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JOHNSTON ZONING BOARD OF REVIEW
100 Irons Avenue, Johnston, Rhode Island 02919
Tel: 401-231-4000 EXT 4068 Fax: 401-231-4181

AGENDA

April 25, 2013

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 2013-05

LOCATION: Pezzullo Street
OWNER: William Murphy
APPLICANT: JSA LLC
LOT: AP 4 — Lot 154; 18,731 sq. ft.; R-15 and B-1 Zone
EXISTING USE: Vacant
PROPOSAL: Single Family Dwelling
Special Use Permit petitioned under Article III, § 340-7 Interpretation of District Boundaries

B. File 2013-07

LOCATION: 44 Dean Avenue
OWNER/ APPLICANT: Edmund W. Cornwell
LOT: AP 40 — Lot 164; 32,236 sq. ft.; R-15 Zone
EXISTING USE: Single Family Dwelling
PROPOSAL: Attach 18' x 26' pole barn/garage to existing garage
Dimensional Variance petitioned under Article V, § 340-25 Authorized departures from yard regulations, subsection C, Accessory Structures

IV. New Business

A. File 2013-09

LOCATION: 2643 Hartford Avenue
 OWNER/APPLICANT: Cumberland Farms, Inc.
 LOT: AP 57 — Lot 297; 55,351 sq. ft.; B-2 Zone
 EXISTING USE: Convenience store with gas station and office space
 PROPOSAL: Same

Dimensional Variance petitioned under Article III, §340-9 Table of Dimensional Regulations, Special Use Permit petitioned under Article III § 340-8 Table of Use Regulations Subsection 9.6 and 13.2 and Article XII § 340-75 Special Use Permit, §340-43 Sections A and E, Signs permitted in B districts, awning or canopy signs and freestanding signs and §340-74, Application and criteria for variances.

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— REAR YARD	40'	32.1'	7.9'

B. File 2013-11

LOCATION: 655 Killingly Street
 OWNER: Proviso Corporation
 APPLICANT: Val Tirocchi
 LOT: AP 14 — Lot 65; 10,862 +/- sq. ft.; B-2 Zone
 EXISTING USE: Offices and Residential
 PROPOSAL: Offices, Residential and Firearm Retail

Special Use Permit petitioned under Article XII § 340-75 Special Use Permit, Article III §340-8 Table of Use Regulations, subsection 14.1

C. File 2013-12

LOCATION: 72-76 Putnam Avenue
 OWNER: Luigi Properties LLC
 APPLICANT: Luigi Micheli III
 LOT: AP 39 — Lots 126, 129; 21,500 sq. ft.; R-15 Zone
 EXISTING USE: Auto repair, accessories and reconditioning
 PROPOSAL: Auto sales, repair, accessories and reconditioning

Special Use Permit petitioned under Article XII § 340-75 Special Use Permit, Article III §340-8 Table of Use Regulations, subsection 10.11

D. File 2013-10

LOCATION: Calumet Avenue
 OWNER/APPLICANT: Justice Realty LLC
 LOT: AP 22 — Lot 725; 9,300 sq. ft.; R-15 Zone
 EXISTING USE: Vacant
 PROPOSAL: Three Family Dwelling

Dimensional Variance petitioned under Article III, § 340-8 Table of Use Regulations Section 2.4, Article III § 340-9 Table of Dimensional Regulations and Article XII § 340-74 Application and criteria for variances.

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LOT SIZE	15,000'	9,300'	5,700'
	— LOT FRONTAGE	100'	69'	31'
	— LOT WIDTH	100'	69'	31'
	— LOT COVERAGE	25%	27%	2%
	— LEFT SIDE YARD	20'	2'	18'
	— RIGHT SIDE YARD	20'	2'	18'

V. Adjourn

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