

Chairperson

Bernard Frezza

Vice-Chairperson

Anthony Pilozzi

Secretary

Joseph Anzelone

Counsel for the Board

Joseph Ballirano, Esq.



Building Official

Bernard J. Nascenzi, C.B.O.

Zoning Board Members

Richard Fascia

Thomas Lopardo

Alternate Board Members

Dennis Cardillo

Albert Colannino

Recording Secretary

Holli Stott

JOHNSTON ZONING BOARD OF REVIEW

100 Irons Avenue, Johnston, Rhode Island 02919

Tel: 401-231-4000; Fax: 401-231-4181

AGENDA

March 29, 2012

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) 231-4068. 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. Old Business

A. File 2012-02

LOCATION: 15 Waterman Avenue

OWNER/APPLICANT: Amy and Michael Vieira

LOT: AP 16 — Lot 279; 5,065 sq. ft.; R-15 Zone

EXISTING USE: Two Family Dwelling

PROPOSAL: Legalize basement to be living area for combined use with first floor

Use Variance petitioned under Article III, § 340-8 Table of Use Regulations, subsection 2.3

IV. New Business

A. File 2012-05

LOCATION: 14 Olivia Court

OWNER/APPLICANT: Annmarie and Silvio Patriarca

LOT: AP 20 — Lot 339; 33,243 sq. ft.; R-15 Zone

EXISTING USE: Single Family Dwelling

PROPOSAL: 28x20 unattached deck

Dimensional Variance petitioned under Article V, § 340-25 Authorized departures from yard regulations, subsection C, Accessory Structures

B. File 2012-06

LOCATION: 422 Central Avenue
 OWNER/APPLICANT: David Canzonieri
 LOT: AP 44 — Lot 141; 22,531 sq. ft.; R-15 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Change pitch of roof

Dimensional Variance petitioned under Article III, § 340-8 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— WIDTH	100'	78.99'	21.1'
	— RIGHT SIDE	20'	15'	5'

C. File 2012-07

LOCATION: 6 Brentwood Drive
 OWNER: Michael Rousseau
 APPLICANT: Christian Sweet
 LOT: AP 64 — Lot 108; 6000 sq. ft.; R-15 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: 6'x30' shed dormer

Dimensional Variance petitioned under Article III, § 340-8 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— SIZE	15,000'	6000'	9000'
	— FRONTAGE	100'	60'	40'
	— WIDTH	100'	60'	40'
	— FRONT YARD	25'	19.5'	5.5'
	— LEFT SIDE	20'	6.3'	13.7'
	— RIGHT SIDE	20'	11.5'	8.5'

D. File 2012-08

LOCATION: 42 Putnam Pike
 OWNER/APPLICANT: Putnam Pike Realty, LLC
 LOT: AP 38 — Lot 134; 15,837 sq. ft.; B-2 Zone
 EXISTING USE: Vacant Lot
 PROPOSAL: Automotive sales

Special Use Permit petitioned under Article III, § 340-8 Table of Use Regulations, subsection 10.11

E. File 2012-09

LOCATION: 18 Katherine Drive
OWNER/APPLICANT: Edward and Robin Smith
LOT: AP 35 — Lot 290; 8550sq. ft.; R-15 Zone
EXISTING USE: Single Family Dwelling
PROPOSAL: Legalize Accessory Family Dwelling Unit (In-Law) and add kitchen to existing family room

Special Use Permit petitioned under Article XII § 340-75, Special Use Permit subsection (a), Article III §340-8 Table of Use Regulations, subsection 13.3

F. File 2012-10

LOCATION: 1149 Atwood Avenue
OWNER/ APPLICANT: Caromar Realty
LOT: AP 6 — Lot 61; 17,112 sq. ft.; B-1 Zone
EXISTING USE: Vacant auto service and repair
PROPOSAL: Automobile cleaning, washing and detailing

Special Use Permit petitioned under Article XII § 340-75 Special Use Permit, subsection (a), Article III §340-8 Table of Use Regulations, subsection 9.8

V. Adjourn

Per order of the Zoning Board of Review
Bernard Frezza, Chairman