

PLANNING BOARD
CITY OF NEWPORT, RHODE ISLAND
NOTICE OF PUBLIC HEARING

The Newport Planning Board will consider the Application for Unified Development Review made by Fleury Properties, LLC, for property located at 173-175 Coggeshall Avenue, Tax Assessor's Plat 37, Lot 074 at a public hearing at 6:30PM on Monday, August 4, 2025 at Newport City Hall, Council Chambers, 43 Broadway, Newport, RI. The purpose of the public hearing is to consider a minor subdivision for preliminary approval. The applicant proposes to subdivide an existing single lot consisting of 29,576 square feet of land area into two lots, with Proposed Lot 1 consisting of 18,874 square feet of land and Proposed Lot 2 consisting of 10,702 square feet of land. The Applicant requests dimensional variances from the following sections of the City of Newport Zoning Ordinance for the R-10A Zone; Section 17.24.030 (B) Minimum Lot Width, to create Proposed Lot 2 with 15 feet of lot width, where 80 feet is required; Section 17.24.040 Setback Requirements to allow the existing building on Proposed Lot 1 to be 5.19 feet from the south side property line where 10 feet is required, and to be 1 foot from the front property line where 15 feet is required; Section 17.24.050 Lot Coverage Requirements, to allow for 30% lot coverage on Proposed Lot 1, where 20% is allowed. The Applicant requests a Special Use Permit pursuant to Section 17.109 (Special Use Permits), Section 17.109.020 (F) (Category 6 Special Use Permit) and Section 17.72.030 (E) (Alteration to Nonconforming Development). Application materials are available at Newport City Hall, Department of Planning and Development.

All persons interested in the above are respectfully requested to be present at the time and place to be heard thereon. Facilities are accessible for people with disabilities.

Newport Planning Board
Patricia Reynolds, Administrative Officer