

Meeting Notice Newport Zoning Board of Review

Monday, June 23, 2025
Newport City Hall
City Council Chambers
43 Broadway, Newport, RI

Posted 6/17/25

NEWPORT ZONING BOARD OF REVIEW **Monday, June 23, 2025 – 6:00 P.M.**

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes –

1. [April 28, 2025 Draft Minutes](#)
2. [May 19, 2025 Draft Minutes](#)

IV. Communications - None

V. Summary Calendar

1. App. #ZBR-25-49 PETITION OF WILL DEINES, applicant and owner, **14 Tews Court**, TAP 26, Lot 047, (R-10 Zone) for a dimensional variance to construct a second-floor addition located 5' from the front property line (7' required). (**Continue to 7/28/25 to Re-Advertise**)
2. App. #ZBR-25-53 PETITION OF EMILIE DOUBLAS BALL, applicant and owner, **14 Greenough Place**, TAP 22, Lot 065, (R-10 Zone) for a dimensional variance to install two HVAC condenser units under the front porch, located approximately 15 feet from the front property line (20' required for accessory structures).
[Application Details and Attachments, May 13, 2025](#)

VI. Abbreviated Summary

1. App. #ZBR-25-44 PETITION OF VANIA BROWN, applicant and owner, **20 Gould Street**, TAP 14, Lot 128, (R-10 Zone) for a dimensional variance to construct a one-story rear addition, increasing the lot coverage from 27.35% to 36.8% (32% allowed).
[Application Details and Attachments, April 21, 2025](#)
2. App. #ZBR-25-46 PETITION OF DANIEL GLEMSER and DAVID FROHMBERG, applicants and owners, **25 Kay Boulevard**, TAP 11, Lot 760, (R-10A Zone) for a special use permit and dimensional variance to construct a one-story rear addition located 3 feet from the north side property line (10' required).
[Application Details and Attachments, May 7, 2025](#)

Meeting Notice Newport Zoning Board of Review

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3. App. #ZBR-25-47 PETITION OF 599 OCEAN AVE LLC, applicant and owner, **599 Ocean Avenue**, TAP 44, Lot 071, (R-40A Zone) for a dimensional variance to expand an existing second-floor deck to a total of 400 sq.ft. in size (100 sq. ft. allowed).
[Application Details and Attachments, May 9, 2025](#)
4. App. #ZBR-25-52 PETITION OF JOHN DOHERTY, applicant and owner, **3 Bush Street**, TAP 21, Lot 156, (R-10 Zone) for a special use permit and dimensional variance to construct third floor dormers, reaching a maximum height of 33' (30' allowed).
[Application Details and Attachments, May 13, 2025](#)
5. App. #ZBR-25-54 PETITION OF EMILY B. & ALICIA LIPINSKI, applicants and owners, **89A Roseneath Avenue**, TAP 41, Lot 391, (R-10 Zone) for a special use permit and dimensional variance to remove and existing front deck and construct a 90 sq. ft. two-story addition, increasing the lot coverage from 36.8% to 37.7% (34.6% allowed).
[Application Details and Attachments, May 13, 2025](#)
6. App. #ZBR-25-55 PETITION OF ANTHONY & LYNNE REY, applicants and owners, **31 Hunter Avenue**, TAP 20, Lot 070, (R-10A Zone) for special use permits and dimensional variances to construct second floor dormers on an existing detached accessory structure, located 3'-4 1/4" from the north (side) property line (10' required) and 4'-10 7/8" from the west (rear) property line (10' required).
[Application Details and Attachments, May 13, 2025](#)

VII. Appeals – None

VIII. Full Hearing Petitions to be Considered

1. 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](#)
2. 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](#)

Meeting Notice

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Monday, June 23, 2025
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3. *App. #2025-May-011 PETITION OF STEPHANIE SHULER, applicant and owner, **6½ & 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](#)

[Objection – Allen, May 16, 2025](#)

[Objection – Knight, May 19, 2025](#)

[Supplemental Staff Report, June 17, 2025](#)

4. *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).

[Application Materials, April 8, 2025](#)

[Supplemental – Site Survey, April 18, 2025](#)

[Objection – Hawkins, May 12, 2025](#)

[Objection – Rogers, May 13, 2025](#)

[Staff Report, June 17, 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 7/28/25 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 7/28/25 by request of the Applicant**)
3. 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 7/28/25 by request of the Applicant**)

Meeting Notice

Newport Zoning Board of Review

Monday, June 23, 2025
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4. 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 7/28/25**)
5. App. #ZBR-25-51 PETITION OF LEE DIVITTIS, applicant and owner, **9 County Street**, TAP 06, Lot 136, (R-10 Zone) for a dimensional variance to construct a 200 sq. ft. in-ground pool, increasing the lot coverage from 23% to 25% (20% allowed). (**Continue to 7/28/25**)

*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**)

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)

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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