

Chairperson
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
Lou Fabrizio

JOHNSTON ZONING BOARD OF REVIEW
100 Irons Avenue, Johnston, Rhode Island 02919
Tel: 401-231-4000 EXT 4068 Fax: 401-231-4181

MINUTES **February 25, 2016**

The Zoning Board of Review held its monthly meeting on the 25th day of February, 2016 at 6:30 p.m., at the Johnston Senior Center, 1291 Hartford Avenue Johnston, RI 02919.

Present: Vice-Chairperson Pilozzi, Member Fascia, Member Lopardo Alternate Member Cardillo, Alternate Member Colannino, Acting Building Official Ed Civito, Legal Counsel Joseph R. Ballirano, Esquire, Lou Fabrizio Recording Secretary.

Mr. Fascia made a motion to approve the minutes for the December Meeting. Seconded by Mr. Lopardo. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

Mr. Fascia made a motion to approve the January meetings. Seconded by Mr. Lopardo. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

File 2016-03:

LOCATION: 84 Hill Top Drive
OWNER/APPLICANT: Gloria Hurkett
LOT: AP 65 — Lot 5; 13,034 sq. ft.; R-40 Zone
EXISTING USE: Single Family Dwelling
PROPOSAL: 20' x 21' addition

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

Gloria Hurkett, homeowner, was dully sworn in. Gloria Hurkett stated she is the homeowner applicant and would like to put an addition on her house for a large master bedroom, with a bath and walk-in closet. Mr. Pilozzi asks how many bedrooms will the applicant proceed having, if granted. Gloria Hurkett states there will be three bedrooms. Mr. Pilozzi states that there will be a stipulation put in place that if it is approved, the Building Official will inspect that there is only three bedrooms. If there happens to be more, you would then need to get DEM involved because of the septic situation. Mr. Pilozzi asked the hardship for the addition. Gloria Hurkett stated that the smallest bedroom is so small that it is not a true bedroom. Mr. Ballirano stated that at one point the town created this land as an R-40 zone, therefore, the lot is undersized. Mr. Civito suggested that we leave it as an open-ended so the possibility of a garage door may come into play. This is cosmetic, so changing the application is not needed. Mr. Fascia made a motion to approve the application, the project is in conformity with the general ordinances, of the Town, and it's not something that is unusual or obstructive to the neighbors. Also, made a motion to approve with the stipulation that the board amends on behalf of the

applicant, that she may, at a time convenient for her, choose to install a garage door for the use. Seconded by Mr. Lopardo. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

File 2016-03- Approved

Adjournment: Mr. Fascia made a motion to adjourn. Seconded by Mr. Lopardo. WHEREUPON A VOICE VOTE WS TAEKN; ALL IN FAVOR. (Meeting Adjourned at 6:49 P.M.)