

MINUTES

July 27, 2017

The Zoning Board of Review held its monthly meeting on the 27th day of July, 2017 at 6:30 p.m., at the Johnston Senior Center, 1291 Hartford Avenue Johnston, RI 02919.

Present: Chairperson Thomas Lopardo, Vice-Chairperson Pilozzi, 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 Pilozzi made a motion to approve the June 29th meeting minutes. Seconded by Joseph Anzelone. VOICE VOTE WAS TAKEN; ALL IN FAVOR.

I. New Business

A. File 2017-30

Location: 97 Hilltop Drive

Owner/Applicant: Jason R. & Julie D. Flath

Lot: AP 65— Lot 99; R40 Zone, 8,292 Sq. Ft.

Existing Use: Single Family Dwelling

Proposal: Single Family Dwelling with 12x30 Addition & Extension of Entrance for Porch & Mudroom

Dimensional Variance Petitioned under Article Section 340-9 Article III Table of Dimensional Regulations

DIMENSION REQUIRED PROPOSED RELIEF REQUESTED

SETBACKS: LOT COVERAGE	15% 2	19% 4%
FRONT YARD	40	35 5
LEFT SIDE	20	6 29

Mr. Pilozzi made a motion to approve. It's in conformance under the standard it came in Article III, 340-9, table of dimensional regulations under our code. So I'll use that as my basis for my motion to grant. Seconded by Mr. Anzelone. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

B. File 2017-31

Location: McKinley/Wood Street

Owner/Applicant: Karen L. Esposito

Lot: AP 27— Lot 94; R20 Zone, 10,000 Sq. Ft.

Existing Use: Vacant

Proposal: Single Family Dwelling

Dimensional Variance Petitioned under Article Section 340-9 Article III Table of Dimensional Regulations

DIMENSION REQUIRED PROPOSED RELIEF REQUESTED

SETBACKS: LOT SIZE	20,000	2	10,000	10,000
FRONTAGE	120	100	20	
FRONT YARD	30	25	5	
REAR YARD	50	37	13	

C. File 2017-36A

Location: 1056 Atwood Ave

Owner/Applicant: Rhonda Sasa

Lot: AP 24— Lot 9; R15 Zone, 44,489 Sq. Ft.

Existing Use: Single Family Dwelling

Proposal: Two Family Dwelling

Dimensional Variance Petitioned under Article Section 340-9 Article III Table of Dimensional Regulations

DIMENSION REQUIRED PROPOSED RELIEF REQUESTED

SETBACKS: LOT FRONTAGE	100	57.07	42.93
LOT WIDTH	100	50	50
FRONT YARD	25	23.30	6.7
LEFT SIDE	20	9.7	10.3
RIGHT SIDE	20	7.3	12.7

D. File 2017-36B

Location: 1056 Atwood Ave

Owner/Applicant: Rhonda Sasa

Lot: AP 24— Lot 9; R15 Zone, 44,950 Sq. Ft.

Existing Use: Single Family Dwelling

Proposal: Dimensional Variance due to Subdivision

**Dimensional Variance Petitioned under Article Section 340-9 Article
III Table of Dimensional Regulations**

DIMENSION REQUIRED PROPOSED RELIEF REQUESTED

SETBACKS: LOT FRONTAGE 100 54.5 45.5

LOT WIDTH 100	50 50
LEFT SIDE 20	8 12
RIGHT SIDE 20	8 12

Mr. Pilozzi made a motion to grant Parcel A, the request for the 2 family with one stipulation, same building, no expansion, updating the foundation, square it off in the footprint. The applicant has requested that he wants to take care of that foundation and the footprint. And I'll make a motion that it be converted to a two-family which is permitted in R.15; those are my findings of fact. I base my motion to grant on that. Seconded by Mr. Anzelone. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

Mr. Pilozzi made a motion to deny parcel B., my findings of fact are that it has no lot number, although there's an abundance of land there, there's no lot number, so I make my motion to deny based on that fact and also the fact that if we were to grant, it would be strictly for enhancing the value of that parcel. It would be strictly for financial gain. So those are my reasons for denial on parcel B. Seconded by Mr. Anzelone. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

E. File 2017-37

Location: WestSide Drive

Owner/Applicant: Driscoll Trust, R&N Construction

Lot: AP 46— Lot 194; R40 Zone, 28,148 Sq. Ft.

