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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**

**June 26, 2008**

Notice is here by given that the Zoning Board of Review will hold a regularly scheduled monthly meeting at 7:00 PM at the Johnston Senior Center, 1291 Hartford 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. Old Business**

#### **A. File 2007-61 – CONTINUED FROM NOVEMBER, 2007**

Owner: Mario Perri  
Applicant: Jason Corvese  
Location: Dayton Avenue; AP 45 / Lot 18  
Lot Dimensions: Width: 50 ft.; Depth: 160 ft.; Area: 8,000 sq. ft.  
Zoning District: R-40 (Residential – 40,000 sq. ft.) Zone  
Surveyor: Richard Bzydra, - P.L.S. Ocean State Planners.  
Architect: DLR Dimensions  
Existing Use: Vacant Land  
Development

Proposal: Construct a 36' x 24' (864 sq. ft.) single family dwelling

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

Minimum Lot Size Required: 40,000 sq. ft.; Proposed Lot Size Requested: 8,000 sq. ft.; Relief Requested for 32,000 sq. ft.

Minimum Lot Frontage Required: 140 ft.; Proposed Lot Frontage Requested: 50 ft.; Relief Requested for 90 ft.

Minimum Lot Width Required: 140 ft.; Proposed Lot Width Requested: 50 ft.; Relief Requested for 90 ft.

continued

Minimum Right Side Setback Required: 35 ft.; Proposed Right Side Setback: 7 ft.; Relief Requested for 28 ft.

Minimum Left Side Setback Required: 35 ft.; Proposed Left Side Setback: 7 ft.; Relief Requested for 28 ft.

**III. New Business**

**A. File 2008-25**

Owner: Jean Coffin  
Applicant: Northern RI Homes  
Location: Rosemont Avenue, AP 16 - Lot 150  
Lot Dimensions: Frontage: 120 ft; Depth: 90 ft; Area: 10,800± square feet.  
Zone: R-15 (Residential – 15,000 sq. ft.) Zone  
Attorney: Daniel Ballirano, Esquire  
Surveyor: Marc Nyberg, PLS  
Architect: DLR Dimension  
Present use: Vacant Land  
Development  
Proposal: Construct a (46' x 26') 1,196 sq. ft. 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: 10,800 sq. ft.; Relief Requested for 4,200 sq. ft.  
Minimum Rear Yard Setback Required: 45 ft.; Minimum Rear Setback Requested: 39 ft.; Relief Requested for 6 ft.

**B File 2008-26**

Owner: Jean Coffin  
Applicant: Northern RI Homes  
Location: Jackson Avenue; AP 16- Lot 220  
Lot Dimensions: Frontage: 120 ft; Depth: 90 ft; Area: 10,800± square feet.  
Zone: R-15 (Residential – 15,000 sq. ft.) Zone  
Attorney: Daniel Ballirano, Esquire  
Surveyor: Marc Nyberg, PLS  
Architect: DLR Dimension  
Present use: Vacant Land  
Development  
Proposal: Construct a (46' x 26') 1,196 sq. ft. 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: 10,800 sq. ft.; Relief Requested for 4,200 sq. ft.  
Minimum Front Yard Setback Required: 25 ft.; Minimum Front Setback Requested: 19 ft.; Relief Requested for 6 ft.

**C. File 2008-27**

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Owner: Rich Realty, LLC  
Applicant: Winn Development  
Location: 75 Pocasset Street, AP 2 - Lot 134 and AP 3 – Lot 368  
Lot Dimensions: Frontage: 450 ft; Depth: 308 ft; Area: 10,800± square feet.  
Zone: R-7 (Residential) Zone  
Attorney: K. Joseph Shekarchi, Esquire  
Surveyor: International Mapping and Surveying Corp.  
Architect: Steven Gribbin - The Architectural Team  
Engineer: Joseph Casali - Casali and D'Amico Engineering, Inc.  
Present use: Vacant Mill building  
Development  
Proposal: Convert vacant mill into a 91 unit apartment building  
Dimensional Variance petitioned under Article III, Section G (14)(b), Section H, Section K (1)(b) and Section K (9)(b)  
Minimum Lot Size Required: 87,120 sq. ft.; Minimum Lot Size Requested: 25,564 sq. ft.; Relief Requested for 61,556 sq. ft.  
Minimum Front Yard Setback Required: 60 ft.; Minimum Front Setback Requested: 0 ft.; Relief Requested for 60 ft.  
Maximum Building Height Allowed: 35 ft.; Maximum Building Height Requested: 70 ft.; Relief Requested for 35 ft.  
Minimum Right Side Yard Setback Required: 50 ft.; Minimum Right Side Yard Setback Requested: 35 ft.; Relief Requested for 15 ft.

