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Alternate Board Members
Dennis Cardillo
Albert Colannino

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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 25, 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**

A. File 2012-47

LOCATION: Tevere Drive
OWNER/ APPLICANT: Orchard Oaks Builders Inc.
LOT: AP 44 — Lot 379; 18,153 sq. ft.; R-20 Zone
EXISTING USE: Vacant Lot
PROPOSAL: Single Family Dwelling

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LOT SIZE	20,000'	18,153'	1,838'
	—FRONT YARD	30'	23'	7'

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 2012-60

LOCATION: 2313 Hartford Avenue
 OWNER/ APPLICANT: Rhonda and Mohamad Yaser Sasa
 LOT: AP 56 — Lot 7; 23,862 sq. ft.; R-40 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Two Family Dwelling

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LOT SIZE	40,000'	23,862'	16.148'
	—FRONTAGE	140'	56'	84'
	— WIDTH	140'	56'	84'
	— LEFT SIDE YARD	35'	10'	25'
	— RIGHT SIDE YARD	35'	20'	15'

C. File 2012-61

LOCATION: 7 Swan Street
 OWNER/APPLICANT: William and Rena Clark
 LOT: AP 38 — Lot 176; 11,200 sq. ft.; R-15 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Demo of existing garage and build addition to accommodate an accessory family dwelling

Dimensional Variance petitioned under Article III, § 340-8 Table of Use Regulations 13.3, §340-9 Table of Dimensional Regulations, Article V § 340-20 Front yards on a through lot, Article XI § 340-68 Continuance of nonconforming development

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LOT SIZE	15,000'	11,200'	3,800'
	—FRONTAGE	100'	80'	20'
	— WIDTH	100'	80'	20'
	— FRONT YARD	25'	9.9'	15.1'
	— LEFT SIDE YARD	22'	5.9'	16.1'
	— RIGHT SIDE YARD	22'	17.5'	4.5'

D. 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

V. Adjourn

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