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JOHNSTON ZONING BOARD OF REVIEW

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ZONING BOARD AGENDA FOR JUNE 30, 2005

Notice is hereby given that the Zoning Board of Review will hold its monthly meeting on the 30th day of June, at 7:00 PM, in the Library, at the Ferri Middle School, 10 Memorial Avenue, Johnston, RI. All persons interested in the following proposals are requested to be present at this time.

The Facilities are accessible to the handicapped. Persons requiring special accommodations must call the Zoning Office at least 48 hours in advance of the meeting (401) 231-4135. Persons utilizing TDD equipment may contact the Town through "Relay Rhode Island" at 1-800-745-6675.

I. Roll Call

II. Accept minutes of the May 26th meeting.

III. Miscellaneous

IV. Old Business

A. David & Maria Kenny

Location: 117 George Waterman Road Plat 35 Lot 86 Zone R-15

Dimensions of lot: Frontage: 50'±, Depth: 153'±, Area: 7,343 sq. ft

Present use: Single family home

Proposed: Dimensional Variance to build a bedroom over the garage on a nonconforming setback line.

This application is under Article III, Table III F-1 and Section L, Item (1)

B. Guy D. Alba

Location: 9 Candice Court Plat 20-2 Lot 316 Zone R-15

Dimensions of lot: Frontage: 100', Depth: 290', Area: 28,944 sq. ft.

Present use: Single family home

Proposed: Dimensional variance to add a garage and four season room to home

This application is under Article III, Table III F-1

C. Marion Marocco

Location: 28 Bishop Hill Road Plat 57 Lot 214 Zone R-40

Dimensions of lot: Frontage: 120'±, Depth: 322'±, Area: 46,955 sq. ft. (1. 779 acres)

Present use: Single family home

Proposed: Dimensional variance for an accessory structure

This application is under Article III, Section G, Item 7 (c) and Section O (1), (2), (3).

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V. New Business

- A. Champion Patio Rooms for Christopher D'Ambrosio
Location: 17 Tabor Drive Plat 37 Lot 121 Zone R-40
Dimensions of lot: Frontage: 106 85', Depth: 93 ±, Area: 10,200 sq. ft.
Present use: Single family home
Proposed: Dimensional variance for a patio room on a substandard lot of record.
This application is under Article III, Table III F-1 for dimensional and Section L, Item 1, for sub-standard lot of record
- B. Jamison Monello
Location: Downing Drive Plat 7 Lot 4 Zone R-20
Dimensions of lot: Frontage 80', Depth 189/204±, Area: 15,164 sq. ft.±
Present use: Vacant land
Proposed: Dimensional variance for a single family home and size of accessory structure
This application is under Article III, Table III F-1 for dimensional Section G, Item 7 (c) for accessory structure Section L, Item 1 for sub-standard lot of record
- C. Nextel Communication / Cingular
Location: 100 Old Pocasset Road Plat 44 Lot 351 Zone R-40
Dimensions of lot: 900'/800' x 1150 Area: 2.88 acres
Present use: Telecommunications Facility
Proposed: Same use with additional shelter for Cingular equipment
This application is under Article III, Section G, Item 7 (c) for accessory structure
- D. DiRocco Masonry Inc
Location: Central Avenue Plat 43-3 Lot 257 Zone R-40
Dimensions of lot: Frontage: 107.5', Depth: 555'±, Area: 1.25 acres
Present use: Vacant land
Proposed: Dimensional variance for new single family home
This application is under Article III, Table III F-1
- E. Domenic and Sarah Rea
Location: 302 Simmonsville Avenue Plat 25 Lot 192 Zone R-20
Dimensions of lot: Frontage: 92', Depth: 592.97', Area: 50,042 sq. ft.
Present use: Vacant land
Proposed: Dimensional variance for a three season room
This application is under Article III, Table III F-1
- F. Resendes Contracting & Engineering for Robert and Lisa DeAngelis
Location: 8 Elizabeth Ann Drive Plat 57 Lot 250 Zone R-40
Dimensions of lot: Frontage: 198', Depth: 153'±, Area: 31,025 sq. ft.
Present use: Single Family home
Proposed: Dimensional variance for a sun room
This application is under Article III, Table III F-1 for dimensional and Section L, Item 1 for sub-standard lot of record

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- G. Barbara Rotella
Location: Golden Avenue Plat 9 Lot 248 Zone R-15
Dimensions of lot: Frontage: 80', Depth: 120', Area: 9,600 sq. ft. ****
Present use: Vacant land
Proposed: Dimensional variance for a single family home.
This application is under Article III, Table III F-1 for Dimensional and Section L,
Item 1 for substandard Lot of record.

VI. Adjourn

As per order of the Zoning Board of Review
Anthony Piloizzi, Chairman