**D. File 2008-28**

Owner: Alfred Guidone Estate  
Applicant: Spa Shanti  
Location: 265 & 267 Greenville Avenue, AP 34 - Lot 215 & 216  
Lot Dimensions: Area: 7,537± sq ft  
Zone: B-1 (Neighborhood Business.) Zone  
Attorney: Alfred A. Russo, Jr., Esquire  
Surveyor: International Mapping and Surveying Corp.  
Engineer: Joseph Casali - Casali and D'Amico Engineering, Inc.  
Present use: Multi-family dwelling and florist shop  
Development  
Proposal: Convert dwelling portion of building to spa – florist shop to remain.  
Dimensional Variance petitioned under Article III, Section F, Table III-F-1  
Minimum Front Yard Setback Required: 20 ft.; Minimum Front Setback Requested: 1.63 ft.; Relief Requested for 18.37 ft.  
Minimum Rear Yard Setback Required: 35 ft.; Minimum Rear Setback Requested: 7.54 ft.; Relief Requested for 27.46 ft.  
Variance petitioned under Article III, Section G (10) – Vision Clearance at Corners  
Variance petitioned under Article III, Section H (2)(d), Section H (4)(a), and Section I (3)(b) – Parking and Off-Street Loading Requirements

**E. File 2008-29**

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Owner/Applicant: Michael and Lynda Giarusso  
Location: Swan Street, AP 38 - Lot 254  
Lot Dimensions: Frontage: 140 ft; Depth: 72 ft; Area: 10,058± square feet.  
Zone: R-15 (Residential – 15,000 sq. ft.) Zone  
Surveyor: Andrews Survey and Engineering, Inc.  
Architect: Avalon Design Concepts, Inc.  
Present use: Vacant Land  
Development  
    Proposal: Construct a (52' x 28') 1,456 sq. ft. 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: 10,800 sq. ft.; Relief Requested for 4,942 sq. ft.  
  
Minimum Front Yard Setback Required: 25 ft.; Minimum Front Setback Requested: 17 ft.; Relief Requested for 8 ft.  
  
Minimum Rear Setback Required: 45 ft.; Minimum Rear Setback Requested: 17 ft.; Relief Requested for 28 ft.

**F. File 2008-30**

Owner/Applicant: Albert and Carla Soave  
Location: 33 Rachela Street, AP 4 - Lot 251  
Lot Dimensions: Frontage: 171 ft; Depth: 150 ft; Area: 12,333± square feet  
Zone: R-15 (Residential – 15,000 sq. ft.) Zone  
Attorney: Alfred A. Russo, Jr., Esquire  
Present use: Single Family Dwelling  
Development  
    Proposal: Construct a (10' x 15') 320 sq. ft. 2 - story shed  
  
Dimensional Variance petitioned under Article III, Section G (7)(c)

**G. File 2008-31**

Owner: Ken and Cheryl Pusyka  
Applicant: A-Team General Contractors, Inc.  
Location: 5 Ferncrest Drive, AP 18 - Lot 273  
Lot Dimensions: Frontage: 100 ft; Depth: 105 ft; Area: 10,500± square feet.  
Zone: R-15 (Residential – 15,000 sq. ft.) Zone  
Surveyor: Andrews Survey and Engineering, Inc.  
Present use: Single Family Dwelling  
Development  
    Proposal: Construct a (12' x 16') 192 sq. ft. sun room  
  
Dimensional Variance petitioned under Article III, Section F, Table III-F-1  
  
Minimum Lot Size Required: 15,000 sq. ft.; Minimum Lot Size Requested: 10,500 sq. ft.; Relief Requested for 4,500 sq. ft.  
  
Minimum Rear Setback Required: 45 ft.; Minimum Rear Setback Requested: 40.67 ft.; Relief Requested for 4.33 ft.

**H. File 2008-32**

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Owner/Applicant: Lawrence Norcini, Jr. and C. Lynne Norcini  
Location: 15 Irons Avenue, AP 34 - Lot 504  
Lot Dimensions: Frontage: 50 ft; Depth: 150 ft; Area: 7,500± square feet  
Zone: R-15 (Residential – 15,000 sq. ft.) Zone  
Present use: Single Family Dwelling  
Development  
    Proposal: Convert existing 10' x 12' deck into a 12' x 26' deck  
  
Dimensional Variance petitioned under Article III, Section F, Table III-F-1  
  
Minimum Lot Size Required: 15,000 sq. ft.; Minimum Lot Size Requested: 7,500 sq. ft.; Relief Requested for 7,500 sq. ft.  
  
Minimum Lot Frontage Required: 100 ft.; Minimum Lot Frontage Requested: 50 ft.; Relief Requested for 50 ft.  
  
Minimum Lot Width Required: 100 ft.; Minimum Lot Width Requested: 50 ft.; Relief Requested for 50 ft.  
  
Minimum Front Yard Setback Required: 25 ft.; Minimum Front Yard Setback Requested: 18 ft.; Relief Requested for 7 ft.  
  
Minimum Rear Setback Required: 45 ft.; Minimum Rear Setback Requested: 22 ft.; Relief Requested for 23 ft.  
  
Minimum Left Side Yard Setback Required: 20 ft. Minimum Left Side Yard Setback Requested: 15 ft.; Relief Requested for 5 ft.  
  
Minimum Right Side Yard Setback Required: 20 ft. Minimum Right Side Yard Setback Requested: 5 ft.; Relief Requested for 15 ft.

**VI. Adjourn**

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