

Posted 2/20/25

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

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes –

1. January 27, 2025 Draft Minutes

IV. Communications –

1. Staff – Set date of follow-up Special Meeting for 144-150 Thames – Proposed date: March 31, 2025
2. Withdrawal Requests – 406-410 Thames – Request to withdraw without prejudice

V. Summary Calendar

1. App. # 2025-Feb-001 PETITION OF GLENN HEROSIAN, applicant and owner, **85 Dixon Street**, TAP 35, Lot 094, (R-60 Zone, Historic District Overlay), for a special use permit and a dimensional variance to construct a one-story rear entry addition, increasing lot coverage from 28% to 28.5% (19.3% allowed).
Application Materials, December 20, 2024
Staff Report, February 19, 2025
2. App. #2025-Feb-005 PETITION OF ELLINOR WALTERS, applicant and owner, **7 Malbone Road**, TAP 10, Lot 005-4, (R-10 Zone) for a special use permit and dimensional variance to construct second floor dormer additions, with the southeast dormer located 1'-4" from the property line (3' required).
Application Materials, January 14, 2025
Staff Report, February 19, 2025

VI. Abbreviated Summary

1. App. # 2025-Feb-002 PETITION OF KEITH & PATRICIA BLANCHETTE, applicants and owners, **29 Young Street**, TAP 32, Lot 042, (R-10 Zone), for special use permits and a dimensional variance to construct a second story balcony on the front of an existing garage, increasing lot coverage from 33% to 36% (32.74% allowed).
Application Materials, January 9, 2025
Staff Report, February 19, 2025

Meeting Notice

Newport Zoning Board of Review

Monday, February 24, 2025
Newport City Hall
City Council Chambers
43 Broadway, Newport, RI

2. App. #2025-Feb-004 PETITION OF JANET D. HEALY, applicant and owner, **108 Kay Boulevard**, TAP 11, Lot 719, (R-10A Zone) for a special use permit and dimensional variance to construct a front porch, increasing lot coverage from 21.9% to 23.5% (20% permitted).
Application Materials, January 13, 2025
Staff Report, February 19, 2025
3. App. #2025-Feb-006 PETITION OF LAURA GLAZIER 1998 FAMILY TRUST, applicant and owner, **7 Hope Street**, TAP 11, Lot 162, (R-10 Zone) for a special use permit to construct six additional on-site parking spaces, utilizing a non-conforming 16'-wide driveway for two-way traffic (24' required).
Application Materials, January 14, 2025
Staff Report, February 19, 2025
4. App. #2025-Feb-007 PETITION OF KARL & ALLISON WITTON, applicants and owners, **98 Roseneath Avenue**, TAP 40, Lot 239, (R-10 Zone) for a special use permit and dimensional variance to construct a front two-story addition, a one-story rear addition with a deck on the second floor, and construction of an accessory shed, increasing the lot coverage from 20% to 23.7% (20% allowed).
Application Materials, January 14, 2025
Staff Report, February 19, 2025

VII. Appeals - None

VIII. Full Hearing Petitions to be Considered

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).
(Request to Withdraw without prejudice)
2. *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).
Application Materials, September 20, 2024
Amended Special Use Permit Narrative, January 21, 2025
Amended Variance Narrative, January 21, 2025
Public Comment – Combined, February 20, 2025
Staff Report, February 20, 2025

Meeting Notice

Newport Zoning Board of Review

Monday, February 24, 2025
Newport City Hall
City Council Chambers
43 Broadway, Newport, RI

3. *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).
Application Materials, September 23, 2024
Public Comment – Combined, February 20, 2025
Staff Report, February 20, 2025

4. *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.
Application Materials, September 23, 2024
Objection – Tracey, January 27, 2025
Supplemental Plan, February 13, 2025
Staff Report, February 20, 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 3/31/25 Special Meeting**)

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 3/24/25 by request of the applicant**)

3. 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 3/24/25 by request of the applicant**)

4. 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 3/24/25 by request of the applicant**)

Meeting Notice

Newport Zoning Board of Review

Monday, February 24, 2025
Newport City Hall
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5. *App. #2024-Dec-012 PETITION OF AMER TAJ AND CHRYSANTHE TAJ, applicants and owners, **57 Marchant Street**, TAP 39, Lot 469, (R-10 Zone), for a special use permit and dimensional variance to construct a mudroom and two-story garage, increasing the lot coverage from 30.88% to 38.19% (30.84% allowed). (**Continue to 3/24/25**)
6. 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 3/24/25 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 (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)

Meeting Notice
Newport Zoning Board of Review

Monday, February 24, 2025
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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