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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

May 29, 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 2008-08 – CONTINUED FROM APRIL, 2008

Owner: Frank Dirico
Applicant: MediaFLO USA, Inc.
Location: 104 Peck Hill Road, AP 43 - Lot 521
Lot Dimensions: Area: 15.3 acres
Zone: I (Industrial) Zone
Surveyor: Hub Survey Associates, Inc.
Attorney: Gregory Mercier, Esq. – Duval & Associates, LLC
Surveyor: Hub Survey Associates, Inc.
Present use: Wireless Telecommunications Tower
Development

Proposal: To collocate additional MediaFLO USA antennas on tower, install broadcast equipment inside an existing building, install 2 ground-mounted antennas, and install 2 GPS antennas on an existing ice shield structure.

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

IV. New Business

A. File 2008-17

Owner/ Applicant: Edward and Mariann Almonte
Location: 47 Venice Ave, AP 5 - Lot 119
Lot Dimensions: Area: 7,552 ± sq. ft.
Zone: R-20 (Residential – 20,000 sq. ft.) Zone
Present use: Single Family Dwelling
Development
Proposal: To construct a second story addition containing a full bath, den and computer room.

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

Minimum Lot Size Required: 20,000 sq. ft.; Minimum Lot Size Requested: 7,552 sq. ft.; Relief Requested for 12,448 sq. ft.

Minimum Lot Frontage Required: 120 ft.; Proposed Lot Frontage: 94.4 ft.; Relief Requested for 25.6 ft.

Minimum Lot Width Required: 120 ft.; Proposed Lot Width: 94.4 ft.; Relief Requested for 25.6 ft.

Minimum Front Yard Setback Required: 30 ft.; Minimum Front Yard Setback Requested: 24 ft.; Relief requested for 6 ft.

Minimum Rear Yard Setback Required: 50 ft.; Minimum Rear Yard Setback Requested: 29 ft.; Relief Requested for 21 ft.

B File 2008-18

Owner/Applicant: Paul and Mariann Cambio
Location: 20 Colony Drive; AP 37- Lot 103
Lot Dimensions: Frontage: 100 ft; Depth: 105.6 ft; Area: 10,560 square feet
Zone: R-15 (Residential – 15,000 sq. ft.) Zone
Surveyor: Philip Mancini, PLS
Present use: Single Family Dwelling
Development
Proposal: Construct a 24' x 30' (720 sq. ft.) attached garage.

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

Minimum Lot Size Required: 15,000 sq. ft.; Minimum Lot Size Requested: 10,560 sq. ft.; Relief Requested for 4,440 sq. ft.

C. File 2008-19

Owner: John Roberts

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Applicant: Ed Kelly – Bryant Construction
Location: 1056 Atwood Avenue, AP 24 - Lot 9
Lot Dimensions: Frontage: 119± ft.; Depth: 913± ft.; Area: 108,000± sq ft
Zone: R-15 (Residential – 15,000 sq. ft.) Zone
Surveyor: Richard Bzdyra PLS

Present use: Single Family Dwelling

Development

Proposal: Construct full length dormers (24' x 26') on front and rear of home.
Dimensional Variance petitioned under Article III, Section F, Table III-F-1
Minimum Right Side Yard Setback Required: 20 ft.; Minimum Right Side Yard Setback Requested: 6.6 ft.; Relief Requested for 13.6 ft.

D. File 2008-20

Owner/Applicant: Carmine and Sherri DiSanto III
Location: 9 Kingston Street, AP 10 - Lot 254
Lot Dimensions: Frontage: 79± ft.; Depth: 100± ft.; Area: 7,675± sq ft
Zone: R-15 (Residential – 15,000 sq. ft.) Zone
Surveyor: Richard Bzdyra PLS

Present use: Single Family Dwelling

Development

Proposal: Construct master bed and bathroom on left side of home and attached one car garage with room above on right side of home.
Dimensional Variance petitioned under Article III, Section F, Table III-F-1
Minimum Lot Size Required: 15,000 sq. ft.; Minimum Lot Size Requested: 7,675 sq. ft.; Relief Requested for 7,325 sq. ft.
Minimum Lot Frontage Required: 100 ft.; Minimum Lot Frontage Requested: 79 ft.; Relief Requested for 21 ft.
Minimum Lot Width Required: 100 ft.; Minimum Lot Width Requested: 79 ft.; Relief Requested for 21 ft.
Minimum Left Side Yard Setback Required: 25 ft.; Minimum Left Side Yard Setback Requested: 5.3 ft.; Relief Requested for 19.7 ft.
Minimum Right Side Yard Setback Required: 20 ft.; Minimum Right Side Yard Setback Requested: 5.2 ft.; Relief Requested for 14.8 ft.

