

CHAIRPERSON
Kenneth Aurecchia

VICE-CHAIRPERSON
Richard Fascia

SECRETARY
Douglas Jeffrey

COUNSEL FOR THE BOARD
Joseph Ballirano, Esq.



ZONING OFFICIAL
Bernard J. Nascenzi, CBO

ZONING BOARD MEMBERS
Anthony Pilozzi
Joseph Anzelone

ALTERNATE BOARD MEMBERS
Bernard Frezza
Costanzo Caparrelli, Sr.

TOWN OF JOHNSTON ZONING BOARD OF REVIEW

100 IRONS AVENUE, JOHNSTON, RI 02919
TEL.: (401) 231-4000 FAX: (401) 231-4181

AGENDA

March 26, 2009

The Zoning Board of Review of the Town of Johnston will hold its monthly meeting on Thursday, February 26th at 7:00 p.m. at the Johnston Senior Center, 1291 Hartford Avenue. All persons interested in the following proposals are requested to be present at this time. The agenda for the evening will be as follows, subject to change:

I. Roll Call

II. Minutes

III. Old Business

A. File 2009-01

LOCATION: Plainfield Pike
OWNER/APPLICANT: Plainfield Development, LLC
LOT: AP 29 —Lots 53 and 90; 105,850 sq. ft.; B-2 Zone
EXISTING USE: Vacant Land
PROPOSAL: Construct a 192' x 48' (9,216 sq. ft.) automotive repair facility

Special Use Permit petitioned under Article III, Section D, Table III-D-1, Subsection 9.7

Facilities are accessible to the handicapped. Please direct requests for special accommodations 48 hours in advance to (401) 231-4135. Persons using TDD equipment may contact Relay RI via (800) 745-6675.



B. File 2008-63

LOCATION: 40 Pine Hill Road
 OWNER/ APPLICANT: Ernest N. Watson
 LOT: AP 45—Lot 3; 17.21± acres; R-40 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Construct an additional single family dwelling on newly created rear parcel of property

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

| | DIMENSION | MINIMUM REQUIRED | PROPOSED | RELIEF REQUESTED |
|-----------------|-----------|---------------------|----------|---------------------|
| LOT: — FRONTAGE | | 140' | 25' | 115' |
| — WIDTH | | | | |

IV. New Business

A. File 2009-06

LOCATION: 14 Milton Street
 OWNER/APPLICANT: Manuel and Jamie Santo
 LOT: AP 37 — Lot 60; 10,000 sq. ft.; R-15 Zone
 EXISTING USE: Single family dwelling
 PROPOSAL: Rebuild deck; Construct breezeway and storage room

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

| | DIMENSION | MINIMUM REQUIRED | PROPOSED | RELIEF REQUESTED |
|-----------------|-----------|---------------------|-------------|---------------------|
| LOT: — SIZE | | 15,000' sq. | 10,000' sq. | 5,000' sq. |
| SETBACK: — REAR | | 45' | 19' | 26' |
| — LEFT | | 20' | 10' | 10' |

B. File 2009-07

LOCATION: 2225 Plainfield Pike
 OWNER: Louis Macera
 APPLICANT: Five Alarm Fitness
 LOT: AP 32 — Lot 15; 44,000 sq. ft.; IL Zone
 EXISTING USE: Vacant Commercial Building
 PROPOSAL: Fitness Center

Special Use Permit petitioned under Article III, Section D, Table III-D-1, Subsection 14.1



C. File 2009-09

LOCATION: 40 Hopkins Avenue
 OWNER/APPLICANT: Mohamad and Rhonda Sasa
 LOT: AP 59 — Lot 57; 169,884 sq. ft.; R-40 Zone
 EXISTING USE: Single Family Dwelling with Guest House
 PROPOSAL: Divide lot into two parcels and construct an additional single family dwelling on newly created lot

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

| | DIMENSION | MINIMUM REQUIRED | PROPOSED | RELIEF REQUESTED |
|------|------------|---------------------|-----------|---------------------|
| LOT: | — FRONTAGE | 140' | 0' | 140' |
| | — WIDTH | | | |

V. Adjournment

Per order of the

JOHNSTON ZONING BOARD OF REVIEW

Kenneth Aurecchia, CHAIRMAN