

Posted 1/23/25

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

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes –

1. December 23, 2024 Draft Minutes

IV. Communications

1. Withdrawal Requests
 - i. 0 Spring (73 Pelham) – Request to withdraw
 - ii. 624-626 Thames – Request to withdraw without prejudice
 - iii. 424 Thames – Request to withdraw without prejudice

V. Summary Calendar

1. App #2025-Jan-007. PETITION OF CHRISTOPHER & MARYANN HUGHES, applicants and owners; **23 John Street**, TAP 27, Lot 090, (R-3 Zone); for a special use permit and variance to the dimensional requirement to construct a new rear landing and stairs, located 1.5' from the side setback (2.4' required).
Application Materials, December 10, 2024
Staff Report, January 23, 2025

VI. Abbreviated Summary

1. App. #2024-Dec-010 PETITION OF ISLAND ASSOCIATES INC., applicant and owner, **99 Second Street**, TAP 09, Lot 103 (R-10 Zone, Historic Overlay), for a dimensional variance to abandon an existing attached second dwelling unit and construct a new detached second dwelling unit on a substandard property (minimum of 10,000 sq.ft. required for a new second unit).
Application Materials, December 10, 2024
Supplemental Plans, January 16, 2025
Staff Report, January 23, 2025
2. App #2025-Jan-001. PETITION OF LION CAPITAL, LLC & ARYN HAWKS, LLC, applicant and owner; **140-144 Broadway**, TAP 18, Lot 123, (GB zone); for a variance to the dimensional requirement to convert two dwelling units into two guest house units, containing four total bedrooms, without providing the required additional on-site parking (1 additional space required).
Application Materials, November 27, 2024
Staff Report, January 23, 2025

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3. App #2025-Jan-003. PETITION OF JOYCE & WILLIAM WOOD BAILEY, applicants and owners; **33 Hammond Street**, TAP 35, Lot 182, (R-10 zone); for a special use permit to construct a front third-floor balcony on a substandard lot of record.
Application Materials, December 4, 2024
Staff Report, January 23, 2025
4. App #2025-Jan-005. PETITION OF 181 HONEYMAN, LLC, applicant and owner; **104 Second Street**, TAP 09, Lot 101, (R-10 Zone); for special use permits to decrease the non-conforming density (converting a three-family to a two-family dwelling), and construction of second- and third-floor decks on a substandard lot of record.
Application Materials, December 10, 2024
Staff Report, January 23, 2025

VII. Appeals - None

VIII. Full Hearing Petitions to be Considered

1. *App. #2024-Dec-008 PETITION OF MARK & IDA ARAMLI TRUST 2021, applicants and owners, **533 Bellevue Avenue**, TAP 37, Lot 002 (R-60 Zone, Historic Overlay), for special use permits and dimensional variances to construct a side porch 20' from the south side property line (35.3' required), demolish an existing detached 1-story garage and construct an attached 1 1/2 -story garage 11.6' from the north side property line (35.3' required), construct a third-floor addition with a height of 40' (35' permitted) and a skylight over the 35' height limit, and construct an in-ground pool, increasing the lot coverage from 8.8% to 13.2% (11.2% permitted) and special use permits to construct two second-story decks.
Application Materials, November 12, 2024
Staff Report, December 19, 2024
Public Comment – Combined, January 23, 2025
Supplemental Staff Report, January 23, 2025
2. *App #2024-Mar-006 PETITION OF A1 ROOFING & CONSTRUCTION, LLC, applicant and owner, **134-136 Spring Street**, TAP 24, Lot 163 (GB Zone), for a special use permit to construct a second-floor roof deck over a new first-floor addition.
Application Materials, February 12, 2024
Public Comment – Combined, January 23, 2025
Staff Report, January 23, 2025

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3. *App. #2024-Dec-011 PETITION OF BRYON EHRHART, TRUSTEE, applicant and owner, **677 Thames Street**, TAP 39, Lot 055 (LB Zone), for a special use permit to construct a fourth-floor roof deck on a substandard lot of record.
Application Materials, November 12, 2024
Objection - Carroll, December 18, 2024
Staff Report, January 23, 2025
4. App #2025-Jan-002. PETITION OF SUSAN BOOTH, applicant and owner; **19 Cranston Avenue**, TAP 19, Lot 101, (R-10 zone); for a variance to the dimensional requirement for permission to construct a parking space in the front yard with a width of 8'-6" (where 9' is required).
Application Materials, November 12, 2024
Objection - DiPaola, December 4, 2024
Staff Report, January 23, 2025

