

# **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**

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

**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**

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

**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**

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

**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**

<b>LOT WIDTH 100</b>	<b>50 50</b>
<b>LEFT SIDE 20</b>	<b>8 12</b>
<b>RIGHT SIDE 20</b>	<b>8 12</b>

**Mr. Pillozzi 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. Pillozzi 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**

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

**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**

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

**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.)**