

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 EXT 4068 Fax: 401-231-4181

AGENDA

December 19, 2013

NOTICE IS HEREBY GIVEN THAT THE ZONING BOARD OF REVIEW WILL HOLD A REGULARLY SCHEDULED MONTHLY MEETING AT 6:30 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. Approval of 2014 meeting dates**
- V. New Business**

A. File 2013-41

LOCATION: 6 Edwards Road
OWNER/ APPLICANT: Michael and Lori DiDomenico
LOT: AP 11 Lot 366; 13,500 sq. ft.; R-15 Zone
EXISTING USE: Vacant
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	15,000'	14,250'	750'

B. File 2013-37

LOCATION: 2750 Hartford Avenue
OWNER: HAPRI, LLC
APPLICANT: NERP Holding and Acquisitions Company, LLC
LOT: AP 57 Lots 208, 287; 289,561± sq. ft.; B-2 Zone
EXISTING USE: Vacant Motel
PROPOSAL: Tractor Supply retail store signage

Dimensional Variance petitioned under Article VIII § 340-43 Signs permitted in B districts

C. File 2013-44

LOCATION: Ludlow Street
 OWNER: Schwartz-OConnor c/o Peter Rosendale
 APPLICANT: Edward Mitson
 LOT: AP 10 Lot 336; 5,460 sq. ft.; R-15 Zone
 EXISTING USE: Vacant
 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	15,000'	5,460'	9,540'
	LOT FRONTAGE	100'	60'	40'
	LOT WIDTH	100'	60'	40'
	REAR YARD	45'	36'	9'
	LEFT SIDE YARD	20'	15'	5'
	RIGHT SIDE YARD	20'	15'	5'

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

A. File 2013-42 (Appeal from a decision from the Building Official pursuant to Art. XVIII Sect § 340-129)

LOCATION: 21 Beechnut Drive
 OWNER/ APPLICANT: Joseph H. Rossi
 LOT: AP 43 — Lot 298; R-40 Zone
 EXISTING USE: Single Family Dwelling
 ISSUE: Appeal Notice of Violation dated November 7, 2013

B. File 2013-43 (Appeal from a decision from the Building Official pursuant to Art. XVIII Sect § 340-129)

LOCATION: 21 Beechnut Drive
 OWNER/ APPLICANT: Joseph H. Rossi
 LOT: AP 43 — Lot 298; R-40 Zone
 EXISTING USE: Single Family Dwelling
 ISSUE: Appeal Notice of Zoning Violation dated November 7, 2013

V. Adjourn

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

*****New items not heard by 10:30 p.m. may be rescheduled for a subsequent/special meeting at the discretion of the Board*****