



Town of Smithfield, Rhode Island USA

Smithfield Online



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## 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  
July 27, 2005  
7:30 PM

The Smithfield Zoning Board of Review meeting will be held on **Wednesday July 27, 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

##### 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.

##### 05-029

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.

#### 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 Special Use Permit from Section 4.5 Dimensional Relief By Special Use Permit and Section 4.3 (C) (F) & (G) to construct a 22,500 square foot office/retail building with a drive-thru window in a Commercial District under the Zoning Ordinance.

**05-032**

Ricky R. Valcourt as applicant and owner of property located at 15 Rosewood Drive, listed as Lot 21 on Assessor's Plat 11 is seeking a Special Use Permit under Section 4.3.B.1, Section 4.4.B.1, and Section 4.4.B.1.B Accessory Family Dwelling Unit and a Variance to deviate from 5.4 Table 1 Dimensional Regulations front yard setback and rear yard setback to construct an accessory family dwelling unit in an R-20 District under the Zoning Ordinance.

**05-033**

Ralph Howe as applicant and owner of property located at 10 Austin Avenue, listed as Lot 27 on Assessor's Plat 7 is seeking a Variance to deviate from Section 3.9.D Addition & Enlargement to install a sign in an R-20 District under the Zoning Ordinance.

**05-034**

The Narragansett Electric Co. as applicant and owner of property located at 25 Capron Road, listed as Lot 127 on Assessor's Plat 46 located is seeking a Special Use Permit under Section 4.3.D.15 & Section 4.4.D.15 Utilities, Public or Private and Section 3.7 Existence By Variance Or Special Use Permit to upgrade the Farnum Pike substation in an R-80 District under the Zoning Ordinance.

**05-035**

Lionel Belanger as applicant and Lawrence Rzepcki as owner of property located at 13 Lucille Drive, listed as Lot 11 on Assessor's Plat 44D are seeking Variances to deviate from Section 4.3.K.7 and Section 4.4.K.7 Residential District Parking & Storage of Non-Passenger Motor Vehicles/Recreation Equipment and Section 308-1 of the Smithfield Code of Ordinances to allow a vehicle over five (5) tons in an R-20 District under the Zoning Ordinance.

**05-036**

Mehmet & Zarra Akbas as applicants and owners of property located at 10 Lark Road, listed as Lot 72A on Assessor's Plat 6 are seeking a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations side yard setback to construct a mudroom in an R-20 District under the Zoning Ordinance.

**05-037**

Roland J. Noury, Jr. as applicant and owner of property located at 18 Ernest Street, listed as Lot 123A on Assessor's Plat 26 is seeking a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations to construct an addition in an R-20 District under the Zoning Ordinance.

**05-039**

Cheryl L. Goodwin as applicant and owner of property located at 89 Mann School Road, listed as Lot 137 on Assessor's Plat 47 is seeking an Amendment to a Previously Granted Resolution dated May 28, 1997 to re-establish the use of an in-law apartment in an R-80 District under the Zoning Ordinance.

**05-040**

David Zwinklis as applicant and David & Regina Zwinklis as owners of property located at 5 Chamberlain Street, listed as Lot 16 on Assessor's Plat 26 are seeking a Variance to deviate from Section 6.2.1.B Accessory Uses to allow an existing shed close to the property line in an R-20 District under the Zoning Ordinance.

**05-041**

David & Janet Prairie as applicants and owners of property located at 17 Sidney Street, listed as Lot 21 on Assessor's Plat 21 are seeking a Variance to deviate from Section 5.3.4 Buffers to construct an addition in an R-20 District under the Zoning Ordinance.

**05-042**

Dennis & Denis Boisvert as applicants and owners of property located at 17 Steere Road, listed as Lot 94 on Assessor's Plat 44 are seeking a Special Use Permit from Section 4.3.B.1 and Section 4.4.B.1 Accessory Family Dwelling to allow an accessory-family dwelling in an R-20 District under the Zoning Ordinance.

**05-043**

Linda Campbell as applicant and owner of property located at 10 MacArthur Drive, listed as Lot 1 on Assessor's Plat 19 is seeking a Variance to deviate from Section 5.3.4 Buffers to construct a detached garage in an R-20 District under the Zoning Ordinance.

**05-044**

Patrick & Sandra Musard as applicants and owners of property located at 48 Smith Avenue, listed as Lot 20 on Assessor's Plat 2 are seeking a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations front yard setback to construct an attached garage in an R-20 District under the Zoning Ordinance.

**05-045**

Carolyn A. Baccaire. as applicant and owner of property located at 51 Whipple Road, listed as Lot 41 on Assessor's Plat 39 is seeking a Special Use Permit from Section 4.3.B.1 and Section 4.4.B.1 Accessory-Family Dwelling to convert existing space to an accessory-family dwelling in an R-20 District under the Zoning Ordinance.

**05-046**

Thomas E. & Georgette L. Conte. as applicants and owners of property located at 13 Chamberlain Street, listed as Lot 15 on Assessor's Plat 26 is seeking a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations Lot Area, Lot

Frontage & Lot Width to subdivide a lot in an R-20 District under the Zoning Ordinance.

**05-047**

Artin & Debra Bedrosian as applicants and owners of property located at 1 Rangely Court, listed as Lot 30 on Assessor's Plat 25 are seeking a Variance to deviate from Section 6.2.1B Accessory Uses to construct a cabana in an R-20 District under the Zoning Ordinance.

**05-048**

Gerald C. Smith as applicant and owner of property located at 25 Smith Avenue, listed as Lot 163A on Assessor's Plat 6 is seeking Variances to deviate from Section 4.3.B.7A Multi-Family and Section 7.4.A Schedule of Off-Street Parking Requirements to convert an existing garage into a studio apartment in a Village District under the Zoning Ordinance.

**05-049**

Donald L. Clarke, II. as applicant and owner of property located at 12 Blue Feather Trail, listed as Lot 8 on Assessor's Plat 12 is seeking an Appeal of the Planning Board's decision to deny a Master Plan for a five (5) lot subdivision in an R-20 District under the Zoning Ordinance.

IV. Other Business

**04-050**

Jose D. Ramos as applicant and owner of property located at 69 Farnum Pike, listed as Lot 79A on Assessor's Plat 23 is seeking an Extension of a Previously Granted Resolution dated July 28, 2004 to construct a second floor residential addition to an existing print shop in an R-20 District under the Zoning Ordinance.

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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