

Town of Smithfield

Zoning Board of Review

64 Farnum Pike, Smithfield, Rhode Island 02917

(401) 233-1039

George D. McKinnon, Chairman

Geri DeAngelis, Clerk

Docket

June 29, 2005

The Smithfield Zoning Board of Review meeting will be held on Wednesday June 29, 2005, at 7:30 PM, at Smithfield Town Hall, 64 Farnum Pike when all persons interested will be heard for or against the granting of the following applications under the Zoning Ordinance.

I. Communications

Election of Officers

II. Old Business

04-091

Deeb Tannous as applicant and GSD Fine Food Enterprise, LLC as owner of property located at 645 Douglas Pike, listed as Lot 42 on Assessor's Plat 45 is seeking a Special Use Permit under Section 4.3.G.3 and Section 4.4.G.3, Automotive Filling, No Repair Facility, 4.3.G.22 and Section 4.4.G.22 Retail Sales, Under 5,000 s.f. GFA to construct an automotive filling station with retail sales in a Commercial District under the Zoning Ordinance.

05-007

Charles & Donna Johnson as applicants and owners of property located at 55 Douglas Pike, listed as Lot 446 on Assessor's Plat 40 and 61 Douglas Pike, listed as Lot 445 on Assessor's Plat 40 are seeking a Variance to deviate from Section 5.3.4 Buffers to construct a 24,000 sq. ft. office/retail building in a Commercial District under the Zoning Ordinance.

05-008

Richard Puckett as applicant and owner of property located at 16 Totem Pole Trail, listed as Lot 136 on Assessor's Plat 40 are seeking Variances to deviate from Section 5.4 Table 1 Dimensional Regulations front yard and side yard setback and Section 5.3.4

Buffers to construct an addition in an R-20 District under the Zoning Ordinance.

05-022

Sanderson Associates, LLC as applicant and CCRB Associates, LLC as owner of property located at Sanderson Road, listed as Lot 8 on Assessor's Plat 43, are seeking a Special Use Permit under Section 4.3.C.7 Health Management Organization and Section 4.5 Dimensional Relief by Special Use Permit to construct a medical building and to subdivide lots in a PD District under the Zoning Ordinance.

05-029

Lucky Dog Realty, LLC as applicant and owner of property located at Ridge Road, listed as Lot 185 on Assessor's Plat 42, are seeking an Appeal from the Planning Board's decision to approve a Master Plan for an eighteen (18) lot subdivision in an R-80 District under the

Zoning Ordinance.

III Public Hearing

05-030

Glenn R. Haberle as applicant and Glenn R. & Michele A. Haberle as owners of property located at 17 Evans Road, listed as Lot 16B on Assessor's Plat 47 are seeking a Variance to deviate from Section 6.4.1 Accessory Use to install a swimming pool in the side yard in an R-80 District under the Zoning Ordinance.

05-031

Kim Ziegelmayr as applicant and Suzanne & Kim Ziegelmayr as owners of property located at 217 John Mowry Road, listed as Lot 122 on Assessor's Plat 49, are seeking a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations lot frontage and lot width to subdivide a lot in an R-80 District under the Zoning Ordinance.

05-032

Ricky R. Valcourt as applicant and owner of property located at 15 Rosewood Drive, listed as Lot 21 on Assessor's Plat 11 is seeking a Special Use Permit under Section 4.3.B.1, Section 4.4.B.1, and Section 4.4.B.1.B Accessory Family Dwelling Unit and a Variance to

deviate from 5.4 Table 1 Dimensional Regulations front yard setback and rear yard setback to construct an accessory family dwelling unit in an R-20 District under the Zoning Ordinance.

05-033

Ralph Howe as applicant and owner of property located at 10 Austin Avenue, listed as Lot 27 on Assessor's Plat 7 is seeking a Variance to deviate from Section 3.9.D Addition & Enlargement to install a sign in an R-20 District under the Zoning Ordinance.

05-034

The Narragansett Electric Co. as applicant and owner of property located at 25 Capron Road, listed as Lot 127 on Assessor's Plat 46 located is seeking a Special Use Permit under Section 4.3.D.15 &

Section 4.4.D.15 Utilities, Public or Private and Section 3.7 Existence By Variance Or Special Use Permit to upgrade the Farnum Pike substation in an R-80 District under the Zoning Ordinance.

05-035

Lionel Belanger as applicant and Lawrence Rzepcki as owner of property located at 13 Lucille Drive, listed as Lot 11 on Assessor's Plat 44D are seeking Variances to deviate from Section 4.3.K.7 and Section 4.4.K.7 Residential District Parking & Storage of Non-Passenger Motor Vehicles/Recreation Equipment and Section 308-1 of the Smithfield Code of Ordinances to allow a vehicle over five (5) tons in an R-20 District under the Zoning Ordinance.

05-036

Mehmet & Zarra Akbas as applicants and owners of property located at 10 Lark Road, listed as Lot 72A on Assessor's Plat 6 are seeking a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations side yard setback to construct a mudroom in an R-20 District under the Zoning Ordinance.

05-037

Roland J. Noury, Jr. as applicant and owner of property located at 18 Ernest Street, listed as Lot 123A on Assessor's Plat 26 is seeking a

Variance to deviate from Section 5.4 Table 1 Dimensional Regulations to construct an addition in an R-20 District under the Zoning Ordinance.

IV. Other Business

V. Deliberations

VII Adjournment

Handicapped persons and those needing visual or hearing services wishing to attend a Zoning Board of Review meeting must contact the Building/Official's office 48 hours prior to the scheduled meeting that they plan to attend:

233-1039 VOICE 1-800-745-5555 TTY