*Indicates objection(s) to the application

IX. Full Hearing Petitions to be Continued

1. *Amended App. #2023-Jun-012 PETITION OF C.C.B. CAPITAL & REAL ESTATE INC., applicant, 144 THAMES STREET, LLC, owner, **144-150 Thames Street**, TAP 24, Lot 045, (GB Zone) for dimensional variances to construct a new mixed-use building, containing 14 Vacation Guest Facility units (11 permitted), providing 17 parking spaces (48 spaces required). (**Continue to 2/10/25 Special Meeting**)
2. *Corrected App. #2024-Mar-008 PETITION OF C.C.B CAPITAL & REAL ESTATE, INC., applicants and owners, **406-410 Thames Street**, TAP 27, Lot 184, (LB Zone) for a special use permit and use variance to convert a dwelling to a guest house with no on-site manager, and a dimensional variance to provide no additional parking spaces (2 additional parking spaces required). (**Continue to 2/24/25 by request of the applicant**)
3. *App #2024-Nov-003 PETITION OF 640 THAMES STREET, LLC, applicant and owner, **640 Thames Street**, TAP 35, Lot 226 (LB Zone), for a use variance, a special use permit, and a dimensional variance to convert two dwelling units into two guest house units containing a total of five (5) bedrooms, with two "lock-out" bedrooms, requiring reversing into the right-of-way (no maneuvering onto the public right-of-way permitted), and without providing additional parking (2 additional spaces required), and without providing the required on-site manager. (**Continue to 2/24/25 to allow re-advertising**)
4. *App #2024-Nov-004 PETITION OF 424 & 624 THAMES STREET, LLC, applicant and owner, **624-626 Thames Street**, TAP 35, Lot 123 (LB Zone), for a special use permit and dimensional variances to convert two dwelling units into two guest house units containing a total of five (5) bedrooms, without providing additional parking (2 additional spaces required), requiring reversing into the right-of-way (no maneuvering onto the public right-of-way permitted). (**Request to Withdraw**)

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5. App #2024-Nov-005 PETITION OF 424 & 624 THAMES STREET, LLC, applicant and owner, **424 Thames Street**, TAP 32, Lot 023 (LB Zone), for a use variance, special use permit, and dimensional variance to convert a dwelling unit into a three-bedroom guest house, without providing additional parking (2 additional spaces required), requiring reversing into the right-of-way (no maneuvering onto the public right-of-way permitted), and without providing the required on-site manager. **(Request to Withdraw)**
6. *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 2/24/25 by request of the applicant)**
7. App #2024-Nov-007 PETITION OF WORLD VIEW GRAPHICS, INC., applicant and owner, **404 Thames Street**, TAP 27, Lot 259 (LB Zone), for a special use permit, and dimensional variance to convert one dwelling unit into a two-bedroom guest house, without providing additional parking (1 additional space required for the manager). **(Continue to 2/24/25 by request of the applicant)**
8. App #2024-Nov-008 PETITION OF 517 THAMES STREET, LLC, applicant and owner, **517 Thames Street**, TAP 35, Lot 128 (WB Zone), for a dimensional variance to convert one dwelling unit into a two-bedroom guest house, without providing additional parking (1 additional space required for the manager). **(Continue to 2/24/25 by request of the applicant)**
9. App. #2024-Nov-009 PETITION OF VINEYARD 5 LLC, applicants and owners, **221-225 Spring Street, Unit 7**, TAP 27, Lot 054, (GB Zone; Historic Overlay) for a dimensional variance to convert a residential dwelling unit to a three-bedroom Guest House without providing additional parking (1 additional space required). **(Continue to 2/24/25 by request of the applicant)**
10. App #2025-Jan-004. PETITION OF THAMES STREET REAL ESTATE PARTNERS, LLC, applicant and owner; **138-142 Thames Street**, TAP 24, Lot 038, (GB zone); for a variance to the dimensional requirement to convert one dwelling unit into a three-bedroom guest house, without providing the required additional on-site parking (2 additional spaces required). **(Continue to 2/24/25)**
11. App #2025-Jan-006. PETITION OF CHARLES L. ROBERTS, applicant, LA FARGE RESTORATION FUND AT NEWPORT CONGREGATIONAL CHURCH, owner, **0 Pelham Street (aka 73 Pelham Street)**, TAP 27, Lot 284 (R-3 Zone, Historic Overlay), for a special use permit and variance to the dimensional requirements to convert one artist studio in the former Parish Hall to a historical institution without providing the required additional on-site parking (2 additional spaces required). **(Request to Withdraw)**

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12. App #2025-Jan-008. PETITION OF GARYN WHATMOUGH & RACHELLE DiMEDIA, applicants and owners; **55 Gibbs Avenue**, TAP 11, Lot 080, (R-10 Zone); for a special use permit and variance to the dimensional requirement to demolish an existing one-story three-car garage, and construct a new two-story three-car garage with upper-level gym, increasing the lot coverage from 32% to 34.87% (28.8% permitted), and a second-floor deck on a substandard lot of record. **(Continue to 2/24/25)**

*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). **(Continue Generally)**

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