E. File 2008-21

Owner/Applicant: Steven, Jennifer and Pauline Carnevale

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Location: 10 Old Simonsville Road, AP 25 - Lot 215
Lot Dimensions: Frontage: 95± ft.; Depth: 120± ft.; Area: 11,400± sq ft
Zone: R-20 (Residential – 20,000 sq. ft.) Zone
Attorney: Stephen R. Ucci, Esq.
Present use: Single Family Dwelling
Development
 Proposal: Construct new kitchen and dining room with basement family room.
Dimensional Variance petitioned under Article III, Section F, Table III-F-1
Minimum Lot Size Required: 20,000 sq. ft.; Minimum Lot Size Requested: 15,990 sq. ft.; Relief Requested for 4,010 sq. ft.

F. File 2008-22

Owner/Applicant: Steven Bryant and Heather McLeod
Location: 7 Pine Lane, AP 61 - Lot 177
Lot Dimensions: Area: 15,969± sq ft
Zone: R-40 (Residential – 40,000 sq. ft.) Zone
Surveyor: Darveau & Assoc, Inc.
Present use: Single Family Dwelling
Development
 Proposal: Enclose existing patio with addition for bedroom and entry room.
Dimensional Variance petitioned under Article III, Section F, Table III-F-1
Minimum Lot Size Required: 40,000 sq. ft.; Minimum Lot Size Requested: 15,969 sq. ft.; Relief Requested for 24,031 sq. ft.
Minimum Front Yard Setback Required: 40 ft.; Minimum Front Setback Requested: 29 ft.; Relief Requested for 11 ft.
Minimum Rear Yard Setback Required: 75 ft.; Minimum Rear Yard Setback Requested: 31 ft.; Relief Requested for 44 ft.
Minimum Right Side Yard Setback Required: 35 ft.; Minimum Right Side Yard Setback Requested: 18.7 ft.; Relief Requested for 16.5 ft.

G. File 2008-23

Owner: Abacor Realty, LLC
Applicant: David Corsi
Location: 25 Morgan Mill Road, AP 6 - Lot 162
Lot Dimensions: Area: 19,265± sq ft
Zone: I (Industrial) Zone
Attorney: K. Joseph Shekarchi, Esq.
Architect: Alfred Oaks – Arris Design
Present use: Vacant Land

continued

Development
 Proposal: Construction of building for the purpose of fabricating stone.

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

Minimum Front Yard Setback Required: 50 ft.; Minimum Front Setback Requested: 35.25 ft.; Relief Requested for 14.75 ft.

Minimum Left Yard Setback Required: 50 ft.; Minimum Left Yard Setback Requested: 20.14 ft.; Relief Requested for 29.86 ft.

Minimum Right Side Yard Setback Required: 50 ft.; Minimum Right Side Yard Setback Requested: 20.14 ft.; Relief Requested for 29.86 ft.

H. File 2008-24

Owner/Applicant: Keith and Lisa Albanese
Location: 20 Moswansicut Drive, AP 57 - Lot 107
Lot Dimensions: Frontage: 95± ft.; Depth: 120± ft.; Area: 11,400± sq ft

Zone: R-40 (Residential – 40,000 sq. ft.) Zone

Surveyor: David Bennett, PLS

Present use: Single Family Dwelling

Development

Proposal: Construct an attached garage with storage above; Possible bonus room in future

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

Minimum Lot Size Required: 40,000 sq. ft.; Minimum Lot Size Requested: 9,375 sq. ft.; Relief Requested for 30,633 sq. ft.

Minimum Lot Frontage Required: 140 ft.; Minimum Lot Frontage Requested: 75 ft.; Relief Requested for 65 ft.

Minimum Lot Width Required: 140 ft.; Minimum Lot Width Requested: 75 ft.; Relief Requested for 65 ft.

Minimum Front Yard Setback Required: 40 ft.; Minimum Front Setback Requested: 17.56 ft.; Relief Requested for 22.44 ft.

Minimum Left Side Yard Setback Required: 35 ft.; Minimum Left Side Yard Setback Requested: 5.88 ft.; Relief Requested for 29.12 ft.

Minimum Right Side Yard Setback Required: 35 ft.; Minimum Right Side Yard Setback Requested: 3.9 ft.; Relief Requested for 31.1 ft.

VI. Adjourn

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