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Bernard Frezza

Vice-Chairperson
Anthony Pilozzi

Secretary
Joseph Anzelone

Counsel for the Board
Joseph Ballirano, Esq.



Building Official
Bernard J. Nascenzi, C.B.O.

Zoning Board Members
Richard Fascia
Thomas Lopardo

Alternate Board Members
Dennis Cardillo
Albert Colannino

Recording Secretary
Holli Stott

JOHNSTON ZONING BOARD OF REVIEW
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MINUTES

March 29, 2012

The Zoning Board of Review held its monthly meeting on the 29th day of March 2012 at 7:00 p.m., at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI. All persons interested in the following proposals had been requested to be present at this time.

Present: Bernard Frezza, Chairman, Anthony Pilozzi, Vice-Chairman, Joseph Anzelone, Richard Fascia, Albert Colannino, Thomas Lopardo, Dennis Cardillo and Bernard Nascenzi. Also present: Holli Stott, Recording Secretary and Dianne Edson, Stenographer

Mr. Anzelone made the motion to approve the minutes of the February 23, 2012 meeting. Mr. Pilozzi seconded the motion. A voice vote was taken; all in favor.

Mr. Pilozzi told Mr. Nascenzi to look into Traver Avenue and Hedley Avenue. Mr. Nascenzi explained that he is waiting for a report from Mr. DelPonte. Mr. Pilozzi also wanted to check out the building across from the gas station on Greenville Avenue. There seems to be a shed of some sort that never went in front of the zoning board. Mr. Nascenzi agreed to check it out.

Old Business

A. File 2012-02

LOCATION: 15 Waterman Avenue
OWNER/APPLICANT: Amy and Michael Vieira
LOT: AP 16 — Lot 279; 5,065 sq. ft.; R-15 Zone
EXISTING USE: Two Family Dwelling
PROPOSAL: Legalize basement to be living area for combined use with first floor
Use Variance petitioned under Article III, § 340-8 Table of Use Regulations, subsection 2.3

Mr. and Mrs. Vieira sworn in and they explained to the board that they had appeared in front of the board last month and that they amended their application for a Use Variance. The applicants want to combine the basement and the first floor for combined use for their tenants. So that the first floor and the basement are combined into one apartment. Mr. Pilozzi explained to the applicants that the house

was built back in the 1900's and that Narragansett Electric allowed two meters to be placed on the home at that time.

Mr. Pilozzi made a motion to approve with the stipulation that the Fire Department okays that the basement before the tenants move in. Mr. Anzelone explains that if that the applicants want to turn in into a three family, then they would need to appear in front of the board and that this appearance in front of the board tonight was not necessary and that the board does not need to vote on this particular application. Applicants thanked the board for their cooperation.

New Business

A. File 2012-05

LOCATION: 14 Olivia Court
OWNER/APPLICANT: Annmarie and Silvio Patriarca
LOT: AP 20 — Lot 339; 33,243 sq. ft.; R-15 Zone
EXISTING USE: Single Family Dwelling
PROPOSAL: 28x20 unattached deck

Dimensional Variance petitioned under Article V, § 340-25 Authorized departures from yard regulations, subsection C, Accessory Structures

Mr. Patriarca was sworn in and he explained to the board that his insurance company will be canceling his homeowners policy if there is not a deck built on the back of his house to go out in case of an emergency, which will be his hardship.

No one for or against

Mr. Pilozzi made a motion to approve. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor.

B. File 2012-06

LOCATION: 422 Central Avenue
OWNER/APPLICANT: David Canzonieri
LOT: AP 44 — Lot 141; 22,531 sq. ft.; R-15 Zone
EXISTING USE: Single Family Dwelling
PROPOSAL: Change pitch of roof

Dimensional Variance petitioned under Article III, § 340-8 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— WIDTH	100'	78.99'	21.1'
	— RIGHT SIDE	20'	15'	5'

David Canzonieri was sworn in and he explained to the board that he wants to change the pitch of the roof for a bigger closed, since after the storm his roof leaks and some of the shingles blew off. He also

explained to the board that he is not changing the footprint of the house. Mr. Nascenzi explained that it is an expansion of a legal nonconforming use.

No one for or against

Mr. Pilozzi made the motion to grant the application based on that there is no expansion of the footprint. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor.

C. File 2012-07

LOCATION: 6 Brentwood Drive
 OWNER: Michael Rousseau
 APPLICANT: Christian Sweet
 LOT: AP 64 — Lot 108; 6000 sq. ft.; R-15 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: 6’x30’ shed dormer

Dimensional Variance petitioned under Article III, § 340-8 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— SIZE	15,000’	6000’	9000’
	— FRONTAGE	100’	60’	40’
	— WIDTH	100’	60’	40’
	— FRONT YARD	25’	19.5’	5.5’
	— LEFT SIDE	20’	6.3’	13.7’
	— RIGHT SIDE	20’	11.5’	8.5’

Mr. Christian Philip sweet, contractor on the project and Mr. Michael Rousseau, owner if the property was sworn in and they explained to the board that they would like to build a shed dormer by six feet. There are two bedrooms upstairs with no closets and that’s why they are extending the roof. The footprint will not be disturbed; they will be building upwards not outwards. Mr. Ballirano asked the owner of the property what he is going to use the office for. Mr. Rousseau explained that he is absolutely not going to use it for business use only book work and homework for his children.

