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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

March 27, 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. Election of Officers

IV. Old Business

A. File 2005-57 - CONTINUED FROM February 28, 2008

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.

B. File 2008-03 - CONTINUED FROM February 28, 2008

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.

C. File 2008-04 - CONTINUED FROM February 28, 2008

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.

D. File 2008-05 - CONTINUED FROM February 28, 2008

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.

File 2006-46

Owner/Applicant: Ziad Khalil
Location: Central Avenue, AP 44 - Lot 30
Lot Dimensions: Frontage 92±; Depth: 245'±; Area: 20,150± square feet
Zone: R-40 (Residential – 40,000 sq. ft.) Zone
Attorney: Alfred A. Russo, Jr., Esq.
Surveyor: Nabil Rashid, P.L.S.
Present use: Vacant Land
Proposed: Construct a 42' x 26' (1,092 sq. ft.) Single Family Dwelling

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

Required Lot Frontage: 140 feet. Proposed Lot Frontage: 92 feet. Relief requested for 48 feet.

Required Lot Width: 140 feet. Proposed Lot Width: 92 feet. Relief requested for 48 feet.

Required Left Side Setback: 35 feet. Proposed Left Side Setback: 30 feet. Relief requested for 5 feet left side.

Required Right Side Setback: 35 feet. Proposed Right Side Setback: 20 feet. Relief requested for 15 feet left side.

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Approval granted in December, 2006. Approval expired in January, 2007. Applicant started the building permit process, but did not complete the process and obtain the permit before expiration of approval.

V. New Business

A. File 2008-06

Owner: 195 Associates, LLC
Applicant: Webster Bank National Association
Location: 1392 Atwood Avenue, AP 44-2 - Lot 359
Lot Dimensions: Frontage 430±; Depth: 795'±; Area: 605,113± square feet
Zone: B-2 (General Business) Zone
Attorney: John C, Revens, Jr., Esq.
Surveyor: John P. Caito Corporation
Architect: Frances Puglisi, Gensler
Present use: Retail and Restaurant
Proposed: To construct a (71'x 68') 3,840 sq. ft. bank with three drive-thru windows and assorted signage.

Special Use Permit petitioned under Article III, Section D, Table III-D-1, Subsection 6.9 – Bank with drive-thru service

Dimensional Variance petitioned under Article III, Section J, Subsection 5.1.11 and 5.1.12 - Signs

B. File 2008-07

Owner: Rhode Island Resource Recovery Corporation
Applicant: Metro PCS, Massachusetts, LLC
Location: 65 Shun Pike, AP 43 - Lot 18
Lot Dimensions: Area: 4.36± acres
Zone: R-40 (Residential – 40,000 sq. ft.) Zone
Attorney: John C, Revens, Jr., Esq.
Architect: Advanced Engineering Group, P.C.
Present use: Wireless communications tower.
Proposed: To collocate additional Metro PCS antennas on tower and installation of up to five cabinets on the ground for battery back-up and equipment.

Special Use Permit petitioned under Article III, Section D, Table III-D-1, Subsection 5.4 – Collocation of cellular antennas on communications tower.

VI. Adjourn

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