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JOHNSTON ZONING BOARD OF REVIEW

100 Irons Avenue, Johnston, Rhode Island 02919

Tel: 401-231-4000; Fax: 401-231-4181

**AGENDA
December 15, 2005**

Notice is here by given that the Zoning Board of Review will hold its regularly scheduled monthly meeting at 7:00 PM in the School Library at the Ferri Middle School, 10 Memorial 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) 231-4135. 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. Approve Minutes of the previous meeting(s)

III. Miscellaneous

IV. Old Business

A. File 2005-42 – continued from November 17, 2005 Meeting

Owner:	Gerald E. Diodati
Applicant:	Nextel Communications of the Mid-Atlantic, Inc.
Location:	3 John Street; Plat 4 - Lot 319
Lot Dimensions:	Frontage 30± feet; Depth: 73 ± feet; Area: 10,000± sq. ft.
Zone:	Industrial (I) Zone
Present use:	Industrial Building, existing 4,500± sq. ft. footprint
Proposed:	Installation and operation of 90± feet high antennae on top of existing building's smokestack and construction of 12 feet x 28 feet (336 sq. ft) ancillary equipment shelter.
	Special Use Permit petitioned under Article III, Section D, Table III-D-1, Subsection 5.

IV. Old Business, continued.

B. File 2005-21– continued from July 28, 2005 Meeting

Owner/Applicant: Guy D. and Susan J. Alba
Location: 9 Candice Court, AP 20-2 - Lot 316;
Lot Dimensions: Frontage 100'±; Depth: 290'±; Area: 28,944± square feet
Zone: R-15 Zone (Single Family Residential, 15,000 sq. ft.)
Present use: Single Family Dwelling, 1,749 sq ft
Proposed: Construct a 560 ± square feet attached garage, a 432 ± square feet four-season room addition, and a 364 ± square feet wooden deck to the south and rear (west) side of existing home.

Dimensional Variance petitioned under Article III, Section F, Table III-F-1.

Minimum Side Yard Variance Request: Required 20 feet side yard; Proposed 3.0 feet side yard; Relief requested for 17.0 feet, southerly side.

C. File 2005-66

Owner: Amato and David DeCesare
Applicant: DICON Corporation
Location: 32 Meriline Avenue; AP 12 - Lot 55
Lot Dimensions: Frontage 80'± (average); Depth: 91'± (average); Area: 7,336 ± sq feet
Zone: R-10 Zone (Single Family Residential, 10,000 sq. ft.)
Present use: Vacant
Proposed: Application 2003-66 was denied by the Zoning Board on October 30, 2003; said denial was appealed by the applicant to Superior Court. Petition remanded back to Zoning Board from Superior Court relative to proposal for construction of single family dwelling, 1,560 ± square feet, for the lack of adequate findings of fact consistent with the decision.

Dimensional Variance petitioned under Zoning Ordinance Amendment – Ordinance 2002-21 (aka Johnston Zoning Ordinance Article III, Section L).

Minimum Side Yard Variance Request: Required 15 feet; Proposed 14.0 feet side yard; Relief requested for 1.0 feet, westerly side.

Minimum Rear Yard Variance Request: Required 40 feet; Proposed 37.0 feet rear yard; Relief requested for 3.0 feet.

D. File 2005-70

Owner: Amato and David DeCesare
Applicant: DICON Corporation
Location: 8 Craigie Avenue; AP 12 - Lot 53
Lot Dimensions: Frontage 75'± (average); Depth: 99'± (average); Area: 6,958 ± sq feet
Zone: R-15 Zone (Single Family Residential, 15,000 sq. ft.)
Present use: Vacant
Proposed: Application 2003-70 was denied by the Zoning Board on October 30, 2003; said denial was appealed by the applicant to Superior Court. Petition remanded back to Zoning Board from Superior Court relative to proposal for construction of single family dwelling, 1,400 ± square feet, for the lack of adequate findings of fact consistent with the decision.

Dimensional Variance petitioned under Zoning Ordinance Amendment – Ordinance 2002-21 (aka Johnston Zoning Ordinance Article III, Section L).

