



### 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

June 1, 2005

7:00 PM

The Smithfield Zoning Board of Review meeting will be held on **Wednesday June 1, 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**

#### **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**

#### **05-007**

Charles & Donna Johnson as applicants and owners of property located at 55 Douglas Pike, listed as Lot 446 on Assessor's Plat 40 and 61 Douglas Pike, listed as Lot 445 on Assessor's Plat 40 are seeking a Variance to deviate from Section 5.3.4 Buffers to construct a 24,000 sq. ft. office/retail building in a Commercial

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District under the Zoning Ordinance.

**05-008**

Richard Puckett as applicant and owner of property located at 16 Totem Pole Trail, listed as Lot 136 on Assessor's Plat 40 are seeking Variances to deviate from Section 5.4 Table 1 Dimensional Regulations front yard and side yard setback and Section 5.3.4 Buffers to construct an addition in an R-20 District under the Zoning Ordinance.

**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.

**05-025**

Brian & Heidi Blais as applicants and owners of property located at 89 Indian Run Trail, listed as Lot 64 on Assessor's Plat 13, are seeking a Variance to deviate from 6.2.1.A Accessory Uses to construct a storage shed in the front yard in an R-20 District under the Zoning Ordinance.

**05-026**

Julian & Cheryl DeMaine Brooks as applicants and owners of property located at 257 Waterman Avenue, listed as Lot 62 on Assessor's Plat 28 are seeking an Appeal of the Building Official's decision to discontinue non-residential use for existing garages in an R-20 District under the Zoning Ordinance.

**05-027**

Church Street Estates, Corp. as applicant and St. Philip's Church Corp. and The Smithfield Housing Authority as owners of property located at Church Street, listed Lot 3 on Assessor's Plat 3 in an R-80 District and Lot 71A on Assessor's Plat 44 in an R-20M District, are seeking a Comprehensive Permit Application pursuant to R.I.G.L. 45-53-1 to construct forty-six (46) apartments of which forty-five (45) will be rented to persons who qualify under the Low and Moderate Income Housing Act and one (1) unit for a resident building superintendent's apartment under the Zoning Ordinance.

**05-028**

Frank Mansi and Ruth Mansi as applicants and owners of property located at Tarkiln Road, listed as Lot 91 on Assessor's Plat 47 are seeking Variances to deviate from Section 5.4 Table 1 Dimensional Regulations lot frontage and lot width and Section 6.2.1 Accessory Uses to allow a detached garage in the front yard in a R-200 District under the Zoning Ordinance.

**05-029**

Lucky Dog Realty, LLC as applicant and owner of property located at Ridge Road, listed as Lot 185 on Assessor's Plat 42, are seeking an Appeal from the Planning Board's decision to approve a Master Plan for an eighteen (18) lot subdivision in an

R-80 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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