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JOHNSTON ZONING BOARD OF REVIEW

100 Irons Avenue, Johnston, Rhode Island 02919

401-231-4135 Fax: 401-231-4181

E-Mail: mmarocco@johnston-ri.us

ZONING BOARD AGENDA FOR MARCH 31, 2005

Notice is here by given that the Zoning Board of Review will hold its monthly meeting on the 31th day of March, 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 January 27th meeting. No minutes for February.

III Miscellaneous

IV Old Business

A. David Morra

Location: 95 Railroad Avenue Plat 36 Lot 19 Zone Industrial

Requesting a six (6) month extension

V New Business

A. Robert Joseph and Anthony Ricci

Location: Brown Drive Plat 44-1 Lot 256 Zone R-15

Dimensions of lot: Frontage 70', Depth: 100', Area: 7,000 sq. ft.

Present use: Vacant land

Proposed: Dimensional Variance to construct a single family home

This application is under Article III, Section L, Item 1 & Table III F-1

B. Robin L. Pino

Location: 14 Barden Lane Plat 59 Lot 9 Zone R-40

Dimensions of lot: 4.389± Acres

Present use: Single family home

Proposed: Addition to home located on a private Right of Way with no street frontage

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

C. New Cingular Wireless PCS, LLC

Location: Morgan Avenue / Ipswich Street Plat 8 Lot 267 Zone R-40

Dimensions of lot: 15.37 acres

Present use: Telecommunications facility

Proposed: To attach up to 12 panel antenna to existing tower and install equipment Shelter at base of tower

This application is under Article III, Table III D-1, Subsection 5

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- D. Church Mission Cristiana El Calvario**
Location: 1357 Plainfield Street Plat 3 Lot 222 Zone B-2
Dimension of lot: Frontage: 84'±, Depth: 75'±, Area: 6,689 sq. ft.
Present use: Meeting Hall
Proposed use: Special Use Permit for a Church
This application is under Article III, Table III D-1, Subsection 4(1)
- E. Louis Calcagni & Sons, Inc.**
Location: 97 Waterman Avenue Plat 16 Lot 296 Zone R-15
Dimensions of lot: Frontage: 90', Depth: 80', Area: 7200 sq. ft.
Present use: Vacant land
Proposed: Dimensional Variance for single family home
This application is under Article III, Table III F-1 and
Article III, Section L, Item 1
- F. Joseph Baginski**
Location: 25 Hedley Avenue Plat 14 Lot 260 Zone R-15
Dimensions of lot: Frontage: 40', Depth: 100, Area: 4000 sq. ft.
Present use: Vacant land
Proposed: Dimensional Variance for a single family home
This application is under Article III, Table III F-1 and
Article III, Section L, Item 1
- G. Anthony & Claire Ferranti**
Location: 539 Killingly Street Plat 13 Lot 484 Zone
Dimensions of lot: Frontage: 209', Depth: 50', Area: 10,500 sq. ft.
Present use: Retail business
Proposed: Dimensional variance to demolish building and rebuild facing Oakdale
Avenue
This application is under Article III, Table III F-1
- H. Vincent and Alicia Keeble**
Location: 3 Paradise Lane Plat 45 Lot 165 Zone R-40
Dimensions of lot: Frontage: 200', Depth: 129.5', Area: 25,900 sq. ft.
Present use: Single family home
Proposed: Dimensional Variance for addition to home
This application is under Article III, Table III F-1 and
Article III, Section L, Item 1
- I. Remand by Superior Court C.A. NO. 03-3396**
Joseph Baginski
Location: 8 Custer Avenue Plat 3 Lot 364 Zone B-2
Dimensions of lot: Frontage: 50', Depth: 100', Area: 5,000 sq. ft.
Present use: Vacant land
Proposed: Special Use Permit and Dimensional Variance for a single family home
This application is under Article III, Table III F-1 and
Article III, Section N, Item 2
- VI Adjourn**

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