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Recording Secretary
Susan Leonardi

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

AGENDA

September 25, 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. Minutes

III. New Business

A. File 2008-40

Owner: Belo Holdings c/o Belo Corporation
Applicant: Metro PCS, Massachusetts, LLC
Location: Ludlow Street, AP 1 - Lot 73
Lot Dimensions: Area: 29.77± acres
Zone: R-40 (Residential – 40,000 sq. ft.) Zone
Attorney: Jackie Slaga., Esq.
Architect: Bay State Design
Present use: Wireless communications tower.
Proposed: To collocate 6 Metro PCS antennas on tower and installation of up to six 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.

B. File 2008-44

Owner: Ron Russo
Applicant: Joseph Acosta
Location: 123 Putnam Pike, AP 39 - Lot 13
Lot Dimensions: Area: 15,328± sq. ft.

continued

Zone: B-2 (General Business) Zone
Present use: Vacant Land

Development
Proposal: Operation of an auto repair facility
Special Use Permit petitioned under Article III, Section D, Table III-D-1, Subsection 9.7

C. File 2008-45

Owner/Applicant: James and Carleen Derziotis
Location: 1243 Atwood Avenue; AP 24 - Lot 108
Lot Dimensions: Area: 16,829 ± sq. ft.
Zone: B-1 (General Business.) Zone
Surveyor: Veltri Survey Inc.
Present use: Auto Service Facility
Development
Proposal: Install carport on right side of building over existing concrete pad and car lift unit
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 ft.; Relief Requested for 14 ft.

D. File 2008-47

Owner/Applicant: Mohamed Sasa
Location: 40 Hopkins Avenue; AP 59 – Lot 57
Lot Dimensions: Width: 270 ft; Depth: 528 ft; Area: 3.90 ± acres
Zone: R-40 (Residential – 40,000 sq. ft.) Zone
Attorney: Christopher Maselli, Esq.,
Present use: Single Family Dwelling with Guest House
Development
Proposal: Divide lot and construct additional single family dwelling on rear lot
Dimensional Variance petitioned under Article III, Section F, Table III-F-1
Minimum Lot Frontage Required: 140 ft., Minimum Lot Frontage Requested: 0 ft., Relief Requested for 140 ft.
Minimum Lot Width Required: 140 ft., Minimum Lot Width Requested: 0 ft., Relief Requested for 140 ft.

E. File 2008-48

Owner/Applicant: Matthew Annicelli
Location: 13 Golini Drive; AP 48 – Lot 203
continued
Lot Dimensions: Width: 100.72 ft; Depth: 185 ft; Area: 9,327± sq. ft.
Zone: R-20 (Residential – 20,000 sq. ft.) Zone
Surveyor: Ocean State Planners, Inc.

Present use: Single Family Dwelling
Development
Proposal: Construct an office/exercise room over existing garage
Dimensional Variance petitioned under Article III, Section F, Table III-F-1
Minimum Lot Size Required: 20,000 sq. ft.; Minimum Lot Size Requested: 9,327 sq. ft.; Relief Requested for 10, 673 sq. ft.
Minimum Lot Width Required: 120 ft.; Minimum Lot Width Requested: 100.72 ft.; Relief Requested for 192.8 ft.
Minimum Lot Frontage Required: 120 ft.; Minimum Lot Frontage Requested: 100.72 ft.; Relief Requested for 192.8 ft.
Minimum Front Yard Setback Required: 30 ft. Minimum Front Yard Setback Requested: 25.18 ft.; Relief Requested for 4.82 ft.
Minimum Right Side Yard Setback Required: 25 ft. Minimum Right Side Yard Setback Requested: 5.52 ft.; Relief Requested for 19.75 ft.
Minimum Left Yard Setback Required: 25 ft. Minimum Left Side Yard Setback Requested: 7.32 ft.; Relief Requested for 17.65 ft.

F. File 2008-49

Owners: 195 Associates, LLC and Provida, LLC
Applicant: 195 Associates, LLC
Location: 1380 & 1386 Atwood Avenue; AP 44/2 Lots 357 & 359 and AP 44/4 Lot 66A
Lot Dimensions: Area: 17.48± acres
Zone: B-2 (General Business.) Zone
Attorney: Frank Lombardi, Esq.
Surveyor: Garofalo & Associates, Inc.
Architect: Dooling & Company
Present use: Retail Shopping Center
Development
Proposal: Install 15 wall signs for new retail operations
Dimensional Variance petitioned under Article III, Section J, Subsection 5.1.9 – Wall Signs

VII. Adjourn

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