

Meeting Notice Newport Zoning Board of Review

Monday, April 28, 2025
Newport City Hall
City Council Chambers
43 Broadway, Newport, RI

Posted 4/24/25

NEWPORT ZONING BOARD OF REVIEW **Monday, April 28, 2025 – 6:00 P.M.**

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes –

1. February 10, 2025 Special Meeting Draft Minutes
2. March 24, 2025 Draft Minutes
3. March 31, 2025 Special Meeting Draft Minutes

IV. Communications

1. Extension Request – 169 Wellington - Request for second 12-month extension

V. Summary Calendar

1. App. #2025-Apr-006 PETITION OF REBECCA McSWEENEY, applicant and owner, **33 Farewell Street**, TAP 17, Lot 090, (R-10 Zone) for a dimensional variance to place a condenser 2' from the north side property line (3' required).
Application Materials, March 6, 2025
Staff Report, April 24, 2025

VI. Abbreviated Summary

1. Corrected 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 and dimensional variance 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).
Application Materials, February 11, 2025
Staff Report, April 24, 2025
2. App. #2025-Mar-005 PETITION OF RALEIGH BRENNAN & MEG LOFTUS BRENNAN, applicants and owners, **131 Ruggles Avenue**, TAP 40, Lot 406, (R-10A Zone), for a special use permit and dimensional variances to construct a rear addition and porch, located 1' from the east side property line (10' required), increasing the lot coverage from 19.39% to 24.2% (20% allowed).
Application Materials, February 11, 2025
Supplemental – Stormwater Plan, March 31, 2025
Staff Report, April 24, 2025

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3. App. #2025-Apr-009 PETITION OF STEPHEN & GRACE TURCOTTE, applicants and owners, **125 Old Fort Road**, TAP 41, Lot 235, (R-10A Zone), for a dimensional variance to construct a one-story rear addition and garage connection, and a covered front porch, increasing the lot coverage from 23.7% to 32.2% (27.4% permitted).

Application Materials, March 10, 2025

Staff Report, April 24, 2025

VII. Appeals –

1. App. #2025-Appeal-001 APPEAL OF 181 BELLEVUE CENTER, LLC, appellants, appealing the decision of the Historic District Commission denying a Certificate of Appropriateness to construct a new hotel, restaurant, and spa, applying to the property located at **181 Bellevue Avenue**, TAP 28, Lot 112-4. **(Continue to 5/19/25 for Briefs)**

VIII. Full Hearing Petitions to be Considered

1. *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).

Application, November 12, 2024

Project Plans, November 12, 2024

Corrected Application and Materials, December 10, 2025

Supplemental – Revised Plans, April 22, 2025

Supplemental – List of Substantial Changes. April 22, 2025

Supplemental – Land Use Report, April 24, 2025

Supplemental – Neighborhood Photos, April 24, 2025

Public Comment – Combined, April 24, 2025

Staff Report, April 24, 2025

2. 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).

Application Materials, December 10, 2024

Corrected Application, February 18, 2025

Staff Report, April 24, 2025

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3. App. #2025-Apr-002 PETITION OF SCOTT & CHERYL LANGFORD, applicants and owners, **183 Gibbs Avenue**, TAP 20, Lot 149, (R-10 Zone), for special use permits and dimensional variances to construct a second-story addition to an existing one-story garage, including a 200 sq.ft. two-story expansion on the front and a 60 sq. ft. enclosed entry addition, located 3.8' from rear property line (5' required), increasing the lot coverage from 28.7% to 32.7% (28.4% allowed).
Application Materials, February 25, 2025
Supplemental – Engineer Letter, April 3, 2025
Staff Report, April 24, 2025
4. App. #2025-Apr-007 PETITION OF GABRIEL & VIVIANA ROYO, applicants, VIGA, LLC owner, **30 Franklin Street**, TAP 27, Lot 052, (GB Zone, Historic Overlay) for dimensional variances to convert an existing three-bedroom dwelling to a three-bedroom Guest House, requiring relief from the width requirement of two parking spaces (8.5' provided for each, where 9' is required), without providing an additional parking space for the required manager, and without providing a two-way drive aisle.
Application Materials, March 10, 2025
Staff Report, April 24, 2025
5. App. #2025-Apr-008 PETITION OF GABRIEL & VIVIANA ROYO, applicants, VIGA, LLC owner, **40 Prospect Hill Street**, TAP 27, Lot 035, (GB Zone, Historic Overlay) for a dimensional variance to convert an existing two-bedroom dwelling unit to a two-bedroom Guest House without providing the additional parking space for the required manager.
Application Materials, March 10, 2025
Staff Report, April 24, 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 5/19/25 by request of the Applicant**)
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 5/19/25 by request of the Applicant**)

*Indicates objection(s) to the application

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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

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