



### Smithfield Zoning Board of Review



## Town of Smithfield Zoning Board of Review

64 Farnum Pike, Smithfield, Rhode Island 02917  
(401) 233-1039

*George D. McKinnon, Chairman*  
*Geri DeAngelis, Clerk*

Docket  
January 28, 2004

The Smithfield Zoning Board of Review meeting will be held on **Wednesday, January 28, 2004, at 7:30 PM, at Smithfield Town Hall, 64 Farnum Pike** when all persons interested will be heard for or against the granting of the following applications for a special permit under the Zoning Ordinance.

#### I. Communications

#### II. Old Business

##### **03-010**

Continued Hearing for The First Church of God as applicant and owner of property located at 60 Limerock Road, listed as Lots 43, 43B and 43C on Assessor's Plat 45, are seeking a Special Use Permit from Section 4.3.D.2 Table of Uses and Section 4.4.D.2 Church and Other Places of Worship, to construct a church in an R-80 District under the Zoning Ordinance.

##### **03-030**

Continued Hearing for Crown Properties as applicant and Vito Capobianco and Gabriella Capobianco as owners of property located at 388 Douglas Pike, listed as Lots 113, 161, 164 and 165 on Assessor's Plat 42, are seeking a Comprehensive Permit Application pursuant to R.I.G.L. 45-53-1 to construct eighteen (18) residential detached condominiums containing thirty-six (36) units and one (1) building containing ten (10) one-bedroom apartments that will be rented to persons who qualify under the Low and Moderate Income Housing Act in an R-80 District.

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### **03-065**

John A. Joseph as applicant and owner of property located at 295 Stillwater Road, listed as Lot 14 on Assessor's Plat 20, is seeking a Special Use Permit under Section 3.13 Special Use Permit for Expansion, Addition, or Enlargement to create a third rental unit on the second floor of the detached accessory structure in an R-80 District under the Zoning Ordinance.

### **03-068**

Richard J. Conti as applicant and owner of property located at 975 Douglas Pike, listed as Lot 75B on Assessor's Plat 46, is seeking a Special Use Permit under Section 4.3.G.23 Retail Sales, 5,000 to 40,000 s.f. GFA and Section 4.5 Dimensional Relief By Special Use Permit to construct three (3) retail buildings in a Commercial District under the Zoning Ordinance.

### **03-069**

William R. Hickey as applicant and owner of property located at Sofia Lane – Greenville Terrace, listed as Lot 70 on Assessor's Plat 44, is seeking a Special Use Permit under Section 4.3.B.1 and Section 4.4.B.1 Accessory Family Dwelling Unit and Section 4.5 Dimensional Relief By Special Use Permit to construct an accessory family dwelling and a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations rear yard setback to construct a deck in an R-80 District under the Zoning Ordinance.

## **III. Public Hearing**

### **04-001**

Robert & Cynthia Unsworth, as applicants and owners of property located at 2 Bertha Street, listed as Lots 15 and 15C on Assessor's Plat 29, are seeking a Variance to deviate from Section 6.2.1.B Accessory Uses to construct a shed in an R-20 District under the Zoning Ordinance.

### **04-002**

Plymouth Realty, LLC, as applicant and owner of property located at 332 Farnum Pifke, listed as Lots 51A & 52 on Assessor's Plat 46, is seeking a Special Use Permit under 4.3.F.3 and 4.4.F.3 Restaurants and Section 3.7 Existence by Variance or Special Use Permit to construct an addition in an Industrial District under the Zoning Ordinance.

### **04-003**

Dr. Jeffrey Mansolillo as applicant and owner of property located at 5 Apple Orchard Lane, listed as Lot 208 on Assessor's Plat 46, is seeking Variances to deviate from Section 5.4 Table 1 Dimensional Regulations for Lot Area and Width and Section 5.3.2 Frontage to construct a single-family dwelling in an R-80 District under the Zoning Ordinance.

### **04-004**

Advance Electrical Corp. as applicant and TG Developers, LLC as owner of property located at 33 Appian Way, listed as Lot 283 on Assessor's Plat 46, are

seeking a Special Use Permit under Section 4.4.H.1.A Storage of Flammable Materials to allow a wholesale/distribution of lawn care products in an Industrial District under the Zoning Ordinance.

## 04-005

Armand Cortelleso dba Patriot Homes as applicant and Armand Cortelleso as owner of properties located at Pole #24 Ridge Road, listed as Lot 125 on Assessor's Plat 42, in an R-Medium District and R-80 District and 13-15 Hill Street listed as Lot 61 on Assessor's Plat 23, in an R-20 District and R-80 District, Estate of Ruth W. Lebeck as owner of property located at 73-75 Stillwater Road, listed as Lot 30 on Assessor's Plat 22 in an R-20 District and Bilal R. Hussain as owner of property located at 55 Stillwater Road, listed as Lot 125A on Assessor's Plat 42, in an R-80 District are seeking a Comprehensive Permit Application pursuant to R.I.G.L 45-53-1 to construct sixty (60) single family homes of which twenty percent (20%) will be sold to persons who qualify under the Low and Moderate Income Housing Act.

### IV. Other Business

### V. Deliberations

### VI Adjournment

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***Handicapped persons and those needing visual or hearing services wishing to attend a Zoning Board of Review meeting must contact the Building/Official's office 48 hours prior to the scheduled meeting that they plan to attend:***

***233-1039 VOICE***

***1-800-745-5555 TTY***

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