

Meeting Notice Newport Zoning Board of Review

Monday, August 24, 2026
Newport City Hall
City Council Chambers
43 Broadway, Newport, RI

Posted 08/20/2026

NEWPORT ZONING BOARD OF REVIEW **Monday, August 24, 2026 – 6:00 P.M.**

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes –

1. [July 27, 2026 Draft Minutes](#)

IV. Communications –

1. Extension Requests –
 - i. [12 Elliot Place – App. #2025-May-010 – Request for 12-month extension](#)
2. Withdrawal Requests –
 - i. [18 Barney – App. #ZBR-26-50 – Request to withdraw without prejudice](#)

V. Summary Calendar

1. App. #ZBR-26-54 PETITION OF ANN E. ARNOLD, applicant and owner, **73 Kay Street**, TAP 22, Lot 068 (R-10 Zone, Historic Overlay) for dimensional variances to construct a 64 square foot shed, located 3' from the rear property line and 4' from the left side property line (5' required for both), increasing the lot coverage from 20% to 21% (20% allowed)
[Application Details and Materials, July 8, 2026](#)

VI. Abbreviated Summary

1. App. #ZBR-26-37 PETITION OF PAUL TOBAK, applicant and owner, **16 Andrew Street**, TAP 40, Lot 363 (R-10A Zone) for dimensional variances to construct a one-story, single-car attached garage, located 1.75' from the north side property line (8.28' required), increasing the lot coverage from 28.9% to 32.67% (23.44% allowed).
[Application Details and Materials, May 11, 2026](#)
2. App. #ZBR-26-44 PETITION OF HANNAH WADE, applicant and lessee, and MORTGAGE ACQUISITION, LLC, owner, **0 Long Wharf Mall & Thames Street**, TAP 24, Lot 339 (GB Zone), for a dimensional variance to allow a temporary retail kiosk selling candy to be placed on the Long Wharf Mall lawn without providing the required parking (1 space required).
[Application Details and Materials, June 2, 2026](#)

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3. App. #ZBR-26-51 PETITION OF CHRISTINE CHISHOLM, applicant and owner, **381 Gibbs Avenue**, TAP 30, Lot 013 (R-20 Zone, Historic Overlay) for a dimensional variance to construct a circular driveway, requiring a second and third driveway curb-cut, both of which will be accessed on Gibbs Avenue (maximum of two curb cuts allowed on a residential property). **(Continue to 10/26/2026 by request of the applicant)**

VII. Appeals – None

VIII. Full Hearing Petitions to be Considered

1. 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](#)
2. *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).
[Application Details and Materials, February 10, 2026](#)
3. 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).
[Application Details and Materials, June 9, 2026](#)
4. 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). **(Request to Withdraw)**

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5. App. #ZBR-26-47 PETITION OF MELROSE MUGGLES, LLC, applicant and owner, **58 Ruggles Avenue**, TAP 41, Lot 237 (R-10A Zone), for dimensional variances to expand a second-floor deck to 372 square feet (100 square feet allowed), expand a third-floor deck to 110 square feet (30 square feet allowed), and to construct a 640 square foot rear addition, increasing the lot coverage from 14.16% to 21.24% (20% allowed).

[Application Details and Materials, June 8, 2026](#)

*Indicates objection(s) to the application

IX. Full Hearing Petitions to be Continued

1. 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). **(Continue to 9/28/26 by Request of the Applicant)**
2. App. #ZBR-26-53 PETITION OF STEVEN WINDWER, applicant and owner, **603-605 Thames Street, Unit 6**, TAP 39, Lot 082-6 (LB Zone) for a special use permit and dimensional variance to convert one dwelling in a multi-family dwelling to a Guest House without providing the manager parking space. **(Continue to 9/28/26)**

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)**

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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