

PLANNING BOARD
CITY OF NEWPORT, RHODE ISLAND
NOTICE OF PUBLIC HEARING

The Newport Planning Board will consider the Application for Unified Development Review made by The Zabriskie Memorial Church of St. John The Evangelist, Newport, R.I., for property located at 59 Washington Street, 61 Poplar Street and 63 Poplar Street, Tax Assessor's Plat 12, Lot 120 at a public hearing at 6:30PM on Monday, September 14, 2026 at Newport City Hall, Council Chambers, 43 Broadway, Newport, RI. The purpose of the public hearing is to consider Unified Development Review for a minor subdivision for preliminary approval and dimensional variances. The applicant proposes to subdivide an existing single lot consisting of 40,083 square feet of land area into two lots, with Proposed Lot 1 consisting of 8,500 square feet of land and Proposed Lot 2 consisting of 31,583 square feet of land. The Applicant requests dimensional variances from the following sections of the City of Newport Zoning Ordinance for the R-10 Zone; Section 17.20.030 Dimension Requirements-Minimum Lot Area, to allow Proposed Lot 1 to be 8,500 square feet of land area where 10,000 is required; Section 17.20.040 Setback Requirements: Proposed Lot 1, to allow the existing building to be 11.88 feet from the Washington Street front property line, where 15 feet is required, and 7.2 feet from the north side setback where 10 feet is required; Proposed Lot 2, to allow the existing buildings to be 0.49 feet from the Poplar Street front property line and 4.2 feet from the Willow Street front property line, where 15 feet is required, and 0.71 feet from the east side setback where 10 feet is required. Section 17.20.050 Lot Coverage Requirements: to allow 22% lot coverage on Proposed Lot 1 and 40% lot coverage on Proposed Lot 2 where 20% is allowed. Section 17.104.020 Parking Space Standards: to allow Proposed Lot 2 to have 0 parking spaces where 111 are required. The Applicant requests a waiver from the Subdivision and Land Development Regulations, Section II Design Standards relative to minimum lot size. There is no new construction proposed as part of this plan. Application materials are available at Newport City Hall, Department of Planning and Development.

All persons interested in the above are respectfully requested to be present at the time and place to be heard thereon. Facilities are accessible for people with disabilities.

Newport Planning Board
Patricia Reynolds, Administrative Officer