

Posted 8/21/25

**NEWPORT ZONING BOARD OF REVIEW**  
**Monday, August 25, 2025 – 6:00 P.M.**

**I. Call to Order**

**II. Roll Call and Determination of Quorum**

**III. Minutes –**

1. [June 23, 2025 Draft Minutes](#)
2. [July 28, 2025 Draft Minutes](#)

**IV. Communications –**

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

**V. Summary Calendar – None**

**VI. Abbreviated Summary**

1. \*App. ZBR-25-63 Petition of BAYCOAST BANK, applicant and owners, **137 Broadway**, TAP 19, Lot 025 (hereinafter, “Lot 25”), and WELSEY PROPERTIES AND HOLDINGS, LLC, owner, **131-133 Broadway**, TAP 19, Lot 026 (hereinafter, “Lot 26”) (both in GB Zone) for re-approval of a previously-approved application to construct a new bank, requiring dimensional variances from the Parking Space Design Standards in the Zoning Ordinance, §17.104.040, to provide 90 degree parking without the necessary 20-foot drive aisle, and proposing drive-through automated banking facilities, potentially resulting in the stacking of vehicles that may (1) hinder on-site traffic circulation; (2) obstruct areas required for the on-site maneuvering of vehicles, and (3) impinge upon designated parking spaces for persons with disabilities and the direct access from such parking spaces to the business entrance.

[Application Details and Attachments, June 13, 2025](#)

2. App. # ZBR-25-66 PETITION OF JESSICA PHILLIPS, applicant and JESSICA L. PHILLIPS 2022 DECLARATION OF TRUST, owner, **108 Catherine Street**, TAP 23, Lot 154, (R-20 Zone) for reapproval of a special use permit and a dimensional variance to construct an in-ground pool, increasing the lot coverage from 16% to 18.2% (15% allowed).

[Application Details and Attachments, June 17, 2025](#)

\*Indicates objection(s) to the application

# Meeting Notice

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### VII. Appeals – None

### VIII. Full Hearing Petitions to be Considered

1. \*App. ZBR-25-60 PETITION OF LINDA PEREIRA, applicant and owner, **3 Goodwin Street**, TAP 35, Lot 125-4 (WB Zone) for a dimensional variance to add two additional bedrooms to a two-bedroom guest house without providing the required parking (2 additional spaces required).  
[Application Details and Attachments, June 4, 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 9/22/25 by request of the Applicant**)
2. \*App #2024-Nov-006 PETITION OF 130 TOURO STREET, LLC, applicant and owner, **130 Touro Street**, TAP 21, Lot 121 (R-10 Zone, Historic Overlay), for a use variance to convert two one-bedroom dwelling units into two one-bedroom guest houses. (**Continue to 9/22/25 by request of the Applicant**)
3. \*App. #2025-May-003 PETITION OF RONALD W DUNBAR JR. AND KRISTIN T. DUNBAR, applicants and owners, **22 Narragansett Avenue**, TAP 35, Lot 197, (R-10 Zone) for a special use permit and dimensional variance to construct a 350 sq. ft. roof deck over the third floor, including a walk-out access, reaching a height of 37'-3" (30' allowed). (**Continue to 9/22/25 to allow for re-advertising**)
4. \*App. #2025-May-013 PETITION OF 594-596 THAMES STREET, LLC, applicants and owners, **594-596 Thames Street**, TAP 35, Lot 213, (LB Zone), for a special use permit and 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 64% (50% allowed), without providing additional parking (7 additional spaces required). (**Continue to 9/22/25 by request of the Applicant**)
5. App. # ZBR-25-48 PETITION OF WILLIAM BJORK, applicant and owner, **3 Butler Street**, TAP 09, Lot 087, (R-10 Zone) for a special use permit and dimensional variances to remove a rear deck and to construct a two-story addition, located 3' from the north side property line (5' required), increasing the lot coverage from 28.9% to 33.2% (30% allowed). (**Continue to 9/22/25 by request of the applicant**)

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6. \*App. # ZBR-25-50 PETITION OF 8 PECKHAM AVE LLC, applicant and owner, **8 Peckham Avenue**, TAP 07, Lot 131, (R-10 Zone) for special use permits and dimensional variances to construct dormer additions reaching 35' in height (30' limit), located 2.7' from the right-side setback (5' required), adding a third dwelling unit to a two-family dwelling without meeting the minimum lot size for a multi-family property (6,077 sq. ft. existing, where 10,000 sq. ft. is required) and over the allowable density (1 unit per 2,500 sq. ft. permitted, where 2,025 sq. ft. per dwelling is proposed), without providing the 24-foot two-way drive aisle for a multi-family property. **(Continue to 9/22/25 by request of the applicant)**
7. App. ZBR-25-62 PETITION OF SALVE REGINA UNIVERSITY, applicant and owner, **51 Lawrence Avenue**, TAP 36, Lot 067 (R-60 Zone) for a special use permit to allow a new student assembly hall to be used as a non-university-related event center, available to the public for events including, but not limited to, weddings and conferences. **(Continue to 9/22/25 by request of the applicant)**

\*Indicates objection(s) to the application

### **X. Inactive Petitions & Appeals:**

1. **Appeals Awaiting Transcripts or Briefs:** None
2. **Petitions Pending Other Board Decisions (Continued Generally)**
  - a. App. #2024-Dec-009 PETITION OF FLEURY PROPERTIES, LLC, applicant and owner, **34 Sherman Street**, TAP 21, Lot 109 (R-10 Zone, Historic Overlay), for a dimensional variance to construct a second-story addition to an existing, one-story detached garage, located 2' from the rear property line (5' required). **(Continue 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. 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).
3. \*App #2024-Apr-011 PETITION OF LA FARGE RESTORATION FUND AT NEWPORT CONGREGATIONAL CHURCH, applicant and owner, 0 Spring Street & Pelham Street, **0 Pelham Street (aka 73 Pelham Street)**, TAP 27, Lots 011 and 284 (R-3 Zone, Historic Overlay), for a special use permit to convert the existing church and former Parish Hall to a museum. **(Continue generally by request of the applicant)**

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4. 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](mailto:narmour@cityofnewport.com) or call (401) 845-5452***