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Susan Leonardi

**JOHNSTON ZONING BOARD OF REVIEW**  
100 Irons Avenue, Johnston, Rhode Island 02919  
**Tel: 401-231-4000; Fax: 401-231-4181**

## **AGENDA**

**February 28, 2008**

Notice is here by given that the Zoning Board of Review will hold a 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. Old Business**

#### **A. 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 (Residential – 40,000 sq. ft.) Zone  
Attorney: Alfred Russo, Jr., Esq.  
Present use: Vacant Land  
Proposed: Single Family Dwelling, 1,410 ± square feet on a 20,000 square foot lot

Dimensional Variance petitioned under Art. III, Sect. F, Table III-F-1.

Required Left Side Setback: 35 feet. Proposed Left Side Setback: 28 feet.  
Relief requested for 7 feet left side.

Required Right Side Setback: 35 feet. Proposed Right Side Setback, 27 feet  
right yard, Relief requested for 8 feet.

**IV. New Business**

**A. File 2008-03**

Owner/ Applicant: Arlene Gianfrocco and Alicia Achille-Shackelton  
Location: 14 Kern Acre Drive, AP 20 - Lot 220  
Lot Dimensions: Frontage: 100 ft; Depth: 100 ft; Area: 10,645± square feet  
Zone: R-15 (Residential – 15,000 sq. ft.) Zone  
Surveyor: Ocean State Planners  
Present use: Single Family Dwelling  
Development

Proposal: To construct a second story addition containing a master suite with full bath, a separate half-bath and office to an existing single family dwelling.

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

Minimum Lot Size Required: 15,000 sq. ft.; Minimum Lot Size Requested: 10,645 sq. ft.; Relief Requested for 4,355 sq. ft.

Minimum Lot Frontage Required: 100 ft.; Minimum Lot Frontage Requested: 97.53 ft.; Relief requested for 2.47 ft.

Minimum Lot Width Required: 100 ft.; Minimum Lot Width Requested: 97.53 ft.; Relief Requested for 2.47 ft.

Minimum Front Yard Setback Required: 25 ft.; Minimum Front Yard Setback Requested: 20 ft.; Relief Requested for 5 ft.

Minimum Right Side Yard Setback Required: 20 ft.; Proposed Right Side Yard Setback Requested: 10 ft.; Relief Requested for 10 ft.

**B. File 2008-04**

Owner/Applicant: Robert Ferranti  
Location: 33 King Street, AP 14 - Lot 142  
Lot Dimensions: Frontage: 85 ft; Depth: 100 ft; Area: 8,500± square feet  
Zone: R-15 (Residential – 15,000 sq. ft.) Zone  
Present use: Two Family Dwelling  
Development

Proposal: To remove interior stairway and construct outside stairway and entrance to second floor apartment.

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

Minimum Lot Size Required: 15,000 sq. ft.; Minimum Lot Size Requested: 8,500 sq. ft.; Relief Requested for 6,500 sq. ft.

Minimum Lot Frontage Required: 100 ft.; Minimum Lot Frontage Requested: 85 ft.; Relief requested for 15 ft.

Minimum Lot Width Required: 100 ft.; Minimum Lot Width Requested: 85 ft.; Relief Requested for 15 ft.

continued

Minimum Front Yard Setback Required: 25 ft.; Minimum Front Yard Setback Requested: 12 ft.; Relief Requested for 13 ft.

Minimum Left Side Yard Setback Required: 20 ft.; Proposed Left Side Yard Setback Requested: 9 ft.; Relief Requested for 11 ft.

**C. File 2008-05**

Owner/Applicant: Christopher and Laura Weedon  
Location: 12 Peppermint Lane, AP 43/2 - Lot 367  
Lot Dimensions: Frontage: 147 ft; Depth: 198 ft; Area: 28,586± square feet  
Zone: R-40 (Residential – 40,000 sq. ft.) Zone  
Present use: Single Family Dwelling  
Development

Proposal: To construct an addition containing a new living room, new master bathroom, new entry stairs and secondary stairs.

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

Minimum Lot Size Required: 40,000 sq. ft.; Minimum Lot Size Requested: 28,586 sq. ft.; Relief Requested for 11,414 sq. ft.

Minimum Rear Yard Setback Required: 75 ft.; Minimum Rear Yard Setback Requested: 67 ft.; Relief Requested for 8 ft.

**VI. Adjourn**

*Per order of the Zoning Board of Review*  
Kenneth Aurecchia, Chairman