

MINUTES

February 22, 2018

The Zoning Board of Review held its monthly meeting on the 22nd day of February, 2018 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 Lobello, Alternate Member Colannino, Alternate Member Dennis Cardillo, Legal Counsel Joseph R. Ballirano, Esquire, Ed Civito, Acting Building Official, Deb Pavone, Acting Zoning Clerk.

Agenda

February 22, 2018

NOTICE IS HEREBY GIVEN THAT THE ZONING BOARD OF REVIEW WILL HOLD THE REGULARLY SCHEDULED MONTHLY MEETING AT 6:30 PM AT THE JOHNSTON SENIOR CENTER, 1291 HARTFORD AVENUE, JOHNSTON, RHODE ISLAND. All persons interested in the following proposals are requested to be present at this time. The assembly facilities are accessible to the handicapped. Persons requiring special accommodations shall call the Zoning Office at least 48 hours in advance of the meeting (401) 231-4000 ext. 4117. Persons utilizing TDD equipment may contact the Town through "Relay Rhode Island" at 1-800-745-6675. The agenda for the evening will be as

follows, subject to change:

I. Roll Call

II. Minutes

Anthony Pilozzi made a motion to approve the meeting minutes for the January meeting. Seconded by Joseph Anzelone. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

III. New Business

A. File 2016-42:

Location: 181 George Waterman Road

Owner/Applicant: NEX Gen Properties/Dennis Cicchitelli

Lot: AP 35— Lot 196; R-15 Zone 32,343 Sq. Ft.

Existing Use: Commercial Building

**Proposal: Addition for Offices & Garage(Previously Approved)-
Request for one year extension on zoning decision.**

**Dimensional Petitioned under 340 Article III Table of Dimensional
Variances
Variance**

Anthony Pilozzi made a motion to approve the extension. Seconded by Joseph Anzelone. WHEREUPON A VOICE VOTE WAS TAKEN; ALL

IN FAVOR.

B. File 2017-57

Location: 985 Plainfield Street

Owner/Applicant: Abacus Real Estate LLC

Lot: AP 1— Lot 96; B-2 Zone, 8,160 Sq. Ft.

Existing Use: Commercial Office Buildings

Proposal: Detached Rear Trailer to be used for Additional Offices.

Accessory

Structures Petitioned under 340-(14), Subsection C, Misc Uses.

Accessory Structure

C. File 2018-1

Location: 26 King Street

Owner/Applicant: George Metz

Lot: AP 14— Lot 179; R-15 Zone, 20,000 Sq. Ft.

Existing Use: Single Family Dwelling

Proposal: 16x24 Addition

**Dimensional Petitioned under 340 Article III Table of Dimensional
Variances**

Variance

DIMENSION REQUIRED PROPOSED RELIEF REQUESTED

SETBACKS: FRONT SIDE 25 12 13

Anthony Pilozzi made a motion to approve findings of fact that's it's a two family. It's not impacting the neighborhood whatsoever. The only relief needed is the frontage, but that is connected to the pre-existing structure. So this addition that he needs, the hardship is that they are

a growing family, two more people since last time they were here. So I'm going to make my motion based on those facts. Seconded by Richard Lobello. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

D. File 2018-2

Location: 27 Albermarle Avenue

Owner/Applicant: Joanne Giudice & Pamela Dosreis/SMZ Investments

Lot: AP 15— Lot 446; R-15 Zone, 4,200 Sq. Ft.

Existing Use: Vacant

Proposal: Single Family Dwelling

Dimensional Petitioned under 340 Article III Table of Dimensional Variances

Variance

DIMENSION REQUIRED PROPOSED RELIEF REQUESTED

SETBACKS: LOT SIZE 15000 4200 10800

LOT FRONTAGE 100 60 40

FRONT YARD 25 18 7

REAR YARD 45 22 23

LEFT SIDE 20 11 9

RIGHT SIDE 20 11 9

Anthony Pilozzi made a motion to approve with stipulation to Mr. Casale, the engineer, and the modification to the two foot side. Seconded by Joseph Anzelone. WHEREUPON A VOICE VOTE WAS TAEKN; ALL IN FAVOR.

E. File 2018-3

Location: 112 Manuel Avenue

Owner/Applicant: Diana Imondi/SMD Realty & Construction Co

Lot: AP 15— Lot 171; R-15 Zone, 8,423 Sq. Ft.

Existing Use: Single Family Dwelling

Proposal: 16x24 Addition

Dimensional Petitioned under 340 Article III Table of Dimensional

Variances

Variance

DIMENSION	REQUIRED	PROPOSED	RELIEF	REQUESTED
SETBACKS: FRONT YARD	25	17.8	7.2	
RIGHT SIDE	20	7.8	11.2	

Anthony Pilozzi made a motion to approve findings of fact. The addition will be on the left side of the house, and even with the addition, they don't need any relief there because they have plenty of room on that side. Based on my findings of fact, I'll make a motion to grant. Seconded by Joseph Anzelone. WHEREUPON VOICE VOTE WAS TAKEN; ALL IN FAVOR.

IV. 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 to the March Meeting

V. Adjournment of the Business of February meeting of Johnston Zoning Board of Review

Motion to adjourn by Richard Fascia(7:40 P.M). Seconded by Joseph Anzelone. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

Per order of the Zoning Board of Review

Thomas Lopardo, Chairman