

Zoning Board of Review Minutes

February 28, 2017

Administrative: Roll Call / Adoption of Minutes January 24, 2017

Continuances/Withdrawals:

Petition of: Middletown Self Storage LLC by their attorney David P. Martland Esq. for a Special Use Permit from section 602 to allow the construction of an additional building on Lot 657 to be used in connection with the existing self-storage facility. Said real estate located at 875 Aquidneck Ave. and further identified as lots 657, 758 and 757 on Tax Assessor's Plat 114. Continued to 3/28/2017 awaiting DPR continued to regular meeting March 28, 2017

Petition of: Peter J. Lennon & Dena M. Maxwell (owners) Aquidneck Island All-Vets Club, Inc.(applicant) by their attorney Gregory B Klaiber, Esq. - for a Special Use Permit from Section 602- to allow the operation of a private social club within the Limited Business zone. Said real estate located at 861 Aquidneck Ave and further identified as Lot 134 on Tax Assessor's Plat 114.

Withdrawn W/O prejudice

Petition of: Gary Lapidus (owner) by his attorney Jeremiah C Lynch, III- for a Variance from Section 603- to subdivide Lot 6 and create a conforming undeveloped lot (Lot B) and a non-conforming lot (Lot A), which has 9,396 sq. ft. of land, 10,000 sq. ft. required with lot

coverage of 28% where 25% allowed. Said real estate located at 107 Briarwood Ave and further identified as Lot 6 on Tax Assessor's Plat 116NE. Continued to 3/28/2017 at the request of the applicant

Summary Cases:

Petition of: Patrick & Donna Griffin (owners) - for a Variance from Sections 603, 701 & 803G – remove existing porch and construct a 14' X 31' deck and a 12' X 31' one story addition with left side yard setback of 10' where 15' is required. Said real estate located at 565 Wolcott Ave and further identified as Lot 92 on Tax Assessor's Plat 116SE.

Granted 5-0

Full Hearings:

Petition of: Mohamed Saleh (owner) - for a Variance from Sections 603 & 701- to construct an 8' X 32' covered front porch with a front yard setback of 18' where 40' is required. Said real estate located at 59 Evelin Circle and further identified as Lot 134 on Tax Assessor's Plat 110. Granted 5-0

Petition of: Philip Tobin & Diane Tobin (owners) by their attorney Matthew H. Leys- for a Special Use Permit from Sections 602(B) & 902 – to modify the existing 2 family use by creating an attached 2 family dwelling. Said real estate located at 29 Bliss Mine Rd and further

identified as Lot 123 on Tax Assessor's Plat 109NE. Granted 5-0

Petition of: Middletown Associates (owners) by their attorney Robert M. Silva, Esq. - for a Variance from Sections 903 & 1505- to allow the construction of 4 accessory garage structures resulting in a reduction from 10.7 acres to 10.66 acres of open space where 13.65 is required. Said real estate located at 969 West Main Rd and further identified as Lot 142 on Tax Assessor's Plat 106.

Granted 5-0

Petition of: Middletown Associates (owners) by their attorney Robert M. Silva, Esq. - for a Special Use Permit from Sections 602 & 1501- to allow the construction of 4 accessory residential garage structures in an existing multifamily project. Said real estate located at 969 West Main Rd and further identified as Lot 142 on Tax Assessor's Plat 106.

Granted 5-0

Petition of: Tuckerman Avenue, LLC (owner) by their attorney Michael W. Miller, Esq.- for a Variance from Section 603- to construct a 360 sq. ft. pool and spa resulting in lot coverage of 28.33% where 25% is allowed. Said real estate located at 316 Tuckerman Ave and further identified as Lot 85 on Tax Assessor's Plat 116SE.

Granted 4-1 Tom Silveira

Petition of: Edward Breault (owner) Hertz Corporation (applicant) - for

a Special Use Permit from Section 602- to allow an auto rental facility. Said real estate located at 950 Aquidneck Ave and further identified as Lot 88 on Tax Assessor's Plat 114.

Granted 5-0

Petition of: Cumberland Farms, Inc. (owner) by their attorney Robert M. Silva, Esq.- for a

Special Use Permit from Sections 1212(A) 1212(B)(2) 1212(D)(1)(a) & 1212(F)(5)- to allow the erection of a free-standing pole sign 15' in height where 12' is allowed, containing 46.69 sq. ft. of area where 12 sq. ft. is allowed; two wall mounted signs, one containing 37.6 sq. ft. of area and the other containing 27.8 sq. ft. where one sign containing 32 sq. ft. is allowed; two canopy signs each 11 sq. ft. in size with internal illumination for the pole sign and wall mounted signs in connection with the expansion and renovation of the existing convenience store and gasoline dispensing facility. Said real estate located at 94 & 106 Aquidneck Ave and further identified as Lots 132, 133 & 134 on Tax Assessor's Plat 115SE.

Continued to 3/28/2017 at the request of the applicant. Some evidence and testimony has been entered into the record.

Petition of: Maple Ave. Partners, LLC (owner) by their attorney Michael W. Miller, Esq.- for a

Variance from Sections 604, 1508(C) & 1508(D) - to allow the construction of 5 multi family dwelling structures with a total of 16 dwelling units under the

provisions of the Conservation Subdivision regulations with setbacks of 45', 53.6', 35.6', 35.9', 48.7', 48.8', and 25.9' where 60' is required, also to allow a minimum distance between buildings of not less than 25' where 50' is required and allow the units to be owned as condominium units without the need to create individual lots for each dwelling unit. Said real estate located at Maple Ave and further identified as Lot 151 on Tax Assessor's Plat 107SW.

Granted 4-1 Henry Pine

Adjourned