



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
March 30, 2005

The Smithfield Zoning Board of Review meeting will be held on **Wednesday March 30, 2005, at 7:00 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.

04-088

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.

NOTE: *The above application cannot be heard because revised plans have not been submitted to the Technical Review Committee.*

III Public Hearing

05-012

Kevin G. Aubee as applicant and owner of property located at 16 Louise Ann Drive, listed as Lot 47 on Assessor's Plat 33 is seeking a Special Use Permit under Section 4.3.B.1 and Section 4.4.B.1, Accessory-Family Dwelling Unit to construct an accessory-family dwelling unit in an R-20 District under the Zoning Ordinance.

05-013

William & Sandra Carlton as applicants and owners of property located at Capron Road, listed as proposed Lot 118 on Assessor's Plat 46 are seeking a variance to deviate from Section 3.11.D.2 Merger of Multiple Nonconforming Lots of Record in Residential Zones to re-establish lot lines in an R-80 District under the Zoning Ordinance.

05-014

Gary & Christine Vandemooretele as applicants and owners of property located at 37 Barnes Street, listed as Lot 31 on Assessor's Plat 10 are seeking a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations front yard setback to construct an addition in an R-20 District under the Zoning Ordinance.

05-015

Peter M. Castriotta as applicant and owner of property located at 185 Harris Road, listed as Lot 39 on Assessor's Plat 45 is seeking a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations Lot Frontage & Lot Width to subdivide a lot in an R-80 District under the Zoning Ordinance.

05-016

Rondeau's Kickboxing & Fitness Center, LLC as applicant and CPS Properties, Inc., as owner of property located at 19 Commerce Street, listed as Lot 30 on Assessor's Plat 37 are seeking a Special Use Permit from Section 4.3.D.12 and Section 4.4.D12 School, Public, or Private and 4.3.G.14 and Section 4.4.G.14 Health & Fitness Center to operate a kickboxing instructional school and fitness center in an Industrial District under the Zoning Ordinance.

05-017

Anthony & Robert Rongione as applicants and owners of property located at Appian Way, listed as Lot 285 on Assessor's Plat 46 are seeking Variances to deviate from Section 5.2.1 Dimensional Regulations and Section 5.4 Table 1 Dimensional Regulations front yard setback and side yard setback to construct a 3,420 sq. ft. industrial building in an Industrial District under the Zoning Ordinance.

05-018

Andrew Berg & Catherine Sammartino as applicants and owners of property located at Burlingame Road, listed as Lot 19 on Assessor's Plat 50 are seeking a Variance to deviate Section 5.4 Table 1 Dimensional Regulations Lot Frontage and Lot Width to subdivide an existing lot into two (2) lots in an R-200 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
