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Joseph Ballirano, Esq.



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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 EXT 4068 Fax: 401-231-4181**

## **AGENDA** **October 4, 2012**

Notice is hereby 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) 231-4000 ext 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**

### **IV. New Business**

#### **A. File 2012-49**

LOCATION: 57 Carpenter Drive  
OWNER/ APPLICANT: Rodger Zeng and Bonnie Lam  
LOT: AP 48 — Lot 482; 24,057 sq. ft.; R-20 Zone  
EXISTING USE: Single Family Dwelling  
PROPOSAL: Remodel residential dwelling into a doctors office  
**Special Use Permit** petitioned under Article XII § 340-75 Special Use Permit

#### **B. File 2012-51**

LOCATION: 8 Lakeview Avenue  
OWNER/ APPLICANT: Steven Dowling  
LOT: AP 46 — Lot 62; 5,213 sq. ft.; R-40 Zone  
EXISTING USE: Vacant Dwelling  
PROPOSAL: Occupy dwelling  
**Dimensional Variance** petitioned under Article III, § 340-9 Table of Dimensional Regulations.

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LOT SIZE	40,000'	5,213'	34,787'
	—FRONTAGE	140'	75'	65'
	— WIDTH	140'	75'	65'
	— FRONT YARD	40'	24'	16'
	— REAR YARD	75'	7'	68'
	— LEFT SIDE YARD	35'	3'	32'

**C. File 2012-53**

LOCATION: 2320 Plainfield Pike  
 OWNER: Cleri Property Management  
 APPLICANT: New Era Enrichment Academy, LLC  
 LOT: AP 33 — Lot 59; 19,862 sq. ft.; R-40 Zone  
 EXISTING USE: Vacant Office  
 PROPOSAL: Day Care Facility

**Special Use Permit** petitioned under Article XII § 340-75 Special Use Permit

**Dimensional Variance** petitioned under Article III, § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LOT SIZE	40,000'	19,862'	20,138'
	—LOT COVERAGE	15%	15.9%	.9%
	— REAR YARD	75'	15.4'	59.6'
	— LEFT SIDE YARD	35'	27.6'	7.4'

**D. File 2012-54**

LOCATION: 54 Oak Hill Drive  
 OWNER/ APPLICANT: Joseph and Susan Scichilone  
 LOT: AP 47 — Lot 204; 15,000 sq. ft.; R-15 Zone  
 EXISTING USE: Single Family Dwelling  
 PROPOSAL: 12'x16' Shed

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

**E. File 2012-55**

LOCATION: 2141 Plainfield Pike  
 OWNER: Carlo Izzo  
 APPLICANT: Izzo Brothers Farm. Inc.  
 LOT: AP 32 — Lot 7; 1,726,718 sq. ft.; I Zone  
 EXISTING USE: Agriculture/Automobile Salvage  
 PROPOSAL: 72.5' x 61.25' fabric covered steel frame enclosure

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

**E. File 2012-58**

LOCATION: 504 Killingly Street  
 OWNER: Bank Newport  
 APPLICANT: Killingly Express Wash, LLC  
 LOT: AP 12 — Lot 333 & 360; 68,829 sq. ft.; B-2 Zone  
 EXISTING USE: Vacant land  
 PROPOSAL: Car Wash

**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

**Prior to adjournment the board shall convene as the Board of Appeals and hear the following matter:**

**A. File 2012-56 (Appeal from a decision from the Building Official pursuant to Art. XVIII Sect § 340-129)**

LOCATION: 1757 Plainfield Pike  
 OWNER/ APPLICANT: Dennis Cardillo  
 LOT: AP 27 — Lot 146; 161,172 sq. ft; R-20 Zone  
 EXISTING USE: Single Family Dwelling  
 ISSUE: Violation of section §340-9 Table of Use Regulations subsection 9.13, section 261-7 Maintenance of Land and section 325-1 Abandonment of vehicles prohibited

**B. File 2012-57 (Appeal from a decision from the Building Official pursuant to Art. XVIII Sect § 340-129)**

LOCATION: 65 Shun Pike  
 OWNER/ APPLICANT: Rhode Island Resource Recovery Corporation  
 LOT: AP 43 — Lot 402; IS Zone  
 EXISTING USE: Recycling facility  
 ISSUE: Violation of section §340-16 Performance Standards subsection H and section 23-27.3-124.0 Unsafe Structures of the Rhode Island State Building Code subsection 7

**V. Adjourn**

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