Mr. Colannino made a motion to approve. Mr. Lopardo seconded the motion. A voice vote was taken; all in favor.

E. File 2012-09

LOCATION: 18 Katherine Drive
 OWNER/APPLICANT: Edward and Robin Smith
 LOT: AP 35 — Lot 290; 8550sq. ft.; R-15 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Legalize Accessory Family Dwelling Unit (In-Law) and add kitchen to existing family room

Special Use Permit petitioned under Article XII § 340-75, Special Use Permit subsection (a), Article III §340-8 Table of Use Regulations, subsection 13.3

Mr. David Petrarca, counsel for the applicant was sworn in and he explained to the board that the applicants would like to add a kitchen to the finished basement to make it a legal in-law for the use of either their elderly parents or their children whom are in college. There is already a bedroom and a bathroom in the basement. The hardship is that the owners have aging parents that are going to be depending on them as they get older. The homeowners will be doing the work themselves.

Mr. Anzelone made it clear that the homeowners will have to sign an affidavit every year stating that a family member lives there and they are not renting it out to an outsider.

Mr. Anzelone made a motion to approve. Mr. Pillozzi seconded the motion. A voice vote was taken; all in favor.

F. File 2012-10

LOCATION: 1149 Atwood Avenue

OWNER/ APPLICANT: Caromar Realty

LOT: AP 6 — Lot 61; 17,112 sq. ft.; B-1 Zone

EXISTING USE: Vacant auto service and repair

PROPOSAL: Automobile cleaning, washing and detailing

Special Use Permit petitioned under Article XII § 340-75 Special Use Permit, subsection (a), Article III §340-8 Table of Use Regulations, subsection 9.8

Stephen Pagliarini and Keith Collet were sworn in. Mr. Cardillo brought the address to the attention of the board. The address on the application is wrong and that it should be listed as 1145 Atwood Avenue not 1149 Atwood Avenue. Mr. Cardillo made a motion to correct address. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor. Mr. Pagliarini explained to the board what the applicants would like to open. The applicant would like to open a car detailing business and hand was cars in side the building. The building was used previously used as a car repair business. Mr. Collet explained to the board that the maintenance to the building will be conducted every six months. There is plenty of parking and space for the reconditioning of cars and storage of cars inside the building. No overnight parking.

Mr. Anzelone made a motion to approve with the stipulations he needs a dumpster with a fence around it and hours of operation and no cars for sale. Mr. Pillozzi seconded the motion. A voice vote was taken; all in favor.

Mr. Anzelone made a motion to take a break. Mr. Frezza seconded the motion. A voice vote was taken; all in favor.

Recess 7:53

Back to Order 8:07

D. File 2012-08

LOCATION: 42 Putnam Pike

OWNER/APPLICANT: Putnam Pike Realty, LLC

LOT: AP 38 — Lot 134; 15,837 sq. ft.; B-2 Zone

EXISTING USE: Vacant Lot

PROPOSAL: Automotive sales

Special Use Permit petitioned under Article III, § 340-8 Table of Use Regulations, subsection 10.11

Mr. Shekarchi, attorney for the applicant is sworn in and he explained to the board what Mr. Corsi, owner of the property wanted to do since CVS will be moving into their business. Mr. Shekarchi agreed to have a fence put up between their property and abutting residential properties. And also a landscape buffer five feet wide. They would like to move their business over to the left closer to J & D's restaurant. Mr. Pilozzi was very concerned about the entrance to their new place of business along with all the traffic that CVS is going to create, ingress and egress. Mr. Ballirano explained to the board that Mrs. Sherrill wants a curb cut and she wants the others blocked. There is plenty of parking in both lots. Mr. Nascenzi is looking for photometric data. Mr. Garofalo, engineer on the project, was sworn in and he explained to the board about traffic stream and catch basins. Mr. Pilozzi questioned Mr. Corsi about washing and reconditioning of the vehicles before selling one. Mr. Corsi assured the board that no extra amenities will be done at this premises.

Mr. Pilozzi made a motion to approve with the stipulations about the buffering zone and landscaping and if the signage needs to be done they will have to return to this board for adequate signage. Mr. Lopardo seconded the motion. A voice vote was taken; four to grant one to deny. Approved.

Mr. Pilozzi made a motion to adjourn. Mr. Lopardo seconded the motion. A voice vote was taken; all in favor.

Adjourn 9:00