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JOHNSTON ZONING BOARD OF REVIEW

100 Irons Avenue, Johnston, Rhode Island 02919

Tel: 401-231-4000; Fax: 401-231-4181

**AGENDA
October 27, 2005**

Notice is hereby given that the Zoning Board of Review will hold its regularly scheduled monthly meeting at 7:00 PM in the School Library at the Ferri Middle School, 10 Memorial 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) 231-4135. 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. Approve Minutes of the previous meeting(s)

III. Miscellaneous

IV. Old Business – Sitting as the Zoning Board of Review

A. File 2005-10– continued from September 29, 2005 Meeting

Owner: Integrity Investments

Applicant: Joseph Baginski

Location: 8 Custer Avenue; Assessor Plat (AP) 3 - Lot 364

Lot Dimensions: Frontage: 50 feet Depth: 100 feet Area: 5,000 sq. ft.

Zone: B-2 Zone (General Business)

Present Use: Vacant Property

Proposed: Applicant proposes to construct an 837 sq. ft. single family home on property zoned for General Business (B-2 Zone).

Dimensional Variances petitioned under Article III, Section F, Table III-F-1 and Section L-1.

Minimum Setbacks Variance Request - Required 40 feet minimum front, rear, and side yards in a B-2 Zone; Proposed 14 feet side yard, each side; 25 feet front yard; 37 feet rear yard; Relief requested for 26 feet on each side; 15 feet front yard; 3 feet rear yard.

Use Variance petitioned under Article III, Section N-2 and Article III, Section D, Table III D-1, "Use Regulations", Sub-section 2-1. Relief to construct a single family home in a business zone where residential dwellings are not permitted.

Note: This case remanded back to Zoning Board of Review by Superior Court, C.A. NO. 03-3396

File 2005-31 – continued from September 29, 2005 Meeting

Owner/Applicant: Rhonda Rossi
Location: 63 Shore Drive; Plat 62 - Lot 25
Lot Dimensions: Frontage 120 feet; Depth: 180± feet; Area: 22,716± sq. ft.
Zone: R-40 Zone (Single Family Residential, 40,000 sq. ft)
Present use: Single family home, existing 2,133 sq. ft. footprint
Proposed: Construction of 2-story, 1123± square foot addition including attached 3-car garage and bedrooms above on south/west side of house; construction of 2-story, 390 square foot addition including kitchen on south/east side of house; conversion of existing garage to living quarters and construction of second story above. Addition of 5 bedrooms to existing 3 bedrooms for a total of 8 bedrooms.

Dimensional Variance petitioned under Article III, Section F, Table III-F-1 and Relief under Section L-1, “Substandard Lots of Record and Lot Reduction.”

B. File 2005-42 – continued from September 29, 2005 Meeting

Owner: Gerald E. Diodati
Applicant: Nextel Communications of the Mid-Atlantic, Inc.
Location: 3 John Street; Plat 4 - Lot 319
Lot Dimensions: Frontage 30± feet; Depth: 73 ± feet; Area: 10,000± sq. ft.
Zone: Industrial (I) Zone
Present use: Industrial Building, existing 4,500± sq. ft. footprint
Proposed: Installation and operation of 90± feet high antennae on top of existing building’s smokestack and construction of 12 feet x 28 feet (336 sq. ft) ancillary equipment shelter.

Special Use Permit petitioned under Article III, Section D, Table III-D-1, Subsection 5.

C. File 2005-43– continued from September 29, 2005 Meeting

Owner: John and Darlene Baffoni
Applicant: New Cingular Wireless, PCS, LLC and Omnipoint Holdings, Inc.
Location: 316 Greenville Avenue; Plat 47/2 - Lot 51
Lot Dimensions: Frontage: 200± feet; Depth: 635± feet; Area: 2.9± acres
Zone: R-20 Zone (Single Family Residential, 20,000 sq. ft)
Present use: Auto Body Shop; existing 500± sq. ft. building footprint
Proposed: Installation and operation of 120 ± feet high monopole structure as a communications transmission tower and construction of ancillary 11.6 feet x 20 feet (232 sq. ft) equipment shelter.

Use Variance petitioned under Article III, Section D, Table III-D-1, Subsection 5, #4; Dimensional Variance from “Height Limits” petitioned under Article III, Section F, Table III-F-1.

V. Zoning Board sitting as APPEAL BOARD

A. FILE 2005-48

APPEAL OF PLANNING BOARD DECISION

Project Name: Falcon Nest Estates
Owner: Abatecola Realty Association, LLC
Location: Vicinity of 1046 Atwood Avenue and 29 Granite Street
AP 3 - Lot 2 and AP 6 - Lot 53
Zone: Split R-15/R-20 Zone (Single Family Residential,
15,000 sq. ft./20,000 sq. ft.)
Present Use: Residential
Proposed: Major Subdivision Proposal – Master Plan Stage
Development of 12.5 acres
Original proposal for 17 House Lots + 1 Drainage Lot
APPEAL:: Appeal of Planning Board Master Plan Conditional Approval at its
July 5, 2005 Meeting relative to the condition to limit the number of lots
to 15 lots in accordance with the slope and lot requirements of the
Johnston Land Development and Subdivision Review Regulations

VI. New Business - Zoning Board returned to sitting as the Zoning Board of Review

A. File 2005-45

Owner: Robert Antonelli
Applicant: Champion Patio Rooms
Location: 20 Groton Street; AP 10 - Lot 229;
Lot Dimensions: Frontage 90± feet; Depth: 100± feet; Area: 9,000± square feet
Zone: R-15 Zone (Single Family Residential, 15,000 sq. ft.)
Present use: Single family dwelling
Proposed: Construct 144 sq. ft. addition to rear of existing home for use as a Patio
Room.
Dimensional Variance petitioned under Article III, Section F, Table III-
F-1.
Minimum Rear Yard Variance Request – Required 45 feet rear yard;
Proposed 36.2 feet rear yard; Relief requested for 8.8 feet.

