

Posted 3/20/25

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

**I. Call to Order**

**II. Roll Call and Determination of Quorum**

**III. Minutes –**

1. February 24, 2025 Draft Minutes

**IV. Communications – None**

**V. Summary Calendar – None**

**VI. Abbreviated Summary**

1. App. App. #2025-Mar-001 PETITION OF FRANCISCO PINEDA, applicant and owner, **461 Spring Street**, TAP 35, Lot 163, (R-10 Zone), for special use permits and a dimensional variance to remove a rear addition and detached shed and construct a new two-story rear addition with second floor deck, located 2' from the south side property line (2.68' is required), maintaining a lot coverage off 39.9% (34.65% allowed), constituting an alteration to a property with a non-conforming lot coverage.  
Application Materials, January 28, 2025  
Staff Report, March 20, 2025
2. App. #2025-Mar-003 PETITION OF THOMAS NATHAN WALKER AND CARRIE THERESA WALKER JOINT LIVING TRUST, applicants and owners, **26 Greenough Place**, TAP 22, Lot 041, (R-10 Zone, Historic Overlay), for a special use permit to remove an existing rear deck and construct a new rear deck, outdoor kitchen, outdoor fireplace, and pergola, increasing the lot coverage from 26.98% to 27.04% (20% allowed). **(Continue to 4/28/25 for Re-advertising)**

**VII. Appeals - None**

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**VIII. Full Hearing Petitions to be Considered**

1. 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).  
Application Materials, September 20, 2024  
Supplemental – Land Use Report, March 17, 2025  
Staff Report, March 20, 2025
2. 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).  
Application Materials, September 20, 2024  
Supplemental – Land Use Report, March 17, 2025  
Staff Report, March 20, 2025
3. \*App. #2025-Mar-004 JEFFREY MELILLO, applicant and owner, **32 Ayrault Street**, TAP 19, Lot 030, (R-10 Zone), for a special use permit to remove an existing detached garage and rear deck and construct a new rear two-story addition, decreasing the lot coverage from 28.1% to 24.5%, (21.80% allowed), constituting an alteration to a property with a non-conforming lot coverage.  
Application Materials, February 11, 2025  
Objection - McCabe, March 18, 2025  
Staff Report, March 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. \*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 4/28/25 by request of the applicant**)

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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 4/28/25 by request of the applicant)**
4. \*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 4/28/25)**
5. 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 4/28/25 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)**

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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](mailto:narmour@cityofnewport.com) or call (401) 845-5452***