

# Meeting Notice Newport Zoning Board of Review

**Monday, May 19, 2025**  
Newport City Hall  
City Council Chambers  
43 Broadway, Newport, RI

Posted 5/15/25

## **NEWPORT ZONING BOARD OF REVIEW** **Monday, May 19, 2025 – 6:00 P.M.**

### **I. Call to Order**

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

### **III. Minutes – None**

### **IV. Communications**

1. Extension Request – 206 Thames Street
2. Communications Re: 181 Bellevue Appeal
  - i. Objection to Appeal – Rosemary Heydt, April 17, 2025
  - ii. Objection to Appeal – William Heydt, April 17, 2025
  - iii. Objection to Appeal – Teresa Mae Leveille & Edward P. Warner, April 27, 2025
  - iv. Objection to Appeal – Melvin Hill, April 17, 2025

### **V. Summary Calendar**

1. App. #2025-May-002 PETITION OF CHARLES PATTAVINA, applicant and owner, **33 Poplar Street**, TAP 12, Lot 132, (R-10 Zone, Historic Overlay) for a dimensional variance to place a condenser 2'-4" from the east side property line (3' required).  
Application Materials, March 18, 2025  
Staff Report, May 15, 2025
2. App. #2025-May-009 PETITION OF RAED YAZBECK, applicant and owner, **201 Goddard Row**, TAP 24, Lot 010-201, (GB Zone) for a special use permit to convert an existing retail store into a fast-food restaurant (smoothies and fruit bowls).  
Application Materials, April 7, 2025  
Staff Report, May 15, 2025
3. App. #2025-May-010 PETITION OF RHYS & JENNIFER WARBURTON, applicants and owners, **12 Elliot Place**, TAP 06, Lot 090, (R-10 Zone) for a special use permit and dimensional variance to construct a 25 sq. ft. one-story, rear addition, increasing the lot coverage from 36.3% to 37% (33.2% allowed).  
Application Materials, April 7, 2025  
Staff Report, May 15, 2025

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## **VI. Abbreviated Summary**

1. App. #2025-May-004 PETITION OF JESSICA PHILLIPS, applicant and JESSICA L. PHILLIPS 2022 DECLARATION OF TRUST, owner, **108 Catherine Street**, TAP 23, Lot 154, (R-20 Zone) for dimensional variances to place a generator and pool equipment 12' from the east front property line (30' required).  
Application Materials, March 24, 2025  
Supplemental – 2015 ZBR Approval, April 22, 2025  
Supplemental – Declaration of Property Restrictions, April 22, 2025  
Supplemental – Easement, April 22, 2025  
Supplemental – Map of Restricted Area April 22, 2025  
Staff Report, May 15, 2025
2. App. #2025-May-008 PETITION OF TAJ RESIDENCES, LLC, applicant and owner, **7 & 9 Dearborn Street**, TAP 32, Lot 214, (R-10 Zone) for a variance to the requirement to underground utilities.  
Application Materials, April 3, 2025  
Staff Report, May 15, 2025
3. App. #2025-May-011 PETITION OF STEPHANIE SHULER, applicant and owner, **6 ½ & 8 Cross Street**, TAP 17, Lot 031-4, (R-10 Zone) for a dimensional variance to construct a new 3-car parking area and an 11-foot-wide driveway (24' required for 2-way traffic).  
Application Materials, April 8, 2025  
Supplemental – Site Survey, April 18, 2025  
Supplemental – Driveway and Parking Plan, May 12, 2025  
Staff Report, May 15, 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. (**Appeal Hearing**)  
Appeal Application, March 24, 2025  
Preservation Planner HDC Transmittal Letter, May 9, 2025  
HDC Record
  1. Application Materials, September 11, 2024
  2. Bellevue Hotel HDC Submission Drawings (11x17), September 11, 2024
  3. Final Staff Report, Prepared by Preservation Planner, Jillian Chin dated October 10, 2024
  4. Applicant Exhibit A – Bellevue Hotel Presentation Part I, October 15, 2024
  5. Applicant Exhibit B – Materials Board, October
  6. Applicant Exhibit C – Justin Hedde CV, October 15, 2024
  7. Supplemental Bellevue Hotel HDC Presentation Part II, November 12, 2024

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8. Applicant's Exhibit A from November 12, 2024 HDC Meeting, Ron Onorato's CV, November 12, 2024
9. Applicant's Exhibit B from November 12, 2024 HDC Meeting, Ron Onorato's report, November 12, 2024
10. Objector's Exhibit A from November 12, HDC Meeting, Proposal for Public Comment from Objector Melvin Hill, November 12, 2024
11. Supplemental Bellevue Hotel HDC Presentation Part III, sent December 9, 2024
12. 181 Bellevue Avenue Recorded Decision Letter, March 24, 2025

HDC Transcript, October 15, 2024

HDC Transcript, November 12, 2024

HDC Transcript, January 9, 2025

Appellate Brief in favor of appeal, May 9, 2025

### **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 Materials, 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-May-001 PETITION OF CPDW PROPERTIES, applicants and owners, **16 Mary Street #4**, TAP 24, Lot 353-4, (GB Zone) for a dimensional variance to convert an existing two-bedroom dwelling to a two-bedroom guest house without providing the required parking (one additional manager space required).
  - Corrected Application Materials, March 14, 2025
  - Staff Report, May 15, 2025
3. App. #2025-May-005 PETITION OF KEITH A. and MICHELLE L. BRIGGS, applicants and owners, **13 Goodwin Street**, TAP 35, Lot 240, (WB Zone) for a dimensional variance to add a third bedroom to a guest house without providing the required parking (one additional space required).
  - Application Materials, March 24, 2025
  - Letter of Support - Adams, May 14, 2025
  - Staff Report, May 15, 2025

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\*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 6/24/25 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 6/24/25 by request of the Applicant**)
3. App. #2025-Apr-003 PETITION OF NRI 17 BAYVIEW PARTNERSHIP, applicant and owner, **17 Bayview Avenue**, TAP 14, Lot 107, (R-10 Zone), for special use permits and dimensional variances to convert an existing non-conforming two-family dwelling to a multi-family dwelling containing three units, on a property that already exceeds the allowable density, without providing the required parking spaces (2 additional spaces required), and without providing a two-way drive aisle, necessitating reversing onto the right-of-way (not permitted for multi-family properties). (**Continue to 6/24/25 by request of the Applicant**)
4. App. #2025-May-003 PETITION OF RONALD W DUNBAR JR. AND KRISTIN T. DUNBAR, applicants and owners, **22 Narragansett Avenue**, TAP 35, Lot 197, (R-10 Zone) for a special use permit and dimensional variance to construct a 350 sq. ft. roof deck over the third floor, including a walk-out access, reaching a height of 37'-3" (30' allowed). (**Continue to 6/24/25 by request of the Applicant**)
5. App. #2025-May-013 PETITION OF 594-596 THAMES STREET, LLC, applicants and owners, **594-596 Thames Street**, TAP 35, Lot 213, (LB Zone), for a special use permit and dimensional variances to construct a two-story rear addition, expanding an existing standard restaurant and creating a new one-bedroom dwelling, increasing the lot coverage from 46% to 64% (50% allowed), without providing additional parking (7 additional spaces required). (**Continue to 6/24/25**)

\*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

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