Minimum Side Yard Variance Request: Required 20 feet; Proposed 10.0 feet each side yard; Relief requested for 10.0 feet, both sides.

Minimum Rear Yard Variance Request: Required 45 feet; Proposed 32.0 feet rear yard; Relief requested for 13.0 feet.

Note: The information regarding this Application, ZBR File 2003-70, was published incorrectly in the Providence Journal Legal Classified Advertisement which appeared on December 1, 2005. This item was re-advertised in the Providence Journal Legal Classified Advertisements on December 8, 2005 with the corrected information.

V. New Business

A. File 2005-54

Owner: Conchetta Ferrante
Applicant: Custom Sign Center, Inc.
Location: 1423 Hartford Avenue, AP 53-3 - Lot 122;
Lot Dimensions: Frontage 120'± average; Depth: 240'± average; Area: 0.479 ± acres
Zone: B-2 Zone (General Business)
Present use: Business
Proposed: Business (Tim Hortons)

Variance petitioned under Article III, Section J, 1(e)(8) (Menu Boards) and Section J, 1(e)(11) Wall Signs (aka Ordinance 998A, Section 5.1.8 and 5.1.11). Requests 1 additional set of “Menu Boards” in excess of maximum 1 board/establishment and in excess of 18 sq. ft maximum sign size; also requests 2 new “Wall Signs” in excess of maximum 36 sq. ft sign size – 1 on east elevation and 1 on west elevation.

V. New Business, continued.

B. File 2005-55

Owner/Applicant: Eric and Denise Grande
Location: 1 Wagon Trail, AP 48-3 - Lot 570;
Lot Dimensions: Frontage 122.89'±; Depth: 229.27'±; Area: 40,000± square feet
Zone: R-40 Zone (Single Family Residential, 40,000 sq. ft.)
Present use: Single Family Dwelling, 1,792 sq ft
Proposed: Remove existing 256 ± square feet wooden deck; replace with construction of a 400 ± square feet addition for use as living space.
Dimensional Variance petitioned under Article III, Section F, Table III-F-1.
Minimum Rear Yard Variance Request: Required 75 feet rear yard;
Proposed 63 feet rear yard; Relief requested for 12 feet, northerly side.

C. File 2005-56

Owner/Applicant: Gary J. and Mary Ann Rianna
Location: 458 Greenville Avenue, AP 48-1 - Lot 389;
Lot Dimensions: Frontage 70'±; Depth: 122'±; Area: 8,547± square feet
Zone: R-20 Zone (Single Family Residential, 20,000 sq. ft.)
Present use: Single Family Dwelling, 1,012 sq ft
Proposed: Removal of existing wooden deck. Replace with construction of a 288 ± square feet addition for use as an enclosed deck/family room.
Dimensional Variance petitioned under Article III, Section F, Table III-F-1.
Minimum Rear Yard Variance Request: Required 50 feet rear yard;
Proposed 44.45 feet rear yard; Relief requested for 5.55 feet, westerly side.
Minimum Side Yard Variance Request: Required 25 feet side yard;
Proposed 16.13 feet rear yard; Relief requested for 8.87 feet, northerly side.

D. File 2005-57

Owner: John Ruggieri
Applicant: Valentino Cairo
Location: 43 Golden View Drive, AP 45 - Lot 232
Lot Dimensions: Frontage 100'±; Depth: 200'±; Area: 20,000± square feet
Zone: R-40 Zone (Single Family Residential, 40,000 sq. ft.)
Present use: Vacant Property
Proposed: Construct single family dwelling, 1,410 ± square feet
Dimensional Variance petitioned under Article III, Section F, Table III-F-1.
Minimum Side Yard Variance Requests Required 35 feet side yard;
Proposed 28 feet left yard; Relief requested for 7 feet (southerly side.)
Proposed 27 feet right yard; Relief requested for 8 feet (northerly side.)

VI. Adjourn

per order of the Zoning Board of Review
Anthony Pilozzi, Chairman