



**ZONING BOARD OF REVIEW
MIDDLETOWN, RHODE ISLAND
AGENDA**

DATE: JUNE 25, 2024

TIME: 6:00 PM

LOCATION: TOWN HALL CHAMBERS -350 EAST MAIN ROAD

**This meeting location is accessible to the handicapped. Individuals requiring interpreter services for the hearing-impaired should notify the Town Clerk's Office at 401-847-0009 not less than 48 hours before this meeting.*

Administrative:

1. Roll call
2. Adoption of Zoning Board meeting minutes from May 28, 2024.

Continued Petition from February 27, 2024:

Petition of: Bruce & Cheryl Munick (Owners) and David P. Martland, Esq. (Attorney) for a Special Use from 903 to expand the existing two family structure by adding an additional 306' to the foundation as well as 1,380 sq. ft. deck area around the home; and a Variance from 603 for 44.4' and 41.6' from the rear yard setback where 50' is required. Said real estate is located at **612 Tuckerman Avenue** and further identified as lot 116 on tax assessor's plat 122.

Re-Advertised Petition from May 28, 2024:

Petition of: Robert P. & Susan Thornton Rev. Trust (Owners) for a Special Use from 1103 (B) & 803 (G) and a Variance from 603 & 903 to construct an addition to the detached garage located 2'-4" from the side yard setback where 13'-2" is required and a 15' x 30' pool. Said real estate is located at **1 Prospect Avenue** and further identified as lot 60 on tax assessor's plat 120.

Inactive Petitions & Appeals - Pending Other Board Decisions

Petition of: Prescott Point Investor, LLC (Owner) Jeremiah C. Lynch III, Esq. (Attorney) for a Special Use Section 902, Article 9 to permit the construction of a 20-unit multifamily dwelling project, with a 2,500 sqft. clubhouse. Said real estate is located at **0 West Main Road** and further identified as lot 7 on tax assessor's plat 104. *(Pending Planning Board)*



BUILDING/ZONING

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842

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Petition of: Prescott Point Investor, LLC (Owner) Jeremiah C. Lynch III, Esq. (Attorney) for a Variance from Section 603, 1506 (A), 1508 (A) & 903 to construct principal buildings, with windows, within 50' of the adjacent building and to permit the construction of a multifamily dwelling project with maximum building height of 45' where 35' is allowed. Additionally, seeking variance for multifamily dwelling project not connected to sewer system. Said real estate is located at **0 West Main Road** and further identified as lot 7 on tax assessor's plat 104. *(Pending Planning Board)*

All items on this agenda may be considered, discussed, and voted upon.

POSTED: June 3, 2024

*** RI Secretary of State Webpage *Clerkbase *Middletown Library
*Town Hall of Middletown Bulletin Board * Middletownri.com Website.**

**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 10:00 p.m. and will conclude all hearings at 10:30 p.m. therefore some petitions cannot be heard due to these time constraints and will be continued to the next regular meeting date.*