

MINUTES

September 28, 2017

The Zoning Board of Review held its monthly meeting on the 28th day of September, 2017 at 6:30 p.m., at the Johnston Senior Center, 1291 Hartford Avenue Johnston, RI 02919.

Present: Chairperson Thomas Lopardo, Vice-Chairperson Pillozzi, Secretary Anzelone, Member Fascia, Member Campanelli, Alternate Member Colannino, Alternate Member Dennis Cardillo, Legal Counsel Joseph R. Ballirano, Esquire, Bernard Nascenzi, Building Official, Lou Fabrizio, Zoning Clerk.

Anthony Pillozzi made a motion to approve the August 31st meeting minutes. Seconded by Joseph Anzelone. VOICE VOTE WAS TAKEN; ALL IN FAVOR.

I. New Business

Motion to suspend the rules so that Mr. Ballirano can recuse himself for just this one application this evening. Seconded by Mr. Anzelone. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

File 2017-54

Location: Hartford Avenue

Owner/Applicant: Axis Realty, LLC

Lot: AP 23— Lot 10; R-15 Zone, 19,762 Sq. Ft.

Existing Use: Vacant

Proposal: Single Family Dwelling

**Dimensional Petitioned under Section 340 Article III Table of
Dimensional Regulations**

Variance Frontage relief

DIMENSION REQUIRED PROPOSED RELIEF REQUESTED

SETBACKS: LOT FRONTAGE 100 25.34 74.66

A. File 2011-23:

Location: 20 Butler Drive

Lot: AP 65— Lot 113; R-40 Zone, 7000 square foot lot

**Discussion: Request of Applicant for minor amendment to the
Zoning Board approval of dimensional variances granted in 2011.
Successor Applicant inadvertently misunderstood the size of the
house approved by the Zoning Board. Applicant applied for and
received a building permit to build a 48 x 28 house instead of a 44 x
26 house which Board approved. Relief needed to perfect title as
house is fully constructed.**

**Anthony Pillozzi made a Motion amending modification, instead of a
24 by 26 house, 44, 26 house, they put in a 48, 28, which by building**

standards is quite larger than this Board allowed them to do. Unfortunately, it got by. How it got by, let the record indicate what went on there, so my motion is to give these people the relief I think they deserve to clean their title for the future. Seconded by Joseph Anzelone. WHEREUPON A VOICE VOTE WAS TAKEN. ALL IN FAVOR.

C. File 2017-50

Location: Brown Avenue

Owner/Applicant: Eline Enterprises/Bob Domih

Lot: AP 57— Lot 225; R-40 Zone, 7.5 Acres

Existing Use: Vacant Land

Proposal: Eight Condo Units

**Special Use Permit Petitioned under Article Section 340-40 Article III
Table of Use Regulations**

Anthony Pilozzi made a motion to deny the application for the condominiums. My findings of fact are has been mentioned in the transcript. They're not permitted, no multi units are allowed in R-40 residential zone, and it doesn't conform to any of the requirements in the Zoning Code which were referenced to one of the speakers Councilman Civetti. And the main thing is its distance from the school, it will create more of a hazard there and I think that based on those facts, the motion to deny, that's it. Seconded by Joseph

Anzelone. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

A. File 2017-48:

Location: 71 Downing

Owner/Applicant: Jeffrey Rapoza

Lot: AP 7— Lot 12; R-20 Zone 20,000 Sq. Ft.

Existing Use: Single Family Dwelling

Proposal: 24x28 Detached Garage

**Dimensional Petitioned under 340-25, Subsection C. Accessory
Structures**

Variance

B. File 2017-49:

Location: 2536 Hartford Ave

Owner/Applicant: Henri Lavoie

Lot: AP 46— Lot 53; R-40 Zone, 13,168 Sq. Ft.

Existing Use: Single Family Dwelling

Proposal: Parking of Commercial Vehicles

**Use Petitioned Use Variance Article VI, Table of Use Regulations
Variance**

Continued

D. File 2017-51

Location: 119 Greenville Avenue

Owner/Applicant: Blackpoint Realty/Anthony & Claire Ferranti

Lot: AP 17— Lot 121 & 126; B2- Zone, 44,987 Sq. Ft.

Existing Use: Automotive Repair/Gas Station

**Proposal: Addition to Existing Building (100x120), New Landscape,
and Removal of Tanks**

**Dimensional Petitioned under Section 340 Article III Table of
Dimensional Regulations**

Variance

DIMENSION	REQUIRED	PROPOSED	RELIEF	REQUESTED
SETBACKS: LEFT SIDE	40	33.1	6.9	
RIGHT SIDE	40	25.5	14.5	

Continued

E. File 2017-53

Location: 2208 Plainfield Pk

Owner/Applicant: Joseph R. Vinagro

Lot: AP 32— Lot 10; R-40 Zone, 1,481,040 Sq. Ft.

Existing Use: Aggregate Yard

Proposal: Existing with Accessory Structure 110x40

Dimensional Petitioned under 340-25, Subsection C. Accessory Structures

Variance

Anthony Pilozzi made a motion to Continue. Seconded by J Anzelone. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

G. File 2017-55

Location: 25 Lake Shore Drive

Owner/Applicant: Mark Centracchio & Cynthia Stanton

Lot: AP 23— Lot 10; R-15 Zone, 19,762 Sq. Ft.

Existing Use: Single Family Dwelling

Proposal: Single Family Dwelling w/ Screened-In Porch

Dimensional Petitioned under 340-25, Subsection C. Accessory Structures

Variance Frontage relief

DIMENSION REQUIRED PROPOSED RELIEF REQUESTED

SETBACKS: LEFT SIDE 35 15.6 19.4

Anthony Pilozzi made a motion to approve it's in conformance with code 941 he's asked for the least relief necessary. Seconded by J. Anzelone. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

II. Matters to be Heard by the Zoning Board of Review Sitting as the Board of Appeal:

Prior to adjournment the board shall convene as the Board of Appeals and hear the following matter:

File 2017-56- PMD Hauling, SJP Enterprises Inc., Tri-Gen Construction, DiMascio Bros. Equipment, Shea Enterprises, J.A.B. Demolition, c/o Evelyn Simone, Owner; Plainfield Pk; AP 33 Lot 78; B-2 Zone; Violation 125-5 Busn License Required, 340 Zoning subsection 9(Parking and/or storage of Heavy Equipment Not Allowed), subsection 11(Open Lot Storage Not Allowed).

File 2017-57- Paul DiMascio c/o Holly Simone-Burns Trustee, Owner; Plainfield Pk; AP 33 Lot 78; B-2 Zone; Violation 302.1ripmc, 340, 23-27.3-113.1rigl, 236-7. Accessory Building in B-2 Not Permitted. Zoning Use subsection 9 #13 Parking and/or Storage of Heavy Equipment is Not Allowed.

Continued

III. Adjournment of the Business of September meeting of Johnston Zoning Board of Review

**Joseph Anzelone made a motion to adjourn. Seconded by Pilozzi.
WHEREUPON VOICE VOTE WAS TAKE; ALL IN FAVOR.**