B. File 2005-47

Owner: North American Catholic Educational Programming Foundation, Inc.
Applicant: Nextel Communications of the Mid-Atlantic, Inc.
Location: 2419 Hartford Avenue, AP 56/1 - Lot 4
Lot Dimensions: Frontage 257'±; Depth: 277'± (average); Area: 1.6± acres
Zone: General Business (B-2) Zone
Present use: Business property, existing 4,500± sq. ft. footprint.
Proposed: Installation of twelve (12) panel antennas at 140± feet AGL (above
ground level) on existing tower and construction of 12 feet x 20 feet (240
sq. ft) ancillary equipment shelter within existing fenced compound.
Special Use Permit petitioned under Article III, Section D, Table III-D-1,
Subsection 5.

C. File 2005-49

Owner/Applicant: Excellent Builders Corporation
Location: Genoa Avenue, Pole #3; AP 5 - Lot 332
Lot Dimensions: Frontage: 60'±; Depth: 233'±; Area: 13,980± square feet
Zone: R-20 Zone (Single Family Residential, 20,000 sq. ft.)
Present use: Vacant Property
Proposed: Construct 1,280 sq. ft. single family dwelling on a non-conforming lot of record.
Dimensional Variance petitioned under Article III, Section F, Table III-F-1.
Minimum Side Yard Variance Request – Required 25 feet side yard; Proposed 10 feet side yard, each side; Relief requested for 15 feet on each side.

D. File 2005-50

Owner/Applicant: Michael McCool and Diana Donahue
Location: 50 Reservoir Avenue, AP 43/1 - Lot 246
Lot Dimensions: Frontage: 125'±; Depth: 200'±; Area: 25,000'±
Zone: R-40 Zone (Single Family Residential, 40,000 sq. ft.)
Present use: Single Family Dwelling
Proposed: Construct a 1,296 sq. ft., 1-story addition to south side of existing home.
Dimensional Variance petitioned under Article III, Section F, Table III-F-1.
Minimum Side Yard Variance Request – Required 35 feet side yard; Proposed 19.1 feet side yard (south side); Relief requested for 15.9 feet (south side of house)

E. File 2005-51

Owner/Applicant: Scott B. and Elizabeth M. DeSalvo
Location: 30 Maribeth Avenue, AP 12 - Lot 459;
Lot Dimensions: Frontage 73.5'±; Depth: 100'±; Area: 7,350± square feet
Zone: R-15 Zone (Single Family Residential, 15,000 sq. ft.)
Present use: Single Family Dwelling, 1,400 sq ft GFA
Proposed: Construct a 350 ± square feet, addition to south side of existing home.
Dimensional Variance petitioned under Article III, Section F, Table III-F-1.
Minimum Side Yard Variance Request – Required 20 feet side yard; Proposed 16 feet side yard, each side; Relief requested for 4 feet (south side)

F.

File 2005-52

Owner: Diana Litterio
Applicant: Nicholas Tella
Location: 27 Elm Street, AP 14 - Lot 390
Lot Dimensions: Frontage 100'±; Depth: 50±; Area: 5,000± square feet
Zone: R-15 Zone (Single Family Residential, 15,000 sq. ft.)
Present use: Single Family Dwelling, 912 sq ft GFA
Proposed: Construct a 460 ± square feet addition to northeast side of existing home for a 1-story garage and additional living space.
Dimensional Variance petitioned under Article III, Section F, Table III-F-1.
Minimum Side Yard Variance Request: Required 20 feet side yard; Proposed 15.66 feet side yard; Relief requested for 4.34 feet, northeast side.
Minimum Rear Yard Variance Request – Required 45 feet side yard; Proposed 12 feet side yard; Relief requested for 33 feet.

G. File 2005-53

Owner/Applicant: Shirley A. Cavalloro
Location: 17 Jaffrey Street, AP 10 - Lot 74;
Lot Dimensions: Frontage 90'±; Depth: 100'±; Area: 9,000± square feet
Zone: R-15 Zone (Single Family Residential, 15,000 sq. ft.)
Present use: Single Family Dwelling, 1,200 sq ft Living Area (Raised Ranch)
Proposed: Construct a 564 ± square feet, addition to the north side and rear of existing home for use as additional living space and as an accessory family dwelling unit.
Special Use Permit petitioned under Article III, Section D, Table D-1, Sub-section 13-3, “Accessory Family Dwelling Unit”
Dimensional Variance petitioned under Article III, Section F, Table III-F-1 and Section L-1.
Minimum Side Yard Variance Request: Required 20 feet side yard; Proposed 10.4 feet side yard; Relief requested for 9.6 feet, north side.
Minimum Rear Yard Variance Request – Required 45 feet rear yard; Proposed 34.6 feet rear yard; Relief requested for 10.4 feet

VI. Adjourn

per order of the Zoning Board of Review
Anthony Piloizzi, Chairman