

Minutes of the  
**Newport Zoning Board of Review**

A regular meeting of the Zoning Board of Review was held on Monday, April 28, 2025, in the City Hall Council Chambers, 43 Broadway at 6:00 p.m.

PRESENT: Wick Rudd, Chair  
David Riley, Vice Chair  
Russell Johnson, Secretary  
Nicole Shevory  
Melissa Pattavina (Alternate)

Nicholas Armour, Zoning Officer  
Dylan Conley, Assistant City Solicitor  
Zachary Cabrera, Assistant Planner

ABSENT: Bart Grimes

The following meeting minutes were considered and approved:

- Monday, February 10, 2025.
- Monday March 31, 2025.
  - Board Member Riley Abstains from the above vote, the motion was approved 4-0.

The following communications were considered and approved:

- Extension request, 169 Wellington Avenue. Request to extend zoning approval for an additional 12 months.

**D E C I S I O N S**

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).

The applicant was not present and there was no opposition to the petition.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The motion was unanimously approved. Staff to write the draft decision.

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).

The applicant was present and there was no opposition. The applicant's attorney, Tanner Jackson, was also present to represent the application.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and under Chapter 17.109 Special Use Permits, Category 6, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The motion passed unanimously. Mr. Jackson to write the draft decision.

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).

The applicant was present and there was no opposition. The applicant's architect, Jeffrey Moniz, was also present to represent the application. Mr. Riley and Mr. Johnson asked questions regarding the porch.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and under Chapter 17.109 Special Use Permits, Category 6, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The motion was approved unanimously. Staff to write the draft decision.

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).

The applicant was present and there was no opposition. The applicant's architect was also present to represent the application. Mr. Riley asked a question regarding the accessibility of the front porch.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the

Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The motion was unanimously approved. Staff to write the draft decision.

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).

Mr. Riley made a motion to continue the application to the May 19, 2025 Zoning Board of Review meeting, seconded by Ms. Shevory. The motion was approved unanimously.

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.

Attorney Michael Monti was present to represent the appeal and there was no opposition. Mr. Monti proposed May 9, 2025 as a date to send legal briefs to Staff for review in advance of the appeal. The Board deemed this acceptable and Mr. Riley made a motion to continue the appeal to the May 19, 2025 Zoning Board of Review meeting, seconded by Ms. Shevory. The motion was unanimously approved.

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).

The applicant was present and there was no opposition. The applicant's attorney, Michael Mineau, was also present to represent the application. Ms. Shevory asked if there was a copy of a parking lease readily available. Mr. Mineau confirmed he did not have a copy of the lease, but the applicants had secured a five-year lease for off-site parking. Mr. Johnson recused himself from adjudicating the petition.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents, and on the following conditions: (1) a lease agreement be presented to the Zoning Officer yearly to confirm the availability of off-site parking spaces; (2) the Zoning Officer will conduct a parking analysis for 38 Washington Square to determine that there is available parking to provide the applicants with off-site parking; and (3) the proposed off-site parking spaces will have signage designating them as dedicated parking for the guest house located at 138-142 Thames Street, and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The Board discussed the motion and a roll call vote was taken. The motion was unanimously approved. Mr. Mineau to write the draft decision.

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).

The applicants were present and there was no opposition. There were three abutting property owners present in support of the petition. The applicant's architect, Lisa Carlisle, was also present to represent the application. The applicant's land surveyor, Christopher Palmer, was also present to represent the application. The applicants explained the petition, and the three abutting property owners stated their support of the project.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and under Chapter 17.109 Special Use Permits, Category 6, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The Board discussed the petition and a roll call vote was taken. The motion was approved unanimously. Staff to write the draft decision.

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.

The applicants were present and there was no opposition. Mr. Riley and Mr. Johnson asked questions regarding the applicants' ability to manage the property. The applicants responded that they live in Newport and will be able to manage the property.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and on the condition that the waiver of the manager parking space will only be for the current property owners, and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The Board discussed the petition and a roll call vote was taken. The motion was unanimously approved. Staff to write the draft decision.

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.

The applicants were present and there was no opposition. Mr. Riley, Mr. Johnson and Ms. Shevory asked about the current parking situation.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and on the condition that the waiver of the manager parking space will only be for the current property owners, and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The Board discussed the petition and a roll call vote was taken. The motion was unanimously approved. Staff to write the draft decision.

Meeting was adjourned at 8:30 pm.