

Posted 9/18/25

NEWPORT ZONING BOARD OF REVIEW
Monday, September 22, 2025 – 6:00 P.M.

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes –

1. [August 25, 2025 Draft Minutes](#)

IV. Communications –

1. Withdrawal Requests –
 - i. [34 Sherman Street – request to withdraw without prejudice](#)
 - ii. [57 Gould Street – request to withdraw without prejudice](#)
2. Extension Requests –
 - i. [34 S. Baptist Street– Request for third 12-month extension](#)

V. Summary Calendar –

1. App. #ZBR-25-81 PETITION OF KEVIN LaFRENIERE, applicant and owner, **16 Mt. Vernon Street**, TAP 21, Lot 081, (R-3 Zone) for dimensional variances to demolish an existing, non-conforming 1-story garage and construct a two-story garage, located 3’ from the left side property line (10’ required) and 5’ from the rear property line (10’ required)
[Application Details and Attachments, August 10, 2025](#)

VI. Abbreviated Summary

1. [App. #ZBR-25-69 PETITION OF CORY McCOY](#), applicant and owner, **35 Elm Street, Unit 2**, TAP 16, Lot 031-B, (R-10 Zone) for a dimensional variance to construct a new 2-car parking area on a multi-family property and a 10-foot-wide driveway, requiring reversing onto the right-of-way (24’ required for 2-way traffic).
[Application Details and Attachments, July 8, 2025](#)
2. App. #ZBR-25-77 PETITION OF JOHN DOHERTY & LISA FALSO-DOHERTY, applicants and owners, **3 Bush Street**, TAP 21, Lot 156, (R-10 Zone) for dimensional variances to demolish an existing non-conforming rear deck and construct a new rear deck, located 2.5’ from the rear property line (4.94’ required), decreasing the lot coverage from 52% to 50.5% (35% allowed).
[Application Details and Attachments, August 1, 2025](#)

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3. App. #ZBR-25-78 PETITION OF 2 CHURCH STREET, LLC, applicants and owners, **212 Thames Street, Unit 2nd Floor**, TAP 24, Lot 159, (GB Zone) for a dimensional variance to add a new front balcony, increasing the service area of this standard restaurant (event space) by 134 sq. ft., without providing the required parking (1 additional space required).
[Application Details and Attachments, August 6, 2025](#)
4. App. #ZBR-25-80 PETITION OF JAMES DUNPHY, applicant and owner, **76 Van Zandt Avenue**, TAP 09, Lot 067, (R-10 Zone) for re-approval of a dimensional variance to construct an attached two-story garage, increasing the lot coverage from 15.3% to 27% (20% allowed).
[Application Details and Attachments, August 8, 2025](#)
5. App. #ZBR-25-83 PETITION OF WILLIAM DEINES AND DANIELLE CHIODITTI, applicant and owner, **14 Tews Court**, TAP 26, Lot 047, (R-10 Zone) for dimensional variances to construct an in-ground pool and hot tub, located 5' from the Chapel Street front property line (20' required), increasing the lot coverage from 32.8% to 36.8% (29.06% allowed).
[Application Details and Attachments, August 11, 2025](#)
6. App. #ZBR-25-75 COSTELLO MICHAEL GAETANO & COSTELLO MARIBETH MCNAMARA, applicants and owners, **12 Hunter Avenue**, TAP 20, Lot 155 (R-10A Zone) for dimensional variances to remove an existing rear deck and construct a new single-story rear addition, located 2.8' from the south side setback (5.12' required), increasing lot coverage from 33.6% to 34% (29.76% permitted).
[Application Details and Attachments, July 25, 2025](#)

VII. Appeals –

1. App. #ZBR-25-85 PETITION OF ANNETTE T. PELLETIER, appellant and owner, and EJ LANNI, appellant, **18 Barney Street and 3 & 4 Barney Court**, TAP 21, Lot 063-4, (R-3 Zone) appealing a Zoning Certificate issued by the Zoning Officer, relating to the number of buildings and legal units on the subject property.
[Appeal Details and Attachments, August 12, 2025](#)

VIII. Full Hearing Petitions to be Considered

1. *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.
[Application Details and Attachments, May 12, 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 10/27/25 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 10/27/25 by request of the Applicant)**
3. *Corrected 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 39'-2 5/8" (30' allowed). **(Continue to 10/27/25 by request of the Applicant)**
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 10/27/25 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 10/27/25 by request of the applicant)**
6. 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 10/27/25 by request of the applicant)**
7. App. ZBR-25-84 PETITION OF A1 ROOFING & CONSTRUCTION, LLC, applicant and owner, **134 Spring Street & 134 ½ Spring Street & 136 Spring Street**, TAP 24, Lot 163 (GB Zone) for a dimensional variance to convert an existing dwelling unit into a five-bedroom Guest House without providing the required parking (4 additional spaces required). **(Continue to 10/27/25 by request of the applicant)**

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8. App. #ZBR-25-71 PETITION OF GREGORY D. JOHNSON, applicant and owner, **57 Gould Street**, TAP 13, Lot 023, (R-10 Zone) for dimensional variances to add a second dwelling unit to an existing single-family dwelling without meeting the minimum lot size for a two-family property (Approximately 2,724 sq. ft. existing, where 5,000 sq. ft. is required) without providing the required parking (2 additional spaces required). **(Request to Withdraw without prejudice)**

*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). **(Request to Withdraw without prejudice)**

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)**
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

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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