

Posted 3/27/25

NEWPORT ZONING BOARD OF REVIEW
Special Meeting
Monday, March 31, 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. *Further Amended Application #2023-Jun-012, PETITION OF C.C.B. CAPTIAL & REAL ESTATE, INC., Applicant, 144 THAMES STREET, LLC, Owner, 144-150 Thames Street, TAP 24, Lot 045, (General Business Zone) for dimensional variances pursuant to Chapter 17.108 of the City of Newport Zoning Ordinance to construct a new mixed-use building, containing 14 Vacation Guest Facility units (11 permitted), providing 17 parking spaces (48 spaces required), and providing 0 loading spaces (2 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

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, 2025

Supplemental – Shifted Parking Entry, February 10, 2025

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Further Amended Application, March 14, 2025
Supplemental – Pro Forma, March 24, 2025
Supplemental – Draft Parking Lease, March 24, 2025
Objections, Combined, March 27, 2025
Supplemental Staff Report, March 27, 2025

*Indicates objection(s) to the application

IX. Full Hearing Petitions to be Continued

1. *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**)
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 4/28/25**)
3. *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**)
4. 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**)

*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**)

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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

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