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Dennis Cardillo

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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

April 28, 2011

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) 231-4117. 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 2011-16

LOCATION: 61 Victor Avenue
OWNER/APPLICANT: Alger J. Mitchell, Jr.
LOT: AP 15 — Lot 205; 7,500 sq. ft.; R-15 Zone
EXISTING USE: Single Family Dwelling
PROPOSAL: Construct a 16' x 20' addition

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACK:	— LOT SIZE	15,000'	7,500'	7,500'
	— FRONTAGE	100'	75'	25'
	— WIDTH	100'	75'	25'
	— LOT COVERAGE	25%	25.55%	.55%
	— REAR	45'	31.5'	13.5'
	— LEFT	20'	4.6'	15.4'
	— RIGHT	20'	5.4'	14.6'

B. FILE 2011-17

LOCATION: 2320 Plainfield Pike
 OWNER/APPLICANT: Cleri Property Management
 LOT: AP 33 — Lot 59; 19,488 sq. ft.; R-40 Zone
 EXISTING USE: Vacant Land / Foundation from former dwelling
 PROPOSAL: Construct a 36' x 60' office building

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACK:	— LOT SIZE	40,000'	19,488'	20,512'
	— REAR	45'	31.5'	13.5'
	— REAR	75'	15'	60'
	— LEFT	35'	26.4'	8.6'

Use Variance petitioned per Article III, Section D, Table III D-1, Subsection 6.2

C. FILE 2011-18

LOCATION: 15 Apple Blossom Drive
 OWNER/APPLICANT: Mike and Karen Martufi
 LOT: AP 55 — Lot 165; 48,307 sq. ft.; R-40 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Construct a 24' x 36' attached garage

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACK:	—RIGHT	35'	8'	27'

D. FILE 2011-19

LOCATION: West Side Drive
 OWNER/APPLICANT: Joseph M. Driscoll Trust
 LOT: AP 46 — Lot 194; 28,148 sq. ft.; R-40 Zone
 EXISTING USE: Vacant Land
 PROPOSAL: Construct a 44' x 28' single family dwelling

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
LOT:	— LOT SIZE	40,000'	28,148'	11,852'
	— FRONTAGE	140'	40'	100'
	— WIDTH	140'	134'	6'

E. FILE 2011-20

LOCATION: 104R Peck Hill Road
OWNER: Francis J. Dirico c/o Industrial Tower and Wireless, LLC
APPLICANT: Bryant University
LOT: AP 43 —Lot 521; 15.13 acres; I Zone
EXISTING USE: Wireless Communication Tower
PROPOSAL: Install one (1) FM antenna on existing tower

Use Variance petitioned under Article III, Section D, Table III D-1, Subsection 5.4

V. Adjourn

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