

Posted 11/20/25

NEWPORT ZONING BOARD OF REVIEW
Monday, November 24, 2025 – 6:00 P.M.

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes –

1. [October 27, 2025 Draft Minutes](#)

IV. Communications –

1. **Extension Requests** – [282 Thames – Second 12-month extension request](#)
2. **Withdrawal Requests** – [4 Atlantic Street – Request to Withdraw](#)

V. Summary Calendar –

1. App. #ZBR-25-100 PETITION OF SUSAN N. EISENBERG, applicant and owner, **5 Newport Avenue**, TAP 14, Lot 026-4, (R-10 Zone) for a dimensional variance to construct two additions, increasing the lot coverage from 31.42% to 36.13% (30.25% allowed)
[Application Details and Materials, September 11, 2025](#)
2. App. #ZBR-25-102 PETITION OF JESSICA CONWAY, applicant and owner, **5 Blackwell Place**, TAP 07, Lot 424, (R-10 Zone) for a dimensional variance to install an AC condenser 2.34' from the left side property line (5' required).
[Application Details and Materials, September 19, 2025](#)
3. App. #ZBR-25-104 PETITION OF ADRIAN PREZIOSO, applicant and owner, **24 Byrnes Street**, TAP 35, Lot 061, (R-10 Zone) for a dimensional variance to install two AC condensers 1.81' from the rear property line (5' required).
[Application Details and Materials, October 1, 2025](#)
4. App. #ZBR-25-105 PETITION OF SCOTTY MAWHINNEY, applicant and owner, **68 Prospect Hill Street**, TAP 27, Lot 030, (R-3 Zone, Historic Overlay) for a dimensional variance to install an AC condenser 4.6' from the front property line (20' required).
[Application Details and Materials, October 8, 2025](#)
5. App. #ZBR-25-106 PETITION OF FIREHOUSE STATION, LLC, applicant and owner, **118 Prospect Hill Street**, TAP 28, Lot 015, (R-3 Zone, Historic Overlay) for a dimensional variance to install a generator 3' from the rear property line (5' required)
[Application Details and Materials, October 9, 2025](#)

Meeting Notice

Newport Zoning Board of Review

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Newport City Hall
City Council Chambers
43 Broadway, Newport, RI

VI. Abbreviated Summary

1. App. #ZBR-25-95 PETITION OF CHRISTOPHER SPIRIDON, applicant and owner, **4 Atlantic Street**, TAP 40, Lot 116, (R-10 Zone) for a dimensional variance to construct a third-floor dormer located 2'-10" from side property line (10' required). **(Request to Withdraw)**.

VII. Appeals – None

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, November 20, 2025](#)

[Letters of Support – Combined, November 20, 2025](#)

[Revised Staff Report, November 20, 2025](#)

2. *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).

[Application Materials, March 19, 2025](#)

[Revised Plans, November 17, 2025](#)

[Supplemental – Land Use Report, November 20, 2025](#)

[Public Comment – Combined, November 20, 2025](#)

[Staff Report, November 20, 2025](#)

3. 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).

[Application Details and Materials, May 9, 2025](#)

4. App. #ZBR-25-113 PETITION OF MICHAEL GAETANO COSTELLO & MARIBETH MCNAMARA COSTELLO, applicants and owners, **12 Hunter Avenue**, TAP 20, Lot 155 (R-10A Zone), for dimensional variances to construct a 429 sq. ft. second-floor deck (100 sq. ft. allowed), located 2.8' from the south (right) side property line (5.12' required).

[Application Details and Materials, October 14, 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 12/15/25 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 12/15/25 by request of the Applicant**)
3. App. #ZBR-25-114 PETITION OF JULIAN & OLIVIA WASSENAAR, applicants and owners, **21 Clay Street**, TAP 34, Lot 054, (R-60 Zone, Historic Overlay) for dimensional variances to construct a 672 sq. ft. pool, located 37.25' from the Stewart Court front property line (48.74' required) increasing the lot coverage from 14.24% to 15.4% (10.3% allowed). (**Continue to 12/15/25**)

*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).
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

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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