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Vice-Chairperson
Anthony Pilozzi

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Joseph Anzelone

Counsel for the Board
Joseph Ballirano, Esq.



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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
May 28, 2015

The Zoning Board of Review held its monthly meeting on the 28th day of May, 2015 at 6:30 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, Thomas Lopardo, Al Colannino, Dennis Cardillo and Richard Fascia. Also present: Joseph Ballirano, Esq., Holli Stott, Recording Secretary, Bernard Nascenzi, Zoning Official and Diane Edson, Stenographer.

Mr. Pilozzi made a motion to approve April’s minutes with the correction of the vote for 1304 Atwood Ave. Mr. Anzelone seconded. A voice vote was taken; all in favor.

Mr. Nascenzi explained to the board that he was conducting an inspection at 1253 Hartford Avenue and noticed that the bollards were not in place according to the plans. Mr. Tim Khalin, owner, explained that he will have every bollards in place prior to the opening of the daycare. Mr. Nascenzi expressed that he will not receive a Certificate of Occupancy if everything is not complete 100%.

A. File 2015-19

LOCATION: 5 Loxley Drive
OWNER/ APPLICANT: Arthur and Dorothy Pimental
LOT: AP 64 — Lot 59; 7,500 sq. ft.; R-15 Zone
EXISTING USE: Single Family Dwelling
PROPOSAL: Detached garage

Dimensional Variance petitioned under Article III § 340-9 Table of Dimensional Regulations and Art V 340-25 Authorized departures from yard regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	LOT SIZE	15,000 sq ft	7,500 sq ft	7,500 sq ft
	LOT FRONTAGE	100’	75’	25’
	LOT WIDTH	100’	75’	25’
	BUILDING HEIGHT	15’	18.5’	3.5’

	FRONT YARD	25'	20'	5'
	REAR YARD	45'	44'	1'
	LEFT SIDE YARD	20'	5.5'	14.5'
	RIGHT SIDE YARD	20'	9.5'	11.5'

Mr. Arthur Pimental and Mrs. Dorothy Pimental, owners, were sworn in and they explained to the board that they would like to build a one car garage to fix his snow plow and car and a small workbench in the front. There will not be any utilities except electric. Strictly for personal use only.

No one for or against

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

B. File 2015-20

LOCATION: 269 Greenville Avenue
 OWNER/ APPLICANT: VBV Properties LLC
 LOT: AP 34 — Lot 30; 13,390 sq. ft.; B-1 Zone
 EXISTING USE: Vacant
 PROPOSAL: Hair Salon and retail
Use Variance Petitioned under Article XI § 340-71 Extension or enlargement of a non-conforming use

Mr. Al Russo, attorney for the applicant, was sworn in and he explained to the board that his client would like to occupy the old “Gregg’s Pharmacy” and separate into two units. Mr. Nick Veltri, surveyor, was sworn in and he explained to the board about how many parking spaces are located at this property because it is a shared lot there has to be enough parking spaces for all.

Vladiislav Naydenov, applicant, was sworn in and he explained to the board that the previous tenants had a mutual agreement to all share the parking lot.

Ms. Charity Fairbanks, abutter, was sworn in and she wanted to make sure that just a hair salon will be going in and anything further will have to return to the board for approvals if out of the B-use requirements. The board confirmed her speculations and Ms. Fairbanks agreed.

Ms. Violet Dimitroc was sworn in and she explained to the board that currently she is located at 1450 Atwood Avenue and wants to move her salon to this location. Ms. Dimitroc explained to the board that her salon only does hair and spray tans. Currently she has 7 stations at her current location and she will lowering that number when she goes into the new location. Both owners and business operators know that if they need more relief they need to return to the board and request additional relief.

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

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

Recess 7:25 p.m.
7:41 p.m .

C. File 2015-23

LOCATION: Flanders Street
 OWNER/ APPLICANT: Ivan and Francia Tavarez
 LOT: AP 22 — Lot 39; 6,700 sq. ft.; R-15 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: 16 x 20 deck

Dimensional Variance petitioned under Article III § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	LOT SIZE	15,000 sq ft	6,700 sq ft	8,300 sq ft
	LOT FRONTAGE	100'	70'	30'
	LOT WIDTH	100'	70'	30'
	REAR YARD	45'	38'	7'
	LEFT SIDE YARD	20'	9'	11'

Mr. Ivan Tavarez, applicant, was sworn in and he explained to the board that he wants to build a 16 x 20 deck on the back of his house. Mr. Veltri explained the dimensions of the deck and how far away his property is from the abutting neighbors are.

No one for or against

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

D. File 2015-22

LOCATION: Malom Drive
 OWNER/ APPLICANT: Carlos and Cheryl Vargas
 LOT: AP 45 — Lot 313; 22,243 sq. ft.; R-40 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Living room expansion addition

Dimensional Variance petitioned under Article III § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	LOT SIZE	40,000 sq ft	22,243 sq ft	17,757 sq ft
	LOT FRONTAGE	140'	104.57'	35.43'
	LOT WIDTH	140'	104.57'	35.43'
	REAR YARD	75'	72.1'	2.9'
	LEFT SIDE YARD	40'	18.8'	21.2'
	RIGHT SIDE YARD	35'	16.7'	18.3'

Mr. David D'Amico, engineer, was sworn in and he explained to the board that his client would like to expand their living room on a raised ranch style home. If further expansion is required the applicant knows that they will have to return to the board for additional relief.

No one for or against

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

C. File 2015-21

LOCATION: Golden View Drive
 OWNER/ APPLICANT: John E. Ruggieri, Jr.
 LOT: AP 45 — Lot 232; 20,000 sq. ft.; R-40 Zone
 EXISTING USE: Vacant
 PROPOSAL: Single Family Dwelling

Dimensional Variance petitioned under Article III § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	LOT SIZE	40,000 sq ft	20,000 sq ft	20,000 sq ft
	LOT FRONTAGE	140'	100'	40'
	LOT WIDTH	140'	100'	40'
	LEFT SIDE YARD	35'	28'	7'
	RIGHT SIDE YARD	35'	28'	7'

Mr. Al Russo, attorney for the applicant, was sworn in and he explained to the board that his client would like to build a single family dwelling at this location. This will be the third time this lot has come before the board to develop a house there because of drainage problems.

Mr. Pilozzi made a motion to enter photos after a rain storm as exhibit A. Mr. Anzelone seconded. A voice vote was taken; all in favor.

Mr. Frezza made a motion to enter correspondence from Michelle Gilligan, an abutter, into the record as exhibit B. Mr. Anzelone seconded. A voice vote was taken; all in favor.

Mr. Veltri went over the water table and what the builder plans to do with the water runoff and how to maintain them. Mr. Russo stated that this is a brand new application and to disregard previous applications. Mr. Ballirano asked Mr. Russo who his expert is with water runoff and Mr. Russo assumed that he could use Mr. Veltri, but he is not a water expert.

Mr. Russo asked for a continuance so that he can get the correct experts for the project. Mr. Fascia made a motion to continue this application until July. Mr. Anzelone seconded. A voice vote was taken; all in favor except Mr. Pilozzi voted nay.

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

Adjourn 8:21 p.m.