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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
January 26, 2006

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. Election of Officers

IV. Old Business

A. File 2006-03

Formerly File 2005-43– continued from October 27, 2005 Meeting

Owner: John and Darlene Baffoni

Applicant: New Cingular Wireless, PCS, LLC and Omnipoint Holdings, Inc.

Location: 316 Greenville Avenue; Plat 47/2 - Lot 51

Lot Dimensions: Frontage: 200± feet; Depth: 635± feet; Area: 2.9± acres

Zone: R-20 Zone (Single Family Residential, 20,000 sq. ft)

Present use: Auto Body Shop; existing 500± sq. ft. building footprint

Proposed: Installation and operation of 120 ± feet high monopole structure as a communications transmission tower and construction of ancillary 11.6 feet x 20 feet (232 sq. ft) equipment shelter.

Use Variance petitioned under Article III, Section D, Table III-D-1, Subsection 5, #4; Dimensional Variance from "Height Limits" petitioned under Article III, Section F, Table III-F-1.

V. New Business

A. File 2006-01

Owner/Applicant: Justin Parrillo and Gerald DelSignore
Location: Buck Hill Road, AP 30 - Lot 117;
Lot Dimensions: Frontage 152.74'±; Depth: 131.00'±; Area: 20,000± square feet
Zone: Industrial (I) Zone
Present use: Vacant
Proposed: Construction of a 5,000 sq. ft. Metal Building for the use of dry storage. Building to be divided into four (4) units.
Dimensional Variance petitioned under Article III, Section F, Table III-F-1.
Minimum Rear Yard Variance Request: Required 50 feet rear yard; Proposed 25 feet rear yard; Relief requested for 25 feet.
Minimum Side (Left) Yard Variance Request: Required 50 feet rear yard; Proposed 26.5 feet side yard; Relief requested for 23.5 feet, westerly side.
Minimum Side (Right) Yard Variance Request: Required 50 feet rear yard; Proposed 26.3 feet side yard; Relief requested for 23.7 feet, easterly side.

B. File 2006-02

Owner: ADV East Greenwich Association
Applicant: Site Enhancement Services
Location: 10 Putnam Pike; AP 38 - Lot 157;
Lot Dimensions: Frontage 150.'±; Depth: 177'±; Area: 26,022± square feet
Zone: B-2 (General Business) Zone
Present Use: Improved Business Property – Retail Store
Proposed: Applicant proposes variances to the signage requirements in the Zoning Ordinance.
Variances are petitioned under Article III, Section J, 1(e)(11) Wall Signs and Section J, 1(e)(12), Pylon Signs (aka Ordinance 998A, Section 5.1.11 and 5.1.12).
Requests 1 “Pylon Sign”, 108 square feet at an overall height of twenty (20) feet, thereby sized in excess of 50 sq. ft maximum sign size per face, total, and fifteen (15) feet overall height;
Also requests 1 replacement “Wall Sign”, at 92.82 square feet on northerly elevation in excess of maximum total wall signage of 36 sq. ft sign size.

C. File 2006-05

Owner: John Rotondo, Jr.; Mary Ann Rotondo
Trustees, The Maria C. Rotondo Revocable Trust - 1998
Applicant: Robert Comella; Comella Realty, LLC
Location: 429-433 George Waterman Road, AP 38 - Lots 223 & 225
Lot Dimensions: Frontage 160'±; Depth: 160'±; Area: 24,761± square feet
Zone: B-2 (General Business) Zone
Present use: Vacant Buildings (2) – previously used as Plastics Manufacturing, Sales, and Storage
Proposed: Auto Body Repair Shop
Petition for Special Use Permit as per required under Article III, Table III, D-1, Subsection 9(8), “Service Business - Auto Body Shop” and per requirements of Article III, Section P(1), “Special Use Permits.”

D. File 2006-07

Owner/Applicant: Mary Ann and Frank Susi
Location: 180 Borden Avenue, AP 23 - Lots 74 & 117;
Lot Dimensions: Frontage 40.02'±; Depth: 375'±; Area: 31,824± square feet
Zone: R-15 Zone (Single Family Residential, 15,000 sq. ft.)
Present use: Vacant Land
Proposed: Dimensional Variance under Article III, Section F, Table III-F-1.
Minimum Frontage on an Improved Public Street: required 100 feet frontage; Proposed 40.02 feet frontage; Relief requested for 59.98 feet.
Note: Proposal represents a request for variance for a reconfigured lot for AP 23/Lot 74 whereby a portion of AP 23/Lot 117 shall be added to Lot 74 to obtain the proposed 31,824 square feet lot area – Planning Board approval is required by law for the Administrative Subdivision.

E. File 2006-08

Owner/Applicant: James R. Castellucci
Location: 75 Ruffstone Road, AP 61 - Lot 219;
Lot Dimensions: Frontage 219'±; Depth: 67'±; Area: 14,474.7± square feet
Zone: R-40 Zone (Single Family Residential, 40,000 sq. ft.)
Present use: Single Family Dwelling, 1,820 sq ft
Proposed: Construction of a 145 ± square feet addition for use as living space and conversion of existing living space into a garage.
Dimensional Variance petitioned under Article III, Section F, Table III-F-1 and M, “Non-Conforming Development”.
Minimum Rear Yard Variance Request: Required 75 feet rear yard; Proposed 40 feet rear yard; Relief requested for 35 feet.

VI. Adjourn

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