Existing Use: Vacant

Proposal: Single Family Dwelling

Dimensional Variance Petitioned under Article Section 340-9 Article III Table of Dimensional Regulations

DIMENSION	REQUIRED	PROPOSED	RELIEF	REQUESTED
SETBACKS: LOT SIZE	40,000	28,148	11,852	
LOT WIDTH	140	134.7	5.3	
	50 4	46.9	3.1	

Continued to a further date.

F. File 2017-38

Location: 24 Colony Drive

Owner/Applicant: Justin Unsworth/Edid Nunez/Arthur Stone

Lot: AP 37— Lot 101; R40 Zone, 13,000 Sq. Ft.

Existing Use: Single Family Foundation

Proposal: Single Family Dwelling

Dimensional Variance Petitioned under Article Section 340-9 Article III Table of Dimensional Regulations

DIMENSION	REQUIRED	PROPOSED	RELIEF	REQUESTED
SETBACKS: LOT SIZE	40.000	13,000	27,000	
LOT FRONTAGE	140	130	10	
LOT COVERAGE	15%	16.7%	1.7%	
REAR YARD	75	7.6	67.4	
LEFT SIDE	35	27.5	7.5	
RIGHT SIDE	35	24	11	

Mr. Pilozzi made a motion to approve the application petitioned under Article III, 340-9, table of dimension am regulations to rebuild the entire dwelling that was burned and also with the stipulation that they have the granting tone large the foundation of the garage by 3 feet closer to the street and 3 feet closer to the right-hand side of the property. Seconded by Mr. Anzelone. WHEREUPON A VOICE VOTE

WAS TAKEN; ALL IN FAVOR.

G. File 2017-39

Location: 20 Wychwood Place

Owner/Applicant: Charles Parrillo

Lot: AP 38— Lot 75; R15 Zone, 26,278 Sq. Ft.

Existing Use: Three Family Dwelling

Proposal: Three Family Dwelling w/ One Story Garage

Dimensional Variance Petitioned under Article Section 340-9 Article III Table of Dimensional Regulations

DIMENSION REQUIRED PROPOSED RELIEF REQUESTED

SETBACKS: REAR YARD 45 15 30

Mr. Pilozzi made a motion to approve the applicant Mr. Charles Parrillo, it's in conformance with Article III, 340-9, table of dimensional regulations and fits nicely into the neighborhood. The proposed garage would hardly be seen from the street. It wouldn't be inimical to the health safety welfare of the residents at all he need it he's shown it he has 4 antique cards registered in the State of Rhode Island I am and he needs room for those. Seconded by Mr. Anzelone. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

H. File 2017-40

Location: 3 Woodland Street

Owner/Applicant: Zeno Mollo Jr.

Lot: AP 21— Lot 515; R15 Zone, 12,650 Sq. Ft.

Existing Use: Heavy Construction Company

Proposal: Storage of Sign Truck & Storage

Use Variance Petitioned under Article Section 340-13 Article III Table of Dimensional Regulations

Mr. Pillozzi made a Motion to approve to grant the application. The applicant has shown hardship. It's a nice building it's vacant he's purchased it and he's going to put a sign truck and store some equipment in there. It's off the highway it's off Hartford Avenue. It's a garage there for many years. It's not changing that part of the neighborhood whatsoever and it's in conformance with Article III, 340-13, table of use regulations. I'll base my motion on that. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

I. File 2017-43

Location: Hartford Avenue

Owner/Applicant: Hanna realty, Jamie Turmel, David Russo

Lot: AP 20— Lot 8, 63, 306 & 307; B-2 Zone, 32,410 Sq. Ft., 2.8 Acres, 13,815 Sq. Ft. 9,680 Sq. Ft.

Existing Use: Vacant Buildings & Industrial Storage

Proposal: Car Dealership & Storgae Building to Remain

**Special Use Permit Petitioned under Article Section 340-40 Article III
Table of Use Regulations Subsection 10.10 & 10.11**

Mr. Pilozzi made a motion to approve the applicant. It's in conformance with the standard that it came in under, Special Use Permit, table use regulations subsection 10-11 in conformance with our Johnston code. My findings of fact we've been on the property several times and this would be a great business to have in that area. Seconded by Mr. Anzelone. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

File 2017-43 Approved

VI. Adjourn Per order of the Zoning Board of Review

Thomas Lopardo, Chairman

II. Adjournment

Adjournment: Mr. Anzelone made a motion to adjourn. Seconded by

Mr. Pilozzi. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR. (Meeting Adjourned at 9:06 P.M.)