

## **Middletown Zoning Board Minutes**

**September 23, 2014**

**Administrative: Roll Call Present to vote: Chairman Peter Van Steeden. Vice Chairman Tom Silveira, Charles Vaillancourt, Jim Miller, Nick Pasyanos, Olin Gambrell, Bob Novick.**

### **Continuances/Withdrawals:**

**Petition of: Telly& Elizabeth Amarant- 10 Wedgewood Dr., Middletown RI (owners)- by their attorney Christopher J. Behan, Esq.- for a Special Use Permit from Section 602, 902, 1401 & 1402- to allow the expansion of the present transient lodging use with 7 rooms and restaurant to 16 rooms (Hotel Use) with restaurant. Said real estate located at 147 Aquidneck Ave. and further identified as Lot 54 on Tax Assessor's Plat 115SE. Continued to October 28, 2014**

**Petition of: Telly& Elizabeth Amarant- 10 Wedgewood Dr., Middletown, RI (owners)- by their attorney Christopher J. Behan, Esq.- for a Variance from sections 1301, 1304, 1305, 1306, 1307, and 1406- to allow less than the required parking and buffer zones for the proposed hotel expansion. Said real estate located at 147 Aquidneck Ave. and further identified as Lot 54 on Tax Assessor's Plat 115SE. Continued to October 28, 2014**

**Petition of: Job A & Leilany C Leilany (owners)- for a Variance from Sections 603, 701 & 803G- to allow a deck with a left side yard setback of 24.3' where 30' is required and within 8' of an accessory structure where 10' is required resulting in lot coverage of 18.4% where 15% is allowed. Said real estate located at 3 Hickory Ave and further identified as Lot 147 on Tax Assessor's Plat 125. Withdrawn without Prejudice 5-0**

**Full Hearings:**

**Petition of: Job A & Leilany C Palaya (owners)- for a Variance from Sections 603, 701 & 803G- to allow a 192 sq. ft. sunroom addition with a left side yard setback of 24.3' where 30' is required and located within 8' of an accessory structure where 10' is required resulting in lot coverage of 18.4% where 15% is allowed. Said real estate located at 3 Hickory Ave and further identified as Lot 147 on Tax Assessor's Plat 125. Motion to pass Charles Vaillancourt, seconded Jim Miller. Passed 5-0**

**Petition of: Paul McKillop- 299 Third Beach Rd- Middletown, RI (owner)- for a Special Use Permit from Article 11- to allow an addition to a single family dwelling in zone 1 of the Watershed Protection District. Said real estate located at 299 Third Beach Rd and further identified as Lot 52 on Tax Assessor's Plat 126. Motion to continue meeting for this petition to October 28, 2014. Motion to continue Tom**

**Silveira, seconded by Jim Miller. Passed 5-0**

**Petition of: Paul McKillop- 299 Third Beach Rd- Middletown, RI (owner)- for a Variance from Sections 603, 701 & 803G- to construct a 10' X 20' one story addition and a deck with a covered porch with a left side yard setback of 14' where 30' is required . Said real estate located at 299 Third Beach Rd and further identified as Lot 52 on Tax Assessor's Plat 126. Motion to continue meeting for this petition to October 28, 2014. Motion to continue, Tom Silveira, seconded Charles Vaillancourt. Passed 5-0**

**Petition of: Judith Rosenthal (owner) - for a Variance from Sections 603, 701 & 803G- to allow the expansion of the second floor living area with a rear yard setback of 10' where 30' is required. Said real estate located at 99 Shore Dr and further identified as Lot 15 on Tax Assessor's Plat 116SE. Judith Rosenthal and Maria Aurili testified. Motion to pass Charles Vaillancourt, seconded Tom Silveira, passed 5-0**

**Petition of: John A Nies&Anella T Nies- 440 Purgatory Ln. Middletown, RI (owners) by their attorney Peter Brent Regan for Variance from Section 603, 701 & 803G to construct an addition which will connect the existing house and detached garage, which will result in lot coverage of 16% where 15% is allowed and a left side yard setback of 15' where 30' is required. Said real estate located at 440 Purgatory Ln. and further identified as Lot 46 on Tax Assessor's**

**Plat 121. Peter Brent Regan and John Nies testified. Motion to approve Tom Silveira, seconded by Charles Vaillancourt. Passed 5-0**

**Meeting Adjourn 7:30 p.m.**