



### 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 26, 2005

The Smithfield Zoning Board of Review meeting will be held on **Wednesday January 26, 2005, 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 under the Zoning Ordinance.

#### I. Communications

#### II. Old Business

##### **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.

##### **04-030**

Chad Sirois as applicant and owner of property located at 307 Farnum Pike, listed as Lot 56 on Assessor's Plat 46, is seeking a special use permit from Section 4.3.H.1 and Section 4.4.H.A (2) (5) & 97) Storage of Flammable Materials, and Variances to deviate from Section 4.5 Dimensional Relief by Special Use Permit, Section 5.3.4 Buffers, and Section 5.4 Table 1 Dimensional Regulations side yard setback to install a mobile propane storage container in a Light Industrial District

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under the Zoning Ordinance.

**04-080**

Eric & Carol Lariviere as applicants and owners of property located at 27 Bayberry Road, listed as Lot 24 on Assessor's Plat 50 are seeking a variance to deviate from Section 5.4 Table 1 Dimensional Regulations Minimum Lot Area to adjust a lot line in an R-200 District under the Zoning Ordinance.

**04-088**

John & Darlene Baffoni as applicants and owners of property located at 21 Sidney Street, listed as Lot 20 on Assessor's Plat 21 are seeking Variances to deviate from Section 5.4 Table 1 Dimensional Regulations side yard setback and Section 5.3.4 Buffers to construct a family room and two-car garage in an R-20 District under the Zoning Ordinance.

**04-091**

Deeb Tannous as applicant and GSD Fine Food Enterprise, LLC as owner of property located at 645 Douglas Pike, listed as Lot 42 on Assessor's Plat 45 is seeking a Special Use Permit under Section 4.3.G.3 and Section 4.4.G.3, Automotive Filling, No Repair Facility, 4.3.G.22 and Section 4.4.G.22 Retail Sales, Under 5,000 s.f. GFA to construct an automotive filling station with retail sales in a Commercial District under the Zoning Ordinance.

**III Public Hearing**

**05-001**

J. Ruotolo Construction, Inc. as applicant and owner of property located at 35 Lantern Road, listed as Lot 13 on Assessor's Plat 42, is seeking a variance to deviate from Section 5.3.4.B Buffers to construct a single-family dwelling in a R80 District under the Zoning Ordinance.

**05-002**

Steven A. D'Amico as applicant and as owner of property located at 119 Mountindale Road, listed as Lot 61A on Assessor's Plat 43, is seeking a variance to deviate from Section 5.4 Table 1 Dimensional Regulations Lot Area and Lot Width to subdivide an existing lot into two (2) lots in an R80 District under the Zoning Ordinance.

**05-003**

Ray & Marie Curci as applicants and owners of property located at 27 Rogler Farm Road, listed as Lot 17 on Assessor's Plat 49D are seeking a Special Use Permit under Section 4.3.D.1 and Section 4.4.D.1 Accessory Family Dwelling Unit and a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations rear yard setback to construct an accessory-family dwelling in an R80 District under the Zoning Ordinance.

**IV. Other Business**

V. Deliberations

## VII 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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Last modified: November 01, 2006