



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
February 25, 2004
(Amended)

The Smithfield Zoning Board of Review meeting will be held on **Wednesday, February 25, 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

04-005

Continued hearing for 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.

03-042

Continued hearing for Churchill & Banks, LLC as applicant and Churchill &

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'Banks, LLC, Mario LaPosta, Catherine LaPosta, Walter E. Paterson and Norma M. Paterson as owners of property located at Putnam Pike, listed as Lots 29, 30, 30A and 31A on Assessor's Plat 30, Lot 20 on Assessor's Plat 30, Lot 66A on Assessor's Plat 29 and Lots 13, 20 and 21 on Assessor's Plat 35, are seeking a Comprehensive Permit Application pursuant to R.I.G.L. 45-53-1 to construct 336 apartments of which 25% will be rented to persons who qualify under the Low and Moderate Income Housing Act.

03-070

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.

03-069

William R. Hickey as applicant and owner of property located at 2 Sofia Lane – Greenville Terrace, listed as Lot 134 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.

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.

04-003

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.

III. Public Hearing

04-006

Dr. and Mrs. Walter J. Scott as applicants and Northwind Partners as owner of property located at 57 Cambridge Circle, listed as Lot 127 on Assessor's Plat 42,

are seeking a variance to construct additional living space in the basement in an R-20M District under the Zoning Ordinance.

04-007

Michael F. & Mary M. Grivers as applicants and owners of property located at 14 Cambridge Circle, listed as Lot 127 on Assessor's Plat 42, are seeking a variance to construct additional living space in the basement in an R-20M District under the Zoning Ordinance.

04-008

Sprague Village, LLC as applicant and Frank Simonelli as owner of property located at 12 Valjean Drive, listed as Lot 223 on Assessor's Plat 47, are seeking a Variance from Section 5.3.4 Buffers to construct a single-family dwelling in an R-80 District under the Zoning Ordinance.

04-009

Sprague Village, LLC as applicant and Frank Simonelli as owner of property located at 11 Valjean Drive, listed as Lot 235 on Assessor's Plat 47, are seeking a Variance from Section 5.3.4 Buffers to construct a single-family dwelling in an R-80 District under the Zoning Ordinance.

04-010

Sprague Village, LLC as applicant and Frank Simonelli as owner of property located at 20 Valjean Drive, listed as Lot 230 on Assessor's Plat 47, are seeking a Variance from Section 5.3.4 Buffers to construct a single-family dwelling in an R-80 District under the Zoning Ordinance.

04-011

Sprague Village, LLC as applicant and Frank Simonelli as owner of property located at 3 Fieldstone Circle, listed as Lot 226 on Assessor's Plat 47, are seeking a Variance from Section 5.3.4 Buffers to construct a single-family dwelling in an R-80 District under the Zoning Ordinance.

04-012

Sprague Village, LLC as applicant and Frank Simonelli as owner of property located at 13 Valjean Drive listed as Lot 234 on Assessor's Plat 47, are seeking a Variance from Section 5.3.4 Buffers to construct a single-family dwelling in an R-80 District under the Zoning Ordinance.

04-013

Sprague Village, LLC as applicant and Frank Simonelli as owner of property located at 16 Valjean Drive listed as Lot 224 on Assessor's Plat 47, are seeking a Variance from Section 5.3.4 Buffers to construct a single-family dwelling in an R-80 District under the Zoning Ordinance.

04-014

Bryant College as applicant and owner of property located at 1150 Douglas Pike,

listed as Lot 125 on Assessor's Plat 49, is seeking a special use permit under Section 4.3.D.3 and Section 4.4.D.3 College and Section 3.7 Existence by Special Use Permit to construct an addition to the Koffler Center building in a Planned Development District under the Zoning Ordinance.

04-015

Leonard G. King, Jr./L.G. King Properties, LLC as applicant and owner of property located at 34-37 Lark Industrial Parkway, listed as Lot 11 on Assessor's Plat 43, is seeking a special use permit under Section 3.7 Existence by Special Use Permit and Section 4.5 Dimensional Relief by Special Use Permit to deviate from Section 5.4 Table 1 Dimensional Regulations front yard setback and an Amendment of a Previously Granted Resolution to construct a 9,600 square foot addition to an existing building under the Zoning Ordinance.

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
