

# Meeting Notice Newport Zoning Board of Review

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

Posted 7/24/25

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

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

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

### **III. Minutes – None**

### **IV. Communications –**

1. Withdrawal Requests
  - i. [9 County Street – Request to withdraw without prejudice.](#)
  - ii. [118 Prospect Hill – Request to withdraw without prejudice.](#)
2. Extension Requests –
  - i. [7 Cottage Street – Second Extension request – 12-month request](#)
  - ii. [435 Broadway – Second Extension request – 36-month request](#)

### **V. Summary Calendar**

1. Corrected App. #ZBR-25-49 PETITION OF WILL DEINES, applicant and owner, **14 Tews Court**, TAP 26, Lot 047, (R-10 Zone) for a special use permit and dimensional variance to construct a second-floor addition located 5' from the front property line (7' required).  
[Application Details and Attachments, May 9, 2025](#)
2. App. #ZBR-25-57 PETITION OF WILLIAM SMILEY, applicant and owner, **34 Poplar Street**, TAP 16, Lot 220, (R-10 Zone) for special use permits and dimensional variances to construct a 32 sq. ft. addition to an existing detached accessory shed, located 2.4' from the right (west) property line (2.53' required), increasing the lot coverage from 35.74% to 37.02% (34.94% allowed)  
[Application Details and Attachments, May 20, 2025](#)
3. App. ZBR-25-61 PETITION OF EDOUARD A. KACHELMANN & LYNDSLEY WOODMAN KACHELMANN, applicants and owners, **300 Broadway**, TAP 14, Lot 023, (R-10 Zone) for a dimensional variance to install an HVAC condenser 2' from the right (north) side property line (5' required).  
[Application Details and Attachments, June 9, 2025](#)

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## **VI. Abbreviated Summary**

1. App. #2025-Feb-003 PETITION OF PATRICK KILROY, applicant and owner, **62-64 Bridge Street**, TAP 16, Lot 079, (R-10 Zone; Historic Overlay) for a dimensional variance to permit the property to have two driveways without providing the requisite 100 feet of lot frontage.  
[Application Materials, January 10, 2025](#)  
[Supplemental Site Plan, May 15, 2025](#)  
[Staff Report, July 24, 2025](#)
2. App. #ZBR-25-56 PETITION OF SALVATORE CARRABBA, applicant and owner, **118 Prospect Hill Street**, TAP 28, Lot 15, (R-3 Zone) for a special use permit and dimensional variance to allow an expansion of 40 sq. ft. to an approved pool cabana structure, increasing the lot coverage from 50.39% to 51.36% (45% allowed). (**Request to Withdraw**)

## **VII. Appeals – None**

## **VIII. Full Hearing Petitions to be Considered – None**

## **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 8/25/25 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 8/25/25 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 8/25/25 by request of the Applicant**)
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),

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without providing additional parking (7 additional spaces required). **(Continue to 8/25/25 by request of the Applicant)**

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). **(Request to Withdraw)**

\*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) 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**

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**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***