

Posted 10/23/25

NEWPORT ZONING BOARD OF REVIEW
Monday, October 27, 2025 – 6:00 P.M.

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes –

1. [September 22, 2025 Draft Minutes](#)

IV. Communications –

1. Withdrawal Requests – [51 Lawrence – request to withdraw without prejudice](#)
2. Extension Requests – **None**

V. Summary Calendar –

1. App. #ZBR-25-64 PETITION OF BRIAN ROSS, applicant and owner, **12 Gardiner Street**, TAP 11, Lot 218, (R-10 Zone) for a dimensional variance to construct third-floor dormers on the east and west sides of the third floor, reaching a height of 33' (30' allowed).
[Application Details and Attachments, June 16, 2025](#)
2. App. #ZBR-25-68 PETITION OF LYNN MACKESSEN, applicant and owner, **1 Bartlett Court**, TAP 19, Lot 139, (R-10 Zone) for a dimensional variance to convert an existing commercial unit back to a second dwelling unit on a 2,250 sq. ft. property (5,000 sq. ft. required for two-family conversion).
[Application Details and Attachments, July 8, 2025](#)

VI. Abbreviated Summary

1. App. #ZBR-25-99 PETITION OF STEPHEN & GRACE TURCOTTE, applicants and owners, **125 Old Fort Road**, TAP 41, Lot 235, (R-10A Zone), to revise a previously approve dimensional variance to increase the size of the approved one-story rear addition by 40.7 sq. ft., and expand the approved front porch by 52.5 sq. ft, increasing the lot coverage from the approved 32.2% to 33.6% (27.4% permitted).
[Application Details and Attachments, September 9, 2025](#)

Meeting Notice

Newport Zoning Board of Review

Monday, October 27, 2025
Newport City Hall
City Council Chambers
43 Broadway, Newport, RI

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. **(Withdrawn)**

VIII. Full Hearing Petitions to be Considered

1. *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).
[Application Materials, April 8, 2025](#)
[Supplemental – Amended Plan Set, October 17, 2025](#)
[Supplemental – Amended Plan Set, October 22, 2025](#)
[Supplemental – Land Use Report, October 23, 2025](#)
[Letters of Objection – Combined, October 23, 2025](#)
[Letters of Support – Combined, October 23, 2025](#)
[Staff Report, October 23, 2025](#)
2. 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. **(Request to Withdraw without prejudice)**
3. *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).
[Application Details and Attachments, August 12, 2025](#)
4. *App. #ZBR-25-98 PETITION OF CYNTHIA BARTON, applicant and owner, **61-63 Kay Street**, TAP 22, Lot 003, (R-10 Zone, Historic Overlay) for dimensional variances to demolish an existing non-conforming one-story, three-car garage and construct a new two-story main building, located 1'-7" from east side property line (10' required), containing a two-car garage and a dwelling unit, requiring a special use permit to modify an existing multi-family property by relocating one of the three existing dwellings to this new building, without providing a two-way drive aisle, necessitating reversing onto the right-of-way, and a three-floor stairway addition to the existing main building, reaching 33'-7" (30' allowed).
[Application Details and Attachments, September 9, 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 11/24/25 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 11/24/25 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 11/24/25 by request of the Objecting Attorney**)
4. 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 11/24/25 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:** None

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).

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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

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