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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

November 29, 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 2012-58

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

B. File 2012-59

LOCATION: 117 Hopkins Avenue
OWNER/APPLICANT: Dennis Spicuzza
LOT: AP 59 — Lot 72; 110,120 sq. ft.; R-40 Zone
EXISTING USE: Single Family
PROPOSAL: Change In-Law into apartment

Use Variance petitioned under Article III, § 340-8 Table of Use Regulations subsection 2.2

C. File 2012-62

LOCATION: 8 Dyerville Avenue
OWNER: R. Elaine Riccardelli
APPLICANT: Vincent D'Ella
LOT: AP 13 — Lot 174; sq. ft.; I Zone
EXISTING USE: Commercial Building
PROPOSAL: Dry Cleaning plant

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

D. File 2012-63

LOCATION: 636 Killingly Street
OWNER: Domenic Cassisi
APPLICANT: Taisha Quinones
LOT: AP 15 — Lot 231; 6,000sq. ft.; B-2 Zone
EXISTING USE: Vacant Commercial Building
PROPOSAL: Johnston Tire

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

E. File 2012-64

LOCATION: 75 Pocasset Street
OWNER/ APPLICANT: Pocasset Mill LLC
LOT: AP 2, 3 — Lot 134, 422; 3.26 acres; R-7 and B-2 Zone
EXISTING USE: Vacant Mill – Proposed apartments
PROPOSAL: Signage for apartments

Dimensional Variance per Article VIII, § 340-41 Signs prohibited in all districts, § 340-40 Signs permitted in R districts and § 340-43 Signs permitted in B districts

F. File 2012-65

LOCATION: 2225 Plainfield Pike
OWNER: Macera Luigi Trustee
APPLICANT: Gladko Ride Transportation LLC
LOT: AP 32— Lot 15; 68,250sq. ft.; IL Zone
EXISTING USE: Commercial Building
PROPOSAL: Transportation

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

G. File 2012-66

LOCATION: 2225 Plainfield Pike
OWNER: Macera Luigi Trustee
APPLICANT: Svetlo Adult Day Care
LOT: AP 32— Lot 15; 68,250sq. ft.; IL Zone
EXISTING USE: Commercial Building
PROPOSAL: Adult Day Care

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

H. File 2012-67

LOCATION: 14 Osgood Avenue
 OWNER/APPLICANT: Riverda Silliman
 LOT: AP 17 — Lot 136; 6,628 sq. ft.; R-15 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Detached Garage

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LOT SIZE	15,000'	6,628'	8,372'
	—FRONT YARD	25'	14'	11'
	— REAR YARD	45'	7'	38'
	— LEFT SIDE YARD	20'	9'	11'

I. File 2012-68

LOCATION: 1841 Atwood Avenue
 OWNER/APPLICANT: Pasquale Dipippo
 LOT: AP 53 — Lot 190; 61,760 sq. ft.; R-40 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: 26' x 26' Storage Shed

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— RIGHT SIDE YARD	35'	30.2	4.8'

J. File 2012-69

LOCATION: 167 Putnam Avenue
 OWNER: 167 Putnam Ave LLC
 APPLICANT: Pristine Detailing
 LOT: AP 40— Lot 227; 60,113sq. ft.; B-2 Zone
 EXISTING USE: Vacant Commercial Building
 PROPOSAL: Auto Detailing
Special Use Permit petitioned under Article XII § 340-75 Special Use Permit

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*