

Posted 12/11/25

NEWPORT ZONING BOARD OF REVIEW
Monday, December 15, 2025 – 6:00 P.M.

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes –

1. [November 24, 2025 Draft Minutes](#)

IV. Communications –

1. **Extension Requests** – [104 Second Street – 12-month extension request](#)
2. **Withdrawal Requests** – [12 Hunter – Request to withdraw without prejudice](#)
3. **Annual Calendar** – [Review and approve 2026 Annual Calendar for Zoning Board meetings](#)

V. Summary Calendar –

1. App. #ZBR-25-120 PETITION OF JOSEPH T. DONOVAN, JR., applicant and owner, **9 Mumford Avenue**, TAP 07, Lot 437, (R-10 Zone) for dimensional variances to construct a new front porch over the existing front stairs, located 5.9' from the front property line (11.55' required), increasing the lot coverage from 26% to 26.29% (24.6% allowed).
[Application Details and Materials, September 15, 2025](#)

VI. Abbreviated Summary

1. App. #ZBR-25-101 PETITION OF RICK & TRICIA ARSENAULT, applicants and owners, **51 Marchant Street**, TAP 39, Lot 475, (R-10 Zone) for a dimensional variance to construct a 240 square-foot second-floor deck on a new single-family dwelling (100 square feet allowed).
[Application Details and Materials, September 15, 2025](#)
2. App. #ZBR-25-117 PETITION OF MONICA BARRET, applicant and owner, **33 William Street**, TAP 27, Lot 146, (R-3 Zone, Historic Overlay) for a dimensional variance to expand an existing third floor deck from 103 sq. ft. to 121 sq. ft. (30 sq. ft. allowed).
[Application Details and Materials, November 5, 2025](#)

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City Council Chambers
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3. App. #ZBR-25-118 PETITION OF ELIZABETH P. GOLTRA, applicant and owner, **41 Everett Street**, TAP 22, Lot 012, (R-10 Zone, Historic Overlay) for dimensional variances to demolish an existing rear deck and construction of an attached carport, located 5.6' from the left side (south) property line, and reconstruction of a front entry stair and landing, located 5.3' from the right side (north) property line (6.5' required for both), reestablishing a lot coverage of 34.8% (27.05% allowed).

[Application Details and Materials, November 5, 2025](#)

VII. Appeals – None

VIII. Full Hearing Petitions to be Considered

1. 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](#)

2. 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). (**Withdrawing**)

3. *App. #ZBR-25-107 PETITION OF BOHO PROPERTIES, LLC, applicant and owner, **604 Thames Street & 4 Dixon Street**, TAP 35, Lot 083, (LB Zone) for a Special Use Permit to convert two dwelling units into a 2-bedroom and a 3-bedroom Guest House, and a dimensional variance to not provide the required on-site parking (2 additional spaces required).

[Application Details and Materials, October 13, 2025](#)

4. App. #ZBR-25-121 PETITION OF HURRICANE HUT, LLC, applicant and owner, **0 Bowen's Wharf (30 & 31 Bowen's Wharf)**, TAP 24, Lot 246, (WB Zone) for a dimensional variance to formally recognize the 1,320 sq. ft. seasonal outdoor service area and construction of a new 310 sq. ft. accessory bar structure within the service area without providing the required on-site parking (8 additional spaces required, and elimination of 17 unconstructed spaces).

[Application Details and Materials, November 10, 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 1/26/26 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 1/26/26 by request of the Applicant)**
3. *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 1/26/26 to allow for re-advertising for amended application)**
4. App. #ZBR-25-108 PETITION OF CAFÉ ZELDA PROPERTY, LLC, applicant and owner, **528 Thames Street**, TAP 35, Lot 149, (LB Zone) for a Special Use Permit to expand the existing two-bedroom guest house to a four-bedroom guest house and a dimensional variance to not provide the required on-site parking (3 additional spaces required). **(Continue to 1/26/26 by request of the Applicant)**
5. 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 1/26/26 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
 1. App. #ZBR-25-119 PETITION OF ELIJAH DUCKWORTH-SCHACHTER, applicant and owner, **6 Greenough Place**, TAP 22, Lot 027, (R-10 Zone, Historic Overlay) for dimensional variances to lift by 6 inches and re-orient an existing non-conforming accessory structure,

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placing it 1.73' from the northwest side property line (1.58' existing at closest point) and 5.75' from the northeast side property line (4.93' existing at closest point), and replacing an existing lean to addition with a new addition 1.73' from the northwest property line (1.73' existing).
(Continue to 1/26/26 pending HDC review)

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

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