR-26-27 PETITION OF EYAL ALMOG, applicant and owner, **11 Tyler Street**, TAP 19, Lot 072, (R-10 Zone) for a retroactive dimensional variance to permit a parking space adjacent and parallel to the sidewalk with a dimension of 8.5' wide by 18' long (9' wide by 18' long required).

[Application Details and Materials, March 25, 2026](#)

5. App. #ZBR-26-42 PETITION OF MATTHEW FEENEY, applicant and owner, **30 Poplar Street**, TAP 16, Lot 021-4 (R-10 Zone, Historic District Overlay) for a dimensional variance to demolish an existing rear deck and construct a 1-story addition to the existing house, located 1.5' from the east side property line (4.71' required).

[Application Details and Materials, May 14, 2026](#)

*Indicates objection(s) to the application

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IX. Full Hearing Petitions to be Continued

1. App. #ZBR-26-12 PETITION OF FLEURY PROPERTIES, LLC, applicant, and ALL COASTAL PROPERTIES, LLC, owner, **75 Pope Street and 2 West Street**, TAP 32, Lot 105 (R-10 Zone), for dimensional variances to demolish an existing detached garage, abandon an existing attached second dwelling unit, and construct a new detached second dwelling unit in the location of the existing garage, on a substandard property containing 4,187 sq. ft. (minimum of 10,000 sq.ft. required for a new second unit), providing only 2,078 sq. ft. per unit (2,500 sq. ft. required per unit), reducing the on-site parking from 3 to 2 (where 4 total are required), and increasing the lot coverage from 34.5% to 36.6% (31.63% allowed). **(Continue to 8/24/26 by request of the Applicant)**
2. App. #ZBR-26-49 PETITION OF FLEURY PROPERTIES, LLC applicant, SWAIN INVESTMENT GROUP, LLC, owner, **173-175 Coggeshall Avenue**, TAP 37, Lot 074 (R-10A Zone) for dimensional variances to construct a front porch roof overhang 13.5' from the front property line (15' required), construct third floor dormer additions matching the existing, non-conforming roof height of 36.5' (30' allowed), construction of a 420 square-foot, in-ground pool, and a 1,296 square-foot, two-story accessory structure containing a four-car garage and communal living space above, increasing the lot coverage from 19.11% to 23.34% (20% allowed). **(Continue to 8/24/26)**
3. App. #ZBR-26-50 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), or retroactive dimensional variances to legalize driveways constructed on the Barney Court and Russo Court frontages, requiring vehicles to reverse onto the public right-of-way (not permitted for multi-family dwellings). **(Continue to 8/24/26)**

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).

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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