



**TOWN OF MIDDLETOWN**  
350 East Main Road – Middletown, Rhode Island 02842

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Building Inspections and Zoning  
Office: (401) 847-5769 – Fax: (401) 845-0414

**AGENDA**  
**-SPECIAL MEETING –**  
**DATE: MARCH 9, 2021**  
**TIME: 6:00 PM**  
**ZONING BOARD OF REVIEW**

Said meeting will be conducted by telephone conference call/webinar on TUESDAY, MARCH 9, 2021 at 6:00 P.M., in accordance with Executive Order 20-46 issued by Governor Raimondo on April 15, 2020, extended on June 12, 2020, which modifies certain provisions of the Open Meetings Act (“OMA”) and the Access to Public Records Act (“APRA”) as part of the State’s emergency response to COVID-19.

**Please click the link below to join the webinar:**

<https://us02web.zoom.us/j/88652136370?pwd=T2diTGtiMVJUNnBSL1RtMTh5WkxCQT09>

**Passcode: 666653**

**Toll Free (877)-853-5257 or Toll Free-(888) 475 4499**

**Webinar ID: 886 5213 6370**

If joining the meeting via the Zoom App – please verify that you are utilizing the most recent version and updates.

**Administrative:**

Roll call – Adoption of minutes for February 23, 2021

**Zoning Board of Review Continued/Withdrawn Cases:**

Petition of: Kelly & Andrew Salem (owners) by their attorney David P. Martland for a Variance from Section 603 to allow the construction of a 14’6” x 18’6” deck and 15’x35’ pool resulting in an increase in lot coverage of 22% where 15% is allowed. Said real estate is located at 444 Purgatory Lane and further identified as lot 45 on tax assessor’s plat 121.

Continued from: 1/26/2021, 2/23/2021

Petition of: Kelly & Andrew Salem (owners) by their attorney David P. Martland for a Variance from Section 603 to allow the construction of a 14’6” x 18’6” deck and 15’x35’ pool resulting in an increase in lot coverage of 22% where 15% is allowed. Said real estate is located at 444 Purgatory Lane and further identified as lot 45 on tax assessor’s plat 121.

Continued from: 1/26/2021, 2/23/2021

Petition of: Kristin M. Zekis (owner) by her attorney J. Russell Jackson, Esq for a Variance from Sections 603 & 701 to allow the construction of a 3,009 sq ft single family dwelling and a 20’x 30’ pool with a northerly side yard setback of 8’ and a southerly side yard setback of 12’ where 15’ is required resulting in lot coverage of 30.5% where 25% is allowed. Said real estate is located at 172 Allston Avenue and further identified as lots 28A & 38A on tax assessor’s plat 116NE.

Continued from: 1/26/2021, 2/23/2021



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Petition of: Robert Mastin (owner) by his attorney Jeremiah C Lynch III for a Variance from Sections 603, 701 & 803(G) to demolish the existing attached garage and construct a 12'x24' attached garage with a side yard setback of 2.94' where 15' is required. Said real estate is located at 40 Beachview Terrace and further identified as lot 14 on tax assessor's plat 121SW.

Continued from: 1/26/2021, 2/23/2021

Petition of: Newport Realty, Inc. (owner) and FoodLove Market Middletown, LLC (applicant) by their attorney David P. Martland, Esq. for a Special Use permit from Section 602 to allow a liquor license in connection with a retail market & from Article 12 Section 1212 to allow a post sign of 48 sq ft where 16 sq ft is allowed and a height of 12' where 6' is allowed. Said real estate is located at 1037 Aquidneck Avenue and further identified as lot 202 on tax assessor's plat 113.

Continued from: 2/23/2021

Petition of: The Rauchle Trust (owners) and Newport Harbor Realty, LLC (Applicants) by their attorneys Adler, Pollock & Sheehan P.C. for a Variance from Sections 603, 701 & 803(g) to demolish the existing garage and partial deck and to allow the construction of a single family dwelling with a northerly side yard setback of 10' and southerly side yard setback of 10' where 15' is required. Said real estate is located at 0 Allston Avenue and further identified as lot 29 on tax assessor's plat 116NE.

Continued from: 2/23/2021

Petition of: 115 Purgatory LLC (owners) and Nicole Chang (Applicant) by their attorney David P. Martland, Esq. for a Variance from Sections 603, 701 & 703 to allow a shed to be located in a front yard with a front yard setback of 10' where 25' is required and a side yard setback of 5' where 15' is required and allow a 180 sq ft rear porch addition with a rear yard addition of 25.6' where 30' is required. Said real estate is located at 115 Purgatory Road and further identified as lot 53 on tax assessor's plat 116NW.

Continued from: 2/23/2021

**All items on this agenda may be considered, discussed and voted upon. This agenda is subject to change.**

**POSTED: March 3, 2021 on RI Secretary of State, Clerkbases, Library, Town of Middletown**