

Posted 2/6/25

NEWPORT ZONING BOARD OF REVIEW
Special Meeting
Monday, February 10, 2025 – 6:00 P.M.

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes – None

IV. Communications – None

V. Summary Calendar – None

VI. Abbreviated Summary – None

VII. Appeals - None

VIII. Full Hearing Petitions to be Considered

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).

Application Materials, May 8, 2023

Supplemental – Existing Photos, May 10, 2023

Amended Application, May 13, 2024

Objector's Traffic Letter and Assessment, November 27, 2024

Supplemental Architectural Letter, December 4, 2024

Supplemental Land Use Report, December 4, 2024

Supplemental Traffic Impact Study, December 4, 2024

Objections – Combined, December 5, 2024

Staff Report, December 5, 2024

Updated Objector Real Estate Report, January 29, 2025

Updated Objector Traffic Report, January 29, 2025

Supplemental – Parking Shortage Analysis, February 5, 2025

Supplemental Staff Report, February 6, 2024

*Indicates objection(s) to the application

IX. Full Hearing Petitions to be Continued

1. *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)**
2. *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)**
3. *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)**
4. 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)**
5. 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)**
6. 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)**
7. 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)**
8. *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

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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 Pending HDC)**

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