Meeting Notice
Newport Zoning Board of Review

Monday, November 23, 2026
Newport City Hall
City Council Chambers
43 Broadway, Newport, RI

Posted 11/19/2026

NEWPORT ZONING BOARD OF REVIEW
Monday, November 23, 2026 – 6:00 P.M.

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes –

1. September 28, 2026 Draft Minutes
2. October 26, 2026 Draft Minutes

IV. Communications –

1. **Extension Requests** – None
2. **Withdrawal Requests** –
    i. **6 Keeher** – Request to withdraw without prejudice

V. Summary Calendar - None

VI. Abbreviated Summary

1. App. #ZBR-26-75 PETITION OF LOUIS McNULTY, TRUSTEE, applicant, and McNULTY 2003 REVOCABLE TRUST, owner, **45 Eastnor Road**, TAP 40, Lot 461 (R-10 Zone) for a dimensional variance to construct a one-story, 120-square foot addition, increasing the lot coverage from 32% to 33% (20% allowed).
    Application Details and Materials, October 6, 2026

2. App. #ZBR-26-77 PETITION OF FINBAR MURRAY, applicant and owner, **9-11 Broadway**, TAP 17, Lot 225 (GB Zone, Historic Overlay) for a dimensional variance to convert an existing retail business into a full-service restaurant without providing the required parking (6 additional spaces required).
    Application Details and Materials, October 13, 2026

VII. Appeals – None

VIII. Full Hearing Petitions to be Considered

1. *App. #ZBR-26-66 PETITION OF 4 GOOD LLC, applicants and owners, **4 Goodwin Street**, Unit 1, TAP 35, Lot 236-1 (WB Zone) for a Special Use Permit to convert a 2-bedroom Guest House to a 4-bedroom Transient Guest Facility, and dimensional variances to permit 4 bedrooms for transient guest use (where only 1 is permitted for each 1,500 square feet of lot area), and providing no additional on-site parking spaces (where 3 additional spaces are required).
   Application Details and Materials, August 20, 2026

2. *App. #ZBR-26-67 PETITION OF DOROTHY C. KOSTEK AND SHANNON K. DUNNIGAN, applicants and owners, **4 Goodwin Street**, Unit 2, TAP 35, Lot 236-2 (WB Zone) for a Special Use Permit to convert a 2-bedroom Guest House to a 4-bedroom Transient Guest Facility, and dimensional variances to permit 4 bedrooms for transient guest use (where only 1 is permitted for each 1,500 square feet of lot area), and providing no additional on-site parking spaces (where 3 additional spaces are required).
   Application Details and Materials, August 20, 2026

3. App. #ZBR-26-24 PETITION OF MICHAEL AND KATHLEEN NOVAK, applicants and owners, **14 Ayrault Street**, TAP 19, Lot 037 (R-10 Zone) for dimensional variances to relocate an existing AC unit and install a new pool equipment pad 1.6' from the left side property line 2.23' required, and to construct a 108 square foot in-ground pool, increasing the lot coverage from 37.1% to 39.46% (31.09% allowed).
   Application Details and Materials, March 23, 2026

*Indicates objection(s) to the application

IX. Full Hearing Petitions to be Continued

1. *App. #ZBR-26-55 PETITION OF ARLENE NICHOLAS, applicant and owner, **36 Simmons Street**, TAP 39, Lot 314 (R-10 Zone) for dimensional variances to construct a rear, three-story addition, located 3.4' from the rear property line (5.04' required), reaching a height of 32' (30' allowed), increasing the lot coverage from 42.4% to 50.3% (34.96% allowed), to add a second dwelling unit on a 2,521 square foot property (10,000 sq.ft. required), providing only one additional parking space (two new spaces required). **(Continued to December 21, 2026 due to Building Official Review)**

2. *App. #ZBR-26-65 PETITION OF C.C.B. CAPITAL & REAL ESTATE INC. and BRICK ALLEY PUB, applicants and 144 THAMES ST, LLC, owner, **144-150 Thames Stree**t, TAP 24, Lot 045 (GB Zone) for dimensional variances to modify a previously-approved zoning application for a 14 unit Vacation Guest Facility by 1) increasing the height of the building from 43'-9" to 48.75' (45' allowed), and 2) converting the approved retail units to a 3,000 standard restaurant, increasing the

required parking from 48 to 52 spaces, where only 17 are provided. **(Continue to December 21, 2026 by request of the Applicant)**

3. App. #ZBR-26-74 PETITION OF KEVIN MARTIN, applicant and owner, **6 Keeher Avenue**, TAP 11, Lot 277 (R-10A Zone) for a dimensional variance to widen an existing driveway from 18' to 26' (20' allowed). **(Withdrawal Request)**

4. App. #ZBR-26-78 PETITION OF AMBER HAYES, applicant, and DRIFTWOOD CONDOMINIUM, owner, **58-60 Washington Street**, TAP 16, Lot 013 (R-10 Zone, Historic Overlay) for dimensional variances to re-construct an exterior staircase to the second floor, located 6" from the north side property line (10' required), and re-construct an exterior stair to the third floor, located 5'-2" from the north side property line (10' required), increasing the lot coverage from 26.7% to 27.3% (20% allowed). (**Continue to December 21, 2026)**

*Indicates objection(s) to the application

X. Inactive Petitions & Appeals:

1. **Appeals Awaiting Transcripts or Briefs:** None
2. **Petitions Pending Other Board Decisions:** None

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. 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 ***or call (401) 845-5452***